



# City of Keller

## City Council

### Meeting Minutes

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

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Tuesday, March 17, 2026

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#### PRE-COUNCIL MEETING 5:30 P.M.

#### **A. CALL TO ORDER - Mayor Pro Tem Ross McMullin**

Mayor Pro Tem Ross McMullin called the Pre-Council Meeting to order at 5:35 P.M.

Present: Mayor Pro Tem Ross McMullin, Council Member Karen Brennan, Council Member Greg Will, Council Member Shannon Dubberly, and Council Member Chris Whatley.

Absent: Mayor Armin Mizani.

Staff Members Present: City Manager Aaron Rector, City Secretary Kelly Ballard, City Attorney Stan Lowry (by video conference), Director of Development Services Sarah Hensley, Fire Marshal Stephanie Billarreal, Director of Community Services Cody Maberry, Director of Public Works Alonzo Linan, Director of Administrative Services Marcia Reyna, Chief Financial Officer Bryan Rebel, Assistant Director of Economic Development Ana Erwin, Police Chief Bradley G. Fortune, and Fire Chief Charlie Skaggs.

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

The City Council discussed and reviewed the agenda items.

#### **C. EXECUTIVE SESSION - None**

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

1. [Discuss a Proposed Recognition Program for Keller Citizens, Businesses, and City Staff.](#)

The City Council discussed a proposed recognition program intended to honor residents, businesses, and City staff for contributions to the community. Discussion included the purpose of the program, potential award categories, event format, nomination process, and funding considerations. Council also discussed the possibility of utilizing a board or committee to assist with implementation and long-term sustainability.

2. [Discuss Lakes of Highland Oaks Ph. 3 Drainage](#)

The City Council discussed drainage concerns within the Lakes of Highland Oaks Phase 3 subdivision, including existing conditions and potential improvements. Discussion included stormwater flow, infrastructure limitations, and possible solutions to address drainage issues in the area.

3. [Discussion on Keller Fire Code Updates](#)

**Attachments:** [2024 IFC Proposed Amendments - Draft.pdf](#)  
[Proposed 2024 IFC Amendments Presentation.pptx](#)

Fire Marshal Stephanie Billarreal provided an update on proposed revisions to the Keller Fire Code. The City Council discussed updates to align with current standards and improve fire safety requirements, including implementation considerations and potential impacts to development and existing structures.

4. [Mount Gilead Road Project Update](#)

**Attachments:** [WS - Mt Gilead 80% Update.pdf](#)

Director of Public Works Alonzo Linan presented an update on the Mount Gilead Road project, including revised design elements, roadway configuration, and the addition of a roundabout. Discussion included cost reductions and scope adjustments to bring the project within budget, as well as anticipated timelines for final design, bidding, and construction.

5. [Capital Improvement Projects Update](#)

Director of Public Works Alonzo Linan provided an update on current and upcoming capital improvement projects. Discussion included ongoing sanitary sewer replacement, sidewalk repair and replacement programs, pedestrian facility planning, and other infrastructure-related projects, as well as budget considerations for future improvements.

6. [Economic Development Update](#)

The City Council received an update on economic development activities and initiatives within the City, including ongoing projects, business development efforts, and opportunities to support continued growth. The City also announced April 1, 2026, as the end of the Open Rewards program.

## **E. ADJOURN**

The Pre-Council Meeting was recessed at 7:04 P.M., to be reconvened following the Regular Meeting.

### **REGULAR MEETING 7:00 P.M.**

#### **A. CALL TO ORDER – Mayor Pro Tem Ross McMullin**

Mayor Pro Tem Ross McMullin called the Regular Meeting to order at 7:13 P.M.

#### **B. INVOCATION - Pastor Keith Sanders, Senior Pastor, First Baptist Church, Keller**

#### **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. PRESENTATIONS

1. [American Red Cross - Giving Day 2026](#)

Mayor Pro Tem Ross McMullin presented a proclamation recognizing the American Red Cross - Giving Day 2026.

## 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.

Mr. Brad DuLong, 690 Buttercup Drive, addressed the City Council regarding the Alliance Rugby Club.

Mr. Eddie Kerstein, 1607 Highland Oaks Drive, addressed the City Council expressing concerns related to a late fee associated with an alarm company.

