



# 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, May 20, 2025

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#### 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 5:02 P.M.

Present: Council Member Shannon Dubberly, Council Member Tag Green, Mayor Armin Mizani, Council Member Chris Whatley, Mayor Pro Tem Ross McMullin, Council Member Gregory Will, and Council Member Karen Brennan.

Absent: None.

The following City staff members were present: City Manager Aaron Rector, City Attorney Stan Lowry, City Secretary Kelly Ballard, Director of Community Development Sarah Hensley, Director of Community Services Cody Maberry, Public Works Director Alonzo Liñán, Deputy Fire Chief Charlie Skaggs, and Deputy Police Chief 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 5:30 P.M. so that the City Council could meet in an Executive Session in accordance with State Law.

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. [ZONE-2411-0007](#)
2. **Adjourn into Open Meeting.**

Mayor Armin Mizani adjourned the Executive Session and reconvened the Pre-Council

Meeting at 6:17 P.M.

**3. Action on Executive Session Item 1 if necessary.**

No action was taken.

**D. WORK SESSION**

1. [Discuss the ADA Transition Plan](#)

**Attachments:** [Consent - G-5 Award of Ped Plan to Kimley Horn.pdf](#)

Public Works Director Alonzo Liñán presented an overview of the Keller Pedestrian Facilities Master Plan, including the ADA Transition Plan and School Pedestrian Route Plan. He outlined project goals, grant funding through the 2023 Transportation Alternatives Program, the consultant selection process, and the staff recommendation to award the plan to Kimley-Horn.

2. [Discuss zoning case protest procedures.](#)

**Attachments:** [TX Local Govt Code Chapter 211 - Municipal Zoning Authority](#)  
[UDC Section 8.02](#)

Community Development Director Sarah Hensley gave a presentation on zoning protest procedures, outlining current requirements under the Texas Local Government Code and Keller's Unified Development Code, proposed state legislation, and benchmark practices in other cities. She also discussed the practical application of protest processes and upcoming legislative updates.

3. [Strategic Planning Workshop - Other Revenue](#)

City Manager Aaron Rector provided an overview of other General Fund revenue trends as part of the FY 2025-26 budget strategic planning discussion, highlighting growth patterns and volatility across key revenue sources such as sales tax, interest income, permits, ambulance services, franchise fees, interlocal agreements, and property tax.

4. [Capital Improvement Projects Update](#)

Public Works Director Alonzo Liñán provided the City Council with an update on various capital improvement projects, including design progress, construction status, and future budget candidates. Highlights included updates on the Mt. Gilead Road Improvements, sidewalk gap projects, drainage repairs, and the Sports Park Interactive Water Feature, as well as scheduling and funding timelines for street, water, and sewer infrastructure.

**E. ADJOURN**

Mayor Armin Mizani adjourned the Pre-Council Meeting at 6:54 P.M.

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

**A. CALL TO ORDER – Mayor Armin R. Mizani**

Mayor Armin Mizani called the Regular Meeting to order at 7:05 P.M.

**B. INVOCATION - Pastor Trey Grant, The Well Church****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. ELECTIONS**

1. [Administer the Oath of Office to City Council Place 4.](#)

Judge William A. Knight, Criminal District Court No. 2, Tarrant County administered the Oath of Office to Council Member Tag Green.

Council Member Tag Green addressed the public regarding his re-election to City Council.

**E. PRESENTATIONS**

1. [Presentation of Key to the City to Miss Nina Alvarez](#)

Mayor Armin Mizani presented the Key to the City to Miss Nina Alvarez.

2. [Recognition of Keller High School Boys and Girls Swim Teams](#)

This item was removed from the agenda.

**F. 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.

**G. CONSENT**

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

1. [Consider approval of the Minutes of the Tuesday, May 6, 2025 Regular City Council Meeting.](#)

**Attachments:** [050625 Minutes.pdf](#)

Approved.

2. [Consider approval of the Minutes of the Friday, May 2, 2025 Special City Council Meeting.](#)

**Attachments:** [050225 Special Meeting.pdf](#)

Approved.

3. [Consider approval of the Minutes of the Wednesday, May 14, 2025 Special City Council Meeting.](#)

**Attachments:** [051425 Special Meeting.pdf](#)

Approved.

