



City of Keller

City Council

Meeting Minutes

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

Tuesday, April 15, 2025

PRE-COUNCIL MEETING 5:30 P.M.

A. CALL TO ORDER - Mayor Armin R. Mizani

Mayor Pro Tem Ross McMullin called the Pre-Council Meeting to order at 5:31 P.M.

The following City Council Members were present:

Mayor Armin Mizani by video conference
Council Member Shannon Dubberly
Council Member Greg Will
Council Member Karen Brennan by video conference
Council Member Tag Green
Council Member Chris Whatley
Mayor Pro Tem Ross McMullin

The following City staff members were present: City Manager Aaron Rector, City Attorney Stan Lowry, City Secretary Kelly Ballard, Director of Community Development Sarah Hensley, Director of Community Services Cody Maberry, Director of Human Resources Marcia Reyna, Public Works Director Alonzo Liñán, Fire Chief Bobby Tatum Jr., and Deputy Police Jared Lamoine.

B. DISCUSS AND REVIEW AGENDA ITEMS

The City Council discussed and reviewed the agenda items.

C. EXECUTIVE SESSION - None

D. WORK SESSION

1. [Discuss Public Arts Policy](#)

Administrative Services Manager Lupe Orozco gave a presentation relating to the current Public Art Policy. Discussion was held relating to allowing some flexibility in the policy.

2. [Parks and Recreation Department Update](#)

Director of Community Services Cody Maberry gave a presentation relating to Parks and Recreation Department updates.

3. [Capital Improvement Projects Update](#)

Public Works Director Alonzo Liñán gave an update on current and upcoming Capital Improvement Projects.

E. ADJOURN

Mayor Pro Tem Ross McMullin adjourned the Pre-Council Meeting at 6:55 P.M.

REGULAR MEETING 7:00 P.M.**A. CALL TO ORDER**

Mayor Pro Tem Ross McMullin called the Meeting to Order at 7:00 P.M.

B. INVOCATION

Pastor Richard Wright, Keystone Church, led the invocation.

C. PLEDGE OF ALLEGIANCE

Benjamin Babcock, grandson of Councilman Green, 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 the Keller High School Wrestling Team](#)

Mayor Pro Tem Ross McMullin presented Certificates of Recognition to 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.

Mr. Craig Carson, 756 Bandit Trail, spoke in support of Agenda Item G1, and in opposition to Agenda Item G2.

Mr. Frank Trazzera, 716 Bandit Trail, was generally in support of agenda items for Armstrong Hills.

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 Gregory Will, seconded by Council Member Shannon Dubberly, to approve the Consent Agenda. The motion carried

unanimously.

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

Attachments: [040125 Minutes.pdf](#)

Approved

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](#)

Ordinance No. 2217 approves the Third Amended and Restated Regional Municipal Court Judge Agreement with Judge Carol Montgomery.

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](#)

Resolution No. 4914 hereby approves the purchase of Lion Apparel turnout gear for the Fire Department from NAFECO in an amount not to exceed \$51,246.64.

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 12-9-2024-2025-03-12_v1](#)
[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](#)

A motion was made by Mayor Pro Tem Ross McMullin, seconded by Council Member Shannon Dubberly, to approve 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. The motion failed due to the lack of a super majority required vote:

AYE: Council Member Shannon Dubberly, Mayor Armin Mizani, Mayor Pro Tem Ross McMullin, Council Member Gregory Will, and Council Member Karen Brennan

NAY: Council Member Tag Green and Council Member Chris Whatley

A motion was made by Council Member Gregory Will, seconded by Council Member Shannon Dubberly, to table the request for a Planned Development Zoning Change Armstrong Hills to the May 20, 2025 Regular City Council Meeting. The motion carried unanimously.

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](#)

A motion was made by Council Member Shannon Dubberly, seconded by Mayor Pro Tem Ross McMullin, to table the Future Land Use Plan (FLUP) amendment to the May 2, 2025 Regular City Council Meeting. The motion carried by the following vote:

AYE: 6 - Council Member Shannon Dubberly, Mayor Armin Mizani, Council Member Chris Whatley, Mayor Pro Tem Ross McMullin, Council Member Gregory Will, and Council Member Karen Brennan.

NAY: 1 - Council Member Tag Green.

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](#)

A motion was made by Council Member Shannon Dubberly, seconded by Mayor Pro Tem Ross McMullin, to approve Resolution No. 4915 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, with the following Variances:

1. A variance request to allow the dumpster enclosure on Lot 1 to face Keller Parkway.
2. A variance to allow two planting areas in front of each structure (four total) of

approximately 100 square-feet, in lieu of the foundation planting requirement.

3. A variance request to allow the site to be under parked by 24 spaces.

The motion carried unanimously.

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](#)

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

A motion was made by Mayor Pro Tem Ross McMullin, seconded by Council Member Chris Whatley, to approve Ordinance No. 2218 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) The motion carried unanimously.

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](#)

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

A motion was made by Council Member Shannon Dubberly, seconded by Mayor

Pro Tem Ross McMullin, to approve Ordinance No. 2219 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). The motion carried unanimously.

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](#)

A motion was made by Council Member Shannon Dubberly, seconded by Council Member Chris Whatley, 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 approve Ordinance No. 2220 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. The motion carried unanimously.

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](#)

A motion was made by Mayor Pro Tem Ross McMullin, seconded by Council Member Gregory Will, to table the agenda item to the May 6, 2025 City Council Meeting. The motion carried by the following vote:

AYE: 5 - Council Member Tag Green, Mayor Armin Mizani, Council Member Chris Whatley, Mayor Pro Tem Ross McMullin, and Council Member Karen Brennan.

NAY: 2 - Council Member Shannon Dubberly and Council Member Gregory Will.

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](#)

A motion was made by Mayor Pro Tem Ross McMullin, seconded by Council Member Tag Green, to table the agenda item to the May 6, 2025 City Council Meeting. The motion carried unanimously.

I. EXECUTIVE SESSION - None

J. ADJOURN

Mayor Pro Tem Ross McMullin adjourned the meeting at 9:15 P.M.

Mayor

City Secretary