## F. CONSENT

**A motion was made by Council Member Shannon Dubberly, seconded by Council Member Karen Brennan, to approve the Consent Agenda. The motion carried unanimously.**

1. [Consider approval of the Minutes of the Tuesday, February 17, 2026 Regular City Council Meeting.](#)

**Attachments:** [021726 Minutes.pdf](#)

Approved.

2. [Consider a resolution acknowledging receipt of the Annual Comprehensive Financial Report for the fiscal year ending September 30, 2025.](#)

**Attachments:** [031726 FY 2024-25 ACFR Receipt Resolution](#)

[C-Keller YE 2025 ACFR Draft 3.16.2026.pdf](#)

[C-Keller YE 2025 SA Draft 3.16.26.pdf](#)

[City of Keller Audit Presentation 2025.pptx](#)

Resolution No. 5042

3. [Consider a resolution supporting the FY27 Appropriations Requests to the Office of United States Representative Beth Van Duyne related to requests for the Bear Creek Water Line Replacement, Melody Drainage and Pedestrian Improvements, and Various Intersection Safety Improvements.](#)

**Attachments:** [031726 FY27 Appropriations Request Resolution](#)

Resolution No. 5043

4. [Consider a resolution approving the Matching Funds Program Application with Bear](#)

Creek Running Club, for the purchase and installation of a Shade Structure from The Playground, Shade and Surfacing Depot, of Keller, Texas, and a concrete pad from Apex Concrete of Grapevine, Texas, for the Parks and Recreation Department; and authorizing the City Manager to execute all agreement documents relating thereto on behalf of the City of Keller.

**Attachments:** [KDC Matching Grant Bear Creek Running Club Resolution 2026](#)  
[Keller Dog Park Shade Proposal](#)  
[Est 1164 from Apex Concrete Construction Inc 51272](#)  
[City Keller 16x16 SC Shade Drawing](#)

Resolution No. 5044

5. Consider a resolution approving the purchase of concrete repair and related services from CI Pavement, of Grand Prairie, Texas, for the replacement of asphalt parking surface at the Municipal Service Center (MSC) for the Public Works Department, through The Interlocal Purchasing Systems (TIPS) purchasing cooperative, and further authorizing the City Manager to execute all purchase documents relating thereto on behalf of the City of Keller, Texas.

**Attachments:** [031726\\_ParkingRepairs\\_Resolution](#)  
[031726\\_ParkingRepairs\\_Exhibit](#)  
[031726\\_ParkingRepairs\\_StaffAttachment](#)

Resolution No. 5045

6. Consider a resolution approving an agreement with AED123, LLC, through the BuyBoard Cooperative Purchasing Program, for the management and maintenance of the City of Keller's Automated External Defibrillator (AED) program and authorizing the City Manager to execute all agreement documents relating thereto on behalf of the City of Keller, Texas.

**Attachments:** [AED Resolution.doc](#)  
[AED123 Customer Agreement for City of Keller.pdf](#)

Resolution No. 5046

## **G. OLD BUSINESS - None**

## **H. NEW BUSINESS**

1. PUBLIC HEARING: Consider an ordinance approving a Specific Use Permit (SUP) with variances, for a 1,560 square-foot accessory structure with an attached carport, on .86 acres, located on the west side of Ottinger Road, on the southwest intersection of Ottinger Road and Belaire Drive, legally described as Lot 11, Block 2 of the Belaire Hills Estates subdivision, zoned Single-Family 36,000 square-foot lot size or greater (SF-36) and addressed 1432 Belaire Drive. Vincent Farfone Jr., Applicant/Owner. (SUP-2601-0001)  
\*This application has been withdrawn by the applicant. \*

**Attachments:** [022426\\_1432 Belaire Dr SUP\\_Maps](#)  
[031726\\_1432 Belaire Dr SUP\\_Public Opinion](#)

The item was withdrawn by the applicant; therefore, no action was taken.

