



City of Keller

City Council

Meeting Minutes

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

Tuesday, November 19, 2024

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 at 5:04 P.M.

The following City Council Members were present:

Mayor Armin Mizani
Council Member Shannon Dubberly
Council Member Greg Will
Council Member Karen Brennan
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 Attorney Stan Lowry, City Secretary Kelly Ballard, Director of Community Services Cody Maberry, Director of Community Development Sarah Hensley, Director of Human Resources Marcia Reyna, Public Works Director Alonzo Liñán, Police Chief Bradley G. Fortune, and Fire Chief Bobby J. Tatum Jr.

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 5:16 P.M. so that the City Council could meet in an Executive Session in accordance with State Law.

Mayor Armin Mizani recessed the Pre-Council Meeting again at 9:30 P.M. so that the City Council could meet in an Executive Session in accordance with State Law.

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. [8849 Davis Blvd](#)
- b. [150 Bear Creek Parkway and 777 Chisholm Trail](#)
- c. [205 S. Elm Street](#)
- d. [721 Chisholm Trail.](#)

2. Section 551.072, Texas Government Code - Deliberation Regarding Real Property; Closed Meeting. A governmental body may conduct a closed meeting to deliberate the purchase, exchange, lease, or value of real property if deliberation in an open meeting would have a detrimental effect on the position of the governmental body in negotiations with a third person.

- a. [551 Keller Pkwy](#)

3. Section 551.074, Texas Government Code - Personnel Matters. (1) to deliberate the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee: City Manager

4. Adjourn into Open Meeting.

Mayor Armin Mizani adjourned the first Executive Session and reconvened the Pre-Council Meeting at 6:05 P.M.

Mayor Armin Mizani adjourned the second Executive Session and reconvened and adjourned the Meeting at 10:45 P.M.

5. Action on Executive Session Items 1, 2 and 3 if necessary.

No action was taken.

D. WORK SESSION

- 1. [Discuss Unified Development Code amendments related to horse boarding.](#)

Attachments: [CODE OF ORD Sec. 3 100. Definitions. \(1\)](#)

[UDC Section 3.01 Definitions \(1\)](#)

[UDC Section 9.11 Supplemental Regulations](#)

[UDC Section SF-36 SF-30 SF-25](#)

[Presentation - Horse Boarding](#)

Community Development Director Sarah Hensley discussed proposed amendments to the Unified Development Code (UDC) and Code of Ordinances regarding horse boarding. Key updates include refining definitions for terms like "Livestock," "Home Occupation," and "Stable (Commercial)" to provide clarity and consistency. A Specific Use Permit (SUP) would now be required for commercial horse boarding, and the maximum number of horses for such operations would be determined through the SUP process. Restrictions were proposed to limit "ranch" operations to Single-Family Residential 36,000 square-foot lot districts (SF-36) and clarify regulations for private and commercial stables in various zoning districts. Additionally, redundant language in the Supplemental Regulations section would be removed. The City Council requested that staff schedule another work session for this topic after the new year.

2. [Discuss league play for Pickleball.](#)

The City Council directed staff to restrict pickleball league play during peak hours.

3. [Capital Improvement Projects](#)

Public Works Director Alonzo Liñán and Director of Community Services Cody Maberry gave a presentation relating to recently completed, current, and future Capital Improvement Projects.

E. ADJOURN

Mayor Armin Mizani recessed the Pre-Council Meeting at 6:56 P.M.

REGULAR MEETING 7:00 P.M.

A. CALL TO ORDER – Mayor Armin R. Mizani

Mayor Armin Mizani called the Regular Meeting to order at 7:05 P.M.

B. INVOCATION

Lead Pastor Sean Busse, Alliance Community Fellowship, gave the invocation.

C. PLEDGE OF ALLEGIANCE

Cub Scout Pack 88 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. [Arbor Day Proclamation](#)

Mayor Armin Mizani presented a proclamation to the Keller Garden Club proclaiming Friday, November 1, 2024 as Arbor Day in the City of Keller.