4. [Consider a resolution approving the City of Keller's cost participation in the purchase of a Lenco BearCat SWAT vehicle through the North Texas Regional SWAT Interlocal Agreement and authorizing payment to the City of Roanoke.](#)

**Attachments:** [Proposed Resolution.docx](#)

[Lenco Bearcat Quote.pdf](#)

[Lenco - Sole Source Letter.pdf](#)

[Lenco - Sole Source Specifications.pdf](#)

[Lenco Government Cooperative Contracts 10.24.2023.pdf](#)

[North Texas Regional SWAT Agreement No. 15-180.pdf](#)

[Invoice.pdf](#)

Resolution No. 4923 authorizes the payment of \$77,373.20 to the City of Roanoke as the City of Keller's cost share for the purchase of a Lenco BearCat armored vehicle, as permitted under the North Texas Regional SWAT Interlocal Agreement.

5. [Consider a resolution approving a Professional Services Agreement Kimley-Horn, of Fort Worth, Texas; for the purpose of providing engineering design and development of a city-wide Keller Pedestrian Facilities Master Plan, including an ADA Transition Plan, and a School Pedestrian Route Plan 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:** [052025 PedMasterPlan Resolution](#)

[052025 PedMasterPlan Evaluation](#)

[052025 PedMasterPlan RFQ](#)

[052025 PedMasterPlan Scope](#)

[052025 PedMasterPlan StaffAttachment](#)

[Consent - G-5 Award of Ped Plan to Kimley Horn.pdf](#)

Resolution No. 4924 approves a Professional Services Agreement with Kimley-Horn for the engineering and development of a Keller Pedestrian Facilities Master Plan, in an amount not to exceed \$621,920.00; and further authorizes the City Manager to execute all documents relating thereto on behalf of the City of Keller, Texas.

## H. OLD BUSINESS

1. [Consider an ordinance approving Armstrong Hills, a Planned Development Zoning Change from Single-Family Residential - 36,000 square-foot lots to Planned Development - Single-Family Residential - 25,000 square-foot lots, consisting of 49 residential lots and](#)

10 open space lots, on approximately 49 acres of land, legally described as a Tract 2 HS, Abstract 1501 and Tract 2, Abstract 791 of the Thomas J. Thompson Survey, located 120 feet southeast of the Davis Boulevard and Creek Road intersection, and addressed 8740 Davis Boulevard.. Barron-Stark Engineers and Holmes Builders, Applicant. LLB Armstrong Family LP, Owner. (ZONE-2411-0007)

**Attachments:** [052025\\_Armstrong\\_Hills\\_PD\\_Ordinance](#)  
[041525\\_Armstrong\\_Hills\\_PD\\_MAPS](#)  
[041525\\_Armstrong\\_Hills\\_PD\\_Entry\\_Renderings](#)  
[041525\\_Armstrong\\_Hills\\_PD\\_Applicant\\_Packet](#)  
[Traffic\\_Impact\\_Analysis-TIA-Armstrong\\_Hills\\_TIA\\_Agency\\_Submittal\\_12-9-2024-2025-03-12\\_v1](#)  
[Armstrong\\_Hills\\_-\\_APPLICANT\\_PRESENTATION](#)  
[041525\\_Armstrong\\_Hills\\_PD\\_Exhibit\\_A](#)  
[Combined\\_Public\\_Feedback\\_Armstrong\\_Hills\\_PD\\_8740\\_Davis\\_Blvd](#)  
[Opposition\\_Map\\_0520](#)  
[Item\\_H-1\\_-\\_8740\\_Davis\\_Rezone](#)

Director of Community Development Sarah Hensley gave a presentation relating to the Planned Development Zoning Change request and the FLUP Amendment request for Armstrong Hills.

Mayor Armin Mizani opened the meeting for public comments on this agenda item. Mr. Craig Carson, 756 Bandit Trail, expressed support of the PD Zoning Change and opposition to the FLUP Amendment. Mr. Bob Cruson, 819 Creek Court, expressed opposition to the density of the development.

Mayor Pro Tem requested the City Council to meet in an Executive Session.

Mayor Armin Mizani recessed the City Council Meeting at 8:00 P.M. so that the Council could meet in an executive session in accordance with Section 551.071, Texas Government Code.

Mayor Armin Mizani reconvened the Open Meeting at 8:23 P.M.

