



City of Keller City Council Agenda

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

Tuesday, July 15, 2025

PRE-COUNCIL MEETING 5:00 P.M.

A. CALL TO ORDER - Mayor Armin R. Mizani

B. DISCUSS AND REVIEW AGENDA ITEMS

C. EXECUTIVE SESSION

1. Section 551.071. CONSULTATION WITH ATTORNEY.

- a. [Consultation with City Attorney regarding sex offender residency or distance restrictions](#)

2. Adjourn into Open Meeting.

3. Action on Executive Session Item 1 if necessary.

D. WORK SESSION

1. [Budget Strategic Planning – Compensation, Benefits and Staffing](#)

Attachments: [Item D-1 - FY2025-26 Personnel Services Proposal.pdf](#)

2. [Discussion regarding a potential City-initiated election.](#)

3. [Economic Development Update](#)

4. [Capital Improvement Projects Update](#)

E. ADJOURN

REGULAR MEETING 7:00 P.M.

A. CALL TO ORDER – Mayor Armin R. Mizani

B. INVOCATION - Campus Pastor Seth Walker, Fellowship of the Parks

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 Miss North Texas High School Rodeo Association \(NTHSRA\) Queen, Saylor Walters](#)
2. [Recognition of the #TeamKeller winners of the 2025 Fit City Challenge.](#)

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.

F. CONSENT

1. [Consider approval of the Minutes of the Tuesday, June 17, 2025 Regular City Council Meeting.](#)

Attachments: [061725 Minutes.pdf](#)

2. [Consider a resolution approving the purchase and installation of a shade structure for the playground at The Keller Pointe, from The Playground, Shade and Surfacing Depot, LLC., of Keller, Texas, through the Texas Association of School Boards \(TASB\) BuyBoard Cooperative Purchasing Program, for the Parks and Recreation Department; and authorizing the City Manager to execute all purchase documents relating thereto on behalf of the City of Keller, Texas.](#)

Attachments: [The Keller Pointe Playground Shade Structure Resolution](#)
[Keller Pointe Playground Shade Proposal Rev1](#)
[Keller Pointe Playground Shade Rendering Green](#)

3. [Consider a resolution approving the purchase of As-Needed Concrete Installation Services from CI Pavement of Grand Prairie, Texas, for the Sidewalk Additions Construction Project, in an amount not to exceed \\$443,634.60, for the Public Works Department, through The Interlocal Purchasing System \(TIPS\) purchasing cooperative; and authorizing the City Manager to execute all documents relating thereto on behalf of the City of Keller, Texas.](#)

Attachments: [071525 As-Needed Concrete Installations Resolution](#)
[071525 As-Needed Concrete Installations StaffAttachment](#)

4. [Consider a resolution of the City of Keller suspending the July 31, 2025, effective date of Oncor electric delivery company's requested rate change to permit the city time to study the request and to establish reasonable rates; approving cooperation with the Steering Committee of Cities Served by Oncor to hire legal and consulting services and to negotiate with the company and direct any necessary litigation and appeals; finding that the meeting at which this resolution is passed is open to the public as required by law; requiring notice of this resolution to the company and legal counsel for the steering committee.](#)

Attachments: [2025 Oncor RC Suspension Resolution 071525.DOC](#)

5. [Consider a resolution approving the FY 2025-26 vehicle replacement purchases through Enterprise Fleet Management and authorizing the City Manager to execute all related purchasing documents on behalf of the City of Keller, Texas.](#)

Attachments: [071525 FY26 Fleet Replacement Resolution](#)

G. OLD BUSINESS

1. [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: [071525 1401 Summer Breeze SUP Ordinance](#)
 [071525 1401 Summer Breeze SUP Maps](#)
 [071525 1401 Summer Breeze SUP Applicant Packet](#)
 [071525 1401 Summer Breeze SUP Public Opinion](#)
 [071525 1401 Summer Breeze SUP Opposition Map](#)
 [Item G-1 - 1401 Summer Breeze SUP CC 071525.pdf](#)

H. NEW BUSINESS

1. [PUBLIC HEARING: Consider an ordinance approving a Specific Use Permit \(SUP\) for a 1,500 square-foot accessory structure, on approximately .84 acres, located on the north side of Summer Lane, approximately 1,300 feet East from the intersection of Ottinger Road and Melody Lane, legally described as Lot 11, Block 1 of the Summer Ridge Estates Addition, zoned Single-Family 36,000 square-foot lot size or greater \(SF-36\) and addressed 1745 Summer Lane. Jaron Dulaney, Applicant/Owner. \(SUP-2505-0020\)](#)

Attachments: [071525 1745 Summer Lane SUP Ordinance](#)
 [071525 1745 Summer Lane SUP Applicant Packet](#)
 [071525 1745 Summer Lane SUP Maps](#)
 [071525 1745 Summer Lane SUP Public Opinion](#)
 [062425 1745 Summer Lane SUP Opposition Map](#)
 [Item H-1 - 1745 Summer Lane SUP.pdf](#)

2. [PUBLIC HEARING: Consider an ordinance approving a Specific Use Permit \(SUP\) for an automobile electric charging station, on approximately 11.96 acres, located on the southeastern corner of the intersection of Keller Parkway and Rufe Snow Drive, legally described as Lot 1R, Block A of the Keller Town Center Addition, zoned Town Center \(TC\) and addressed 1000 Keller Parkway. Meghan Youngbar, Applicant. Regency Centers LP, Owner. \(SUP-2505-0019\)](#)

