



**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, May 21, 2024**

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**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 5:03 P.M.

The following City Council Members were present:

Mayor Armin Mizani  
Council Member Shannon Dubberly  
Council Member Greg Will  
Council Member Jessica Juarez (arrived at 7:00 P.M.)  
Council Member Tag Green  
Mayor Pro Tem Ross McMullin

Council Member Chris Whatley was absent.

The following City staff members were present: Interim City Manager Aaron Rector, City Secretary Kelly Ballard, City Attorney Stan Lowry, Director of Community Services Cody Maberry, Director of Community Development Sarah Hensley, Director of Public Works Alonzo Liñán, Director of Economic Development Mary Culver, Director of Human Resources Marcia Reyna, Deputy Fire Chief Shane Gainer, and Police Chief Bradley G. Fortune.

**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 5:10 P.M. so that the City Council could meet in an Executive Session in accordance with State Law.

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1. **Section 551.087, Texas Government Code - Deliberation Regarding Economic Development Negotiations.**

(1) To discuss or deliberate regarding commercial or financial information that the governmental body has received from a business prospect that the governmental body seeks to have locate, stay, or expand in or near the territory of the governmental body and with which the governmental body is conducting economic development negotiations; or

(2) To deliberate the offer of a financial or other incentive to a business prospect described by Subdivision.

a. [142 East Vine Street](#)

2. **Adjourn into Open Meeting.**

Mayor Armin Mizani adjourned the Executive Session and reconvened the Pre-Council Meeting at 5:48 P.M.

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

No action was taken.

**D. WORK SESSION**

1. [Strategic Budget Planning - Other General Fund Revenue Trends](#)

Interim City Manager Aaron Rector gave a presentation relating to General Fund revenues.

2. [Capital Improvement Projects Update](#)

Director of Community Services Cody Maberry and Director of Public Works Alonzo Liñán gave an update on current Capital Improvement Projects.

**E. ADJOURN**

Mayor Armin Mizani adjourned the Pre-Council Meeting at 6:18 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 7:01 P.M.

**B. INVOCATION**

Council Member Jessica Juarez gave the invocation.

**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. [Presentation - Chief Appraiser Joe Don Bobbitt, Tarrant Appraisal District](#)

Tarrant Appraisal District Chief Appraiser Joe Don Bobbitt introduced himself to the City Council and the community, and highlighted the appraisal district trends since his hire date of February 1, 2024.

2. [Presentation - Recognition of Keller Emergency Operations Center \(EOC\) Radio Team.](#)

Fire Chief Bobby Tatum Jr. recognized the Keller Emergency Operations Center (EOC) Radio Team and highlighted the services that they provide to the community.

Mr. Bill Fenner, leader of the Keller EOC Radio Team introduced the team and thanked the City Council and the Fire Chief for the recognition.

3. [Proclamation - EMS Week 50th Anniversary](#)

Mayor Armin Mizani presented a proclamation to the Keller EMS Members proclaiming May 19-25, 2024 as EMS Week in the City of Keller, and also recognized the 50th anniversary of EMS Week.

#### **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. Tim Moser, 309 La Quinta Cir N, congratulated Council Member Shannon Dubberly and Council Member Greg Will on their election and re-election to City Council. He also expressed thanks to the entire Council for the service they all give to the community.

Ashritha Makireddy, 1520 Bradford Grove Trail; and Aasish Akula, 1520 Bradford Grove Trail; expressed their thanks to the Mayor and City Council for their recognition of teachers during their Guru Vandana Event.

#### **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 Jessica Juarez, seconded by Council Member Shannon Dubberly, to approve the Consent Agenda. The motion carried**

unanimously.

1. [Consider approval of the Minutes of the Tuesday, May 7, 2024 Regular City Council Meeting.](#)

**Attachments:** [050724 Minutes](#)

Approved.

2. [Consider approval of the Minutes of the Wednesday, May 15, 2024 Special City Council Meeting.](#)

**Attachments:** [051524 Minutes](#)

Approved.

