



City of Keller City Council Agenda

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

Tuesday, August 18, 2026

PRE-COUNCIL MEETING 5:00 P.M.

A. CALL TO ORDER - Mayor Ross McMullin

B. DISCUSS AND REVIEW AGENDA ITEMS

C. EXECUTIVE SESSION

1. Section 551.071. CONSULTATION WITH ATTORNEY; CLOSED MEETING. A governmental body may not conduct a private consultation with its attorney except:
 - (1) when the governmental body seeks the advice of its attorney about:
 - (A) pending or contemplated litigation; or
 - (B) a settlement offer; or
 - (2) on a matter in which the duty of the attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with this chapter.
 - a. [Discussion of possible legal action relating to the Westlake Data Center](#)
 - b. [Beverly Grove/Bella Casa Phase II](#)
 - c. [Zoning Discussion](#)
 - d. [Sanitary Sewer Extension Policy Discussion](#)
2. Section 551.087, Texas Government Code - Deliberation Regarding Economic Development Negotiations.
 - (1) To discuss or deliberate regarding commercial or financial information that the governmental body has received from a business prospect that the governmental body seeks to have locate, stay, or expand in or near the territory of the governmental body and with which the governmental body is conducting economic development negotiations; or
 - (2) To deliberate the offer of a financial or other incentive to a business prospect described by Subdivision.
 - a. [ME Development](#)

3. **Section 551.072, Texas Government Code - Deliberation Regarding Real Property; Closed Meeting.** A governmental body may conduct a closed meeting to deliberate the purchase, exchange, lease, or value of real property if deliberation in an open meeting would have a detrimental effect on the position of the governmental body in negotiations with a third person.

- a. [1000 Bear Creek Parkway](#)

4. **Adjourn into Open Meeting.**

5. **Action on Executive Session Items 1, 2, and 3 if necessary.**

D. WORK SESSION

1. [Discuss the City of Keller's proposed participation in the Fort Worth Police Department's TRIDENT Center.](#)

Attachments: [TRIDENT Center - Council.pptx](#)

2. [Discuss possible Unified Development Code amendments related to fencing.](#)

Attachments: [UDC Amendments-Fences WS 081826](#)

3. [Discuss sculpture designs for Mt. Gilead/Bourland Roundabout](#)

4. [Impact Fee Program Credits](#)

E. ADJOURN

REGULAR MEETING 7:00 P.M.

A. CALL TO ORDER – Mayor Ross McMullin

B. INVOCATION

C. PLEDGE OF ALLEGIANCE

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."

D. PROCLAMATIONS & PRESENTATIONS

1. [Recognition of Mayor's Office Internship Program Participants](#)

E. PERSONS TO BE HEARD

This is a time for the public to address the City Council on any subject. However, the Texas Open Meetings Act prohibits the City Council from discussing issues which the public has not been given three business days' 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.

F. CONSENT

1. [Consider approval of the Minutes of the Tuesday, August 4, 2026 Regular City Council Meeting.](#)

Attachments: [080426 Minutes.pdf](#)

2. [Consider a resolution adopting the official population as of January 1, 2026, for the City of Keller, Texas.](#)

Attachments: [2026 Population Resolution.docx](#)

[2026 NCTCOG Population Estimates Publication.pdf](#)

3. [Consider a Resolution approving a Memorandum of Understanding with the City of Fort Worth for the City of Keller's participation as a member of the TRIDENT Center, and authorizing the City Manager to execute the agreement.](#)

Attachments: [TRIDENT Center MOU Resolution.docx](#)

[MOU DRAFT 02102026.pdf](#)

[TRIDENT Center - Council.pptx](#)

4. [Consider an ordinance approving a negotiated settlement between the Atmos Cities Steering Committee \("ACSC"\) and Atmos Energy Corp., Mid-Tex Division regarding the company's 2026 Rate Review Mechanism filing; declaring existing rates to be unreasonable; adopting tariffs that reflect rate adjustments consistent with the negotiated settlement; finding the rates to be set by the attached settlement tariffs to be just and reasonable and in the public interest; approving an attachment establishing a benchmark for pensions and retiree medical benefits; requiring the company to reimburse ACSC's reasonable ratemaking expenses; determining that this ordinance was passed in accordance with the requirements of the Texas Open Meetings Act; adopting a savings clause; declaring an effective date; and requiring delivery of this ordinance to the company and the ACSC's legal counsel.](#)

Attachments: [081826 Steering Committee Ordinance](#)

[Attachment 1 CY25 MTX RRM - Tariffs](#)

[Attachment 2 CY25 MTX RRM - Pension Benchmark](#)

[CY25 MTX RRM - Average Bill](#)

G. OLD BUSINESS - None

H. NEW BUSINESS

1. [Consider a resolution approving a Chapter 380 Economic Development Program Agreement, pursuant to Chapter 380 of the Texas Local Government Code, and pursuant to the city's economic development policy, with HOPS Keller Inc. at 200 Keller Parkway.; and authorizing the City Manager to execute said documents on behalf of the City of Keller, Texas](#)

Attachments: [081826_HOPSCCMemo](#)
 [081826_HOPS Resolution Exhibit A.1](#)
 [081826_HOPSchap380Agreement Exhibit A.pdf](#)
 [081826_PropertyPlat Exhibit A.2](#)
 [Item H-1 HOPS Incentive.pdf](#)
 [081826_IncentivePolicy Staff Attachment.pdf](#)

2. [PUBLIC HEARING: Consider an ordinance approving a Specific Use Permit \(SUP\) for an approximately 1,815 square-foot detached garage, located on 1.108 acres, on the south side of Ottinger Road, located approximately 968 feet northeast from the Florence Road and Ottinger Road intersection, legally described as Lot 1A, Block A of the Inspired Ranch subdivision, zoned Single-Family 36,000 square-foot lot size or greater \(SF-36\) and addressed 1289 Ottinger Road. Jonathan Savas, Applicant/Owner. \(SUP-2606-0018\)](#)

Attachments: [081826_1289 Ottinger SUP Ordinance](#)
 [081826_1289 Ottinger SUP Maps](#)
 [081826_1289 Ottinger SUP Applicant packet](#)
 [Item H-2 1289 Ottinger SUP](#)

3. [PUBLIC HEARING: Consider an ordinance approving amendments to the City of Keller Unified Development Code \(UDC\), adopted by Ordinance No. 1746 dated July 7, 2015, by amending Article Eight, Section 8.18 - TC - Town Center Medical Overlay, relating to allowable uses; providing penalties; authorizing publication; and establishing an effective date. \(UDC-2607-0007\)](#)

Attachments: [081826_UDC TCM Uses Ordinance](#)
 [081826_UDC TCM Uses Exhibit A](#)
 [081826_UDC TCM Uses Exhibit A Redline](#)
 [Item H-3 TC Medical UDC Amend](#)

4. [Consider a resolution of the City Council of the City of Keller, Texas, to consider a proposal to adopt a tax rate that will be lower than the no new revenue and voter-approval tax rates; and providing an effective date.](#)

Attachments: [Resolution_Tax Rate.docx](#)
 [Item H-3 Max Tax Rate](#)

I. EXECUTIVE SESSION

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J. 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, August 12, 2026.

Kelly Ballard, MPA, TRMC, CMC
City Secretary

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.