



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

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

---

Tuesday, November 14, 2023

---

**PRE-MEETING BRIEFING 5:30 P.M.**

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

**B. ADMINISTRATIVE COMMENTS**

1. [Briefing regarding City Council action on November 7, 2023.](#)

**C. DISCUSS AND REVIEW AGENDA ITEMS**

**D. WORK SESSION**

1. [Discuss Medical and Spa-related uses, and allowed uses in the Town Center Zoning District.](#)

**E. 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. CONSENT**

1. [Consider approving a Final Plat of Lot 10R, Block A, Center Stage Addition, being a replat of Lot 10, Block A, Center Stage Addition, approximately 1.909 acres located on the north side of Mount Gilead Road, northeast of the intersection of U.S. Hwy. 377 and Mount Gilead Road, zoned Planned Development Mixed-Use and addressed as 1260 N. Main St. Mount Gilead Development Partners LLC, Owner. Castle Development Group, Applicant. \(P-23-0029\)](#)

**E. NEW BUSINESS**

1. [Consider the minutes of the October 24, 2023 Planning and Zoning Commission Meeting.](#)
2. [Consider four variance requests for one lot in the Highland Terrace Mobile Home Park to reduce the front yard setback to 25 feet in lieu of the required 35 feet, to decrease the minimum dwelling size to 2,000 square-feet in lieu of the 2,400 square-foot requirement, to increase the maximum main building lot coverage to 35% in lieu of the 30% requirement, and to increase the maximum lot coverage to 55% in lieu of the 50% requirement, on the property legally described as Lot 24 of the Highland Terrace Mobile Home Park, being approximately 0.15-acres, situated on the east side of Highland Drive East, zoned Single-Family 36,000 square-foot lots or greater \(SF-36\), and addressed as 1828 Highland Drive East. Hearthstone Classic Custom Homes Corp. - Jeff Avery, President, Owner/Applicant. \(UDC-23-0007\)](#)
3. [PUBLIC HEARING: Consider a request for Specific Use Permits \(SUPs\) with a variance to construct an approximately 3,091 square-foot Accessory Dwelling Unit with an average height of 16 feet, on approximately 2 acres, on the southeast corner of Whitley Road and Frank Lane, legally described as Lot 2 of the John Edmonds Subdivision, zoned Single-Family 8,400 square-foot lot size or greater \(SF-8.4\) and addressed 1785 Whitley Road. Randy Sullivan, Applicant. Gary Racine, Owner. \(SUP-23-0031\)](#)
4. [PUBLIC HEARING: Consider a request for a Specific Use Permit \(SUP\) for an approximately 576 square-foot detached carport, on .068 acre, approximately 460 feet southeast of the intersection of Hickory Hollow Lane and North Pearson Lane, legally described as Lot 4, Block 1 of Hickory Hollow Estates, zoned Single-Family 20,000 square-foot lot size or greater \(SF-20\) and addressed 2016 Hickory Hollow Lane. Ken Perdue, Owner/Applicant. \(SUP-23-0026\)](#)

**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, November 9, 2023 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.***