**A motion was made by Council Member Shannon Dubberly, seconded by Council Member Karen Brennan, to table the request for a Planned Development Zoning Change from Single-Family Residential - 36,000 square-foot lots to Planned Development - Single-Family Residential - 25,000 square-foot lots, consisting of 49 residential lots and 10 open space lots, on approximately 49 acres of land, Armstrong Hills. The motion carried by the following vote:**

**AYE: 6 - Council Member Shannon Dubberly, Council Member Tag Green, Mayor Armin Mizani, Mayor Pro Tem Ross McMullin, Council Member Gregory Will, and Council Member Karen Brennan**

**NAY: 1 - Council Member Chris Whatley**

2. [Consider a resolution approving a Future Land Use Plan \(FLUP\) amendment from Low-Density Single Family 36,000 square-foot lots and above \(LD-SF\) and Retail/Commercial \(RTC\) to Medium-Density Single Family - 15,000 to 35,999 square-foot lots \(MD-SF\) for 49 acres, legally described as a Tract 2 HS, Abstract 1501 and Tract 2, Abstract 791 of the Thomas J. Thompson Survey, located 120 feet southeast of the Davis Boulevard and Creek Road intersection, and addressed 8740 Davis Boulevard. Barron-Stark Engineers and Holmes Builders, Applicant. LLB Armstrong Family LP, Owner. \(PA-2411-0003\)](#)

**Attachments:** [052025 Armstrong Hills FLUP Resolution](#)  
[041525 Armstrong Hills FLUP MAP](#)  
[041525 Armstrong Hills FLUP Amendment Applicant Narrative](#)  
[Item H-2 - 8740 Davis FLUP.pdf](#)

A motion was made by Mayor Pro Tem Ross McMullin, seconded by Council Member Gregory Will, to table the request for a Future Land Use Plan (FLUP) amendment from Low-Density Single Family 36,000 square-foot lots and above (LD-SF) and Retail/Commercial (RTC) to Medium-Density Single Family - 15,000 to 35,999 square-foot lots (MD-SF) for 49 acres. The motion carried by the following vote:

**AYE: 6 - Council Member Shannon Dubberly, Council Member Tag Green, Mayor Armin Mizani, Mayor Pro Tem Ross McMullin, Council Member Gregory Will, and Council Member Karen Brennan**

**NAY: 1 - Council Member Chris Whatley**

3. [Consider an ordinance approving 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. \(SUP-2502-0010\)](#)

**Attachments:** [052025 1432 Mt Gilead SUP Ordinance](#)  
[052025 1432 Mt Gilead Rd SUP Maps](#)  
[052025 1432 Mt Gilead Rd SUP Applicant packet](#)  
[052025 1432 Mount Gilead Rd SUP Public Opinion](#)  
[052025 1432 Mt Gilead Opposition Map](#)  
[Item H-3 - 1432 Mount Gilead SUP CC.pdf](#)

Planner Alexis Russell gave a presentation relating to a request for a SUP with variances, for an approximately 3,000 square-foot garage, at 1131 Bancroft Road and 1432 Mount Gilead Road.

Mayor Armin Mizani opened the meeting for public comments on this agenda item. Mr. Ted Herbert, 1012 Oakwood Drive, expressed opposition to the proposal.

**A motion was made by Council Member Shannon Dubberly, seconded by Council Member Gregory Will, to deny the request for a Specific Use Permit (SUP) with variances, for an approximately 3,000 square-foot garage, at 1131 Bancroft Road and 1432 Mount Gilead Road. The motion carried unanimously.**

## I. NEW BUSINESS

1. [PUBLIC HEARING: Consider an ordinance approving a Specific Use Permit \(SUP\) for an existing 1,080 square-foot detached accessory structure, with a variance to encroach the rear setback, on approximately 0.91 acres, on the south side of Summer Breeze Court, approximately 1,780 feet southwest from the Summer Lane and North Pearson Lane intersection, legally described as Lot 31, Block 2 of the Summer Ridge Estates Addition, zoned Single-Family 36,000 square-foot lot size or greater \(SF-36\) and addressed 1401 Summer Breeze Court. Matthew and Jordan Fleetwood, Owner/Applicant. \(SUP-2503-0015\)](#)

**Attachments:** [052025\\_1401 Summer Breeze SUP Ordinance](#)  
[052025\\_1401 Summer Breeze SUP Maps](#)  
[052025\\_1401 Summer Breeze SUP Applicant Packet](#)  
[052025\\_1401 Summer Breeze SUP Public Opinion](#)  
[052025\\_1401 Summer Breeze SUP Opposition Map](#)  
[Item I-1 - 1401 Summer Breeze SUP CC.pdf](#)

Planner Alexis Russell gave a presentation relating to a request for a SUP for an existing 1,080 square-foot detached accessory structure, at 1401 Summer Breeze Court.

