



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 12, 2024

PRE-MEETING BRIEFING 6:30 P.M.

- A. CALL TO ORDER - Chairman Paul Alvarado**
- B. ADMINISTRATIVE COMMENTS**
- 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**

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 October 22, 2024 Planning and Zoning Commission Meeting.](#)

- E. NEW BUSINESS**

1. [PUBLIC HEARING: Consider a request to amend an existing Specific Use Permit \(SUP\) allowing a one-year extension for the Applicant to complete the required development steps to renovate the space for a Surgical Outpatient Facility, in an existing 10,389 square-foot building on approximately 1.72 acres, legally described as Lot 10, Block B of Keller Town Center Addition, situated approximately 300 feet southwest of the intersection of Country Brook Drive and Keller Parkway, zoned Town Center Medical Overlay District and addressed as 1220 Keller Parkway. Jim Sager, Transwestern Commercial Real Estate, Applicant. Roger Wilson, Owner Representative. \(SUP-2410-0010\)](#)

2. [PUBLIC HEARING: Consider a request for Whitley Springs, a Planned Development Zoning Change from Commercial \(C\) to Planned Development - Mixed Use \(MU\) consisting of 22 residential lots, two commercial lots and 1.44 acres of open space on approximately 6.43 acres of land, legally described as a portion of Tract 7B, Abstract 692 of the W J Holland Survey, and a portion of the Martins Subdivision public right-of-way dedicated to the City of Keller shown on the plat filed with Tarrant County under document number D205322770, located on the west side of the Rapp Road and Whitley Road intersection, and addressed 1212 Whitley Road, and unaddressed public right-of-way. Huynh and Viyapon, LLC, Owner. Garabedian Properties, Applicant. \(ZONE-2409-0005\)](#)
3. [PUBLIC HEARING: Consider a request for a Future Land Use Plan \(FLUP\) amendment from Retail/Commercial to Patio-Garden-Townhome for a portion of 6.43 acres legally described as portions of Tract 7B, Abstract 692 of the W J Holland Survey, and a portion of the Martins Subdivision public right-of-way dedicated to the City of Keller shown on the plat filed with Tarrant County under document number D205322770, located on the west side of the Rapp Road and Whitley Road intersection, and addressed 1212 Whitley Road, and unaddressed public right-of-way. Huynh and Viyapon, LLC, Owner. Garabedian Properties, Applicant. \(PA-2409-0002\)](#)
4. [PUBLIC HEARING: Consider a request for FLEXD Keller, a Planned Development Zoning Change from Commercial \(C\) and Neighborhood Services \(NS\) to Planned Development - Tech Flex, consisting of two separate commercial lots totaling approximately 10.77 acres of land, one lot being legally described as Tract 14C03A, Abstract 457 of the John Edmonds Survey, located approximately 750 feet southeast of the Bear Creek Parkway West and Chisholm Trail intersection and addressed 777 Chisholm Trail, and the second lot being legally described as Lot 1, Block A of the Bear Creek Office Park Addition, located at the southeast corner of the Bear Creek Parkway West and Chisholm Trail intersection and addressed 150 Bear Creek Parkway West. Jordan Rymer, Flexd Development, Applicant. Legendary Properties LLC, Owner. \(ZONE-2409-0004\)](#)
5. [PUBLIC HEARING: Consider a request for a Specific Use Permit \(SUP\) for a proposed 5,000 square-foot multitenant building, to allow a one-story building, to allow a proposed structure to be less than 6,000 square-feet, to allow a restaurant with drive-thru, and to allow one tenant to be a bank, with the condition that only one bank be allowed on the entire lot, on a 2.94-acre lot, located directly north of the Keller Parkway and Country Brook Drive intersection, legally described as Tract 2E, Abstract 28 of the Pamela Allen Survey and addressed 1241 Keller Parkway. Ryan McIntosh, Trinity Partners Commercial Real Estate, Applicant/Owner. \(SUP-2410-0009\)](#)
6. [PUBLIC HEARING: Consider a request for a Specific Use Permit \(SUP\) for a proposed 11,000 square-foot multitenant building. An SUP is requested to allow a one-story building, to allow Mo'Bettahs, a restaurant with drive-thru, and to allow one tenant to be a bank, with the condition that only one bank be allowed on the entire lot., on a 2.94-acre lot, located directly north of the Keller Parkway and Country Brook Drive intersection, legally described as Tract 2E, Abstract 28 of the Pamela Allen Survey and addressed 1241 Keller Parkway. Ryan McIntosh, Trinity Partners Commercial Real](#)

[Estate, Applicant/Owner. \(SUP-2410-0012\)](#)

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 7, 2024, 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.