



**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, February 3, 2026**

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

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

Mayor Armin R. Mizani called the Pre-Council Meeting to order at 5:50 P.M.

Present: Mayor Armin Mizani; Mayor Pro Tem Ross McMullin; Council Members Shannon Dubberly, Gregory Will, Karen Brennan, and Tag Green.

Council Member Chris Whatley was absent.

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; Deputy Police Chief Jared Lemoine; Deputy Fire Chief Jeff Huntley; and other City staff.

**B. DISCUSS AND REVIEW AGENDA ITEMS**

The City Council discussed and reviewed the agenda items.

**C. EXECUTIVE SESSION**

The City Council convened into Executive Session at 5:51 p.m. pursuant to Section 551.087, Texas Government Code.

**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. [401 Golden Triangle Blvd.](#)
- b. [114 W Vine St.](#)

c. [207 S. Elm Street](#)

**2. Adjourn into Open Meeting.**

The Executive Session recessed at 7:10 p.m.

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

No action was taken as a result of this Executive Session.

**D. WORK SESSION**

1. [Economic Development Update](#)

The Economic Development Update was not presented and will be provided at the March 3, 2026 City Council meeting.

**E. ADJOURN**

The Pre-Council Meeting concluded at 7:10 p.m., and the City Council proceeded directly into the Regular Meeting.

**REGULAR MEETING 7:00 P.M.**

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

Mayor Armin R. Mizani called the Regular City Council Meeting to order at 7:14 p.m.

**B. INVOCATION**

The invocation was given by Council Member Shannon Dubberly.

**C. PLEDGE OF ALLEGIANCE**

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

**D. PRESENTATIONS - None**

**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.

Mr. Brad DuLong, 690 Buttercup Drive, provided an update on the Alliance Rugby Club and requested the City Council to allow the Alliance Rugby Club Youth Teams to utilize the fields at the Keller Sports Park.

**F. CONSENT**

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

Pro Tem Ross McMullin, to approve the Consent Agenda. The motion carried unanimously.

1. [Consider approval of the Minutes of the Tuesday, January 20, 2026 Regular City Council Meeting.](#)

**Attachments:** [012026 Minutes.pdf](#)

Approved.

2. [Consider a resolution approving an amendment to the 2025-26 Keller Fee Schedule revising the Sidewalk Curb Cut Fee; and establishing an effective date.](#)

**Attachments:** [020326 Fee Amend Resolution](#)  
[020326\\_Fee\\_Amend\\_PedestrianActivityNodes.pdf](#)

Resolution No. 5029.

## G. OLD BUSINESS - None

## H. NEW BUSINESS

1. [PUBLIC HEARING: Consider an ordinance approving a Specific Use Permit \(SUP\) for an approximately 625 square-foot carport addition to an existing 1,210 square-foot accessory structure, on 1.43 acres, located on the north side of Barbara Lane, approximately 767 feet northwest from the intersection of Barbara Lane and Rufe Snow Drive, legally described as Lot 1, Block A of the Harris Addition, zoned Single-Family 36,000 square-foot lot size or greater \(SF-36\) and addressed 811 Barbara Lane. Bobbi and Alan Van Reet, Applicant/Owner. \(SUP-2511-0050\)](#)

**Attachments:** [020326\\_811 Barbara SUP Ordinance](#)  
[020326\\_811 Barbara SUP Maps](#)  
[020326\\_811 Barbara SUP Applicant Packet](#)  
[811 Barbara Ln., Permit MISC22-0150 Approved Revisions](#)  
[Item H-1 - 811 Barbara Ln SUP\\_CC.pdf](#)

A motion was made by Mayor Armin Mizani, 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 Karen Brennan, to approve Ordinance No. 2267 approving a Specific Use Permit (SUP) for an approximately 625 square-foot carport addition to an existing 1,210 square-foot accessory structure, on 1.43 acres, located on the north side of Barbara Lane, approximately 767 feet northwest from the intersection of Barbara Lane and Rufe Snow Drive, legally described as Lot 1, Block A of the Harris Addition, zoned Single-Family 36,000 square-foot lot size or greater (SF-36) and addressed 811 Barbara Lane, with the following conditions:

1. A Specific Use Permit for an accessory structure in excess of 1,200 square-feet in the SF-36 zoning district shall be allowed.

2. A Specific Use Permit for a detached carport in the SF-36 zoning district shall be allowed.

The motion carried unanimously.

