



# 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, June 25, 2024

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#### **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 18, 2024.](#)

##### **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 May 28, 2024 Planning and Zoning Commission Meeting.](#)
2. [Consider the minutes of the June 11, 2024 Planning and Zoning Commission Meeting.](#)

##### **E. NEW BUSINESS**

1. [PUBLIC HEARING: Consider a request for a Specific Use Permit \(SUP\) for a 1,250 square-foot detached garage with an average height of approximately 17 feet, with a variance to allow the structure to be located in front of the home, on 1.77 acres of land, 500 feet southeast of the Bourland Road and Lavena Street intersection, legally described as Lot 1, Block 1 of the Diemand-Mueller Addition, zoned Single-Family 36,000 minimum square-foot lots \(SF-36\), and addressed 569 LaVena Street. Lisa Diemand and Robert Mueller, Owners. Pentavia Custom Homes, Applicant.](#)

(SUP-24-0018)

2. PUBLIC HEARING: Consider a request for a Specific Use Permit (SUP) to allow the property owner to reside in the existing 1,120 square-foot home for the purpose of living in and overseeing construction of a 4,889 square-foot permanent residence, on approximately 3.1 acres of land, 400 feet east of the Bourland Road and Lavena Street intersection, legally described as Lot 1, Block A of the Bird Abode addition, zoned Single-Family 36,000 minimum square-foot lots (SF-36), and addressed 529 Lavena Street. Will Ann Brewer, Applicant/Owner. (SUP-24-0001)
3. PUBLIC HEARING: Consider a request for Specific Use Permit (SUP) with variances for an existing detached carport on 0.15 acres located on the east side of Highland Drive East, approximately 95 feet southeast from the intersection of Highland Drive East and Knox Road, legally described as Lot 31 of the Highland Terrace Mobile Home Park subdivision, zoned Single-Family 36,000 square-foot lot size or greater (SF-36) and addressed 1856 Highland Drive East. Jose Ortiz Rivera, Owner/Applicant. (SUP-24-0017)
4. PUBLIC HEARING: Consider a request for a Specific Use Permit (SUP) for Mindwell Therapy, in a 1,192 square-foot lease space, on approximately 5.55 acres, at the intersection of Bear Creek Parkway and Town Center Lane, legally described as Lot 7, Block B of the Keller Town Center Addition, zoned Town Center (TC) and addressed 201 Town Center Lane, Ste. 1103. Katherine McCoy, Applicant. T Arthouse TX, LLC, Owner. (SUP-24-0016)
5. PUBLIC HEARING: Consider a request for a Planned Development Zoning Change from Commercial (C) and Planned Development 1406 - Single Family Residential 36,000 square-foot minimum lots to Planned Development - Single Family 5,000 square-foot lots, Single Family 12,000 square-foot lots and Single Family 20,000 square foot lots for Keller Springs, a proposed Planned Development consisting of 96 residential lots and approximately 5.17 acres of open space on 34.48 acres of land, legally described as a portion of a 15.874 acre tract of land described in Exhibit B in deed in favor of John M. Perrigo and Ida C. Perrigo Trustees of the John M & Ida C. Perrigo Trust, recorded in Instrument Number D202180426 of the Official Public Records of Tarrant County, Texas, Lot 1, Block A of the Greenway Park and Perrigo Place Addition, and Lot 1, Block 1 of the Harmonson Acres Addition, located on the east side of N. Main St., 300 feet southeast of the Park Avenue and N. Main St. intersection, and addressed as 1000, 1004 and 1008 N. Main St. Mark Weatherford, Applicant. Sue Salstrand and Anne Burfitt, Charis Land Holdings LLC, Owner. (Z-24-0002)
6. PUBLIC HEARING: Consider a request for a Future Land Use Plan (FLUP) amendment from Mixed-Use (MU), Medium-Density Single Family - 15,000 to 35,999 square-foot lots (MD-SF) and Low-Density Single Family - 36,000 square-foot lots and above to Patio/Garden/Townhome (PGT), High Density Single Family 8,000 - 14,999 square-foot lots (HD-SF) and Medium Density Single Family 15,000 - 35,999 square-foot lots (MD-SF) for Keller Springs, a proposed Planned Development consisting of 96 residential lots and approximately 5.17 acres of open space on 34.48 acres of land, legally described as a portion of a 15.874 acre tract of land described in

[Exhibit B in deed in favor of John M. Perrigo and Ida C. Perrigo Trustees of the John M & Ida C. Perrigo Trust, recorded in Instrument Number D202180426 of the Official Public Records of Tarrant County, Texas, Lot 1, Block A of the Greenway Park and Perrigo Place Addition, and Lot 1, Block 1 of the Harmonson Acres Addition, located on the east side of N. Main St., 300 feet southeast of the Park Avenue and N. Main St. intersection, and addressed as 1000, 1004 and 1008 N. Main St. Mark Weatherford, Applicant. Sue Salstrand and Anne Burfitt, Charis Land Holdings LLC, Owner. \(LUP-24-0003\)](#)

## 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 20, 2024 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.***