



City of Keller

Planning & Zoning Commission

Agenda

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

Tuesday, June 24, 2025

PRE-MEETING BRIEFING 6:30 P.M.

A. CALL TO ORDER - Chairman Paul Alvarado

B. ADMINISTRATIVE COMMENTS

1. [Briefing regarding City Council action on June 3 and June 17, 2025.](#)

C. DISCUSS AND REVIEW AGENDA ITEMS

D. ADJOURN

REGULAR MEETING 7:00 P.M.

A. CALL TO ORDER – Chairman Paul Alvarado

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

1. 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 seventy-two (72) hours' 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 May 27, 2025 Planning and Zoning Commission Meeting.](#)
2. [Consider approval of a Final Plat for Lot 1R, Block A of Bear Creek Office Park, located at the southeast corner of the intersection of Bear Creek Parkway West and Chisholm Trail, being a replat of Lot 1, Block A of Bear Creek Office Park, a proposed 3.0908-acre non-residential lot, zoned Planned Development - Tech Flex, and addressed 150 Bear Creek Parkway West. FLEXD Development, LLC, Owner/Applicant. \(PLAT-2506-0012\)](#)

E. NEW BUSINESS

1. PUBLIC HEARING: Consider a request for a Specific Use Permit (SUP) for a 1,500 square-foot accessory structure, on approximately .84 acres, located on the north side of Summer Lane, approximately 1,300 feet East from the intersection of Ottinger Road and Melody Lane, legally described as Lot 11, Block 1 of the Summer Ridge Estates Addition, zoned Single-Family 36,000 square-foot lot size or greater (SF-36) and addressed 1745 Summer Lane. Jaron Dulaney, Applicant/Owner. (SUP-2505-0020)
2. PUBLIC HEARING: Consider a request for a Specific Use Permit (SUP) for an automobile electric charging station, on approximately 11.96 acres, located on the southeastern corner of the intersection of Keller Parkway and Rufe Snow Drive, legally described as Lot 1R, Block A of the Keller Town Center Addition, zoned Town Center (TC) and addressed 1000 Keller Parkway. Meghan Youngbar, Applicant. Regency Centers LP, Owner. (SUP-2505-0019)
3. Consider a request for a special exception to the City of Keller Unified Development Code, Article 9, Development Standards, Section 9.05 - Sign Regulations for two attached wall signs for Te'Jun, a 5,500 square-foot restaurant currently under construction, on 1.2 acres, approximately 282 feet northwest of the intersection of Keller Parkway and Bourland Road, legally described as Lot 1, Block A, of the TEJUN Addition, zoned Retail and addressed as 541 Keller Parkway. Texas Sign Services Inc, Applicant. Te'Jun, Owner. (UDC-2505-0009)
4. Consider a request for a Final Plat with variances for the Roanoke Christian Center Addition a proposed residential subdivision with three single-family lots, on 2.54 acres of land, located at the northeast corner of the Florence Road and Judge Bland Road intersection, legally described as Tract 6C, Abstract 1604 of the Josiah Walker Survey, zoned Single-Family 36,000 minimum square-foot lots (SF-36), and addressed 2257 Florence Road. Pentavia Custom Homes LLC, Owner/Applicant. (PLAT-2505-0011)
5. PUBLIC HEARING: Consider a zoning change request from Single-Family Residential 36,000 square-foot lots (SF-36) to Planned Development - Single-Family Residential 30,000 square-foot lots (SF-30) for 7.2 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. (ZONE-2505-0006)
6. PUBLIC HEARING: Consider a request for a Future Land Use Plan (FLUP) amendment from Low-Density Single Family 36,000 square-foot lots and above (LD-SF) to Medium-Density Single Family - 15,000 to 35,999 square-foot lots (MD-SF) for 7.2 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. (PA-2505-0003)

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, June 19, 2025 at 5:00 p.m.

Sarah Hensley, Director of Community Development

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.