



# City of Keller City Council Agenda

Keller Town Hall  
1100 Bear Creek Parkway  
Keller, TX 76248  
817-743-4000  
[www.cityofkeller.com](http://www.cityofkeller.com)

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Tuesday, April 15, 2025

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## **PRE-COUNCIL MEETING 5:30 P.M.**

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

**B. DISCUSS AND REVIEW AGENDA ITEMS**

**C. EXECUTIVE SESSION - None**

**D. WORK SESSION**

1. [Discuss Public Arts Policy](#)
2. [Parks and Recreation Department Update](#)
3. [Capital Improvement Projects 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. [Recognition of the Keller High School Wrestling Team](#)

**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, April 1, 2025 Regular City Council Meeting.](#)

**Attachments:**     [040125 Minutes.pdf](#)

2. [Consider an ordinance approving a third amended and restated Regional Municipal Court Judge Agreement made and entered into by and between the City of Colleyville, the City of Keller, and Municipal Judge Carol Montgomery \("Judge Montgomery"\); providing for updated magistrate duties, compensation, and vacation benefits; and providing an effective date for the City of Keller, Texas.](#)

**Attachments:**     [041525 Judge Appointment Ordinance](#)  
                              [041525 Exhibit A Municipal Judge Agreement](#)

3. [Consider a resolution of the City Council of the City of Keller, Texas, approving the purchase of Lion Apparel replacement gear for the Fire Department from North American Fire Equipment Company \(NAFECO\), through the BuyBoard purchasing cooperative, and authorizing the City Manager to execute all documents related thereto; and providing an effective date.](#)

**Attachments:**     [Proposed Resolution Fire Gear.docx](#)  
                              [Fire Quote Lion Apparel Gear](#)

## **G. OLD BUSINESS**

1. [Consider an ordinance approving Armstrong Hills, a Planned Development Zoning Change from Single-Family Residential - 36,000 square-foot lots to Planned Development - Single-Family Residential - 25,000 square-foot lots, consisting of 49 residential lots and 10 open space lots, on approximately 49 acres of land, legally described as a Tract 2 HS, Abstract 1501 and Tract 2, Abstract 791 of the Thomas J. Thompson Survey, located 120 feet southeast of the Davis Boulevard and Creek Road intersection, and addressed 8740 Davis Boulevard.. Barron-Stark Engineers and Holmes Builders, Applicant. LLB Armstrong Family LP, Owner. \(ZONE-2411-0007\)](#)

**Attachments:**     [041525 Armstrong Hills PD Ordinance](#)  
                              [041525 Armstrong Hills PD MAPS](#)  
                              [041525 Armstrong Hills PD Entry Renderings](#)  
                              [041525 Armstrong Hills PD Applicant Packet](#)  
                              [Traffic Impact Analysis-TIA-Armstrong Hills TIA Agency Submittal 12-9-2024-2](#)  
                              [Armstrong Hills - APPLICANT PRESENTATION](#)  
                              [041525 Armstrong Hills PD Exhibit A](#)  
                              [041525 Armstrong Hills PD Exhibit A](#)  
                              [Combined Public Feedback Armstrong Hills PD 8740 Davis Blvd 4.15.25](#)  
                              [Armstrong Opposition Map 0415](#)  
                              [Presentation G-1 - 8740 Davis Rezone.pdf](#)

2. [Consider a resolution approving a Future Land Use Plan \(FLUP\) amendment from Low-Density Single Family 36,000 square-foot lots and above \(LD-SF\) and](#)

Retail/Commercial (RTC) to Medium-Density Single Family - 15,000 to 35,999 square-foot lots (MD-SF) for 49 acres, legally described as a Tract 2 HS, Abstract 1501 and Tract 2, Abstract 791 of the Thomas J. Thompson Survey, located 120 feet southeast of the Davis Boulevard and Creek Road intersection, and addressed 8740 Davis Boulevard. Barron-Stark Engineers and Holmes Builders, Applicant. LLB Armstrong Family LP, Owner. (PA-2411-0003)

**Attachments:** [041525\\_Armstrong Hills FLUP Resolution](#)  
[041525\\_Armstrong Hills FLUP MAP](#)  
[041525\\_Armstrong Hills FLUP Amendment Applicant Narrative](#)  
[Staff Presentation - 8740 Davis FLUP.pdf](#)  
[Presentation G-2 - 8740 Davis FLUP.pdf](#)

## H. NEW BUSINESS

1. Consider a resolution approving a Site Plan with variances for two proposed multitenant buildings, on the north side of Keller Parkway on approximately 3.6 acres, located directly north of the Keller Parkway and Country Brook Drive intersection, legally described as Tract 2E, Abstract 28 of the Pamela Allen Survey and addressed 1241 Keller Parkway. Ryan McIntosh, Trinity Partners Commercial Real Estate, Applicant/Owner. (SITE-2501-0001)

