



City of Keller

City Council

Meeting Minutes

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

Tuesday, May 19, 2026

PRE-COUNCIL MEETING 5:00 P.M.

A. CALL TO ORDER - Mayor Armin R. Mizani

Present: Mayor Armin Mizani; Mayor Pro Tem Ross McMullin; Council Members Shannon Dubberly, Gregory Will, Karen Brennan, Chris Whatley, and Charles Randklev.

Absent: None

Staff Present: City Manager Aaron Rector; City Attorney L. Stanton Lowry; City Secretary Kelly Ballard; Director of Development Services Sarah Hensley; Director of Public Works Alonzo Linan; Director of Community Services Cody Maberry; Director of Administrative Service Marcia Reyna; Chief Financial Officer Bryan Rebel; Police Chief Bradley G. Fortune; Fire Chief Charlie Skaggs; and other City staff.

B. DISCUSS AND REVIEW AGENDA ITEMS

City Council discussed and reviewed the agenda items scheduled for consideration at the Regular Meeting.

C. EXECUTIVE SESSION

The meeting recessed into Executive Session at 5:05 p.m. in accordance with Section 551.087, Texas Government Code, to deliberate regarding economic development negotiations concerning 200 Keller Parkway.

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. [200 Keller Parkway](#)

2. Adjourn into Open Meeting.

The City Council reconvened into open session at 6:15 p.m.

3. Action on Executive Session Item 1 if necessary.

No action was taken.

D. WORK SESSION

1. [Budget Strategic Planning - Citizen Survey Results](#)

Mr. Ron Gailey, OnPointe Insights, provided a comprehensive presentation on the Resident Survey Dashboard, noting high satisfaction levels among residents regarding city facilities, parks, and safety.

2. [Budget Strategic Planning – Economic Development and Sales Tax](#)

Finance staff presented an overview of economic development incentives, sales tax trends, and projected revenues as part of the FY 2026-27 budget strategic planning process. Discussion included historical sales tax and ad valorem tax trends, current incentive agreements, projected incentive obligations, and quarterly sales tax performance. Staff reviewed sales tax categories, top sales tax filers, restaurant sales tax trends, and projected General Fund sales tax collections for FY 2026-27. Council discussed retail and online sales trends, restaurant activity, and the impact of economic development agreements on future revenues and budgeting.

3. [Budget Strategic Planning – Other Revenue Trends](#)

Moved to the June 2, 2026 Council Meeting agenda.

4. [Capital Improvement Projects Update](#)

Moved to the June 2, 2026 Council Meeting agenda.

5. [Economic Development Update](#)

Moved to the June 2, 2026 Council Meeting agenda.

E. ADJOURN

The Pre-Council Work Session recessed at 7:00 p.m.

REGULAR MEETING 7:00 P.M.

A. CALL TO ORDER – Mayor Armin R. Mizani

The Regular Meeting of the City Council of the City of Keller, Texas, was called to order by Mayor Armin R. Mizani at 7:09 p.m.

B. INVOCATION

The invocation was given by Council Member Shannon Dubberly.

C. PLEDGE OF ALLEGIANCE

Mayor Armin R. Mizani led the Pledge of Allegiance to the United States Flag and the

Texas Flag.

D. ELECTIONS

Outgoing Mayor Armin R. Mizani delivered remarks reflecting on his 12 years of service to the community and administered the Oath of Office to newly elected Mayor Ross McMullin and City Council Member Chris Whatley.

1. [Administer the Oath of Office to City Council Place 5.](#)
2. [Administer the Oath of Office to Mayor.](#)

E. PRESENTATIONS

1. [Recognition of Keller Lacrosse](#)

Mayor Ross McMullin on behalf of the City Council proudly recognized the Keller Girls Lacrosse team for their historic season, where they finished as state finalists.

The Regular Meeting recessed from 8:07 p.m. to 8:40 p.m. for a reception celebrating the new Mayor and re-elected City Council Member.

F. 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.

No persons addressed the City Council during Persons to Be Heard.

G. CONSENT

A motion was made by Council Member Shannon Dubberly, seconded by Council Member Karen Brennan, to approve the Consent Agenda. The motion carried unanimously.

1. [Consider approval of the Minutes of the Tuesday, May 5, 2026 Regular City Council Meeting.](#)

Attachments: [050526 Minutes.pdf](#)

Approved.