Mayor Armin Mizani opened the public hearing.

Mr. Kevin Palomino, 1626 Treehouse Lane, expressed opposition to the proposal.

**A motion was made by Mayor Armin Mizani, seconded by Council Member Shannon Dubberly, to close the public hearing. The motion carried unanimously.**

Mr. Matthew Fleetwood, property owner, addressed the City Council regarding his proposal.

**A motion was made by Council Member Gregory Will, seconded by Council Member Tag Green, to table the request for a Specific Use Permit (SUP) for an existing 1,080 square-foot detached accessory structure, with a variance to encroach the rear setback, at 1401 Summer Breeze Court. The motion carried by the following vote:**

**AYE: 6 - Council Member Shannon Dubberly, Council Member Tag Green, Council Member Chris Whatley, Mayor Pro Tem Ross McMullin, Council Member Gregory Will, and Council Member Karen Brennan**

**NAY: 1 - Mayor Armin Mizani**

2. [PUBLIC HEARING: Consider an ordinance approving a Specific Use Permit \(SUP\) for Jade Beauty Collective, a medical spa, to be located in an approximately 1,121 square-foot building, on 0.18 acres located on the south side of Taylor Street, approximately 165 feet southeast of the intersection of South Main Street and Taylor Street, legally described as Lot 2A 3B & 3C, Block 11 of the Keller City Addition, zoned Old Town Keller \(OTK\) and addressed 116 Taylor Street. Jessica Hunter, Applicant. DBN Properties INC, Owner. \(SUP-2503-0016\).](#)

**Attachments:** [052025 Jade Beauty SUP Ordinance](#)  
[052025 Jade Beauty SUP Maps](#)  
[052025 Jade Beauty SUP Applicant Packet](#)  
[Item I-2 - 116 Taylor SUP CC.pdf](#)

Planner Alexis Russell gave a presentation relating to a request for a SUP for Jade Beauty Collective, a medical spa, to be located at 116 Taylor Street.

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

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

Ms. Jessica Hunter, Applicant, addressed the City Council regarding the proposal.

**A motion was made by Mayor Pro Tem Ross McMullin, seconded by Mayor Armin Mizani, to approve Ordinance No. 2224 approving a Specific Use Permit (SUP) for Jade Beauty Collective, a medical spa, to be located in an approximately 1,121 square-foot building, on 0.18 acres located on the south side of Taylor Street, approximately 165 feet southeast of the intersection of South Main Street and Taylor Street, legally described as Lot 2A 3B & 3C, Block 11 of the Keller City Addition, zoned Old Town Keller (OTK) and addressed 116 Taylor Street. The motion carried unanimously.**

3. [Consider a resolution approving a variance request for one lot in the Highland Terrace Mobile Home Park to reduce the front yard setback to 20 feet in lieu of the required 25 feet, on the property legally described as Lot 41 of the Highland Terrace Mobile Home Park, being approximately 0.17-acres, situated on the west side of Highland Drive East, zoned Single-Family 36,000 square-foot lots or greater \(SF-36\), and addressed as 1827 Highland Drive East. Mohammad Rahman, Applicant. Maxim LLC, Owner. \(UDC-2503-0004\)](#)

**Attachments:** [052025\\_1827 Highland Dr E Resolution](#)  
[052025 Highland Dr Variances PLAT](#)  
[052025\\_1827 Highland Dr E Application Packet](#)  
[052025\\_1827 Highland Dr E Maps](#)  
[Item I-3 - 1827 Highland Dr E.pdf](#)

Planner Calvin Eddleman gave a presentation relating to a request for a variance request for 1827 Highland Drive East to reduce the front yard setback to 20 feet in lieu of the required 25 feet.

