



**City of Keller**  
**Planning & Zoning Commission**  
**Agenda**

Keller Town Hall  
1100 Bear Creek Parkway  
Keller, TX 76248  
817-743-4000  
www.cityofkeller.com

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Tuesday, January 27, 2026

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**PRE-MEETING BRIEFING 6:30 P.M.**

**A. CALL TO ORDER - Chairman John Baker**

**B. ADMINISTRATIVE COMMENTS**

1. [Briefing regarding City Council action on January 20, 2026.](#)

**C. DISCUSS AND REVIEW AGENDA ITEMS**

**D. ADJOURN**

**REGULAR MEETING 7:00 P.M.**

**A. CALL TO ORDER – Chairman John Baker**

**B. PLEDGES TO THE FLAGS**

1. Pledge to the United States Flag
2. Pledge to the Texas Flag - "Honor the Texas Flag: I pledge allegiance to Thee, Texas, one State under God, one and indivisible."

**C. PERSONS TO BE HEARD**

This is a time for the public to address the Commission on any subject. However, the Texas Open Meetings Act prohibits the Commission from discussing issues which the public has not been given three business days' notice. Issues raised may be referred to City Staff for research and possible future action. Each speaker will be allowed three (3) minutes to speak.

**D. CONSENT**

1. [Consider the minutes of the January 13, 2026 Planning and Zoning Commission Meeting.](#)
2. [Consider approving a Final Plat for the Rosebury Addition, being a 26 lot Replat of Lot 2 LESS HS, Block 1 of the L. L. Mc Donnell subdivision, and a portion of Lot 1R1, Block 1 of the L. L. Mc Donnell subdivision, being 11.63 acres out of Abstract 29 Tract 5B04 & 27523 of the Richard F. Allen Survey, located on the northeast corner of the N. Main Street and Johnson Road intersection, zoned PD-2223-Mixed Use, and currently addressed as 550, 600, and 700 N. Main Street. DW Commercial, LLC., Applicant. Mark and Chryste Keel, Owner. \(PLAT-2512-0032\)](#)

## E. NEW BUSINESS

1. [PUBLIC HEARING: Consider a request for a Specific Use Permit \(SUP\), for a 1,276 square-foot accessory structure, on 1.12 acres, located on the west side of North Pearson, approximately 2200 feet northwest from the intersection of Keller Parkway and North Pearson Lane, legally described as Lot 1, Block A of the Gary Cromwell Addition, zoned Single-Family 36,000 square-foot lot size or greater \(SF-36\) and addressed 516 N Pearson Lane. Isaac Wright, Applicant. Phillip Goodrum, Owner. \(SUP-2512-0052\)](#)
2. [Consider a variance request related to maximum main building lot coverage for one lot in the Mays & Sweet Addition, on the property legally described as Lot 19, Block 4 of the Mays & Sweet Addition, being approximately 0.13-acres, located on the west side of College Street, approximately 600 feet southwest from the intersection of Keller Parkway and College Street, zoned Single-Family 8,400 square-foot lots or greater \(SF-8.4\), and addressed as 138 College Street. Frank Atherton, Applicant. Keller Main Street Depot LLC, Owner. \(UDC-2601-0001\)](#)
3. [Consider a recommendation for a Detailed Site Plan for the Rosebury Planned Development, a PD consisting of 21 residential lots, 1 commercial lot, and 3 open space lots \(1.33 acres open space\), on approximately 9.2 acres \(7.53 acres residential and 1.67 acres commercial\) of land, legally described as Lot 2 LESS HS, Block 1 of the L. L. Mc Donnell subdivision, and a portion of Lot 1R1, Block 1 of the L. L. Mc Donnell subdivision, and Abstract 29 Tract 5B04 & 27523 of the Richard F. Allen Survey, located approximately 240 feet east of the Johnson Road and N. Main Street intersection, and addressed as 550, 600, and 700 N. Main Street. DW Commercial, LLC., Applicant. Mark and Chryste Keel, Owner. \(SITE-2512-0020\).](#)
4. [Consider a recommendation of an appeal to the City of Keller Unified Development Code, Article 10, Tree Preservation, Section 10.01, Tree and Natural Feature Preservation for the Rosebury Planned Development, on approximately 9.2 acres of land, legally described as Lot 2 LESS HS, Block 1 of the L. L. Mc Donnell subdivision, and a portion of Lot 1R1, Block 1 of the L. L. Mc Donnell subdivision, and Abstract 29 Tract 5B04 & 27523 of the Richard F. Allen Survey, located approximately 240 feet east of the Johnson Road and N. Main Street intersection, and addressed as 550, 600, and 700 N. Main Street. DW Commercial, LLC., Applicant. Mark and Chryste Keel, Owner. \(ATP-2601-0001\)](#)
5. [Consider a request for a variance to the City of Keller Unified Development Code, Article 8, Zoning Districts, Section 8.19 - Old Town Keller \(OTK\), one monument sign for an existing 1,260 square-foot medical office on 0.17 acres located on the south side of Taylor Street, approximately 85 feet southeast from the Taylor Street and South Main Street intersection, legally described as Lot 2A, Block 11 of Keller, City Addition, zoned Old Town Keller \(OTK\) and addressed 110 E. Taylor Street. Cary Stillwell, Applicant. JS20 Investments LLC., Owner. \(UDC-2507-0010\)](#)

6. [Consider a request for a Site Plan with variances for a proposed 5,528 square-foot multitenant building, on the property legally described as Lot 8 of the Benson Subdivision - Keller, being 0.49-acres, located on the southeast corner of the Keller Parkway and College Street intersection, zoned Retail \(R\) and addressed as 404 Keller Parkway. Andrea Petty, Franz Architects, Applicant. HGCD Land Holdings, LLC, Owner. \(SITE-2510-0016\)](#)
  
7. [Consider a request for a Final Plat with one variance for the Cameron-SQRL Sanford Addition, a proposed residential subdivision with seven single-family lots, on 7.22 acres, located approximately 900 feet northwest of the Indian Knoll Trail and Shady Grove Road intersection, legally described as Tracts 1F and 1A02C, Abstract 1209 of the Thomas Peck Survey, zoned Single-Family 36,000 minimum square-foot lots \(SF-36\), and addressed 8660 Clara Lane and 8733 Indian Knoll Trail. William Solomon, Suma Monde Kapital Partners, Applicant. Cameron-Sqrl. Sanford, LLC, Owner. \(PLAT-2508-0021\)](#)

**F. ADJOURN**

**CITY OF KELLER  
MISSION STATEMENT**

*We commit to preserving a safe, informed and vibrant community of quality neighborhoods, thriving businesses and natural beauty by setting the standard for municipal engagement, collaboration, service and innovation.*

**CERTIFICATE**

*I hereby certify that the above notice is posted, per the Open Meetings Law, Texas Government Code, Chapter 551, on the official bulletin board at Keller Town Hall, 1100 Bear Creek Parkway, on Thursday, January 22, 2026 at 5:00 p.m.*

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Sarah Hensley, Director of Development Services

***Persons with disabilities who plan to attend this public meeting and who may need auxiliary aid or services are requested to contact the ADA Coordinator 48 hours in advance, at 817-743-4041, and reasonable accommodations will be made for assistance.***