



City of Keller
Planning & Zoning Commission
Agenda

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

Tuesday, April 8, 2025

PRE-MEETING BRIEFING 6:30 P.M.

A. CALL TO ORDER - Chairman Paul Alvarado

B. ADMINISTRATIVE COMMENTS

1. [Briefing regarding City Council action on April 1, 2025.](#)

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 March 25, 2025 Planning and Zoning Commission Meeting.](#)

E. OLD BUSINESS

1. PUBLIC HEARING: Consider a request for Rosebury, a Planned Development Zoning Change from Commercial (C) and Single-Family Residential - 36,000 square-foot lots (SF-36) to Planned Development - Mixed Use (MU) consisting of 21 residential lots, 2 commercial lots, and 3 open space lots (1.33 acres open space), on approximately 9.2 acres (7.53 acres residential and 1.67 acres commercial) of land, legally described as Lot 2 LESS HS, Block 1 of the L. L. Mc Donnell subdivision, and a portion of Lot 1R1, Block 1 of the L. L. Mc Donnell subdivision, and Abstract 29 Tract 5B04 & 27523 of the Richard F. Allen Survey, located approximately 240 feet east of the Johnson Road and N. Main Street intersection, and addressed as 550, 600, and 700 N. Main Street. Sage Group, Inc., Applicant. Mark and Chryste Keel, Owner. (ZONE-2501-0002)
2. PUBLIC HEARING: Consider a request for a Future Land Use Plan (FLUP) amendment from Patio/Garden/Townhomes - 5,000 to 7,999 square-foot lots (PGT) and Retail/Commercial (RTC) to High-Density Single Family - 8,000 to 14,999 square-foot lots (HD-SF) for 7.53 acres, legally described as Lot 2 LESS HS, Block 1 of the L. L. Mc Donnell subdivision, and a portion of Lot 1R1, Block 1 of the L. L. Mc Donnell subdivision, and Abstract 29 Tract 5B04 & 27523 of the Richard F. Allen Survey, located approximately 240 feet east of the Johnson Road and N. Main Street intersection, and addressed as 550, 600, and 700 N. Main Street. Sage Group, Inc., Applicant. Mark and Chryste Keel, Owner. (PA-2503-0002)

F. NEW BUSINESS

1. PUBLIC HEARING: Consider a request for a Specific Use Permit (SUP) with variances, for an approximately 3,000 square-foot garage, on approximately 4.54 acres, on the west side of Mount Gilead Road, approximately 700 feet north from the Bancroft Road and Mount Gilead Road intersection, legally described as Tract 11C and 11D, Abstract 141 of the Daniel Barcroft Survey, zoned Single-Family 36,000 square-foot lot size or greater (SF-36) and addressed 1131 Bancroft Road and 1432 Mount Gilead Road. Gary Grundman, Owner/Applicant. (SUP-2502-0010)
2. PUBLIC HEARING: Consider a request for a Specific Use Permit (SUP) for The Back Nine, to operate an Indoor Entertainment Facility in an existing lease space in a multi-tenant building on 3.11 acres, located at the northeast corner of the Keller Parkway and Bourland Road intersection, legally described as Lot 7R, Block B of the Stone Glen subdivision, zoned Retail and addressed 721 Keller Parkway, Unit 110. Evergreen Fern LTD, Owner. Melanie Bagley, Applicant. (SUP-2503-0013)
3. PUBLIC HEARING: Consider a request for a Specific Use Permit (SUP) for a proposed bank in an existing 4,900 square-foot space on the first floor of an 8,850 square-foot building, on a 0.83-acre lot, located approximately 375 feet southeast of the Keller Parkway and Bear Hollow Drive intersection, legally described as Lot 1, Block 1 of the Bloomfield Addition, zoned Office - Planned Development 1036 and addressed 1680 Keller Parkway. David Hicks, Texana Bank, Applicant. Huntington Beach Properties, LLC, Owner. (SUP-2503-0014)

4. [Consider a request for a special exception to the City of Keller Unified Development Code, Article 9, Development Standards, Section 9.05 - Sign Regulations for two attached wall signs for Creekside Pet Care Center, a Veterinarian Clinic in an existing 16,346 square-foot building, located at the southeast corner of the intersection of Davis Boulevard and Bear Creek Parkway, legally described as Lot 1R, Block A of the Hance Creekside Addition, zoned Commercial \(C\), and addressed as 8830 Davis Boulevard. James Nevonon, Applicant. Hance Properties LLC, Owner. \(UDC-2503-0001\)](#)
5. [Consider a request for a Site Plan with one variance for a 1.33-acre lot, located approximately 240 feet northeast of the Keller Parkway and Cindy Street North intersection, legally described as Lot 1, Block A of the Rhima Shops Addition and addressed 525 Keller Parkway. S&B Fencing, Applicant. NSL Property Holdings, Owner. \(SITE-2503-0004\)](#)
6. [PUBLIC HEARING: Consider a request to approve amendments to the City of Keller Unified Development Code \(UDC\) , adopted by Ordinance No. 1746 dated July 7, 2015, by amending Article Three - Definitions, Article Eight - Zoning Districts and Article Nine - Development Standards, and by amending the City of Keller Code of Ordinances Sec. 3-100 - Definitions and Sec. 3-430, relating to regulations for horses and horse boarding; providing penalties; authorizing publication; and establishing an effective date. \(UDC-2503-0005\)](#)

G. 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 April 3, 2025 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.