



City of Keller

City Council

Meeting Minutes

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

Tuesday, March 4, 2025

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 Karen Brennan
Council Member Tag Green
Council Member Chris Whatley

Mayor Pro Tem Ross McMullin was absent.

The following City staff members were present: City Manager Aaron Rector, City Attorney Stan Lowry, City Secretary Kelly Ballard, Director of Community Services Cody Maberry, Director of Economic Development Mary Culver, Director of Human Resources Marcia Reyna, Public Works Director Alonzo Liñán, Fire Chief Bobby Tatum Jr., and Police Chief Bradley G. Fortune.

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 5:08 P.M. so that the City Council could meet in an Executive Session in accordance with State Law.

1. 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. [207 S. Elm Street](#)

2. Adjourn into Open Meeting.

Mayor Armin Mizani adjourned the Executive Session and returned to the Open Meeting at 5:46 P.M.

3. Action on Executive Session Item 1 if necessary.

No action was taken.

D. WORK SESSION

1. [Keller Police Department Annual Report](#)

Attachments: [Keller 2024 Racial Profiling Report-Compressed.pdf](#)
[Keller Police Annual Report 2024.pdf](#)
[Presentation - 2024 EOY PD.pdf](#)

Police Chief Bradley G. Fortune gave a presentation relating to the Keller Police Department Annual Report.

2. [Discuss Unified Development Code amendments related to horse boarding.](#)

Attachments: [CODE OF ORD Sec. 3 100. Definitions. \(1\)](#)
[UDC Section 3.01 Definitions \(1\)](#)
[UDC Section 9.11 Supplemental Regulations](#)
[UDC Section SF-36 SF-30 SF-25](#)
[021825 Work Session - Horse Boarding](#)

Community Development Director Sarah Hensley gave a presentation relating to proposed amendments to the UDC relating to horse boarding.

3. [Economic Development Update.](#)

Economic Development Director Mary Culver gave a update over recent and upcoming economic development projects.

4. [Discussion on Impacts of Population Growth Over 50,000](#)

City Manager Aaron Rector gave a presentation regarding impacts to the City relating to the potential of reaching a 50,000 population milestone.

E. ADJOURN

Mayor Armin Mizani recessed the Pre-Council Meeting at 6:50 P.M. with the intent to reconvene at the conclusion of the Regular Meeting.

Mayor Armin Mizani adjourned the Pre-Council Meeting at 8:50 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 7:08 P.M.

B. INVOCATION

Pastor Randy Cox, Associate Pastor, Milestone Church, gave the invocation.

C. PLEDGE OF ALLEGIANCE

[Cub Scout Pack 175 - Webelo Den](#)

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 - None

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.

No public comments were received.

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 Council Member Chris Whatley, seconded by Council Member Shannon Dubberly, to approve the Consent Agenda. The motion carried unanimously.

1. [Consider approval of the Minutes of the Tuesday, February 18 2025, Regular City Council Meeting.](#)

Attachments: [021825 Minutes.pdf](#)

Approved.

2. [Consider a resolution approving the proposal from Motorola Solutions Inc. for the purchase of Police Department radios through the Houston-Galveston \(H-GAC\) Cooperative Purchasing Program, and authorizing the City Manager to execute all purchase documents relating thereto on behalf of the City of Keller, Texas.](#)

Attachments: [030425 KPD Radios Resolution](#)
[030425 KPD Radios Staff Attachment](#)

Resolution No. 4899 hereby approves the purchase of radios from Motorola Solutions Inc. for \$224,893.12; and further authorizes the City Manager to execute all purchase documents relating thereto on behalf of the City of Keller, Texas.

3. [Consider a resolution receiving the Keller Quarterly Investment Report for period ending December 31, 2024, and providing an effective date.](#)

Attachments: [030425 FY 25 Q1 Investment Report Resolution](#)
[030425 FY25 Q1 Invest Report](#)

Resolution No. 4900 hereby receives the Keller Quarterly Investment Report for period ending December 31, 2025.

4. [Consider a resolution receiving the Keller Quarterly Financial Report for period ending December 31, 2024 and providing an effective date.](#)

Attachments: [030425 FY 25 Q1 Financial Report Resolution](#)
[030425 FY25 Q1 Finance Report](#)

Resolution No. 4901 hereby receives the Keller Quarterly Financial Report for period ending December 31, 2024.

5. [Consider a resolution authorizing the purchase and installation of two replacement outdoor warning sirens, for Keller Fire Rescue, from Federal Signal Corporation, through The Interlocal Purchasing System \(TIPS\) cooperative, and authorizing the City Manager or designee to execute all purchase document relating thereto on behalf of the City of Keller.](#)

Attachments: [030425 Siren Resolution.doc](#)
[030425 Staff Attachment Federal Signal Corp](#)

Resolution No. 4902 hereby authorizes the purchase and installation of two replacement outdoor warning sirens for the Fire Department from Federal Signal Corporation in the amount of \$60,517.82.

G. OLD BUSINESS - None

H. NEW BUSINESS

1. [PUBLIC HEARING: Consider an ordinance approving amendments to the City of Keller Code of Ordinances, Chapter 12 - Parks and Recreation, Section 12-160, by adopting the annual Youth Programs Standards of Care; providing a severability clause; authorizing](#)

[publication; and providing an effective date.](#)

Attachments: [030425 STANDARDSOFCARE2025 ORDINANCE.docx](#)

[030425 Youth Program Standards of Care 2025](#)

[Presentation - Standards of Care.pdf](#)

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

A motion was made by Council Member Shannon Dubberly, seconded by Council Member Gregory Will, to approve Ordinance No. 2212 approving amendments to the City of Keller Code of Ordinances, Chapter 12 - Parks and Recreation, Section 12-160, by adopting the annual Youth Programs Standards of Care; providing a severability clause; authorizing publication; and providing an effective date. The motion carried unanimously.