2. [Recognition of 2024 Keller Citizens Academy participants.](#)

Mayor Armin Mizani recognized and presented a certificate to the following 2024 Graduates of the Keller Citizen's Academy: Daniel Craycraft, Tasha Devereaux, Tim Fontenot, Neil Hellis, Kelley Keating, Cindy Lumbert, David Miller, Emily Olivas, Moe Rodriguez, Torri Schwentke, Jennifer Shaw, Dale Snyder, and Ashley Wallace.

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. Louis Seldon addressed the City Council regarding the Monthly Keller Area Veteran's Meeting and extended an invitation to anyone interested.

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

1. [Consider approval of the Minutes of the Tuesday, October 15, 2024, Regular City Council Meeting.](#)

Attachments: [101524 Minutes](#)

Approved.

2. [Consider a resolution approving the bid from SRH Landscapes, LLC., of Dallas, Texas for contractual services relating to Keller Town Center Annual Landscape Maintenance Services, for the Parks and Recreation Department, for a three-year term; and authorizing the City Manager to execute all contract documents relating thereto on behalf of the City of Keller, Texas.](#)

Attachments: [Keller Town Center Annual Landscape Maintenance Resolution 2024](#)

[Bid Tabulation by Supplier Spreadsheet](#)

[Itemized Bid Tabulation by Supplier Spreadsheet](#)

Resolution No. 4846 hereby approves the bid from SRH Landscapes, LLC., of Dallas, Texas, for contractual services relating to Keller Town Center Landscape Maintenance

Services, for the Parks and Recreation Department, in an amount not to exceed \$264,760.00 per year and \$794,280.00 for the three-year term; and further authorizes the City Manager to execute all contract documents relating thereto on behalf of the City of Keller, Texas.

3. Consider a resolution approving the purchase and installation of two replacement playground structures for the Keller Sports Park, from The Playground, Shade and Surfacing Depot, LLC., of Keller, Texas, through the Texas Association of School Boards (TASB) BuyBoard Cooperative Purchasing Program, for the Parks and Recreation Department; and authorizing the City Manager to execute all purchase documents relating thereto on behalf of the City of Keller, Texas.

Attachments: [Keller Sports Park Playground Replacements Resolution](#)

[Keller Sports Park Playground Final Proposal](#)

[Keller Sports Park 5-12 Opt2 Design Pkg \(002\)](#)

[Keller Sports Park 5-12 Net Design Pkg \(002\)](#)

[Keller Sports Park 5-12 Opt2 Drawing](#)

[Keller Sports Park 50x34 Shade Drawing](#)

[Keller Sports Park 2-5 Playground Design Pkg](#)

[Keller Sports Park 2-5 Drawing Final](#)

[Keller Sports Park 2-5 38x38 Hip Shade Drawing](#)

[The Keller Sports Park Playground Replacements](#)

Resolution No. 4847 hereby approves the purchase and installation of two replacement playgrounds from The Playground, Shade and Surfacing Depot, LLC., of Keller, Texas through the Texas Association of School Boards (TASB) BuyBoard Purchasing Cooperative in the amount of \$343,324.00; and further authorizes the City Manager to execute all purchase documents relating thereto on behalf of the City of Keller, Texas.

4. Consider a resolution approving the proposal from Allterra for the purchase of Trimble/Allterra Total Station - 3D Scanner/Printer through the Texas Department of Information Resources and authorizing the City Manager to execute all purchase documents relating thereto on behalf of the City of Keller, Texas.

Attachments: [KPD Allterra Resolution](#)

[Keller PD 103124 Quote](#)

Resolution No. 4848 hereby approves the purchase of Trimble Total Station - Forensics 3D Scanner/Printer, from Allterra, for \$62,516.23; and further authorizes the City Manager to execute all purchase documents relating thereto on behalf of the City of Keller, Texas.

5. Consider a resolution authorizing the City Manager to execute an agreement with Wilson Bauhaus Interiors, of Dallas, Texas, for the purchase and installation of furniture for the Keller Police Department, through the OMNIA Cooperative Purchasing for Local Government Procurement Program, The Interlocal Purchasing System, and the National Cooperative Purchasing Alliance, for the Police Department, and authorizing the City Manager to execute all purchase documents relating thereto on behalf of the City of Keller, Texas.

