



City of Keller
City Council
Meeting Minutes

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

Tuesday, July 2, 2024

PRE-COUNCIL MEETING 5:00 P.M.

A. CALL TO ORDER - Mayor Armin R. Mizani

Mayor Armin Mizani called the Pre-Council Meeting to order at 5:04 P.M.

The following City Council Members were present:

Mayor Armin Mizani
Council Member Shannon Dubberly
Council Member Greg Will
Council Member Tag Green
Council Member Tag Green
Mayor Pro Tem Ross McMullin

The following City staff members were present: Interim City Manager Aaron Rector, City Secretary Kelly Ballard, City Attorney Stan Lowry, Director of Community Development Sarah Hensley, Director of Public Works Alonzo Liñán, Director of Economic Development Mary Culver, Director of Human Resources Marcia Reyna, Fire Chief Bobby Tatum Jr., and Police Captain Ryan Coe.

B. DISCUSS AND REVIEW AGENDA ITEMS

The City Council discussed and reviewed the agenda items.

C. EXECUTIVE SESSION

Mayor Armin Mizani recessed the Pre-Council Meeting at 5:23 P.M. so that the City Council could meet in an Executive Session in accordance with State Law.

Mayor Armin Mizani reconvened the Executive Session at 9:54 P.M.

1. **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. [205 S. Elm Street](#)

2. **Adjourn into Open Meeting.**

Mayor Armin Mizani recessed the Executive Session at 7:01 P.M. with the intent to reconvene the Executive Session at the conclusion of the Regular City Council Meeting.

Mayor Armin Mizani adjourned the Executive Session at 10:37 P.M.

3. Action on Executive Session Item 1 if necessary.

No action was taken.

D. WORK SESSION

1. [Discuss the expanded use of Rapid Rectangular Flashing Beacons on Bear Creek Parkway.](#)

Director of Public Works Alonzo Liñán gave an overview of options relating to Bear Creek Parkway pedestrian crosswalks. The Council decided to redesign the pavement markings to a 3 lane configuration. The Rapid Rectangular Flashing Beacons will remain in place with the advance signs moved as close as practical to the crosswalk to reduce the advance warning distance. Mr. Liñán will provide the layout and cost to the Council in a Thursday Report.

2. [Economic Development Updates](#)

Director of Economic Development Mary Culver gave updates on current and future Economic Development projects.

3. [Budget Strategic Planning - Five Year Forecast](#)

Attachments: [D-3 Work Session - Five Year Forecast](#)

This topic will be discussed at the July 16, 2024 Regular City Council Meeting.

4. [City Council Updates on Boards and Commissions](#)

No updates were given.

E. ADJOURN

Mayor Armin Mizani recessed the Pre-Council Meeting at 7:01 P.M. with the intent to reconvene and continue the Work Session and Executive Session at the conclusion of the Regular City Council Meeting. The Pre-Council Meeting was adjourned by Mayor Armin Mizani at 10:37 P.M.

REGULAR MEETING 7:00 P.M.

A. CALL TO ORDER – Mayor Armin R. Mizani

Mayor Armin Mizani called the Regular City Council Meeting to Order at 7:09 P.M.

B. INVOCATION

Dr. John Salvesen, Bear Creek Bible Church, gave the invocation.

C. PLEDGE OF ALLEGIANCE

Mayor Armin Mizani led the Pledge to the United States Flag and the Pledge to the Texas Flag.

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 Council Member Jessica Juarez](#)

Recognition of former Council Member Jessica Juarez will take place at the July 16, 2024 Regular City Council Meeting.

2. [Recognition of Council Member Sean Hicks](#)

Mayor Armin Mizani presented a plaque to former Council Member Sean Hicks in recognition of his years of service on the Keller City Council.

Mr. Sean Hicks addressed the City Council and the citizens of Keller regarding his service.

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 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.

Mr. Ed Yrisarri, 1445 Melody Lane, expressed his concerns with population density within the City.

F. CONSENT

The next order of business was for the City Council to consider the consent agenda items, which were deemed to need little or no discussion, and were acted upon as one business item.