**A motion was made by Council Member Chris Whatley, seconded by Council Member Karen Brennan, to approve Resolution No. 4925 approving a variance request for one lot in the Highland Terrace Mobile Home Park to reduce the front yard setback to 20 feet in lieu of the required 25 feet, on the property legally described as Lot 41 of the Highland Terrace Mobile Home Park, being approximately 0.17-acres, situated on the west side of Highland Drive East, zoned Single-Family 36,000 square-foot lots or greater (SF-36), and addressed as 1827 Highland Drive East. The motion carried by the following vote:**

**AYE: 6 - Council Member Tag Green, Mayor Armin Mizani, Council Member Chris Whatley, Mayor Pro Tem Ross McMullin, Council Member Gregory Will, and Council Member Karen Brennan**

**NAY: 1 - Council Member Shannon Dubberly**

4. [Consider a resolution approving four variance requests for one lot in the Highland Terrace Mobile Home Park to reduce the front yard setback to 25 feet in lieu of the required 35 feet, to decrease the minimum dwelling size to 2,000 square-feet in lieu of the 2,400 square-foot requirement, to increase the maximum main building lot coverage to 35% in lieu of the 30% requirement, and to increase the maximum lot coverage to 55% in lieu of the 50% requirement, on the property legally described as Lot 63 of the Highland Terrace Mobile Home Park, being approximately 0.16-acres, situated on the east side of Highland Drive West, zoned Single-Family 36,000 square-foot lots or greater \(SF-36\), and addressed as 1721 Highland Drive West. Mohammad Rahman, Applicant. Chourongi Investment LLC, Owner. \(UDC-2503-0003\)](#)

**Attachments:** [052025 1721 Highland Dr W Resolution](#)  
[052025 Highland Dr Variances PLAT](#)  
[052025 1721 Highland Dr W Application Packet](#)  
[052025 1721 Highland Dr W Maps](#)  
[052025 HT Variance Summary Staff Attachment](#)  
[Item I-4&5 - 1721 and 1725 Highland Dr W CC.pdf](#)

Planner Calvin Eddleman gave a presentation relating to a request for four variances at 1721 Highland Drive West.

**A motion was made by Mayor Pro Tem Ross McMullin, seconded by Council Member Karen Brennan, to approve Resolution No. 4926 approving four variance requests for one lot in the Highland Terrace Mobile Home Park to reduce the front yard setback to 25 feet in lieu of the required 35 feet, to decrease the minimum dwelling size to 2,000 square-feet in lieu of the 2,400 square-foot requirement, to increase the maximum main building lot coverage to 35% in lieu of the 30% requirement, and to increase the maximum lot coverage to 55% in lieu of the 50%**

requirement, on the property legally described as Lot 63 of the Highland Terrace Mobile Home Park, being approximately 0.16-acres, situated on the east side of Highland Drive West, zoned Single-Family 36,000 square-foot lots or greater (SF-36), and addressed as 1721 Highland Drive West. The motion carried unanimously.

5. [Consider a resolution approving four variance requests for one lot in the Highland Terrace Mobile Home Park to reduce the front yard setback to 25 feet in lieu of the required 35 feet, to decrease the minimum dwelling size to 2,000 square-feet in lieu of the 2,400 square-foot requirement, to increase the maximum main building lot coverage to 35% in lieu of the 30% requirement, and to increase the maximum lot coverage to 55% in lieu of the 50% requirement, on the property legally described as Lot 62 of the Highland Terrace Mobile Home Park, being approximately 0.16-acres, situated on the east side of Highland Drive West, zoned Single-Family 36,000 square-foot lots or greater \(SF-36\), and addressed as 1725 Highland Drive West. Mohammad Rahman, Applicant. Chourongi Investment LLC, Owner. \(UDC-2503-0002\)](#)

**Attachments:** [052025 1725 Highland Dr W Resolution](#)  
[052025 Highland Dr Variances PLAT](#)  
[052025 1725 Highland Dr W Application Packet](#)  
[052025 1725 Highland Dr W Maps](#)  
[052025 HT Variance Summary Staff Attachment](#)  
[Item I-4&5 - 1721 and 1725 Highland Dr W CC.pdf](#)

Planner Calvin Eddleman gave a presentation relating to a request for four variances at 1725 Highland Drive West.