Attachments: [111924 KPD Furniture Resolution](#)
[111924 KPD Furniture Staff Attachment A](#)
[111924 KPD Furniture Staff Attachment B](#)

Resolution No. 4849 hereby approves the agreement with Wilson Bauhaus Interiors, of Dallas, TX, for the purchase and installation of furniture in the Keller Police Department, in the amount of \$343,284.33, through the OMNIA Cooperative Purchasing for Local Government Procurement Program, The Interlocal Purchasing System, and the National Cooperative Purchasing Alliance, for the Keller Police Department; and further authorizes the City Manager to execute all purchase documents relating thereto on behalf of the City of Keller, Texas.

6. [Consider a resolution authorizing the City Manager to execute a sixty \(60\) month rental agreement addendum with UBEO of North Texas, Inc., of Fort Worth, Texas, through the State of Texas Department of Information Resources \(DIR\) Cooperative Purchasing Program, relating to the replacement, rental, and maintenance of ten \(10\) Ricoh copier/multi-function devices located throughout city facilities, for the Information Technology Department.](#)

Attachments: [111924 Ricoh Copiers Resolution.docx](#)
[111924 Ricoh Copiers Exhibit A.pdf](#)

Resolution No. 4850 hereby approves the sixty (60) month rental agreement with UBEO of North Texas, Inc., of Fort Worth, Texas, through the State of Texas Department of Information Resources (DIR) Cooperative Purchasing Program, relating to the replacement, rental, maintenance, and upgrade of ten (10) Ricoh copier/multi-function devices located throughout city facilities, for the Information Technology Department, in an estimated quarterly amount of \$6,648.00, and a total estimated annual cost of \$26,592.00; and further authorizes the City Manager to execute said agreement relating thereto on behalf of the City of Keller, Texas.

7. [Consider a resolution approving a professional services agreement with Neel-Schaffer, of Arlington, Texas; to provide professional engineering services for the Public Works Department and the Pavement Marking Program; and authorizing the City Manager, or designee, to execute all contract documents relating thereto on behalf of the City of Keller, Texas.](#)

Attachments: [111924 PavementMarkings Resolution](#)

Resolution No. 4851 hereby approves a professional services agreement with Neel-Schaffer, of Arlington, Texas related to the Pavement Marking Project for the Public Works Department, in the amount of \$70,000.00; and further authorizes the City Manager, or designee, to execute all contract documents relating thereto on behalf of the City of Keller, Texas.

8. [Consider a resolution approving a professional services agreement with Neel-Schaffer, of Arlington, Texas; to provide professional program management and engineering services for the Public Works Department and the Sidewalk Construction Program, and authorizing the City Manager, or designee, to execute all contract documents relating thereto on behalf of the City of Keller, Texas.](#)

Attachments: [111924 SidewalkGaps Resolution](#)

Resolution No. 4852 hereby approves a professional services agreement with Neel-Schaffer, of Arlington, Texas for the Public Works Department, in an amount not to exceed \$392,000.00; and further authorizes the City Manager, or designee, to execute all contract documents relating thereto on behalf of the City of Keller, Texas.

9. [Consider a resolution authorizing the use of the Competitive Sealed Proposal method for the Water System Capital Improvements Plan - Phase 3 project and delegating authority to the Interim City Manager, or designee, to implement the Competitive Sealed Proposal method for the construction of said project as allowed under State of Texas Government Code Chapter 2269, Subchapter D.](#)

Attachments: [111924 SWIFTIIICSP Resolution](#)

Resolution No. 4853 hereby approves the Competitive Sealed Proposal method as the best value for the Water System Capital Improvements - Phase 3 project.