A motion was made by Mayor Pro Tem Ross McMullin, seconded by Council Member Shannon Dubberly, to approve the Consent Agenda. The motion carried by the following vote:

AYE: 5 - Mayor Armin Mizani, Council Member Shannon Dubberly, Council Member Chris Whatley, Mayor Pro Tem Ross McMullin, and Council Member Gregory Will.

NAY: 1 - Council Member Tag Green.

1. [Consider approval of the Minutes of the Tuesday, June 18, 2024 Regular City Council](#)

Meeting.

Attachments: [061824 Draft Minutes](#)

Approved

2. [Consider a resolution approving an agreement for Design Services and Contract Administration with Kimley Horn and Associates, Inc., of Dallas, Texas, relating to the Phase III of the 1709 Median Landscape Improvement Project, for the Parks and Recreation Department, and further authorizing the City Manager to execute all contract documents relating thereto on behalf of the City of Keller, Texas.](#)

Attachments: [1709 Medians Phase III Design Resolution](#)
[2024-05-30 Keller FM1709 Medians Part 2 Contract KH Signed](#)
[1709 Phase III Concept](#)

Resolution No. 4805 hereby approves an agreement for Professional Services for Phase III of the 1709 median landscape improvement project with Kimley Horn and Associates, Inc., of Dallas Texas; in the amount of \$74,000.00, for the Parks and Recreation Department, and further authorizes the City Manager to execute all contract documents relating thereto on behalf of the City of Keller, Texas.

3. [Consider a resolution approving Contract Amendment # 4 to an Agreement for Design Services and Contract Administration with Parkhill, of Arlington, Texas, for design services related to the increased scope of the Splashpad Project at the Keller Sports Park for the Parks and Recreation Department; and authorizing the City Manager to execute all documents relating thereto on behalf of the City of Keller, Texas.](#)

Attachments: [Keller Sports Park Contract Amendment # 4 Resolution](#)
[5334_G802-Amendment_004R-City_of_Keller](#)

Resolution No. 4806 hereby approves contract amendment # 4 to the Design Services and Contract Administration for the increased scope of the Splashpad at Keller Sports Park with Parkhill, of Arlington, Texas; in the total amount of \$152,379.00, for the Recreation Department, and further authorizes the City Manager to execute all contract documents relating thereto on behalf of the City of Keller, Texas.

4. [Consider a resolution approving a second amendment to the Interlocal Agreement for combined municipal court services for the cities of Colleyville and Keller; and providing an effective date.](#)

Attachments: [070224 Proposed Resolution Second Amend to ILA Court](#)
[070224 Exhibit A Second Amendment Colleyville-Keller Court ILA](#)
[Res. No. 3190 Initial Interlocal Agreement](#)
[Res. No. 4019 First Amendment to Interlocal Agreement](#)

Resolution No. 4807 hereby approves the Second Amendment to the Interlocal Agreement for Combined Municipal Court Services for the Cities of Colleyville and Keller; and further authorizes the City Manager to execute all necessary documents to effectuate the same.

5. [Consider a resolution approving the purchase of one \(1\) Dodge Ram 4500 Heavy-Duty Ambulance from the Houston Galveston Area Council of Governments \(HGAC\)](#)

[Cooperative Purchasing Program for the Emergency Medical Services Division of the Fire Department; and authorizing the City Manager to execute all contract documents relating thereto on behalf of the City of Keller, Texas.](#)

Attachments: [070224 Ambulance Purchase Resolution](#)
[070224 BUYBOARD CHASSIS QUOTE](#)
[070224 FRAZER AMBULANCE CONFIGURATION QUOTE](#)

Resolution No. 4808 hereby approves the purchase and equipping of one (1) Dodge Ram 4500 Heavy-Duty Ambulance, from the Houston Galveston Area Council of Governments (HGAC) Cooperative Purchasing Program, for the Emergency Medical Services Division of the Fire Department, in the total amount of \$506,707.52; and further authorizes the City Manager to execute all purchase documents relating thereto on behalf of the City of Keller, Texas.

