



**City of Keller  
City Council  
Agenda**

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

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Tuesday, April 7, 2026

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**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; 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. [1823 Keller Parkway](#)
    - b. [1000 Bear Creek Parkway](#)
2. Adjourn into Open Meeting.
3. Action on Executive Session Item 1 if necessary.

**D. WORK SESSION**

1. [Presentation by the Fire Department and Public Works regarding the proposed implementation of a traffic signal emergency preemption system](#)
2. [Discuss possible Unified Development Code amendments related to home occupations.](#)
3. [Budget Strategic Planning – Fund Balance Update](#)
4. [Economic Development Update](#)

**E. ADJOURN**

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

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

**B. INVOCATION****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. [Alliance for Children presentation](#)

**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 three business days' 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, March 17, 2026 Regular City Council Meeting.](#)

**Attachments:** [031726 Minutes.pdf](#)

2. [Consider a resolution appointing City Council Members to serve on various Boards and Committees.](#)

**Attachments:** [040726 Council Assignments Resolution](#)

3. [Consider a resolution approving the purchase of Traffic Signal Emergency Pre-Emption Equipment from Paradigm Traffic Systems, of Arlington, Texas, for the Fire Department through the BuyBoard Purchasing Cooperative; and authorizing the City Manager to execute all documents relating thereto on behalf of the City of Keller, Texas.](#)

**Attachments:** [040726 Pre-Emption Equipment Resolution.docx](#)

4. [Consider a resolution approving the bid from Green World Care, Inc., of Dallas, Texas for contractual services relating to Grounds Management Services for the Keller Sports Park, for the Parks and Recreation Department, for a three-year term; and authorizing the City Manager to execute all contract documents relating thereto on behalf of the City of Keller, Texas.](#)

**Attachments:** [Keller Sports Park Mowing Bid Resolution 2026](#)  
[Copy of Bid Tabulation by Line Item Spreadsheet](#)  
[Copy of Bid Tabulation by Supplier Spreadsheet](#)

5. [Consider a resolution approving a Joint Election Agreement and Contract for Election Services with the Tarrant County Elections Administrator to conduct the City of Keller General Election for the purpose of electing the Mayor and City Council Places 5 and 6.](#)

and to conduct a Special Election for the purpose of electing City Council Place 4 to fill an unexpired term, to be held on Saturday, May 2, 2026; and authorizing the Mayor to execute the Agreement and Contract.

**Attachments:** [050226 Election Contract Resolution](#)  
[Exhibit A 050226 Joint Election Contract](#)

## G. OLD BUSINESS - None

## H. NEW BUSINESS

1. PUBLIC HEARING: Consider an ordinance approving a Specific Use Permit (SUP) with a variance, for a 375 square-foot carport, on .89 acres, located on the south side of Treehouse Lane South, approximately 1075 feet east from the intersection of Ottinger and Treehouse Lane South, legally described as Lot 21, Block 1 of the Treehouse Addition, zoned Single-Family 36,000 square-foot lot size or greater (SF-36) and addressed 1526 Treehouse Lane South. William Pataky, Applicant. Richard and Mary Lou Mills, Owner. (SUP-2602-0003)

**Attachments:** [040726 1526 Treehouse Ln S Ordinance](#)  
[040726 1526 Treehouse Ln S SUP Maps](#)  
[040726 1526 Treehouse Ln S SUP Applicant packet](#)  
[Item H-1 - 1526 Treehouse Ln S SUP.pdf](#)

2. PUBLIC HEARING: Consider an ordinance approving a Specific Use Permit (SUP) for Baylor Scott & White, to operate a medical office in an existing 4,791 square-foot lease space, on approximately 11.96 acres, located on the southeastern intersection of Keller Parkway and Rufe Snow Drive, legally described as Block A, Lot 1R, of the Keller Town Center Addition, zoned Town Center (TC), and addressed 1006 Keller Parkway, Suite 103. Caitlyn McNicholl, Applicant. Regency Centers LP, Owner. (SUP-2602-0004)

**Attachments:** [040726 1006 Keller Parkway SUP Applicant Packet](#)  
[040726 1006 Keller Parkway SUP Maps](#)  
[040726 1006 Keller Parkway SUP Ordinance](#)  
[Item H-2 - 1006 Keller Parkway SUP.pdf](#)

3. Consider a resolution approving a Chapter 380 Economic Development Agreement, pursuant to Chapter 380 of the Texas Local Government Code, and pursuant to the City's Economic Development Policy, with Brandon Ableman of DBN Properties Inc., for the property located at 116 Taylor Street, Keller, TX 76248 for a City of Keller Façade Improvement Grant.

**Attachments:** [040726 116TaylorFacadeGrant Exhibit A - 380 Agreement.docx](#)  
[040726 116TaylorFacadeGrant Exhibit A.1 - Resolution.docx](#)  
[040726 116TaylorGrantApplication Exhibit A.2.pdf](#)  
[040726 Resolution No. 437 Exhibit A.3.pdf](#)  
[040726 116TaylorFacadeGrant CostBreakdown.pdf](#)  
[Item H-3 - 116 Taylor FIG.pdf](#)

**I. EXECUTIVE SESSION**

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**
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2. **Adjourn into Open Meeting.**
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**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 Thursday, April 2, 2026.*

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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.***