2. [Consider a resolution approving a Detailed Site Plan for the Rosebury Planned Development, a PD consisting of 21 residential lots, 1 commercial lot, and 3 open space lots \(1.33 acres open space\), on approximately 9.2 acres \(7.53 acres residential and 1.67 acres commercial\) of land, legally described as Lot 2 LESS HS, Block 1 of the L. L. Mc Donnell subdivision, and a portion of Lot 1R1, Block 1 of the L. L. Mc Donnell subdivision, and Abstract 29 Tract 5B04 & 27523 of the Richard F. Allen Survey, located approximately 240 feet east of the Johnson Road and N. Main Street intersection, and addressed as 550, 600, and 700 N. Main Street. DW Commercial, LLC., Applicant. Mark and Chryste Keel, Owner. \(SITE-2512-0020\).](#)

**Attachments:** [020326 Rosebury DSP Resolution](#)  
[020326 Rosebury Maps](#)  
[020326 Rosebury DSP Exhibit A](#)  
[020326 Rosebury Ordinance No. 2223](#)  
[Item H-2 - Rosebury DSP CC.pdf](#)

A motion was made by Mayor Armin Mizani, seconded by Mayor Pro Tem Ross McMullin, to approve Resolution No. 5030 approving a Detailed Site Plan for the Rosebury Planned Development, a PD consisting of 21 residential lots, 1 commercial lot, and 3 open space lots (1.33 acres open space), on approximately 9.2 acres (7.53 acres residential and 1.67 acres commercial) of land, legally described as Lot 2 LESS HS, Block 1 of the L. L. Mc Donnell subdivision, and a portion of Lot 1R1, Block 1 of the L. L. Mc Donnell subdivision, and Abstract 29 Tract 5B04 & 27523 of the Richard F. Allen Survey, located approximately 240 feet east of the Johnson Road and N. Main Street intersection, and addressed as 550, 600, and 700 N. Main Street.

The motion carried by the following vote:

**AYE:** 5 - Council Member Shannon Dubberly, Mayor Armin Mizani, Mayor Pro Tem Ross McMullin, Council Member Gregory Will, and Council Member Karen Brennan.

**NAY:** 1 - Council Member Tag Green.

3. [Consider a resolution approving an appeal to the City of Keller Unified Development Code, Article 10, Tree Preservation, Section 10.01, Tree and Natural Feature Preservation for the Rosebury Planned Development, on approximately 9.2 acres of land, legally described as Lot 2 LESS HS, Block 1 of the L. L. Mc Donnell subdivision, and a portion of Lot 1R1, Block 1 of the L. L. Mc Donnell subdivision, and Abstract 29 Tract 5B04 & 27523 of the Richard F. Allen Survey, located approximately 240 feet east of the](#)

[Johnson Road and N. Main Street intersection, and addressed as 550, 600, and 700 N. Main Street. DW Commercial, LLC., Applicant. Mark and Chryste Keel, Owner. \(ATP-2601-0001\)](#)

**Attachments:** [020326 Rosebury Tree Appeal Resolution](#)  
[020326 Rosebury Maps](#)  
[012726 Rosebury Tree Appeal Exhibit A](#)  
[020326 Rosebury Tree Appeal Applicant Packet](#)  
[Item H-3 - Rosebury Tree Appeal CC.pptx](#)

A motion was made by Mayor Pro Tem Ross McMullin, seconded by Council Member Karen Brennan, to approve Resolution No. 5031 approving an appeal to the City of Keller Unified Development Code, Article 10, Tree Preservation, Section 10.01, Tree and Natural Feature Preservation for the Rosebury Planned Development, on approximately 9.2 acres of land, legally described as Lot 2 LESS HS, Block 1 of the L. L. Mc Donnell subdivision, and a portion of Lot 1R1, Block 1 of the L. L. Mc Donnell subdivision, and Abstract 29 Tract 5B04 & 27523 of the Richard F. Allen Survey, located approximately 240 feet east of the Johnson Road and N. Main Street intersection, and addressed as 550, 600, and 700 N. Main Street.

The motion carried by the following vote:

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

**NAY: 1 - Council Member Shannon Dubberly.**

## **I. EXECUTIVE SESSION**

The Regular City Council Meeting recessed at 8:10 p.m. to convene into Executive Session.

The City Council convened into Executive Session at 8:15 p.m. pursuant to Section 551.087, Texas Government Code.

**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. [401 Golden Triangle Blvd.](#)
- b. [114 W Vine St.](#)
- c. [207 S. Elm Street](#)

**2. Adjourn into Open Meeting.**

The Executive Session concluded at 8:46 p.m.

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

The City Council reconvened into Open Session at 8:46 p.m.

A motion was made by Mayor Armin Mizani, seconded by Council Member Gregory Will, to approve an amendment to the Chapter 380 Economic Development Program Agreement, pursuant to Chapter 380 of the Texas Local Government Code and the City’s Economic Development Policy, with Keller House Collective, Inc., located at 207 South Elm Street. The amendment removes the gas line installation cash grant in the amount of \$6,000 and adds a reimbursement for three-phase power electric installation of actual costs minus \$7,000, in an amount not to exceed \$40,450.13. The motion carried unanimously.

**J. ADJOURN**

The Regular City Council Meeting adjourned at 8:47 p.m.

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Mayor

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City Secretary