6. [Consider an ordinance amending the City of Keller Code of Ordinances Chapter 3 - Animals, Fowl, Insects and Reptiles by adding a Section 3-185. Local Rabies Control Authority designated; duties.; in accordance with Texas Health & Safety Code 826.017.](#)

Attachments: [070224 LRCA Designation](#)
[Local Rabies Control Authority Form](#)

Ordinance No. 2173 hereby amends the City of Keller Code of Ordinances Chapter 3 - Animals, Fowl, Insects and Reptiles by adding a Section 3-185. Local Rabies Control Authority designated; duties.

7. [Consider a resolution approving Amendment No. 3 from HR Green of Colleyville, Texas; for the continued project management, inspection, and project close out of the 2023-2024 Sidewalk Repair project for the Public Works Department; and authorizing the City Manager to execute all documents relating thereto on behalf of the City of Keller, Texas.](#)

Attachments: [070224 Sidewalks Resolution](#)
[070224 Sidewalks Exhibit A](#)

Resolution No. 4809 hereby approves Amendment No. 3 to the professional services agreement with HR Green, of Colleyville, Texas, relating to the 2022 Sidewalk Repair Program, FY2022-23 Sidewalk Repair Project, and FY2023-24 Sidewalk Repair Project, in the total amount of \$20,000.00 in accordance with the terms and conditions set forth in said Amendment No. 3; and further authorizes the City Manager to execute all purchase documents relating thereto on behalf of the City of Keller, Texas.

8. [Consider a resolution approving a contract amendment with Sciens LLC of McKinney, Texas; to provide ongoing project management and closeout services for the Community Development System Implementation Support project and authorizing the City Manager to execute all contract documents relating thereto on behalf of the City of Keller, Texas.](#)

Attachments: [070224 SoftwareServices Resolution](#)
[070224 SoftwareServices StaffAttachment](#)

Resolution No. 4810 hereby approves a contract amendment to a professional services agreement with Sciens LLC of McKinney, Texas in the amount of \$10,000.00; and further

authorizes the City Manager to execute said Interlocal Agreement on behalf of the City of Keller, Texas.

9. [Consider a resolution adopting the official population as of January 1, 2024, for the City of Keller, Texas.](#)

Attachments: [070224 Population Resolution](#)
[2024 NCTCOG Population Estimates Publication](#)

Resolution No. 4811 hereby adopts 47,476 as the official population as of January 1, 2024, for the City of Keller, Texas.

G. OLD BUSINESS

1. [PUBLIC HEARING: Consider an ordinance approving Whitley Springs, a Planned Development Zoning Change from Commercial \(C\) to Planned Development - Patio Homes \(PD-PH\) consisting of 22 residential lots and approximately 0.65 acre of open space on approximately 4.33 acres of land, legally described as a portion of Tract 7B, Abstract 692 of the W J Holland Survey, and a portion of the Martins Subdivision public right-of-way dedicated to the City of Keller shown on the plat filed with Tarrant County under document number D205322770, located on the west side of the Rapp Road and Whitley Road intersection, and addressed 1212 Whitley Road, and unaddressed public right-of-way. Huynh and Viyapon, LLC, Owner. Garabedian Properties, Applicant. \(Z-24-0001\)](#)

Attachments: [070224 Whitley Springs PD Ordinance](#)
[070224 Whitley Springs PD Retail and Commercial Zoning](#)
[070224 Whitley Springs Opposition Map](#)
[070224 Whitley Springs PD Presentation](#)
[Whitley Springs PD Zoning Presentation](#)
[070224 Whitley Springs PD Staff Attachment](#)
[070224 Whitley Springs PD Public Response](#)
[Item G-1 Whitley Springs PD Zoning Presentation](#)

Planner Amber Washington gave a presentation relating to the request for Whitley Springs, a Planned Development Zoning Change from Commercial (C) to Planned Development - Patio Homes (PD-PH) consisting of 22 residential lots.