Attachments: [071525 1000 Keller Parkway SUP Ordinance](#)
 [071525 1000 Keller Parkway SUP Maps](#)
 [071525 1000 Keller Parkway SUP Applicant Packet](#)
 [071525 1000 Keller Parkway SUP Public Opinion](#)
 [Item H-2 - 1000 Keller Parkway SUP.pdf](#)

3. [Consider a resolution approving a Final Plat with one variance for the Roanoke Christian Center Addition, a proposed residential subdivision with three single-family lots, on 2.54 acres of land, located at the northeast corner of the Florence Road and Judge Bland Road intersection, legally described as Tract 6C, Abstract 1604 of the Josiah Walker Survey, zoned Single-Family 36,000 minimum square-foot lots \(SF-36\), and addressed 2257 Florence Road. Pentavia Custom Homes LLC, Owner/Applicant. \(PLAT-2505-0011\)](#)

Attachments: [071525 2257 Florence Plat Resolution](#)
 [071525 2257 Florence Plat Maps](#)
 [071525 2257 Florence Plat Plat](#)
 [Item H-3 - 2257 Florence Rd Plat CC 071525](#)

4. [Consider a resolution approving a special exception to the City of Keller Unified Development Code, Article 9, Development Standards, Section 9.05 - Sign Regulations for two attached wall signs for Te'Jun, a 5,500 square-foot restaurant currently under construction, on 1.2 acres, approximately 282 feet northwest of the intersection of Keller Parkway and Bourland Road, legally described as Lot 1, Block A, of the TEJUN Addition, zoned Retail and addressed as 541 Keller Parkway. Texas Sign Services Inc, Applicant. Te'Jun, Owner. \(UDC-2505-0009\)](#)

Attachments: [071525 TeJun Sign Exception Resolution](#)
 [071525 TeJun Sign Exception Maps](#)
 [062425 TeJun Sign Exception Exhibit A](#)
 [Item H-4 - TeJun Sign Exception.pdf](#)

5. [PUBLIC HEARING: Consider a zoning change request from Single-Family Residential 36,000 square-foot lots \(SF-36\) to Planned Development - Single-Family Residential 30,000 square-foot lots \(SF-30\) for 7.2 acres, located approximately 900 feet northwest of the Indian Knoll Trail and Shady Grove Road intersection, legally described as Tracts 1F and 1A02C, Abstract 1209 of the Thomas Peck Survey, zoned Single-Family 36,000 minimum square-foot lots \(SF-36\), and addressed 8660 Clara Lane and 8733 Indian Knoll Trail. William Solomon, Suma Monde Kapital Partners, Applicant. Cameron-Sqrl. Sanford, LLC, Owner. \(ZONE-2505-0006\)](#)

Attachments: [071525_Heritage_PD_Ordinance](#)
 [071525_Heritage_Grove_PD_Renderings-Elevations](#)
 [071525_Heritage_Grove_PD_Applicant_Narrative](#)
 [071525_Heritage_Grove_PD-Exhibit_B-Detailed_Site_Plan](#)
 [071525_Heritage_Grove_PD_MAPS](#)
 [071525_Heritage_Grove_PD - Updated Open Space Proposal](#)
 [071525_Heritage_Grove_PD_Exhibit_A-Development_Standards](#)
 [Item_H-5_-_Heritage_Grove_PD.pdf](#)
 [071525_Heritage_Grove_PD_Public_Feedback](#)

6. [PUBLIC HEARING: Consider a resolution approving a Future Land Use Plan \(FLUP\) amendment from Low-Density Single Family 36,000 square-foot lots and above \(LD-SF\) to Medium-Density Single Family - 15,000 to 35,999 square-foot lots \(MD-SF\) for 7.2 acres, located approximately 900 feet northwest of the Indian Knoll Trail and Shady Grove Road intersection, legally described as Tracts 1F and 1A02C, Abstract 1209 of the Thomas Peck Survey, zoned Single-Family 36,000 minimum square-foot lots \(SF-36\), and addressed 8660 Clara Lane and 8733 Indian Knoll Trail. William Solomon, Suma Monde Kapital Partners, Applicant. Cameron-Sqrl. Sanford, LLC, Owner. \(PA-2505-0003\)](#)

Attachments: [071525_Heritage_PD_FLUP_Resolution](#)
 [Narrative Statement-Plan amendment-2025-05-21_v1](#)
 [071525_Heritage_Grove_MAPS](#)
 [Item_H-6_-_Heritage_Grove_FLUP.pdf](#)

7. [PUBLIC HEARING: Consider a resolution approving the Fiscal Year 2025-26 City of Keller Crime Control and Prevention District Budget.](#)

Attachments: [071525_FY26_KCCPD_Budget_Resolution](#)
 [071525_FY26_KCCPD_Budget_Exhibit_A](#)
 [Item_H-7_-_KCCPD_Budget_FY26_-_CCPD.pdf](#)

8. [PUBLIC HEARING: Fiscal Year 2025-26 Keller Development Corporation Budget.](#)

Attachments: [Memo_KDC_Budget_FY2025-26](#)
 [Copy_of_CIP_PARKS_DRAFT](#)
 [Item_H-8_-_KDC_Budget_Presentation_Final_FY2025-26.pdf](#)

I. EXECUTIVE SESSION

1. Section 551.071. CONSULTATION WITH ATTORNEY.

- a. [Consultation with City Attorney regarding sex offender residency or distance restrictions](#)

2. Adjourn into Open Meeting.

3. Action on Executive Session Item 1 if necessary.

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 Friday, July 11, 2025 at 5:00 P.M.

Kelly Ballard, 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.