**Attachments:** [041525\\_1241 Keller Pkwy SP Resolution](#)  
[041525\\_1241 Keller Pkwy SP Exhibit A](#)  
[041525\\_1241 Keller Pkwy SP Elevations East-South](#)  
[041525\\_1241 Keller Pkwy SP Elevations West-North](#)  
[041525\\_1241 Keller Pkwy SP Trip Generation](#)  
[041525\\_1241 Keller Pkwy SP Aerial Overlay](#)  
[Presentation H-1 1241 Keller Pkwy.pdf](#)

2. PUBLIC HEARING: Consider an ordinance approving a Specific Use Permit (SUP) for an 840 square-foot shed with attached carport, on .83 acres, located on the east side of Trail Ridge Drive, approximately 520 feet south from the intersection of Trail Ridge Drive and Mount Gilead Road, legally described as Lot 9, Block 2 of Trail Ridge Estates - Keller, zoned Single-Family 36,000 square-foot lot size or greater (SF-36) and addressed 1215 Trail Ridge Drive. Sylvester Kaminski, Owner/Applicant. (SUP-2502-0008)

**Attachments:** [041525\\_1215 Trail Ridge SUP Ordinance](#)  
[041525\\_1215 Trail Ridge SUP Maps](#)  
[041525\\_1215 Trail Ridge SUP Applicant Packet](#)  
[Presentation H-2 -1215 Trail Ridge SUP.pdf](#)

3. PUBLIC HEARING: Consider an ordinance approving a Specific Use Permit (SUP) for Tater Tot Boutique, to operate a retail clothing store with used goods and merchandise sales, located in an approximately 1,260 square-foot lease space, on approximately 11.96 acres located at the southeast corner of the intersection of Rufe Snow Drive and Keller Parkway, legally described as Lot 1R, Block A of the Keller Town Center Addition,

zoned Town Center (TC) and addressed to 121 Rufe Snow Drive, Unit 119. Lindsey McMullen, Applicant. Regency Centers LP, Owner. (SUP-2503-0012).

**Attachments:**    [041525 Tater Tot Boutique SUP Ordinance](#)  
[041525 Tater Tot Boutique SUP Maps](#)  
[041525 Tater Tot Boutique Staff Attachment](#)  
[Presentation H-3 Tater Tot Boutique 121 Rufe Snow SUP.pdf](#)

4. PUBLIC HEARING: Consider an ordinance approving a Specific Use Permit (SUP) for The Kindred, a commercial event venue, in an existing 1,048 square-foot building on 0.17 acres, approximately 230 feet east from the intersection of South Main Street and Taylor Street, legally described as Lot 3R, Block 11 of the Keller, City Addition, zoned Old Town Keller (OTK) and addressed 126 Taylor Street. Morgan Bianchi, Applicant. 10K Real Estate Holdings LLC, Owner. (SUP-2502-0009)

**Attachments:**    [041525 The Kindred SUP Ordinance](#)  
[041525 126 Taylor SUP Maps](#)  
[041525 126 Taylor SUP Staff Attachment](#)  
[Presentation H-4 The Kindred 126 Taylor SUP.pdf](#)

5. PUBLIC HEARING: Consider an ordinance approving a zoning change request from Single-Family Residential 36,000 square-foot lots (SF-36) to Single-Family Residential 20,000 square-foot lots (SF-20) for a 2.54-acre lot, 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. Curt Dubose, Pentavia Custom Homes, Applicant. Roanoke Christian Center, Owner. (ZONE-2502-0005)

**Attachments:**    [041525 2257 Florence Rezone Ordinance](#)  
[041525 2257 Florence Rezone Maps](#)  
[041525 2257 Florence Rezone Applicant packet](#)  
[041525 2257 Florence Rezone Public Opinion](#)  
[041525 2257 Florence Rezone Opposition Map](#)  
[Presentation H-5 2257 Florence Rd Rezone CC.pdf](#)

6. Consider a resolution approving a Final Plat with variances for the Roanoke Christian Center Addition a proposed residential subdivision with four 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. Curt Dubose, Pentavia Custom Homes, Applicant. Roanoke Christian Center, Owner. (PLAT-2503-0007)

**Attachments:**    [041525 2257 Florence Plat Resolution](#)  
[041525 2257 Florence Plat Plat](#)  
[041525 2257 Florence Plat Concept Plan](#)  
[Presentation H-6 2257 Florence Rd Plat.pdf](#)

**I. EXECUTIVE SESSION - None****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, April 11, 2025 at 5:00 P.M.*

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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.***