



# City of Keller

## City Council

### Meeting Minutes

Keller Town Hall  
1100 Bear Creek Parkway  
Keller, TX 76248  
817-743-4000  
[www.cityofkeller.com](http://www.cityofkeller.com)

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**Tuesday, June 3, 2025**

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#### **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 5:04 P.M.

**PRESENT:** 4 - Council Member Shannon Dubberly, Mayor Armin Mizani, Mayor Pro Tem Ross McMullin, and Council Member Gregory Will

**ABSENT:** 1 - Council Member Chris Whatley

The follow City Staff Members were present: City Manager Aaron Rector, City Secretary Kelly Ballard, City Attorney Stan Lowry, Development Services Director Sarah Hensley, Community Services Director Cody Maberry, Human Resources Director Marcia Reyna, Economic Development Specialist Melanie Boykins, Interim Fire Chief Charlie Skaggs, and Chief of Police Bradley G. Fortune.

#### **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 5:27 P.M. so that the City Council could meet in an Executive Session in accordance with State Law.

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](#)
2. **Adjourn into Open Meeting.**

Mayor Armin Mizani adjourned the Executive Session and returned to the Open

Meeting at 5:53 P.M.

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

No action was taken.

**D. WORK SESSION**

1. [Receive an update on Material Storage at the Sports Park](#)

Public Works Director Alonzo Liñán provided a presentation on the proposed material storage yard and screening wall project. The update included a proposed layout of the site, incorporating access roads, secure gates, yard lighting, and associated site improvements. Three screening wall options were presented: Option 1 - premanufactured wood (\$265,000); Option 2 - precast concrete (\$220,000); and Option 3 - single wythe brick (\$460,000). Cost comparisons were discussed based on levels of landscaping, with total estimates ranging from \$484,000 to \$723,000. Following discussion, City Council agreed to proceed with Screen Wall Option 2 (precast concrete) along with the trees and grass landscaping option, estimated at \$527,000. The project timeline is planned to align with upcoming Sports Park renovations.

2. [Receive an overview of the Street Rehab Program](#)

Public Works Director Alonzo Liñán provided an overview of the City's Road Rehabilitation Program. The presentation included a summary of the City's street assets, which total 500 lane miles composed of 60% concrete and 40% asphalt, as well as related infrastructure including 8,300 signs, 135 miles of pavement markings, and 114 miles of sidewalks. Liñán outlined the current pavement condition ratings and provided a history of rehabilitation efforts using Streetlogix mapping tools. He explained that most repairs are handled through the annual rehabilitation program, with limited in-house capabilities. The City has now transitioned to a two-year rehabilitation cycle to better manage resources and plan roadway enhancements in conjunction with capital projects. No formal action was taken.

3. [Strategic Planning Workshop - Five Year CIP \(Streets and Parks\) and Outstanding Debt](#)

City Manager Aaron Rector provided a strategic planning presentation outlining the City's five-year Capital Improvements Plan (CIP) and associated debt obligations for street, park, and facility projects. The presentation reviewed prior-year active projects and projected improvements for fiscal years 2024-25 through 2029-30. Street and park improvements were itemized by year, including funding projections and alignment with long-range infrastructure planning. A detailed overview of the Sports Park costs was included. The presentation also covered outstanding debt service obligations, including interest and sinking fund requirements, and future anticipated debt tied to the East Side Streets project. No new facility/governmental projects are planned beyond FY 2025-26. No formal action was taken.

4. [Economic Development Update](#)

Economic Development Specialist Melanie Boykins provided an update on business recruitment, retention initiatives, and upcoming development opportunities within Keller.

**E. ADJOURN**

Mayor Armin Mizani recessed the Pre-Council Meeting at 6:51 P.M. with the intent to continue at the conclusion of the Regular Meeting.

Mayor Armin Mizani reconvened the Pre-Council Meeting at 7:49 P.M. and adjourned at 8:10 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 7:00 P.M.

**B. INVOCATION**

Pastor Caleb Cramer, LifeChurch gave 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. PRESENTATIONS**

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

Mayor Mizani recognized and presented certificates to Natalie Duprè, Miss Keller 2025; Ravali Mocharla, Miss Keller's Teen 2025; and Kira Lazarus, Miss Tarrant County's Teen 2025. Michelle Donatto, Director of the Miss Keller Tarrant County Scholarship Organization, provided remarks about the organization. Natalie Duprè performed "God Bless America" for the audience.

**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.

The following individuals addressed the City Council during the public comment portion of the meeting:

Ms. Jennifer Phoenix, 608 Castleman Court, expressed concern about drainage issues in

the Bourland Manor neighborhood. She requested that the City consider conducting a formal drainage study to address longstanding concerns regarding water flow and stormwater runoff.

