



**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, April 7, 2026**

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**PRE-COUNCIL MEETING 5:00 P.M.**

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

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

City Council Present: Mayor Armin Mizani, Mayor Pro Tem Ross McMullin, Council Member Karen Brennan, Council Member Greg Will, Council Member Shannon Dubberly, and Council Member Chris Whatley (arrived at 5:10 P.M.).

Staff Members Present: City Manager Aaron Rector, City Secretary Kelly Ballard, City Attorney Stan Lowry, Director of Development Services Sarah Hensley, Director of Community Services Cody Maberry, Director of Public Works Alonzo Linan, Director of Administrative Services Marcia Reyna, Chief Financial Officer Bryan Rebel, Assistant Director of Economic Development Ana Erwin, Police Chief Bradley G. Fortune, and Fire Chief Charlie Skaggs.

**B. DISCUSS AND REVIEW AGENDA ITEMS**

Council discussed and reviewed the agenda items.

**C. EXECUTIVE SESSION**

The City Council convened into Executive Session at 5:11 p.m. pursuant to Section 551.071 of the Texas Government Code.

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.**

The Executive Session concluded at 6:35 p.m.

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

No action was taken.

**D. WORK SESSION**

1. [Presentation by the Fire Department and Public Works regarding the proposed implementation of a traffic signal emergency preemption system](#)

Staff from the Fire Department and Public Works presented on the proposed implementation of an upgraded traffic signal emergency preemption system. The discussion included transitioning from the existing infrared-based system to a cellular, GPS-enabled platform designed to improve reliability and reduce line-of-sight limitations. Staff outlined current system deficiencies, including aging equipment and inconsistent performance, as well as cost comparisons between maintaining the existing system and implementing new technology. The proposed system would allow for enhanced communication between emergency vehicles and traffic signals, improved response times, and increased safety. Additional discussion included data capabilities, regional compatibility with neighboring jurisdictions, and potential costs associated with transitioning gated communities.

2. [Discuss possible Unified Development Code amendments related to home occupations.](#)

**Attachments:** [040726 Home Occupation Ordinances - Other Cities](#)  
[040726 Work Session - Home Occupations](#)

Council discussed potential amendments to the Unified Development Code related to home occupations. The conversation focused on balancing residential neighborhood character with the ability for residents to operate businesses from their homes. Key considerations included parking impacts, traffic generation, enforcement challenges, and maintaining compatibility with surrounding residential uses. Staff provided an overview of current regulations and areas where clarification or updates may be needed.

3. [Budget Strategic Planning – Fund Balance Update](#)

Staff presented an update on the City's fund balance as part of ongoing budget strategic planning efforts. The discussion included current fund balance levels, reserve policies, and considerations for future financial planning. Council discussed maintaining fiscal stability while evaluating potential funding needs for capital projects and operational priorities.

4. [Economic Development Update](#)

Staff provided an update on current and prospective economic development activities within the City. Discussion included ongoing projects, business recruitment efforts, and redevelopment opportunities. Council also discussed strategies to support local businesses and enhance commercial areas within Keller.

**E. ADJOURN**

The Pre-Council Meeting was recessed at 7:10 P.M., to be reconvened following the Regular Meeting.

**REGULAR MEETING 7:00 P.M.****A. CALL TO ORDER – Mayor Armin R. Mizani**

Mayor Mizani called the Regular City Council Meeting to order at 7:17 P.M.

**B. INVOCATION**

The invocation was given by Dereck Rowden, Elder at The Mount Church.

**C. PLEDGE OF ALLEGIANCE**

The Pledge of Allegiance to the United States Flag and the Texas Flag was recited.

**D. PROCLAMATIONS & PRESENTATIONS**

1. [Alliance for Children presentation](#)

Alliance for Children provided a presentation regarding services supporting child abuse victims and prevention efforts.

**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.

The following individuals addressed the City Council:

Mr. Brad Dulong, 690 Buttercup Drive, spoke regarding Alliance Rugby.