3. [Consider a resolution approving a contract amendment to a Professional Services Agreement with Baird, Hampton & Brown, of Fort Worth, Texas; for the purpose of providing engineering drainage review services relating to development applications for the Public Works Department; and authorizing the City Manager to execute all documents relating thereto on behalf of the City of Keller, Texas.](#)

**Attachments:** [052124 DrainageReviews Resolution](#)  
[052124 DrainageReviews StaffAttachment](#)

Resolution No. 4790 approves a contract amendment to a professional services agreement with Baird, Hampton & Brown of Fort Worth, Texas in the amount of \$48,415.00; and further authorizes the City Manager to execute said Interlocal Agreement on behalf of the City of Keller, Texas.

4. [Consider a resolution approving a proposal for Event Production Services with Brain Damage Productions, of Fort Worth, Texas, for the purpose of providing professional, comprehensive, and fully-integrated event production services for City of Keller events, for a one \(1\) year period with an option for four \(4\) additional one \(1\) year renewal periods; and authorizing the City Manager to execute all contract documents on behalf of the City of Keller, Texas.](#)

**Attachments:** [052124 Event Production Services Resolution](#)  
[052124 EXHIBIT A RFP 24-006 Brain Damage Productions](#)  
[052124 RFP Event Production - Bid Tabulation](#)

Resolution No. 4791 approves the proposal for Event Production Services with Brain Damage Productions, of Fort Worth, Texas, for the purpose of providing professional, comprehensive, and fully-integrated event production services for City of Keller events, for a one (1) year period with an option for four (4) additional one (1) year renewal periods, for a total of five (5) years; and further authorizes the City Manager to execute all contract documents on behalf of the City of Keller, Texas.

5. [Consider a resolution authorizing the City Manager to execute an updated Interlocal Agreement with Tarrant County for the South Elm Street Reconstruction Project; and authorizing the City Manager to execute said agreement.](#)

**Attachments:** [052124\\_TCEImBond\\_ILA\\_Resolution](#)  
[052124\\_TCEImBond\\_ExhibitA](#)

Resolution No. 4792 approves an Interlocal Agreement with Tarrant County to share in the cost for the reconstruction of South Elm Street; and further authorizes the Mayor to execute said Interlocal Agreement on behalf of the City of Keller, Texas.

6. [Consider a resolution approving the Base Bid Proposal with Alternates from Linear Traffic Markings LLC of Fort Worth, Texas; for the City-Wide Pavement Marking Services project for the Public Works Department; and authorizing the City Manager to execute all documents relating thereto on behalf of the City of Keller, Texas.](#)

**Attachments:** [052124\\_PavementMarkings\\_Resolution](#)  
[052124\\_PavementMarkings\\_StaffAttachment](#)  
[052124\\_PavementMarkings\\_BidTab](#)  
[052124\\_PavementMarkings\\_Map](#)

Resolution No. 4793 approves the Base Bid with Alternates for City-Wide Pavement Marking Services from Linear Traffic Markings LLC. of Fort Worth, Texas, the cost of the said project shall be paid from the Street System Capital Improvements Project Fund, with funding provided by the General Fund in the amount of \$625,528.00, budgeted therefor.

## G. OLD BUSINESS - None

## H. NEW BUSINESS

1. [Consider a resolution approving a Final Plat with five variances for Winding Creek Addition, a proposed residential subdivision with ten single-family lots and one open space lot, on 12.21 acres of land on the south side of Johnson Road, approximately 1,800 feet southwest from the intersection of Johnson Road and North Pearson Road, being tracts 1D and a portion of 1D01, Abstract 1153 out of the John Martin Survey, zoned Single-Family Residential 36,000 square-foot minimum lot sizes or greater \(SF-36\), and addressed 1808 Johnson Road and a portion of 1816 Johnson Road. Cary Clarke, Devane Clarke Partnership, Ltd., Owner/Applicant. \(P-24-0004\)](#)

**Attachments:** [052124\\_Resolution\\_Winding\\_Creek\\_Plat](#)  
[051424\\_Winding\\_Creek\\_Application](#)  
[051424\\_Winding\\_Creek\\_MAPS](#)  
[H-1\\_Winding\\_Creek\\_Final\\_Plat\\_Presentations](#)  
[052124\\_Winding\\_Creek\\_Final\\_Plat](#)

Director of Community Development Sarah Hensley gave a presentation relating to the request for a Final Plat with five variances for Winding Creek Addition.