2. [Consider approval of the Minutes of the Tuesday, May 12, 2026 Special City Council Meeting.](#)

Attachments: [051226 Minutes.pdf](#)

Approved.

3. [Consider a resolution authorizing the City Manager to execute a three-year Microsoft Enterprise Agreement with Software House International, for software licenses, maintenance, and associated upgrades.](#)

Attachments: [051926 Microsoft Proposed Resolution.docx](#)

[051926 MSEA Quote.pdf](#)

Approved as Resolution No. 5059.

H. NEW BUSINESS

1. [PUBLIC HEARING: Consider an ordinance approving a Specific Use Permit \(SUP\) for a 340 square-foot Accessory Dwelling Unit on 5.2 acres located on the south side of Shady Grove Road, approximately 30 feet southeast of the intersection of Shady Grove Road and Rapp Road, legally described as Lot 1 of the Estes Farm Tracts Addition, zoned Single-Family 36,000 square-foot lot size or greater \(SF-36\) and addressed 7110 Shady Grove Road. Aaron Jenkins, Owner. Susan Minton, Applicant. \(SUP-2604-0007\)](#)

Attachments: [051926 7110 Shady Grove Rd Ordinance](#)

[051926 7110 Shady Grove SUP Applicant Packet](#)

[051926 7110 Shady Grove Sup MAPS](#)

[Item H-1 - 7110 Shady Grove SUP.pdf](#)

A motion was made by Council Member Shannon Dubberly, 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 Ordinance No. 2274 approving a Specific Use Permit (SUP) for a 340 square-foot Accessory Dwelling Unit on 5.2 acres located on the south side of Shady Grove Road, approximately 30 feet southeast of the intersection of Shady Grove Road and Rapp Road, legally described as Lot 1 of the Estes Farm Tracts Addition, zoned Single-Family 36,000 square-foot lot size or greater (SF-36) and addressed 7110 Shady Grove Road. The motion unanimously.

2. [PUBLIC HEARING: Consider an ordinance approving a Specific Use Permit \(SUP\) for The Skin Loft, to operate a medical spa in 2,033 square-feet of an existing 3,200 square-foot building, on approximately 0.89 acres, located approximately 230 feet northwest of the intersection of North Tarrant Parkway and Smithfield Road, legally described as Lot 2B-1, of the Parkway Plaza, zoned Neighborhood Services \(NS\), and addressed 1675 North Tarrant Parkway Unit 200. Kevin Wolfe, Applicant. KED Southwest LTD, Owner. \(SUP-2604-0006\)](#)

Attachments: [051926 1675 N Tarrant Pkwy Ordinance](#)

[051926 1675 N Tarrant Pkwy SUP Applicant Packet](#)

[051926 1675 N Tarrant Pkwy SUP Maps](#)

[051926 1675 N Tarrant Pkw SUP Public Opinion](#)

[Item H-2 - 1675 N Tarrant Pkwy Unit 200 SUP.pdf](#)

A motion was made by Council Member Karen Brennan, 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 Karen Brennan, to approve Ordinance No. 2275 approving a Specific Use Permit (SUP) for The Skin Loft, to operate a medical spa in 2,033 square-feet of an existing 3,200 square-foot building, on approximately 0.89 acres, located approximately 230 feet northwest of the intersection of North Tarrant Parkway and Smithfield Road, legally described as Lot 2B-1, of the Parkway Plaza, zoned Neighborhood Services (NS), and addressed 1675 North Tarrant Parkway Unit 200. The motion carried unanimously.

3. [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. \(SUP-2604-0009\)](#)

Attachments: [051926 1006 Keller Parkway SUP Ordinance](#)
[051926 1006 Keller Parkway SUP Applicant Packet](#)
[051926 1006 Keller Parkway SUP Maps](#)
[City of Keller - Good Faith Collaboration - Regency Centers.pdf](#)
[Item H-3 - 1006 Keller Parkway SUP.pdf](#)

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

A motion was made by Council Member Chris Whatley, seconded by Council Member Shannon Dubberly, to approve Ordinance No. 2276 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. 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. [200 Keller Parkway](#)

2. Adjourn into Open Meeting.

3. Action on Executive Session Item 1 if necessary.

J. ADJOURN

A motion was made by Council Member Chris Whatley, seconded by Council Member Charles Randklev, to adjourn the meeting at 9:10 p.m. The motion carried unanimously.

Mayor

City Secretary