**A motion was made by Mayor Pro Tem Ross McMullin, seconded by Council Member Gregory Will, to approve Resolution No. 4927 approving four variance requests for one lot in the Highland Terrace Mobile Home Park to reduce the front yard setback to 25 feet in lieu of the required 35 feet, to decrease the minimum dwelling size to 2,000 square-feet in lieu of the 2,400 square-foot requirement, to increase the maximum main building lot coverage to 35% in lieu of the 30% requirement, and to increase the maximum lot coverage to 55% in lieu of the 50% requirement, on the property legally described as Lot 62 of the Highland Terrace Mobile Home Park, being approximately 0.16-acres, situated on the east side of Highland Drive West, zoned Single-Family 36,000 square-foot lots or greater (SF-36), and addressed as 1725 Highland Drive West. The motion carried unanimously.**

6. [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 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. \(UDC-2503-0005\)](#)

**Attachments:** [052025 UDC Horse Boarding Ordinance](#)  
[052025 Horse Boarding Exhibit A UDC Amendments](#)  
[052025 Horse Boarding Exhibit A Redline](#)  
[052025 Horse Boarding Exhibit B Code Amendments](#)  
[052025 Horse Boarding Exhibit B Redline](#)  
[Item I-6 - Horse Boarding Amend CC.pdf](#)

Community Development Director Sarah Hensley gave a presentation relating to amendments to the UDC and the Code of Ordinances, relating to regulations for horses and horse boarding.

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

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

**A motion was made by Council Member Tag Green, seconded by Council Member Karen Brennan, to approve Ordinance No. 2225 approving 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. The motion carried by the following vote:**

**AYE: 6 - Council Member Shannon Dubberly, Council Member Tag Green, Mayor Armin Mizani, Council Member Chris Whatley, Council Member Gregory Will, and Council Member Karen Brennan**

**NAY: 1 - Mayor Pro Tem Ross McMullin**

7. [Consider an ordinance amending the City of Keller Code of Ordinances, Chapter 19, Water and Sewers, Article XIV, Water Conservation and Drought Contingency, Section 19-1605, Lawn and Landscape Irrigation Restrictions for the City of Keller.](#)

**Attachments:** [052025 WaterConsAmend Ordinance](#)  
[052025 WaterConsAmend OrdinanceClean](#)  
[052025 WaterConsAmend OrdinanceRedline](#)  
[Item I-7 - Water Conservation Plan Update.pdf](#)

Public Works Director Alonzo Linan gave a presentation relating to proposed amendments to the Code of Ordinances, Chapter 19, Water and Sewers, Article XIV, Water Conservation and Drought Contingency, Section 19-1605, Lawn and Landscape Irrigation Restrictions.

**A motion was made by Council Member Gregory Will, seconded by Council**

Member Karen Brennan, to approve Ordinance No. 2226 amending the City of Keller Code of Ordinances, Chapter 19, Water and Sewers, Article XIV, Water Conservation and Drought Contingency, Section 19-1605, Lawn and Landscape Irrigation Restrictions for the City of Keller. The motion carried unanimously.

8. [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, and the City of Keller Code of Ordinances, by amending Article Five - Subdivision Design and Improvement Requirements, relating to regulations for Points of Access; providing penalties; authorizing publication; and establishing an effective date. \(UDC-2504-0006\).](#)

**Attachments:** [052025 UDC Single Access Points Ordinance](#)  
[052025 UDC Single Access Points Exhibit A \(Clean\)](#)  
[052025 UDC Single Access Points Redline](#)  
[Item I-8 UDC Amend Single Access Points.pdf](#)

Deputy Fire Chief Charlie Skaggs gave a presentation relating to amendments to the Code of Ordinances relating to Points of Access.

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

**A motion was made by Council Member Shannon Dubberly, seconded by Mayor Armin Mizani, to close the public hearing. The motion carried unanimously.**

**A motion was made by Council Member Shannon Dubberly, seconded by Mayor Pro Tem Ross McMullin, to approve Ordinance No. 2227 approving amendments to the City of Keller Unified Development Code (UDC), adopted by Ordinance No. 1746 dated July 7, 2015, and the City of Keller Code of Ordinances, by amending Article Five - Subdivision Design and Improvement Requirements, relating to regulations for Points of Access; providing penalties; authorizing publication; and establishing an effective date. The motion carried unanimously.**

## **J. EXECUTIVE SESSION**

Executive Session was not held during the Regular Meeting.

## **K. ADJOURN**

**A motion was made by Council Member Shannon Dubberly, seconded by Mayor Pro Tem Ross McMullin, to adjourn the meeting at 9:38 P.M. The motion carried unanimously.**

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Mayor

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City Secretary