10. [Consider a resolution implementing a policy pursuant to Texas S.B. No. 1893, prohibiting the use of any TikTok or any other application governed by Chapter 620 of the Texas Government Code on City devices or for official City-related activities.](#)

Attachments: [SB 1893 Resolution](#)

[Draft Policy for Preventing Use of Prohibited Technology and Covered Applications](#)
[Texas S.B. No. 1893](#)

Resolution No. 4854 hereby adopts the policy prohibiting the installation and requiring the removal of TikTok and other covered applications, as defined under S.B. 1893, on all devices owned or leased by the City, in alignment with the DIR/DPS model policy and guidance, with the exception of any necessary installations for law enforcement purposes or information security implementation, as permitted by law.

11. [Consider a resolution approving the purchase of 1.7888 acres of property from 205 S. Elm Street, Keller, Texas; and authorizing the City Manager to execute said documents on behalf of the City of Keller, Texas.](#)

Attachments: [111924 205SElm Resolution](#)

[111924 205SElm StaffAttachment](#)

Resolution No. 4855 hereby approves the contract of sale with Keller Church of Christ for the purchase of 1.7 acres of property located at 205 S. Elm Street, Keller, Texas, in an amount not to exceed \$1,201,000 plus any required and necessary closing costs; and further authorizes the City Manager to execute all contract documents relating thereto on behalf of the City of Keller, Texas.

12. [Consider an ordinance of the City Council of the City of Keller, Texas, amending the City of Keller Code of Ordinances, by amending Article XV, Economic Development Board, by deleting Section 2-1500, Creation; composition; appointment of members; appointment of chairperson, in its entirety and adding a new Section 2-1500; and by amending Chapter 12, Parks and Recreation, by deleting Article III, Board of Parks and Recreation, in its entirety and by adding a new Article III, Board of Parks and Recreation; and by deleting](#)

[Article IX. Senior Citizens Advisory Board, in its entirety and adding a new Article IX. Reserved; authorizing publication; and establishing an effective date.](#)

Attachments: [111924 Board Modifications Ordinance](#)

Ordinance No. 2195 approved amending Article XV, Economic Development Board, by deleting Section 2-1500, Creation; composition; appointment of members; appointment of chairperson, in its entirety and adding a new Section 2-1500; and by amending Chapter 12, Parks and Recreation, by deleting Article III, Board of Parks and Recreation, in its entirety and by adding a new Article III, Board of Parks and Recreation; and by deleting Article IX. Senior Citizens Advisory Board, in its entirety and adding a new Article IX.

G. BOARD AND COMMISSION APPOINTMENTS

A motion was made by Mayor Pro Tem Ross McMullin, seconded by Council Member Karen Brennan, to approve the Board and Commission Appointments. The motion carried unanimously.

1. [Consider a resolution appointing members and a chairperson to the Public Arts Board.](#)

Attachments: [111924 Public Arts Board Resolution](#)

Resolution No. 4857 appoints the following members to serve on the Keller Public Arts Board for a two-year term ending November 30, 2026:

Place 4 Michael Polydoroff

Place 5 Leslie Bacak

Place 6 Jo Ann Stankus

Place 7 Elisha Van Deventer

Alternate 2 Courtney Harbaugh Walker

The following member shall be appointed to serve on the Keller Public Arts Board for an unexpired one-year term ending November 30, 2025:

Alternate 1 Timothy Fontenot

The following member shall be appointed to serve as chairperson for a term of one (1) year or until their successor has been duly appointed or elected for said board:
Chairperson Brenda Wyatt

2. [Consider a resolution appointing members to the Keller Economic Development Board.](#)

Attachments: [111924 Economic Development Board Resolution](#)

Resolution No. 4858 appoints the following members to serve on the Keller Economic Development Board for a two-year term ending November 30, 2026:

Place 2 Steve White

Place 3 Ashley Hernandez

Place 4 Nate Bernklau

Alternate Member 2 Justin Sadler

Advisory Member 1 Kingsley Fregene

3. [Consider a resolution appointing members and a chairperson to the Zoning Board of Adjustment.](#)

Attachments: [111924 Zoning Board of Adjustment Resolution](#)

Resolution No. 4859 appoints the following members to serve on the Zoning Board of Adjustment for a two-year term ending November 30, 2026:

Place 1 Perry Fourrier

Place 3 TJ Stack

Place 5 Matthew Gilpin

Alternate 1 Willian Thorne

The following members shall be appointed to serve on the Zoning Board of Adjustment for an unexpired one-year term ending November 30, 2025:

Place 4 Jessica Juarez

Alternate 2 Luz Rodriguez

The following member shall be appointed to serve as chairperson for a term of one (1) year or until their successor has been duly appointed or elected for said board:

Chairperson Matthew Gilpin

4. [Consider a resolution appointing members and a chairperson to the Library Board.](#)

Attachments: [111924 Library Board Resolution](#)

Resolution No. 4860 appoints the following members to serve on the Library Board for a two-year term ending November 30, 2026:

Place 4 Jill Foley

Place 5 Rick Peters

Place 7 Michelle Hur

Alternate 2 Elizabeth Gauwain

The following member shall be appointed to serve on the Library Board for an unexpired one-year term ending November 30, 2025: Alternate 1 Laura Alexander

The following member shall be appointed to serve as chairperson for a term of one (1) year or until their successor has been duly appointed or elected for said board:

Chairperson Mona Ford

5. [Consider a resolution appointing members and a chairperson to the Parks and Recreation Board.](#)

Attachments: [111924 Parks and Recreation Resolution](#)

Resolution No. 4861 appoints the following members to serve on the Parks and Recreation Board for a two-year term ending November 30, 2026:

Place 1 Felix Mira

Place 2 Thomas Hixson

Place 3 Katelyn McCormack

Place 4 Jay Blakey

Alternate 2 Ashley Wallace

The following member shall be appointed to serve on the Parks and Recreation Board for an unexpired one-year term ending November 30, 2025: Alternate 1 Peggy Wadsworth

The following member shall be appointed to serve as chairperson of the Parks and Recreation Board for a term of one (1) year or until their successor has been duly appointed or elected for said board: Chairperson Felix Mira

6. [Consider a resolution appointing members and a chairperson to the Planning and Zoning Commission.](#)

Attachments: [111924 P & Z Commission Resolution](#)

Resolution No. 4862 appoints the following members to serve on the Planning and Zoning Commission for a two-year term ending November 30, 2026:

Place 1 Erik Leist

Place 2 Erin Pfarner

Place 3 Bill Schlegel

Place 4 Paul Alvarado

Alternate 2 Deborah Johnson

The following members shall be appointed to serve on the Planning and Zoning Commission for an unexpired one-year term ending November 30, 2025:

Place 7 John Scott

Alternate 1 Michelle Sandoval Cabanas

The following member shall be appointed to serve as chairperson for a term of one (1) year or until their successor has been duly appointed or elected for said board: Chairperson Paul Alvarado

7. [Consider a resolution appointing members and a chairperson to the Senior Citizens Advisory Board.](#)

No Action.

8. [Consider a resolution appointing members to the Board of Directors for the Keller Crime Control and Prevention District Board, as provided for in Section 363.101 of the Texas Local Government Code.](#)

Attachments: [111924 KCCPD Appointment Resolution](#)

Resolution No. 4863 appoints the following persons as members of the Board of Directors for the Keller Crime Control and Prevention District Board for a two-year term ending September 1, 2026:

Place 1 Jennifer Shaw

Place 2 Tyra Jordan

Place 3 Matthew Donaldson

Place 4 Norm Folger

9. [Consider a resolution appointing a member to the Metroport Teen Court Advisory Board.](#)

Attachments: [111924 Metroport Teen Court Resolution](#)

Resolution No. 4864 appoints the following member to serve on the Metroport Teen Court Advisory Board, representing the City of Keller, Texas as a participating city of the Metroport Teen Court Program, for a term ending November 30, 2026: Place 1 Jennifer Larson

10. [Administer the Oath of Office to Board and Commission Members.](#)

Mayor Armin Mizani administered the Oath of Office to the newly appointed Board and Commission members.

