



**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, January 7, 2025**

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

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

Mayor Armin Mizani called the Pre-Council Meeting to Order at 5:31 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  
Council Member Chris Whatley  
Mayor Pro Tem Ross McMullin

The following City staff members were present: 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 Economic Development Mary Culver, 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**

Executive Session was not held during the Pre-Council Meeting.

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

**D. WORK SESSION**

1. [Discuss Elm Street project funding](#)

Public Works Director Alonzo Liñán stated that the November Elm St reconstruction bids, a rebid of the June advertisement, was successful in attracting more bidders and reducing the bid amount.

The June bid had only one responder and the total bid was \$38.7M or \$17.5M beyond the available funding. The November bid received five bids, all of which were below the June amount, but still came in \$31.6M or \$10.4M beyond the available funding. The option to not do the project was not realistic as the project was already approved on in a 2022 bond election and the council had already entered into agreements with the county for additional funding. In light of this, the task was then on how to close the \$10.4M gap.

In partnership with the Finance Department, \$5.56M was allocated from various closed projects, impact fees and interest income. This left \$4.84M still to address. In discussion with the council, it was decided to:

- Exchange the Bear Creek parking lot (by the roundabout) for the Pecan parking lot (by the church)
- Use KDC funds to pay for the trail part of the project
- Reduce the scope of the project
- Postpone the Alley Rehab Design
- Redistribute the funding allocations for the '26 & '27 Street rehab, Nightingale culvert, and use GF

Through taking these measures, the remaining \$4.84M was reallocated and the Elm St project is now fully funded.

A collateral discussion was to also specifically allocate funds for the dredging of the Bourland pond in advance or in conjunction with the Te'Jun development.

## 2. [Economic Development Updates](#)

Economic Development Director Mary Culver reported five new businesses opened in December, bringing the total Certificates of Occupancy issued this year to 104, with 74 for new businesses. 111 W. Vine Street (The Station) closed on September 26, 2024, and plans for its remodel are underway, with the project expected to enhance Old Town Keller and the restaurant scene. Additionally, the Big Lots site at 1580 Keller Parkway, 27,168 sq. ft., has been prioritized for recruitment as the store prepares to vacate. Mrs. Culver also highlighted community engagement efforts, including the Foodie Favorites Poll, which closed with 1,580 responses and results to be announced Friday, and the Restaurant Retail Survey, which launched January 3 and already has 200 responses.

## E. ADJOURN

Mayor Armin Mizani adjourned the Pre-Council Meeting at 6:43 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 7:00 P.M.

### B. INVOCATION

Mayor Pro Tem Ross McMullin led 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 - 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 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

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 Chris Whatley, seconded by Council Member Shannon Dubberly, to approve the Consent Agenda. The motion carried unanimously.**

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

**Attachments:** [121724 Minutes.pdf](#)

Approved.

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](#)

Resolution No. 4885 hereby approves the bid of janitorial services, in the total amount of \$211,035.48, 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, from Andrews Building Service, Inc., of Dallas, Texas; and further authorizes the City Manager to execute all purchase documents relating thereto on behalf of the City of Keller, Texas.

## 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](#)

Planner Alexis Russell gave a presentation relating to the request for a Specific Use Permit for Typewriter Justice, to operate a retail store with used goods and merchandise sales, at 540 Keller Parkway, Suite A.

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. 2205 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. The motion carried unanimously.**

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\\_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\\_and\\_Illustrations\\_Presentation\\_Greenway\\_Park\\_PD\\_Amendment.pdf](#)  
[010725\\_Greenway\\_Park\\_PD\\_Amendment\\_Exhibit\\_A](#)

Director of Community Development Sarah Hensley gave a presentation relating to the request for a Planned Development (PD) amendment for Greenway Park, related to the Garage Requirements.

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.**

Mr. Greg Wright, Providential Custom Homes, addressed the City Council regarding the PD Amendment request.

**A motion was made by Mayor Armin Mizani, seconded by Mayor Pro Tem Ross McMullin, to approve Ordinance No. 2206 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. The motion carried unanimously.**

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\\_Minis\\_Golf\\_SUP\\_Ordinance](#)  
[010725\\_Monster\\_Minis\\_Golf\\_SUP\\_Maps](#)  
[010725\\_Monster\\_Minis\\_Golf\\_SUP\\_Application\\_Packet](#)  
[Presentation\\_Monster\\_Minis\\_Golf\\_SUP\\_CC.pdf](#)

Planner Calvin Eddleman gave a presentation relating to the request for a SUP for Monster Mini Golf, to operate an Indoor Entertainment Facility at 1580 Keller Parkway,

Unit 50C.

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

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

Ms. Holly Hernandez, applicant, addressed the City Council regarding the proposal.

**A motion was made by Council Member Gregory Will, seconded by Mayor Pro Tem Ross McMullin, to approve Ordinance No. 2207 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. The motion carried by the following vote:**

**AYE: 6 - Council Member Shannon Dubberly, Mayor Armin Mizani, Council Member Chris Whatley, Mayor Pro Tem Ross McMullin, Council Member Gregory Will, and Council Member Karen Brennan.**

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

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](#)

Planner Calvin Eddleman gave a presentation relating to the request for a SUP for an accessory structure with a setback variance at 8910 Indian Knoll Trail.

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

**A motion was made by Mayor Pro Tem Ross McMullin, seconded by Council Member Gregory Will, to close the public hearing. The motion carried unanimously.**

**A motion was made by Council Member Tag Green, seconded by Council Member**

Gregory Will, to approve Ordinance No. 2208 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. The motion carried unanimously.

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](#)

Director of Economic Development Mary Culver gave a presentation relating to the request for 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.

A motion was made by Council Member Shannon Dubberly, seconded by Mayor Pro Tem Ross McMullin, to approve Resolution No. 4886 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. The motion carried by the following vote:

**AYE:** 4 - Council Member Shannon Dubberly, Mayor Pro Tem Ross McMullin, Council Member Gregory Will, and Council Member Karen Brennan.

**NAY:** 3 - Council Member Tag Green, Mayor Armin Mizani, and Council Member Chris Whatley.

## I. EXECUTIVE SESSION

Executive Session was not held during the regular meeting.

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

## J. ADJOURN

Mayor Armin Mizani adjourned the Regular City Council Meeting at 7:47 P.M.

## Rollcall

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Mayor

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City Secretary