Mr. Brian Bell, 532 Meadow Knoll Court South, shared concerns about the Chandler Road reconstruction project. He discussed the impact of construction activity on residents, including access and safety concerns, and asked for greater transparency regarding the project timeline and communication with affected homeowners.

Mr. Steve Steadman, resident of Belinda Drive, spoke about the upcoming street renovation project in his neighborhood. He urged caution due to the presence of gas lines and questioned the durability and appropriateness of materials used in recent street projects. He encouraged the City to prioritize quality and long-term performance in its infrastructure improvements.

Mrs. Janice Johnson, also a resident of Belinda Drive, expressed concerns about the lack of maintenance in the drainage ditch behind her property. She shared that her husband has had to regularly mow and maintain the ditch himself and urged the City to address both safety and upkeep in the area.

## 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.**

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

1. [Consider approval of the Minutes of the Tuesday, May 20, 2025 Regular City Council Meeting.](#)

**Attachments:** [052025 Minutes.pdf](#)

Approved.

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](#)

Resolution No. 4928 hereby approves an agreement for Professional Services for the Town Hall Restroom Renovation Project Phase II with Brinkley Sargent Wiginton

Architects, Inc., of Dallas, Texas; in the amount of \$56,755.00, for the Facilities Department, 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 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](#)

Resolution No. 4929 hereby approves the proposal from Brightview Landscape Services, Inc., of Southlake, Texas, in the amount of up to \$399,588.90 for the provision of public works mowing services, with the first year being up to \$72,315.52 and with the automatic option to renew for up to four (4) additional one-year periods; and further authorizes the City Manager to execute all necessary contract documents on behalf of the City of Keller.

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](#)

Resolution No. 4930 hereby approves the base bid + alternate 1 (Belinda Drive) for the 2024 and 2025 Annual Street Maintenance Project, from TexasBIT (Texas Materials Group), of Irving, Texas for the Public Works Department, in the amount of \$3,375,230.15; and further authorizes the City Manager to execute all contract documents relating thereto on behalf of the City of Keller, Texas.

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](#)

Resolution No. 4931 hereby authorizes the payment of \$137,363.84 to the City of Bedford as the City of Keller's cost share for the replacement of components 1 and 2 of the Motorola P25 Trunked Radio Communication System in accordance with the NETCO interlocal agreement.

## 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 12-9-2024-2025-03-12 v1](#)  
[Armstrong Hills - APPLICANT PRESENTATION](#)  
[060325 Armstrong Hills PD Exhibit A](#)  
[Opposition Map](#)  
[Combined Public Feedback Armstrong Hills PD](#)  
[Item G-1 - 8740 Davis Rezone](#)

Development Services Director Sarah Hensley reintroduced the request to change zoning from SF-36 to PD SF-25 for approximately 49 acres at 8740 Davis Boulevard. She outlined the subdivision would consist of 49 single-family lots, 10 open-space lots, gated entry, and HOA-maintained infrastructure, citing the recent Planning & Zoning recommendation for approval.

Councilmembers inquired about community amenities, architectural standards, and how stormwater runoff will be managed. Representatives confirmed that open-space areas include stormwater easements, and fire sprinklers will be required in all homes.

**A motion was made by Council Member Shannon Dubberly, seconded by Council Member Gregory Will, to approve Ordinance No. 2228 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. The motion carried unanimously.**

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

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 G-2 - 8740 Davis FLUP](#)

**A motion was made by Council Member Shannon Dubberly, seconded by Council Member Gregory Will, to deny the request for a Future Land Use Plan (FLUP) amendment. The motion failed by the following vote:**

**AYE:** 3 - Council Member Shannon Dubberly, Council Member Gregory Will, and Karen Brennan

**NAY:** 3 - Mayor Armin Mizani, Mayor Pro Tem Ross McMullin, and Tag Green

**A motion was made by Mayor Armin Mizani, seconded by Mayor Pro Tem Ross McMullin, to approve the request for a Future Land Use Plan (FLUP) amendment. The motion failed by the following vote:**

**AYE:** 3 - Mayor Armin Mizani, Mayor Pro Tem Ross McMullin, and Tag Green

**NAY:** 3 - Council Member Shannon Dubberly, Council Member Gregory Will, and Karen Brennan

## **H. NEW BUSINESS - None**

## **I. EXECUTIVE SESSION**

Executive Session was not held during the regular meeting.

- 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](#)

## **J. ADJOURN**

Mayor Armin Mizani adjourned the Regular meeting at 7:45 P.M. so that the Council could

resume the Pre-Meeting.

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Mayor

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City Secretary