H. NEW BUSINESS

1. [Consider a resolution approving a contract with the Keller Farmers Market to conduct a recurring farmers market at Bear Creek Park; and authorizing the City Manager to execute all documents related thereto on behalf of the City of Keller.](#)

Attachments: [Keller Farmer's Market Resolution 2025](#)
[KFM SPERT 2025](#)
[Exhibit A - Keller Farmer's Market License Agreement 2025](#)
[Exhibit B - Keller Farmers Market 2025 Calendar](#)

Director of Community Services Cody Maberry and Executive Director of Keller Farmers Market Sherri Almond addressed the City Council regarding the Keller Farmers Market.

A motion was made by Mayor Armin Mizani, seconded by Council Member Shannon Dubberly, to approve Resolution No. 4865 approving a License Agreement with Keller Farmers Market, to conduct a recurring farmers market, located on city-owned property in Bear Creek Park; in an amount not to exceed \$5000; and further authorizes the City Manager to execute said Agreement relating thereto on behalf of the City of Keller, Texas. The motion carried unanimously.

2. [Consider a resolution approving a special exception to the City of Keller Unified Development Code, Article 9, Development Standards, Section 9.05 - Sign Regulations for two attached wall signs for DeVivo Bros. Eatery, a restaurant in an existing 4,966 square-foot lease space, within a 33,955 square-foot multi-tenant building, located approximately 970 feet southwest from the intersection of Bear Creek Parkway and South Main Street, legally described as Lot 5, Block A of the Bear Creek Plaza Addition, zoned Commercial \(C\), and addressed as 750 S. Main Street, Suite 165. Bob Williams, Applicant. Bear Creek Plaza LTD, Owner. \(UDC-2409-0003\).](#)

Attachments: [111924 DeVivo SE Resolution](#)
[111924 DeVivo Maps](#)
[111924 DeVivo Staff Attachment](#)
[111924 DeVivo Exhibit A](#)
[H-2 DeVivo Sign Presentation](#)

A motion was made by Council Member Gregory Will, seconded by Mayor Armin Mizani, to approve Resolution No. 4866 approving a special exception to the City of Keller Unified Development Code, Article 9, Development Standards, Section

9.05 - Sign Regulations for two attached wall signs for DeVivo Bros. Eatery, a restaurant in an existing 4,966 square-foot lease space, within a 33,955 square-foot multi-tenant building, located approximately 970 feet southwest from the intersection of Bear Creek Parkway and South Main Street, legally described as Lot 5, Block A of the Bear Creek Plaza Addition, zoned Commercial (C), and addressed as 750 S. Main Street, Suite 165. The motion carried unanimously.

3. [PUBLIC HEARING: Consider an ordinance approving a Specific Use Permit \(SUP\) for A House With Books, to operate a retail store with used goods and merchandise sales, located in an approximately 1,600 square-foot lease space, on approximately 5.55 acres located at the intersection of Bear Creek Parkway and Town Center Lane, legally described as Lot 7, Block B of the Keller Town Center Addition, zoned Town Center \(TC\) and addressed to 201 Town Center Lane, Suite 3123. Hayley Smith, Applicant. T Arthouse, TX, LLC, Owner. \(SUP-2409-0008\).](#)

Attachments: [111924 House With Books SUP Ordinance](#)
[111924 House With Books SUP Maps](#)
[111924 House With Books SUP Staff Attachment](#)
[H-3 - A House With Books SUP Presentation](#)

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. 2193 approving a Specific Use Permit (SUP) for A House With Books, to operate a retail store with used goods and merchandise sales, located in an approximately 1,600 square-foot lease space, on approximately 5.55 acres located at the intersection of Bear Creek Parkway and Town Center Lane, legally described as Lot 7, Block B of the Keller Town Center Addition, zoned Town Center (TC) and addressed to 201 Town Center Lane, Suite 3123. The motion carried unanimously.