2. [PUBLIC HEARING: Consider an ordinance approving a Specific Use Permit \(SUP\) for Blue Morpho Salon, in an approximately 1,200 square-foot existing lease space, on 1.62 acres, approximately 440 feet southeast of the Town Center Lane and Keller Parkway intersection, legally described as Lot 1R, Block B of the Keller Town Center Addition, zoned Town Center \(TC\) and addressed 101 Town Center Lane, Ste. 115. Julie Vega, Applicant. Regency Centers, L.P., Owner. \(SUP-2501-0005\)](#)

Attachments: [030425 Blue Morpho SUP Ordinance](#)

[021125 Blue Morpho SUP Maps](#)

[021125 Blue Morpho SUP Applicant packet](#)

[Presentation - Blue Morpho SUP_CC.pdf](#)

Planner Alexis Russell gave a presentation relating to the request for a SUP for Blue Morpho Salon at 101 Town Center Lane, Ste. 115.

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.

A motion was made by Council Member Shannon Dubberly, seconded by Council Member Gregory Will, to Ordinance No. 2213 approving a Specific Use Permit (SUP) for Blue Morpho Salon, in an approximately 1,200 square-foot existing lease space, on 1.62 acres, approximately 440 feet southeast of the Town Center Lane and Keller Parkway intersection, legally described as Lot 1R, Block B of the Keller Town Center Addition, zoned Town Center (TC) and addressed 101 Town Center Lane, Ste. 115. The motion carried unanimously.

3. [PUBLIC HEARING: Consider an ordinance approving a Specific Use Permit \(SUP\) for Forever Young Spa, a Medical Spa in an existing 1,217 square foot lease space on 1.53 acres, located approximately 500 feet north of the intersection of Keller Parkway and Bourland Road, legally described as Lot G of the Stoneglenn Office Park subdivision.](#)

zoned Retail (R) and addressed 634 Stoneglen Drive. Provcom Holdings Series II, Owner. Savannah Bewley, Applicant. (SUP-2501-0004) *This application has been withdrawn by the applicant.*

Attachments: [030425 Forever Young Spa SUP Ordinance](#)
[030425 Forever Young Spa SUP MAPS](#)
[030425 Forever Young Spa SUP Applicant Packet](#)
[Presentation - Forever Young Spa SUP CC.pdf](#)

This item was withdrawn by the applicant. No action was taken.

4. 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 Keller House Collective, Inc. at 207 S Elm St.; and authorizing the City Manager to execute said documents on behalf of the City of Keller, Texas.

Attachments: [Exhibit A - Ch 380 Agreement - Keller House](#)
[Presentation - Keller House Collective Inc..pdf](#)

Director of Economic Development Mary Culver gave a presentation relating to the request for a Chapter 380 Economic Development Program Agreement, with Keller House Collective, Inc. at 207 S Elm St.

A motion was made by Council Member Chris Whatley, seconded by Council Member Tag Green, to approve Resolution No. 4903 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 Keller House Collective, Inc. at 207 S Elm St.; and authorizing the City Manager to execute said documents on behalf of the City of Keller, Texas. The motion carried unanimously.

5. Consider a resolution approving a Detailed Site Plan for The Summit at Center Stage, a proposed 42-lot subdivision in an existing Mixed Use Planned Development, on an 8.08-acre property, legally described as Lot 9, Block A, Center Stage Addition, located approximately 425 feet east of the North Main Street and Mount Gilead Road intersection, zoned Planned Development - Mixed Use - Commercial/Residential and addressed as 145 Mount Gilead Road. RCM Keller Center Stage, LLC, Owner/Applicant. (SITE-2502-0002)

Attachments: [030425 Center Stage SF DSP Resolution](#)
[030425 Center Stage SF DSP Elevations-Floor Plans](#)
[030425 Center Stage SF DSP Aerial Overlay](#)
[030425 Center Stage SF DSP MAPS](#)
[Presentation - Center Stage PD Single Family DSP.pdf](#)
[Center Stage PD Amendment APPROVED 080123](#)
[030425 Center Stage SF DSP Exhibit A](#)

Director of Community Development Sarah Hensley gave a presentation relating to the

request for a Detailed Site Plan for The Summit at Center Stage, a proposed 42-lot subdivision in an existing Mixed Use Planned Development, at 145 Mount Gilead Road.

A motion was made by Mayor Armin Mizani, seconded by Council Member Tag Green, to approve Resolution No. 4904 approving a Detailed Site Plan for The Summit at Center Stage, a proposed 42-lot subdivision in an existing Mixed Use Planned Development, on an 8.08-acre property, legally described as Lot 9, Block A, Center Stage Addition, located approximately 425 feet east of the North Main Street and Mount Gilead Road intersection, zoned Planned Development - Mixed Use - Commercial/Residential and addressed as 145 Mount Gilead Road. The motion carried unanimously.

I. EXECUTIVE SESSION

Executive Session was not held during the Regular Meeting.

1. 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. [207 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 City Council Meeting at 8:13 P.M. in order to reconvene the Pre-Council Meeting.

Mayor

City Secretary