Mr. Curtis Young, The Sage Group, applicant, gave a presentation relating to the request.

Mayor Armin Mizani opened the public hearing.

Mr. Selwyn Elakattu, 208 Foxford Dr., expressed his concerns with the plans for Foxford Drive.

The following individuals spoke in opposition to the proposal: Mrs. Debbie Bryan, 760 Mt. Gilead Road; and Ms. Mackenzie Hellman, 2025 Hickory Hollow Lane.

Mr. Richard Allison, 924 Wise Street, did not wish to speak, but requested his opposition to be recorded.

A motion was made by Council Member Tag Green, seconded by Council Member Gregory Will, to close the public hearing. The motion carried unanimously.

A motion was made by Council Member Chris Whatley, seconded by Council Member Tag Green, to deny the request for a Planned Development Zoning Change from Commercial (C) to Planned Development - Patio Homes (PD-PH) for Whitley Springs. The motion carried by the following vote:

AYE: 4 - Council Member Shannon Dubberly, Council Member Chris Whatley, Council Member Tag Green, and Council Member Gregory Will.

NAY: 2 - Mayor Armin Mizani and Mayor Pro Tem Ross McMullin.

2. [PUBLIC HEARING: Consider a resolution approving a Future Land Use Plan \(FLUP\) amendment from Retail/Commercial to Patio-Garden-Townhome for a portion of 4.33 acres legally described as portions of Tract 7B, Abstract 692 of the W J Holland Survey, and a portion of the Martins Subdivision public right-of-way dedicated to the City of Keller shown on the plat filed with Tarrant County under document number D205322770, located on the west side of the Rapp Road and Whitley Road intersection, and addressed 1212 Whitley Road, and unaddressed public right-of-way. Huynh and Viyapon, LLC, Owner. Garabedian Properties, Applicant. \(LUP-24-0002\)](#)

Attachments: [070224 Whitley Springs FLUP Resolution](#)
[070224 Whitley Springs FLUP Aerial Zoning](#)
[070224 Whitley Springs Current FLUP Map](#)
[070224 Whitley Springs FLUP Staff Attachment](#)
[070224 Whitley Springs FLUP Powerpoint](#)
[Whitley Springs FLUP Amend Presentation](#)
[070224 Whitley Springs Public Opinion Letters](#)
[Item G-2 Whitley Springs FLUP Amend Presentation](#)

Mayor Armin Mizani read the agenda item into the meeting record, and opened the public hearing. No public comments were received.

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

A motion was made by Council Member Chris Whatley, seconded by Mayor Armin Mizani, to deny the request for a Future Land Use Plan (FLUP) amendment from Retail/Commercial to Patio-Garden-Townhome for 1212 Whitley Road. The motion carried unanimously.

H. NEW BUSINESS

1. [PUBLIC HEARING: Consider an ordinance approving a Specific Use Permit \(SUP\) for an](#)

approximately 3,328 square-foot horse barn with an average height of 19 feet 10 inches, on approximately 4.90 acres, on the west side of Keller Smithfield Road S., approximately 3,400 feet southwest from the intersection of Keller Smithfield Road S. and Bear Creek Parkway, legally described as Lot 1, Block A of Tyler & Brittany Dunn Addition, zoned Single-Family 36,000 square-foot lot size or greater (SF-36) and addressed 844 Keller Smithfield Road S. Georgia Logan, Owner. Allen Sparkman, Applicant. (SUP-24-0015)

Attachments: [070224 844 Keller Smithfield SUP Ordinance](#)
[070224 844 Keller Smithfield SUP MAPS](#)
[070224 844 Keller Smithfield SUP Application Packet](#)
[070224 844 Keller Smithfield SUP Staff Attachment](#)
[070224 844 Keller Smithfield SUP Public Opinion Letters](#)
[Item H-1 844 Keller Smithfield Rd Presentation](#)

Planner Alexis Russell gave a presentation relating to the request for a Specific Use Permit for a horse barn at 844 Keller Smithfield Road S.

