



City of Keller City Council Agenda

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

Tuesday, June 3, 2025

PRE-COUNCIL MEETING 5:00 P.M.

A. CALL TO ORDER - Mayor Armin R. Mizani

B. DISCUSS AND REVIEW AGENDA ITEMS

C. EXECUTIVE SESSION

1. Section 551.071. CONSULTATION WITH ATTORNEY; CLOSED MEETING. A governmental body may not conduct a private consultation with its attorney except:
 - (1) when the governmental body seeks the advice of its attorney about:
 - (A) pending or contemplated litigation; or
 - (B) a settlement offer; or
 - (2) on a matter in which the duty of the attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with this chapter.
- a. ZONE-2411-0007

D. WORK SESSION

1. [Receive an update on Material Storage at the Sports Park](#)
2. [Receive an overview of the Street Rehab Program](#)
3. [Strategic Planning Workshop - Five Year CIP \(Streets and Parks\) and Outstanding Debt](#)
4. [Economic Development Update](#)

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. PRESENTATIONS

1. [Recognition of the Miss Keller, Miss Keller's Teen, Miss Tarrant County's Teen 2025 titleholders.](#)

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, May 20, 2025 Regular City Council Meeting.](#)

Attachments: [052025 Minutes.pdf](#)

2. [Consider a resolution authorizing the City Manager to execute a professional services agreement with Brinkley Sargent Wiginton Architects, Inc., of Dallas, Texas, for the design and contract administration of the Town Hall Restroom Renovation Project Phase II, for the Facilities Department.](#)

Attachments: [Keller Town Hall Restroom Renovation Phase II Design Resolution](#)
[Keller CH Phase II Proposal-3](#)

3. [Consider a resolution approving the proposal for 2025 Public Works Mowing from Brightview Landscape Services, Inc., of Southlake, Texas, for the purpose of providing public works mowing services for rights-of-way, water sites, drainage channels, and other City-owned properties, and authorizing the City Manager to execute all contract documents on behalf of the City of Keller, Texas.](#)

Attachments: [060325 PWMowing Resolution](#)
[060325 2025PWMowing_StaffAttachment](#)

4. [Consider a resolution approving a construction contract with TexasBIT \(Texas Materials Group\) of Irving Texas; for the 2024 and 2025 Annual Street Maintenance Project for the Public Works Department; and authorizing the City Manager to execute all documents relating thereto on behalf of the City of Keller, Texas.](#)

Attachments: [060326 2024 2025AnnualStreetRecon Resolution](#)
[060326 2024 2025AnnualStreetRecon StaffAttachmentA](#)
[060326 2024 2025AnnualStreetRecon StaffAttachmentB](#)
[060326 2024 2025AnnualStreetRecon StaffAttachmentC](#)
[060326 2024 2025AnnualStreetRecon Map](#)

5. [Consider a resolution approving the City of Keller's cost participation in the replacement](#)

of components 1 and 2 of the Motorola upgrade to the NETCO Motorola P25 Trunked Radio Communication System and authorizing payment to the City of Bedford.

Attachments: [Proposed Resolution.docx](#)
[NETCO Virtualized Prime Firm Proposal with CSC 11122024 v1.pdf](#)
[City of Bedford NETCO System update.pdf](#)

G. OLD BUSINESS

1. Consider an ordinance approving Armstrong Hills, a Planned Development Zoning Change from Single-Family Residential - 36,000 square-foot lots to Planned Development - Single-Family Residential - 25,000 square-foot lots, consisting of 49 residential lots and 10 open space lots, on approximately 49 acres of land, legally described as a Tract 2 HS, Abstract 1501 and Tract 2, Abstract 791 of the Thomas J. Thompson Survey, located 120 feet southeast of the Davis Boulevard and Creek Road intersection, and addressed 8740 Davis Boulevard.. Barron-Stark Engineers and Holmes Builders, Applicant. LLB Armstrong Family LP, Owner. (ZONE-2411-0007)

Attachments: [060325 Armstrong Hills PD Ordinance](#)
[060325 Armstrong Hills PD MAPS](#)
[060325 Armstrong Hills PD Entry Renderings](#)
[060325 Armstrong Hills PD Applicant Packet](#)
[Traffic Impact Analysis-TIA-Armstrong Hills TIA Agency Submittal 12-9-2024-2](#)
[Armstrong Hills - APPLICANT PRESENTATION](#)
[060325 Armstrong Hills PD Exhibit A](#)
[Opposition Map](#)
[Combined Public Feedback Armstrong Hills PD 8740 Davis Blvd](#)

2. Consider a resolution approving a Future Land Use Plan (FLUP) amendment from Low-Density Single Family 36,000 square-foot lots and above (LD-SF) and Retail/Commercial (RTC) to Medium-Density Single Family - 15,000 to 35,999 square-foot lots (MD-SF) for 49 acres, legally described as a Tract 2 HS, Abstract 1501 and Tract 2, Abstract 791 of the Thomas J. Thompson Survey, located 120 feet southeast of the Davis Boulevard and Creek Road intersection, and addressed 8740 Davis Boulevard. Barron-Stark Engineers and Holmes Builders, Applicant. LLB Armstrong Family LP, Owner. (PA-2411-0003)

Attachments: [060325 Armstrong Hills FLUP Resolution](#)
[060325 Armstrong Hills FLUP MAP](#)
[060325 Armstrong Hills FLUP Amendment Applicant Narrative](#)
[Item H-2 - 8740 Davis FLUP.pdf](#)

H. NEW BUSINESS - None

I. EXECUTIVE SESSION

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a. ZONE-2411-0007

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 Friday, May 30, 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.