**A motion was made by Mayor Pro Tem Ross McMullin, seconded by Mayor Armin Mizani, to approve Resolution No. 4794 approving a Final Plat with five variances for Winding Creek Addition, a proposed residential subdivision with ten single-family lots and one open space lot, on 12.21 acres of land on the south side of Johnson Road, approximately 1,800 feet southwest from the intersection of**

Johnson Road and North Pearson Road, being tracts 1D and a portion of 1D01, Abstract 1153 out of the John Martin Survey, zoned Single-Family Residential 36,000 square-foot minimum lot sizes or greater (SF-36), and addressed 1808 Johnson Road and a portion of 1816 Johnson Road, with the following variances:

1. Lot 1, Block A for an average depth of 152.34 feet in lieu of the required 200 feet shall be allowed.
2. Lots 4 and 5, Block A for a lot width of 130 feet in lieu of the required 140 feet shall be allowed.
3. Lots 6 and 7, Block A for a front yard setback of 35 feet in lieu of the required 40 feet shall be allowed.
4. Lot 6, Block A for a width at the front yard setback of 110.06 feet in lieu of the 120 feet shall be allowed.
5. Lot 7, Block A for a width at the front yard setback of 108.40 feet in lieu of the 120 feet shall be allowed.

The motion carried unanimously.

2. [PUBLIC HEARING: Consider an ordinance approving a Specific Use Permit \(SUP\) for Superior Med Spa, on 1.63 acres, approximately 300 feet southeast of the Town Center Lane and Keller Parkway intersection, legally described as Lot 1R, Block B of the Keller Town Center Addition, zoned Town Center \(TC\) and addressed 101 Town Center Lane, Ste. 107. Dr. Terata A. Kanu, Applicant. Regency Centers, L.P., Owner. \(SUP-24-0009\)](#)

**Attachments:** [052124 Ordinance Superior Med Spa](#)  
[052124 Superior Med Spa MAPS](#)  
[052124 Superior Med Spa Staff Attachment](#)  
[052124 Superior Med Spa Floor Plan](#)  
[H-2 Superior Med Spa SUP Presentation](#)

Director of Community Development Sarah Hensley gave a presentation relating to the request for a SUP for Superior Med Spa, to operate a Med Spa at 101 Town Center Lane, Ste. 107.

Mayor Armin Mizani opened the public hearing. No public comments were received.

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 Council Member Shannon Dubberly, seconded by Mayor Pro Tem Ross McMullin, to approve Ordinance No. 2168 approving a Specific Use Permit (SUP) for Superior Med Spa, on 1.63 acres, approximately 300 feet

southeast of the Town Center Lane and Keller Parkway intersection, legally described as Lot 1R, Block B of the Keller Town Center Addition, zoned Town Center (TC) and addressed 101 Town Center Lane, Ste. 107. The motion carried unanimously.

3. [PUBLIC HEARING: Consider an ordinance approving a Specific Use Permit \(SUP\) for Harvest Christian Academy, on the properties legally described as Lot 5, Block 1 of the B.B. Willard Subdivision, Lot 1R1A, Block 3 of the Johnson Addition, Lot 10-R, Block A of the First Baptist Church Addition, Lot 1 2A&4, Block 5 of the O. L. Sweet Addition, Lot 1A, Block A of the First Baptist Church Parking Lot Addition, Lot 1, Block 1 of the First Baptist Church Addition, and Lot 1, Block 2 of the First Baptist Church Addition; zoned Single-Family Residential - 8,400 square-foot lots \(SF-8.4\), Old Town Keller \(OTK\) and Retail \(R\) and addressed 325 Jessie Street, 320 Jessie Street, 145 Pearl Street, 134 North Elm Street, 201 Keller Parkway, and 225 Keller Parkway \(two lots\). Harvest Christian Academy, Applicant. First Baptist Church Keller, Owner. \(SUP-24-0010\)](#)

**Attachments:** [052124 Ordinance Harvest Christian](#)  
[052124 Harvest Christian SUP Staff Attachment](#)  
[052124 Harvest Christian SUP MAPS](#)  
[H-3 Harvest Christian Academy Presentation](#)

Director of Community Development Sarah Hensley gave a presentation relating to the request for a SUP for Harvest Christian Academy, to operate a private school at 325 Jessie Street, 320 Jessie Street, 145 Pearl Street, 134 North Elm Street, 201 Keller Parkway, and 225 Keller Parkway.

