



**City of Keller
City Council
Agenda**

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

Tuesday, January 7, 2025

PRE-COUNCIL MEETING 5:30 P.M.

A. CALL TO ORDER - Mayor Armin R. Mizani

B. DISCUSS AND REVIEW AGENDA ITEMS

C. EXECUTIVE SESSION

1. Adjourn into Open Meeting.
2. Action on Executive Session Item 1 if necessary.

D. WORK SESSION

1. [Discuss Elm Street project funding](#)
2. [Economic Development Updates](#)

E. ADJOURN

REGULAR MEETING 7:00 P.M.

A. CALL TO ORDER – Mayor Armin R. Mizani

B. INVOCATION

C. PLEDGE OF ALLEGIANCE

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

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.

F. CONSENT

1. [Consider approval of the Minutes of the Tuesday, December 17, 2024, Regular City Council Meeting.](#)

Attachments: [121724 Minutes.pdf](#)

2. [Consider a resolution approving the proposal from Andrews Building Service, Inc., of Dallas, Texas, for Janitorial Services for Keller Town Hall, the Public Library, the Senior Activities Center, the Sports Park, Police Department, the Municipal Service Center, Parks restrooms, and Old Town Keller; and authorizing the City Manager to execute all purchase documents relating thereto on behalf of the City of Keller, Texas.](#)

Attachments: [Janitorial Services Proposed Resolution](#)

G. OLD BUSINESS - None

H. NEW BUSINESS

1. [PUBLIC HEARING: Consider an ordinance approving a Specific Use Permit \(SUP\) for Typewriter Justice, to operate a retail store with used goods and merchandise sales, located in an existing 725 square-foot lease space on approximately 1.65 acres, located on the south side of Keller Parkway, on the southwest corner of Keller Parkway and Navajo Drive, legally described as Block 1, Lot A3R1A & A3R2A of the Indian Meadows Addition, zoned Retail and addressed 540 Keller Parkway, Suite A. Navajo Center LP, Owner. Charles Justice, Applicant. \(SUP-2411-0017\)](#)

Attachments: [010725 Typewriter SUP Ordinance](#)
[010725 Typewriter SUP Maps](#)
[010725 Typewriter SUP Applicant Packet](#)
[Presentation Typewriter Justice SUP.pdf](#)

2. [PUBLIC HEARING: Consider an ordinance approving a Planned Development \(PD\) amendment for Greenway Park, related to the Garage Requirements section of the PD Development Standards, on approximately 35 acres, located on the east side of U. S. Hwy. 377, at the intersection of U. S. Hwy. 377 and Park Avenue, legally described as Lots 1-16X, Block A, Lots 1-8, Block B, Lots 1-18X, Block C, and Lots 1X-3X, Block D of the Greenway Park Addition and zoned Planned Development - Single-Family Residential 20,000 square-foot lots. Richard J. Gibson, Owner. Mark Weatherford, Applicant. \(ZONE-2411-0008\)](#)

Attachments: [010725 Greenway Park PD Amendment Ordinance](#)
[010725 Greenway Park PD Amendment Exhibit A](#)
[010725 Greenway Park PD Amendment PLAT](#)
[010725 Greenway Park PD Amendment Original PD Ord. 2016](#)
[010725 Greenway Park PD Amendment MAPS](#)
[010725 Greenway Park PD Amendment Applicant Statement](#)
[010725 Greenway Park PD Amendment Staff Attachment-UDC Section 9.02 a](#)
[Presentation Greenway Park PD Amendment.pdf](#)

3. [PUBLIC HEARING: Consider an ordinance approving a Specific Use Permit \(SUP\) for](#)

Monster Mini Golf, to operate an Indoor Entertainment Facility in a 13,800 square-foot lease space in an existing multi-tenant building on 6.03 acres, located on the south side of Keller Parkway, at the southeast corner of the Keller Parkway and Keller Smithfield Road - South intersection, legally described as Lot 6R2, Block A of the Keller Crossing Addition, zoned Retail - PD - 1685 and addressed 1580 Keller Parkway, Unit 50C. JAHCO Keller Crossing, LLC, Owner. Brook Long, Applicant. (SUP-2411-0018)

Attachments: [010725_Monster Mini Golf SUP_Ordinance](#)
[010725 Monster Mini Golf SUP Maps](#)
[010725 Monster Mini Golf SUP Application Packet](#)
[Presentation Monster Mini Golf SUP CC.pdf](#)

4. PUBLIC HEARING: Consider an ordinance approving a Specific Use Permit (SUP) with a variance to encroach the setback requirement for an approximately 4,608 square-foot accessory structure, on an approximately 5.09 acre lot, located approximately 2,000 feet south of the intersection of Bear Creek Parkway and Berkshire Hill Drive, legally described as Lot 3, Block A of the Hive Riot Honey Addition, zoned Single-Family Residential - 36,000 square-foot lots (SF-36), and addressed 8910 Indian Knoll Trail, Matthew Burton, Applicant. Hive Riot Honey Company LLC, Owner. (SUP-2411-0016)

Attachments: [010725 Hive Riot SUP Ordinance](#)
[010725 Hive Riot SUP Maps](#)
[010725 Hive Riot SUP Application Packet](#)
[010725 Hive Riot SUP Support Letter](#)
[Presentation Hive Riot SUP CC.pdf](#)

5. Consider a resolution approving a Chapter 380 Economic Development Program Agreement, pursuant to Chapter 380 of the Texas Local Government Code, and pursuant to the City's Economic Development policy, with JRTR Investments, LTD and authorizing the City Manager to execute said documents on behalf of the City of Keller, Texas.

Attachments: [Exhibit A.1 - Resolution](#)
[Exhibit A.2 - Property Exhibit](#)
[Exhibit A - Chapter 380 Agreement - 551 Keller Pkwy](#)
[Presentation Te'Jun - 551 Keller Pkwy Presentation.pdf](#)

I. EXECUTIVE SESSION

1. **Adjourn into Open Meeting.**
2. **Action on Executive Session Item 1 if necessary.**

J. ADJOURN

**CITY OF KELLER
MISSION STATEMENT**

We commit to preserving a safe, informed and vibrant community of quality neighborhoods, thriving businesses and natural beauty by setting the standard for municipal engagement, collaboration, service and innovation.

CERTIFICATE

I hereby certify that the above notice is posted, per the Open Meetings Law, Texas Government Code, Chapter 551, on the official bulletin board at Keller Town Hall, 1100 Bear Creek Parkway, on Thursday, January 2, 2025 at 5:00 P.M.

Kelly Ballard, TRMC, CMC
City Secretary

Persons with disabilities who plan to attend this public meeting and who may need auxiliary aid or services are requested to contact the ADA Coordinator 48 hours in advance, at 817-743-4041, and reasonable accommodations will be made for assistance.