Mayor Armin Mizani opened the Public Hearing. Mrs. Debbie Bryan, 760 Mt. Gilead Road spoke in support of the proposal.

A motion was made by Mayor Pro Tem Ross McMullin, seconded by Council Member Shannon Dubberly, to close the public hearing. The motion carried unanimously.

A motion was made by Mayor Pro Tem Ross McMullin, seconded by Council Member Shannon Dubberly, to approve Ordinance No. 2174 approving a Specific Use Permit (SUP) for an approximately 3,328 square-foot horse barn with an average height of 19 feet 10 inches, on approximately 4.90 acres, on the west side of Keller Smithfield Road S., approximately 3,400 feet southwest from the intersection of Keller Smithfield Road S. and Bear Creek Parkway, legally described as Lot 1, Block A of Tyler & Brittany Dunn Addition, zoned Single-Family 36,000 square-foot lot size or greater (SF-36) and addressed 844 Keller Smithfield Road S. The motion carried unanimously.

2. PUBLIC HEARING: Consider an ordinance approving a Specific Use Permit (SUP) for The Blends Spa and Salon, a spa proposed in an approximately 1,076 square-foot lease space in an existing 40,755 square-foot building, on 2.71 acres, approximately 790 feet southeast of the Keller Parkway and Keller Smithfield Road intersection, legally described as Lot 4R1, Block A of the Keller Crossing Addition, zoned Retail (R) PD-1371, and addressed 1600 Keller Parkway, Ste. 130. Alexander Mars, Applicant. JAHCO Keller Crossing LLC, Owner. (SUP-24-0014)

Attachments: [070224 The Blends Spa SUP Ordinance](#)
[070224 1600 Keller Pkwy MAPS](#)
[070224 The Blends SUP Application Packet](#)
[Item H-2 The Blends Spa Presentation](#)

Planner Alexis Russell gave a presentation relating to the request for a Specific Use

Permit for The Blends Spa and Salon, to operate a salon and spa at 1600 Keller Parkway, Ste. 130.

Mayor Armin Mizani opened the Public Hearing. No public comments were received.

A motion was made by Council Member Shannon Dubberly, seconded by Mayor Pro Tem Ross McMullin, to close the public hearing. The motion carried unanimously.

Mr. Alexander Mars, applicant, addressed the City Council regarding the proposal.

A motion was made by Mayor Pro Tem Ross McMullin, seconded by Council Member Gregory Will, to approve Ordinance No. 2175 approving a Specific Use Permit (SUP) for The Blends Spa and Salon, a spa proposed in an approximately 1,076 square-foot lease space in an existing 40,755 square-foot building, on 2.71 acres, approximately 790 feet southeast of the Keller Parkway and Keller Smithfield Road intersection, legally described as Lot 4R1, Block A of the Keller Crossing Addition, zoned Retail (R) PD-1371, and addressed 1600 Keller Parkway, Ste. 130. The motion carried by the following vote:

AYE: 4 - Council Member Shannon Dubberly, Council Member Chris Whatley, Mayor Pro Tem Ross McMullin, and Council Member Gregory Will.

NAY: 2 - Mayor Armin Mizani and Council Member Tag Green.

3. [PUBLIC HEARING: Consider an ordinance approving a Specific Use Permit \(SUP\) for Blownaway Salon Suites in an approximately 4,394 square-foot existing lease space, approximately 500 feet southwest of the Davis Boulevard and Bear Creek Parkway intersection, legally described as Lot 1R1, Block A of the Hidden Lakes Center - Keller addition, zoned Commercial \(C\) and addressed 8831 Davis Boulevard, Ste. 100. Blownaway Salon Suites, Applicant. Keller Bear Creek JV, LLC, Owner. \(SUP-24-0019\)](#)

Attachments: [070224 Blownaway Salon Suites SUP ORDINANCE](#)

[070224 Blownaway Salon SUP Aerial Zoning](#)

[070224 Blownaway Salon SUP Application](#)

[Item H-3 Blownaway Salon Suites Presentation](#)

Planner Amber Washington gave a presentaiton relating to the request for a Specific Use Permit for Blownaway Salon Suites to operate a salon and spa at 8831 Davis Boulevard, Ste. 100.