Mayor Armin Mizani opened the public hearing. No public comments were received.

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

**A motion was made by Mayor Pro Tem Ross McMullin, seconded by Council Member Gregory Will, to approve Ordinance No. 2169 approving a Specific Use Permit (SUP) for Harvest Christian Academy, on the properties legally described as Lot 5, Block 1 of the B.B. Willard Subdivision, Lot 1R1A, Block 3 of the Johnson Addition, Lot 10-R, Block A of the First Baptist Church Addition, Lot 1 2A&4, Block 5 of the O. L. Sweet Addition, Lot 1A, Block A of the First Baptist Church Parking Lot Addition, Lot 1, Block 1 of the First Baptist Church Addition, and Lot 1, Block 2 of the First Baptist Church Addition; zoned Single-Family Residential - 8,400 square-foot lots (SF-8.4), Old Town Keller (OTK) and Retail (R) and addressed 325 Jessie Street, 320 Jessie Street, 145 Pearl Street, 134 North Elm Street, 201 Keller Parkway, and 225 Keller Parkway (two lots). The motion carried unanimously.**

4. [PUBLIC HEARING: Consider an ordinance approving a Specific Use Permit \(SUP\) for a drive-thru for HTeaO, on 1.07 acres, approximately 550 feet northwest of the Rufe Snow Drive and Bursey Road intersection, legally described as Lot 2, Block A of the Keller Commons addition, zoned Retail \(R\) and addressed 2126 Rufe Snow Drive. L4CE LLC.](#)

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[Applicant. Retail Opportunity Keller LLC, Owner. \(SUP-24-0008\)](#)

Attachments: [052124 Ordinance HTeaO](#)  
[052124 HTeaO SUP Application and Documents](#)  
[052124 HTeaO SUP Aerial Zoning](#)  
[H-4 HTeaO SUP Presentation](#)

Director of Community Development Sarah Hensley gave a presentation relating to the request for a SUP for a drive-thru for HTeaO, at 2126 Rufe Snow Drive.

Mayor Armin Mizani opened the public hearing. No public comments were received.

**A motion was made by Council Member Jessica Juarez, 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 Jessica Juarez, to approve Ordinance No. 2170 approving a Specific Use Permit (SUP) for a drive-thru for HTeaO, on 1.07 acres, approximately 550 feet northwest of the Rufe Snow Drive and Bursey Road intersection, legally described as Lot 2, Block A of the Keller Commons addition, zoned Retail (R) and addressed 2126 Rufe Snow Drive. The motion carried unanimously.**

## **I. EXECUTIVE SESSION**

Executive Session was not held during the Regular Meeting.

### **1. Section 551.087, Texas Government Code - Deliberation Regarding Economic Development Negotiations.**

**(1) To discuss or deliberate regarding commercial or financial information that the governmental body has received from a business prospect that the governmental body seeks to have locate, stay, or expand in or near the territory of the governmental body and with which the governmental body is conducting economic development negotiations; or**

**(2) To deliberate the offer of a financial or other incentive to a business prospect described by Subdivision.**

**a. [142 East Vine Street](#)**

### **2. Adjourn into Open Meeting.**

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

## **J. ADJOURN**

**A motion was made by Council Member Jessica Juarez, seconded by Council Member Gregory Will, to adjourn the City Council Meeting at 8:09 P.M. The motion**



carried unanimously.

Council Member Jessica Juarez expressed her heartfelt thanks to the Keller citizens, the City Council, and City staff for their unwavering support, stating that her upcoming resignation is bittersweet and that she looks forward to serving the community in other ways.

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Mayor

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City Secretary