Mr. Stewart Rennie, 1300 Keller Parkway, expressed concerns related to FLOCK public safety cameras.

Dr. Feji Obamehinti expressed concerns regarding the SMART water meter rollout and communication efforts.

**F. CONSENT**

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

1. [Consider approval of the Minutes of the Tuesday, March 17, 2026 Regular City Council Meeting.](#)

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

Approved.

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

**Attachments:** [040726\\_Council Assignments Resolution](#)

The City Council approved Resolution No. 5047 appointing City Council Members to serve on various Boards and Committees, including the appointment of Mayor Armin Mizani to the Keller Economic Development Board; Council Member Greg Will to the Metroport Teen Court Advisory Board; and Mayor Armin Mizani, Council Member Shannon Dubberly, and Council Member Karen Brennan to the Keller/Colleyville Municipal Court Committee.

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](#)

The City Council approved Resolution No. 5048 authorizing the purchase of Traffic Signal Emergency Pre-Emption Equipment from Paradigm Traffic Systems, through the BuyBoard Purchasing Cooperative, in the amount of \$117,900.00, and authorized the City Manager to execute all related purchase documents.

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](#)  
[Grounds Management Services - Evaluation Sheet](#)

The City Council approved Resolution No. 5049 approving the bid from Green World Care, Inc. for contractual grounds management services for the Keller Sports Park, in the amount of \$134,460.00 annually and \$403,380.00 for a three-year term, and authorized the City Manager to execute all related contract documents.

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](#)

The City Council approved Resolution No. 5050 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 City Council Place 4 to fill an unexpired term, to be held on May 2, 2026, and authorized the Mayor to execute the

agreement and 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](#)

Staff presentation was provided by Ethan Flanders.

Mayor Mizani opened the public hearing.

No speakers came forward.

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

**A motion was made by Council Member Chris Whatley, seconded by Council Member Gregory Will, to approve Ordinance No. 2270 approving a Specific Use Permit (SUP) with a variance, for a 375 square-foot carport, at 1526 Treehouse Lane South. The motion carried unanimously.**

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](#)

Staff presentation was provided by Calvin Eddleman.

Mayor Armin Mizani opened the public hearing.

Brandi Owen, applicant representative, addressed the City Council.

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

unanimously.

A motion was made by Council Member Chris Whatley, seconded by Council Member Karen Brennan, to approve a Specific Use Permit (SUP) for Baylor Scott & White to operate a medical office in an existing lease space located at 1006 Keller Parkway, Suite 103. The motion failed by a vote of 3-3.

**AYE:** Mayor Armin Mizani, Council Member Chris Whatley, and Council Member Karen Brennan

**NAY:** Council Member Shannon Dubberly, Mayor Pro Tem Ross McMullin, and Council Member Greg Will

The motion failed by a vote of 3-3; therefore, the request was denied.

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](#)

Staff presentation was provided by Assistant Economic Development Director Ana Erwin. Brandon Ableman, property owner, addressed the City Council.

A motion was made by Council Member Chris Whatley, seconded by Mayor Pro Tem Ross McMullin, to approve Resolution No. 5051 approving a Chapter 380 Economic Development Agreement, pursuant to Chapter 380 of the Texas Local Government Code and the City's Economic Development Policy, with Brandon Ableman of DBN Properties Inc., for a façade improvement grant for the property located at 116 Taylor Street, Keller, Texas, in an amount not to exceed \$7,302.00. The motion carried unanimously.

## **I. EXECUTIVE SESSION**

Executive Session was not held during the Regular Meeting.

## **J. ADJOURN**

The Regular City Council Meeting was adjourned at 8:21 p.m.

## **RECONVENED PRE-COUNCIL MEETING**

The Pre-Council Meeting reconvened at 8:25 p.m.

The City Council continued discussion on work session items.

The Pre-Council Meeting adjourned at 9:26 p.m.

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Mayor

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City Secretary