Mayor Armin Mizani opened the public hearing. No public comments were received.

A motion was made by Council Member Shannon Dubberly, seconded by Mayor Pro Tem Ross McMullin, to close the public hearing. The motion carried unanimously.

A motion was made by Mayor Armin Mizani, seconded by Mayor Pro Tem Ross McMullin, to approve Ordinance No. 2176 approving a Specific Use Permit (SUP) for Blownaway Salon Suites in an approximately 4,394 square-foot existing lease

space, approximately 500 feet southwest of the Davis Boulevard and Bear Creek Parkway intersection, legally described as Lot 1R1, Block A of the Hidden Lakes Center - Keller addition, zoned Commercial (C) and addressed 8831 Davis Boulevard, Ste. 100. The motion carried by the following vote:

AYE: 5 - Mayor Armin Mizani, Council Member Shannon Dubberly, Council Member Chris Whatley, Mayor Pro Tem Ross McMullin, and Council Member Gregory Will.

NAY: 1 - Council Member Tag Green.

4. [PUBLIC HEARING: Consider an ordinance approving a Planned Development Zoning Change from Neighborhood Service \(NS\) to Planned Development - Single Family Residential 8,400 square-foot minimum lots \(PD-SF-8.4\) for Chisholm Oaks, a proposed Planned Development consisting of 16 residential lots and approximately 0.69 acre of open space on 4.5 acres of land, legally described as Lots 1-4, Block 1 of the Chisholm Oaks Business Park addition, located on the west side of the Chisholm Trail, at the northwest corner of the Chisholm Trail and Wall-Price Keller Road intersection, and addressed as 1020, 1012, 1008 and 1004 Chisholm Trail. Silver Leaf Communities, Applicant. Hampton Embassy LTD, Owner. \(Z-23-0008\)](#)
[**This application has been withdrawn by the Applicant**](#)

Attachments: [061124 Chisholm Oaks Maps](#)
[061124 Chisholm Oaks App and Proposal](#)
[061124 Chisholm Oaks Staff Attachment A-NS Guidelines](#)
[Opposition Map](#)
[061124 Chisholm Oaks Compiled Opposition](#)

This application has been withdrawn by the Applicant. No action was taken.

5. [PUBLIC HEARING: Consider a resolution approving a Future Land Use Plan \(FLUP\) amendment from Office \(O\) to High Density Single Family 8,000 - 14,999 square-foot lots \(HD-SF\) for Chisholm Oaks, a proposed Planned Development consisting of 16 residential lots and approximately 0.69 acre of open space on 4.5 acres of land, legally described as Lots 1-4, Block 1 of the Chisholm Oaks Business Park addition, located on the west side of the Chisholm Trail, at the northwest corner of the Chisholm Trail and Wall-Price Keller Road intersection, and addressed as 1020, 1012, 1008 and 1004 Chisholm Trail. Silver Leaf Communities, Applicant. Hampton Embassy LTD, Owner. \(LUP-23-0001\)](#)
[**This application has been withdrawn by the Applicant**](#)

Attachments: [061124 Chisholm Oaks Maps](#)
[061124 Chisholm Oaks FLUP App](#)
[061124 Chisholm Oaks Narrative](#)
[061124 Chisholm Oaks Current FLUP Map](#)
[061124 Chisholm Oaks Compiled Opposition](#)

This application has been withdrawn by the Applicant. No action was taken.

I. EXECUTIVE SESSION

Executive Session was not held during the Regular Meeting.

1. **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. [205 S. Elm Street](#)
2. **Adjourn into Open Meeting.**
3. **Action on Executive Session Item 1 if necessary.**

J. ADJOURN

Mayor Armin Mizani adjourned the Regular Meeting at 9:01 P.M. in order to reconvene the Pre-Council Meeting's Work Session and Executive Session.

Mayor

City Secretary