



City of Keller
City Council
Meeting Summary

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

Mayor Armin Mizani called the Pre-Council Meeting to order at 5:06 P.M.

PRESENT: 6 - Council Member Shannon Dubberly, Mayor Armin Mizani, Mayor Pro Tem Ross McMullin, Council Member Gregory Will (video conference), Council Member Karen Brennan, and Council Member Tag Green

ABSENT: 1 - Council Member Chris Whatley

The following City Staff Members were present: City Manager Aaron Rector, City Secretary Kelly Ballard, City Attorney Stan Lowry, Public Works Director Alonzo Linan, Development Services Director Sarah Hensley, Community Services Director Cody Maberry, Human Resources Director Marcia Reyna, Assistant Economic Development Director Ana Erwin, Interim Fire Chief Charlie Skaggs, and Deputy Police Chief Jared Lemoine.

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 5:13 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.

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

2. Adjourn into Open Meeting.

Mayor Armin Mizani adjourned the Executive Session and reconvened the Pre-Council Meeting at 5:56 P.M.

3. Action on Executive Session Item 1 if necessary.

Action was taken at the 7:00 P.M. Meeting.

D. WORK SESSION

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

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

Human Resources Director Marcia Reyna gave a presentation and discussed strategies related to compensation, benefits, and staffing levels.

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

Attachments: [Item D-2 - Sales Tax Allocation Analysis.pdf](#)

The City Council discussed considerations and potential timelines for a City-initiated election.

3. [Economic Development Update](#)

Assistant Economic Development Director Ana Erwin provided an update on current projects and recent business activity in Keller.

4. [Capital Improvement Projects Update](#)

Public Works Director Alonzo Linan and Director of Community Services Cody Maberry reviewed ongoing infrastructure and park projects, including Chandler roadway rebuild, Bear Creek Parkway bridge repairs, and the Sports Park equestrian restroom/storage building nearing completion.

E. ADJOURN

Mayor Armin Mizani recessed the Pre-Council Meeting at 6:59 P.M. with the intent to reconvene at the conclusion of the Regular Meeting. Mayor Armin Mizani adjourned the Meeting at 10:05 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 7:10 P.M.

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

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 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.

Mr. Mike Sivertsen, 1620 Creek Terrace Drive, addressed the City Council with comments on the electric grid.

Ms. Kim Slone, 1524 Heather Lane; and Ms. Tricia McWhirter, 1532 Heather Lane thanked the City Council for the amendment to the sex offender ordinance moving the distance from 1000 to 2000 feet.

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

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

Attachments: [061725 Minutes.pdf](#)

Approved

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](#)

Resolution No. 4938 hereby approves the purchase and installation of a shade structure for The Keller Pointe playground from The Playground Shade and Surfacing Depot LLC of Keller, Texas, through the TASB BuyBoard Cooperative Purchasing Program in the amount of \$99,987.00; 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 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](#)

Resolution No. 4939 hereby approves the purchase of as-needed concrete installation services from C.I. Pavement of Grand Prairie, Texas, through the TIPS-USA Purchasing Cooperative in an amount not to exceed \$443,634.60, and authorizes the City Manager to execute all purchase documents relating thereto on behalf of the City of Keller, Texas.

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](#)

Resolution No. 4940 approved that the July 31, 2025 effective date of the rate request submitted by Oncor on or about June 26, 2025, be suspended for the maximum period allowed by law to permit adequate time to review the proposed changes and to establish reasonable rates.

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](#)

Resolution No. 4941 hereby approves the purchase of seventeen vehicles through Enterprise Fleet Management for \$1,332,631; and further authorizes the City Manager to execute all purchase documents relating thereto on behalf of the City of Keller, Texas.

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](#)

The applicant requested to table the agenda item to the August 5, 2025 Council Meeting.

A motion was made by Council Member Shannon Dubberly, seconded by Council Member Chris Whatley, to table the agenda item to the August 5, 2025 Regular City Council Meeting. The motion carried unanimously.

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](#)

Kalvin Eddleman, Planner, presented the item.

Speaker: Jaron Dulaney, Applicant/Owner.

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 Karen Brennan, to close the public hearing. The motion carried unanimously.

A motion was made by Mayor Pro Tem Ross McMullin, seconded by Council Member Karen Brennan, to approve Ordinance No. 2232 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. The motion carried unanimously.

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](#)

Kalvin Eddleman, Planner, presented the item.

Speaker: Ashley Brooke, Mercedes-Benz representative, applicant.

Mayor Armin Mizani opened the public hearing.

Ms. Vanessa Herra, 121 Rufe Snow Drive Ste 127, spoke in opposition to the proposal citing concerns with the location of the parking spots.

Mr. Mike Sivertsen, 1620 Creek Terrace Drive, spoke in opposition to the proposed electric charging station citing concerns with location, fire safety, use of space.

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 Council Member Shannon Dubberly, to table the request to the August 5, 2025 Council Meeting. The motion carried unanimously.

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](#)

Alexis Russell, Planner, presented the item.

Speaker: Curt Dubose, PentaVia Custom Homes, applicant.

A motion was made by Mayor Pro Tem Ross McMullin, seconded by Council Member Shannon Dubberly, to approve Resolution No. 4944 approving a Final Plat 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, with the variance that Lot 1 shall be permitted a minimum lot width of 110 feet in lieu of the 140' width requirement in Unified Development Code (UDC) Section 8.04(4)(a)(2). The motion carried unanimously.

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](#)

Alexis Russell, Planner, presented the item.

A motion was made by Mayor Pro Tem Ross McMullin, seconded by Council Member Karen Brennan, to approve Resolution No. 4942 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. The motion carried unanimously.

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](#)

Sarah Hensley, Development Services Director, presented the item.

A motion was made by Mayor Armin Mizani, seconded by Council Member Karen Brennan, 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 deny the zoning change request for 8660 Clara Lane and 8733 Indian Knoll Trail. The motion carried unanimously.

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](#)

Sarah Hensley, Development Services Director, presented the item.

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

A motion was made by Council Member Tag Green, seconded by Council Member Chris Whatley, to deny the Future Land Use Plan (FLUP) amendment for 8660 Clara Lane and 8733 Indian Knoll Trail. The motion carried unanimously.

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](#)

Police Chief Bradley G. Fortune gave a presentation relating to the Fiscal Year 2025-26

Keller Crime Control and Prevention District Budget.

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 Council Member Shannon Dubberly, seconded by Council Member Chris Whatley, to approve Resolution No. 4943 approving the Fiscal Year 2025-26 City of Keller Crime Control and Prevention District Budget. The motion carried unanimously.

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](#)

Community Services Director Cody Maberry gave a presentation relating to the Fiscal Year 2025-26 Keller Development Corporation Budget.

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

I. EXECUTIVE SESSION

Executive Session was not held during the Regular Meeting. Action was taken on an item previously discussed in Executive Session during the Pre-Council Meeting.

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.**

A motion was made by Council Member Tag Green, seconded by Council Member Shannon Dubberly, to approve Ordinance No. 2234 amending Ordinance No. 2038 and Chapter 10, Article IX of the City of Keller Code of Ordinances, to revise the minimum distance requirement for sex offender residency restrictions from 1,000 feet to 2,000 feet. The motion carried unanimously.

J. ADJOURN

Mayor Armin Mizani adjourned the Regular City Council Meeting at 9:40 P.M. in order to reconvene the Pre-Council Meeting.

Mayor

City Secretary