



**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, July 8, 2025

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**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. OLD BUSINESS**

1. [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. \(PLAT-2505-0011\)](#)

- E. NEW BUSINESS**

1. [PUBLIC HEARING: Consider a request for a Specific Use Permit \(SUP\) for Hillside Assisted Living, an existing assisted living facility, to continue operating with two \(2\) additional residents up to a total of eight \(8\) residents within a 3,733 square foot building on .3076 acres, located on the east side of Big Bend Drive, approximately 1000 feet](#)

southeast of the intersection of Whitley Road and Big Bend Drive, legally described as Lot 50, Block 2 of the Westpark Addition, zoned Planned Development 769 - Single-Family 12,000 square-foot lot size or greater (SF-12-PD-769) and addressed 553 Big Bend Drive. Christopher Conrad, Applicant. TPDC Real Estate LLC, Owner. (SUP-2506-0023).

2. PUBLIC HEARING: Consider a request for a Specific Use Permit (SUP) for Wholesale Plus, to operate a retail store with used goods and merchandise sales, located in an existing multi-tenant building on 1.98 acres, on the east side of N. Main Street, approximately 480 feet southeast of the N. Main Street and Johnson Road intersection, legally described as Lot 1, Block 1, of the Davis-Addition Keller subdivision, zoned Old Town Keller and addressed 432 N. Main Street, Suite 400. Montie Ray Davis, Owner. George Haddad, Applicant. (SUP-2506-0025).
3. PUBLIC HEARING: Consider a request for a Specific Use Permit (SUP) for The Ship Shop, a packing and shipping retail store with truck and trailer rental, to be located in an existing 2,600 square-foot building on 5.99 acres, on the east side of N. Main Street, approximately 1036 feet northeast of the N. Main Street and Johnson Road intersection, legally described as Lot 1B, Block A, of the Samantha Springs Addition, zoned Light Industrial, and addressed 712 N. Main Street. Joe McCombs, Owner. David Sanders, Applicant. (SUP-2505-0021).
4. Consider a request for a Final Plat with variances for Lots 1 and 1A, Block A of the Inspired Ranch subdivision, being 5.18 acres, located approximately 1,448 feet northeast from the Florence Road and Ottinger Road intersection, being a replat of Lot 1, Block A of the Inspired Ranch subdivision, zoned Single-Family 36,000 minimum square-foot lots (SF-36), and addressed 1289 Ottinger Road. James Heath Malone, Owner. Johnathan Savas, Applicant. (PLAT-2505-0010)

## **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 Wednesday, July 2, 2025 at 5:00 p.m.*

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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.***