



# 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)

---

Tuesday, August 26, 2025

---

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

##### **A. CALL TO ORDER - Chairman Paul Alvarado**

##### **B. ADMINISTRATIVE COMMENTS**

1. [Briefing regarding City Council action on August 19, 2025.](#)

##### **C. DISCUSS AND REVIEW AGENDA ITEMS**

##### **D. WORK SESSION**

1. [Zoning 101/ Legislative Update with Planning Consultant Iván Gonzalez](#)

##### **E. 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 August 12, 2025 Planning and Zoning Commission Meeting.](#)

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

1. [PUBLIC HEARING: Consider a request for a Specific Use Permit \(SUP\) for a 270 square-foot carport, on approximately .48 acres, located on the east side of Ravenwood Drive, approximately 300 feet north from the intersection of Ravenwood Drive and Knox Road, legally described as Block 1, Lot 2, of the Culp Estates subdivision, zoned Single-Family 20,000 square-foot lot size or greater \(SF-20\) and addressed 1951 Ravenwood Drive. Ross Graham, Applicant/Owner. \(SUP-2507-0028\)](#)
2. [PUBLIC HEARING: Consider a request for a Future Land Use Plan \(FLUP\) amendment from Mixed-Use \(MU\), Medium-Density Single-Family 15,000 - 35,999 square-foot lots \(MD-SF\) and Low-Density Single-Family 36,000 square-feet and above \(LD-SF\) to High-Density Single Family - 8,000 to 14,999 square-foot lots \(HD-SF\) for 33.68 acres, legally described as: situated in the Richard F. Allen Survey, Abstract Number 29, and being part of that certain called 25.483 acre tract of land described in Exhibit A and part of that certain called 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 the Official Public Records of Tarrant County, Texas, and being all of that certain called 1.00 acre tract of land described in deed in favor of Debra Sue Perrigo Salstrand and David Allen Salstrand, recorded in Volume 9213, Page 2191 of the Official Public Records of Tarrant County, Texas, and being all that certain called 1.00 acre tract of land described in deed in favor of John M. and Ida C. Perrigo Trust, recorded in Volume 13404, Page 101 of the Official Public Records of Tarrant County, Texas, and being all of Lot 1, Block 1 of Harmonson Acres Addition, and being all of Lot 1, Block A of Perrigo Place Addition, and being all of that certain called 0.364 acre right-of-way dedication shown on said plat of Perrigo Place, and being part of Lots 1, 2 and 3, Block A of North Main Medical Office Addition, located on the east side of N. Main St., approximately 300 feet southeast of the Park Avenue and N. Main St. intersection, and addressed as 1000, 1004, and 1008 N. Main Street. Curtis Young, Sage Group, Inc., Applicant. Sue Salstrand and Anne Burfitt, PBS Family Limited Partnership, Owner. \(PA-2506-0005\)](#)
3. [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 HTeaO, located approximately 1,500 feet south of the intersection of North Tarrant Parkway and Rufe Snow Drive, legally described as Block A, Lot 2 of the Keller Commons subdivision, zoned Retail \(R\), and addressed as 2126 Rufe Snow Drive. Cathy Song, Applicant. Retail Opportunity Keller LLC, Owner. \(UDC-2508-0011\)](#)

## **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, August 21, 2025 at 5:00 p.m.*

---

Sarah Hensley, Director of Development Services

***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.***