4. [PUBLIC HEARING: Consider an ordinance approving a Specific Use Permit \(SUP\) for Masters of Barbering, a spa proposed in an existing 1,711 square-foot lease space on approximately 1.4 acres, located at the northwest corner of the intersection of N. Main Street and Keller Hicks Road, legally described as Lot 1, Block 1 of the Tommy Tackett Addition, zoned Old Town Keller and addressed 413 N. Main Street. Cody Perez, Applicant. Budribrohers Real Estate LLC, Owner. \(SUP-2409-0007\)](#)

Attachments: [111924 Masters of Barbering SUP Ordinance](#)
[111924 Masters of Barbering SUP Maps](#)
[111924 Masters of Barbering SUP Application Packet](#)
[H-4 Masters of Barbering Presentation](#)

A motion was made by Mayor Armin Mizani, seconded by Council Member Karen Brennan, to close the public hearing. The motion carried unanimously.

A motion was made by Mayor Pro Tem Ross McMullin, seconded by Council

Member Karen Brennan, to approve Ordinance No. 2194 approving a Specific Use Permit (SUP) for Masters of Barbering to operate a spa in an existing 1,711 square-foot lease space on approximately 1.4 acres, located at the northwest corner of the intersection of N. Main Street and Keller Hicks Road, legally described as Lot 1, Block 1 of the Tommy Tackett Addition, zoned Old Town Keller and addressed 413 N. Main Street. The motion carried unanimously.

5. [PUBLIC HEARING: Consider an ordinance approving a Planned Development Zoning Change for Mountain Blue, from Single Family Residential-36,000 square-foot lots \(SF-36\) to Planned Development - Single Family Residential-36,000 square-foot lots, consisting of one residential lot on approximately 10.6 acres of land, legally described as Lot 1, Block A and Lot 1, Block B of the Mountain Blue Addition, and Abstract 592 Tract 8C03, Abstract 592 Tract 8C04, and Abstract 592 Tract 8C1 & 8C2 of the Jesse Gibson Survey, located on the north side of Lambert Lane East, approximately 680 feet west of the Lambert Lane East and Ottinger Road intersection, and addressed as 5899, 5909, 5943, and 13492 Lambert Lane East. Joey Feste Jr., Owner. Janet Sipes, Applicant. \(ZONE-2409-0006\) *This application has been withdrawn by the applicant.*](#)

The applicant has withdrawn this agenda item. No action was taken.

6. [Consider a resolution approving the terms and conditions of a Life Safety Grant Program to promote economic development and stimulate business and commercial activity in the city; establishing guidelines and criteria for approval of incentives related to life safety code requirements; and providing an effective date.](#)

Attachments: [LSG Policy Resolution](#)

[Appendix A - LSG Policy \(including appendices\)](#)

[Presentation Life Safety Grant Program](#)

Director of Economic Development Mary Culver gave a presentation relating to the proposed Life Safety Grant.

A motion was made by Mayor Armin Mizani, seconded by Mayor Pro Tem Ross McMullin, to approve Resolution No. 4867 approving the terms and conditions of a Life Safety Grant Program to promote economic development and stimulate business and commercial activity in the city; establishing guidelines and criteria for approval of incentives related to life safety code requirements; and providing an effective date. The motion carried unanimously.

I. EXECUTIVE SESSION

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. [8849 Davis Blvd](#)
- b. [150 Bear Creek Parkway and 777 Chisholm Trail](#)
- c. [205 S. Elm Street](#)
- d. [721 Chisholm Trail.](#)

2. Section 551.072, Texas Government Code - Deliberation Regarding Real Property; Closed Meeting. A governmental body may conduct a closed meeting to deliberate the purchase, exchange, lease, or value of real property if deliberation in an open meeting would have a detrimental effect on the position of the governmental body in negotiations with a third person.

- a. [551 Keller Pkwy](#)

3. Section 551.074, Texas Government Code - Personnel Matters. (1) to deliberate the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee: City Manager

4. Adjourn into Open Meeting.

5. Action on Executive Session Items 1, 2 and 3 if necessary.

J. ADJOURN

Mayor Armin Mizani recessed the Regular City Council Meeting at 8:18 P.M., and reconvened the Work Session at 8:24 P.M.

The Pre-Council and Regular Meetings adjourned at 10:45 P.M.

Mayor

City Secretary