



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

Keller Town Hall  
1100 Bear Creek Parkway  
Keller, TX 76248  
817-743-4000  
[www.cityofkeller.com](http://www.cityofkeller.com)

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Tuesday, July 11, 2023

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**PRE-MEETING BRIEFING 6:00 P.M.**

**A. CALL TO ORDER - Chairperson Paul Alvarado**

**B. ADMINISTRATIVE COMMENTS**

1. [Briefing regarding City Council Action on June 20, 2023.](#)

**C. DISCUSS AND REVIEW AGENDA ITEMS**

**D. ADJOURN**

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

**A. CALL TO ORDER – Chairperson 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**

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. NEW BUSINESS**

1. [Consider a recommendation for a Final Plat with variances to the City of Keller Unified Development Code, Article 8, Zoning Districts, for Lot 1, Block A of the Reyes Estates, located on 0.53 acres, on the west side of Randol Mill Avenue, approximately 605 feet northwest from the intersection of Randol Mill Avenue and Fawkes Lane, zoned Single Family 20,000 square-foot lots or greater \(SF-20\), and addressed 1440 and 1470 Randol Mill Avenue. Pedro Reyes, Owner/Applicant. \(P-23-0022\)](#)

2. PUBLIC HEARING: Consider requests for Specific Use Permits (SUPs) to allow the property owner to convert approximately 750 square-feet of an existing 1,500 square-foot accessory structure into an Accessory Dwelling Unit on 2.14 acres, on the west side of Buckner Lane, approximately 600 feet northwest of the intersection of Buckner Lane and Shady Grove Road, legally described as Lot 2, Block A of the Boyer Addition, zoned Single-Family lots 36,000 square-feet or greater (SF-36), and addressed as 8605 Buckner Lane. Randy McAlister, Owner/Applicant. (SUP-23-0020).
3. PUBLIC HEARING: Consider a request for one amendment to an existing Specific Use Permit (SUP) for the Penguin Patch, by allowing a 6-month extension to the time the Applicant has to pull a building permit, on a property legally described as Abstract 457 Tract 14C03 of John Edmonds Survey, being 4.07-acres, approximately 270 feet southeast from the intersection of W. Bear Creek Parkway and Chisholm Trail, zoned Commercial (C), and addressed as 721 Chisholm Trail. Jennifer Randklev, Owner/Applicant. (SUP-23-0022)

## **E. OLD BUSINESS**

1. Consider a request for a Planned Development Amendment for Center Stage, an existing Mixed Use Planned Development, on an approximately 38-acre property, legally described as Lots 1-10, Block A, Center Stage Addition, directly north east of the North Main Street and Mount Gilead Road intersection, zoned Planned Development - Mixed Use Commercial/Residential and addressed as 1400 North Main Street. Realty Capital Management, LLC, Applicant, RCM Keller Center Stage LLC, Owner. (Z-23-0001)
2. PUBLIC HEARING: Consider a request for a Detailed Site Plan for a Medical Office Building, for Center Stage, an existing Mixed Use Planned Development, on an approximately 1.91-acre property, legally described as Lot 10, Block A, Center Stage Addition, located on the east side of North Main Street, directly north east of the North Main Street and Mount Gilead Road intersection, zoned Planned Development - Mixed Use - Commercial/Residential and addressed as 1260 North Main Street. Castle Development Group, Applicant, Mount Gilead Development Partners LLC, Owner. (SP-22-0035)

## **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, July 6, 2023 at 5:00 P.M.*

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Sarah Hensley, Interim Community Development Director

***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.***