2. [PUBLIC HEARING: Consider an ordinance approving a Specific Use Permit \(SUP\) for an existing 1,750 square-foot accessory structure and carport, on .86 acres, located on the east side of Oakwood Drive, approximately 580 feet northwest from the intersection of Bancroft Road and Oakwood Drive, legally described as Lot 5, Block 3 of the One Thousand Oaks Addition, zoned Single-Family 36,000 square-foot lot size or greater \(SF-36\) and addressed 1016 Oakwood Drive. Brad Robert, Southern Customs, Applicant. Chris Munro, Owner. \(SUP-2511-0051\)](#)

**Attachments:** [031726 1016 Oakwood Dr. SUP Ordinance](#)  
[031726 1016 Oakwood Dr. SUP MAPS](#)  
[031726 1016 Oakwood Dr. SUP Site Plan](#)  
[031726 1016 Oakwood Dr. SUP Applicant Statement](#)  
[031726 1016 Oakwood Dr. SUP Staff Attachment - Building Permit RDA-2502-0021](#)  
[H-2 1016 Oakwood Dr SUP.pdf](#)

Director of Development Services Sarah Hensley presented the item.

Mayor Pro Tem Ross McMullin opened the public hearing. No public comments were received.

**A motion was made by Council Member Chris Whatley, seconded by Council Member Karen Brennan, to close the public hearing. The motion carried unanimously.**

**A motion was made by Council Member Chris Whatley, seconded by Council Member Karen Brennan, to approve Ordinance No. 2269 approving a Specific Use Permit (SUP) for an existing 1,750 square-foot accessory structure and carport, on .86 acres, located on the east side of Oakwood Drive, approximately 580 feet northwest from the intersection of Bancroft Road and Oakwood Drive, legally described as Lot 5, Block 3 of the One Thousand Oaks Addition, zoned Single-Family 36,000 square-foot lot size or greater (SF-36) and addressed 1016 Oakwood Drive. The motion carried unanimously.**

3. [Consider a resolution approving an appeal to the City of Keller Unified Development Code, Article 10, Tree Preservation, Section 10.01, Tree and Natural Feature Preservation for three lots within the Winding Creek subdivision, on 12.21 acres of land on the south side of Johnson Road, approximately 1,800 feet southwest from the intersection of Johnson Road and North Pearson Road, for Lots 3, 5 and 6, Block A of the Winding Creek Addition, zoned Single-Family Residential 36,000 square-foot minimum lot sizes or greater \(SF-36\), and addressed 532, 516, and 508 Winding Creek Lane. Cary Clarke, Devane Clarke Partnership, Ltd., Applicant/Owner. \(ATP-2602-0002\)](#)

**Attachments:** [031726 Winding Creek Resolution](#)  
[031726 Winding Creek Lot Plans-Exhibit A](#)  
[031726 Winding Creek Staff Attachment Final Plat Approved 05212024](#)  
[City Council Early Grading Tree Removal Request - executed](#)  
[Winding Creek CLOMR Comment Document from FEMA 1.11.26](#)  
[Winding Creek CLOMR Approval Letter from FEMA 1.11.26](#)  
[Winding Creek Lot Fit - 90 DIM Improvements](#)  
[Winding Creek - Buildable Area Exhibit](#)  
[H-3 Winding Creek Tree Appeal.pdf](#)

Director of Development Services Sarah Hensley presented the item.

**A motion was made by Council Member Shannon Dubberly, seconded by Council Member Karen Brennan, to approve Resolution No. 5047 approving an appeal to the City of Keller Unified Development Code, Article 10, Tree Preservation, Section 10.01, Tree and Natural Feature Preservation for three lots within the Winding Creek subdivision, on 12.21 acres of land on the south side of Johnson Road, approximately 1,800 feet southwest from the intersection of Johnson Road and North Pearson Road, for Lots 3, 5 and 6, Block A of the Winding Creek Addition, zoned Single-Family Residential 36,000 square-foot minimum lot sizes or greater (SF-36), and addressed 532, 516, and 508 Winding Creek Lane. The motion carried unanimously.**

## **I. EXECUTIVE SESSION - None**

## **J. ADJOURN**

The Regular City Council Meeting was adjourned at 7:57 P.M.

The Pre-Council Meeting reconvened at 8:00 P.M.

The Pre-Council Meeting was adjourned at 8:39 P.M.

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Mayor

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City Secretary