



City of Keller City Council Agenda

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

Tuesday, November 18, 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

The City Council reserves the right to convene into Executive Session at any time during the meeting in accordance with Chapter 551 of the Texas Government Code, including, but not limited to, Sections 551.071 (Consultation with Attorney), 551.072 (Real Property), 551.074 (Personnel Matters), or any other provision under the Texas Open Meetings Act, for any item posted on this agenda.

D. WORK SESSION

1. [Discuss revisions to Parking in Public Streets ordinance](#)
2. [Discuss revisions to the Code of Ordinances to address e-bikes and e-scooters.](#)
3. [Capital Improvement Projects 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. PROCLAMATIONS & PRESENTATIONS

1. [Recognition of Keller Citizens Academy participants](#)
2. [Keller Farmers Market Proclamation](#)

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 three business days' 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, November 4, 2025 Regular City Council Meeting.](#)

Attachments: [110425 Minutes.pdf](#)

2. [Consider a resolution casting votes for nominee\(s\) for the Board of Directors of the Tarrant Appraisal District for a four-year term beginning January 1, 2026.](#)

Attachments: [111825 Resolution Votes for Board of Directors of Tarrant Appraisal District](#)
[2026-october-letter.pdf](#)
[2026-vote-calculation.pdf](#)
[2026-ballot.pdf](#)
[michael-alfred-bio-acknowledgement-form-redacted.pdf](#)
[wendy-burgess-bio-acknowledgement-form-redacted.pdf](#)
[eric-crile-bio-acknowledgement-form-redacted.pdf](#)
[sayeda-syed-bio-acknowledgement-form.pdf](#)

3. [Consider a Resolution Nominating a Candidate to Fill a Vacancy on the Tarrant Appraisal District Board of Directors.](#)

Attachments: [111825 Resolution Nomination for TAD Board of Directors](#)
[blaylock-alan-resignation-email.pdf](#)
[tad-vacancy-letter.pdf](#)

4. [Consider a resolution of the City Council of the City of Keller, Texas, approving the purchase of Lion Apparel turnout gear for the Fire Department from North American Fire Equipment Company \(NAFECO\) through the BuyBoard cooperative purchasing program, and authorizing the City Manager to execute all related documents.](#)

Attachments: [Proposed Resolution Fire Gear.docx](#)
[NAFECO Fire Gear Quote.pdf](#)
[NAFECO Purchase Order.pdf](#)

5. [Consider a resolution adopting the revised 2025 City of Keller Purchasing Policy.](#)

Attachments: [111825 Financial Policies Resolution](#)
[Purchasing Policy 2025 Proposal 11-18-25](#)

6. [Consider an ordinance amending the City of Keller Code of Ordinances by amending Chapter 2, Administration, by deleting Article IX, Reserved, and adding a new Article IX, "Capital Improvements Advisory Committee," to establish the committee in accordance with Chapter 395 of the Texas Local Government Code; authorizing publication; and](#)

establishing an effective date.

Attachments: 111825 CIAC Creation Ordinance

G BOARD AND COMMISSION APPOINTMENTS

1. Consider a resolution appointing members and a chairperson to the Capital Improvements Advisory Committee.

Attachments: 2025 CIAC Appointments Resolution

2. Consider a resolution appointing members and a chairperson to the Public Arts Board.

Attachments: 111825 Public Arts Board Appointments

3. Consider a resolution appointing members to the Keller Economic Development Board.

Attachments: 111825 Economic Development Board Appointments

4. Consider a resolution appointing members and a chairperson to the Zoning Board of Adjustment.

Attachments: 111825 Zoning Board of Adjustment Appointments

5. Consider a resolution appointing members and a chairperson to the Library Board.

Attachments: 111825 Library Board Appointments

6. Consider a resolution appointing members and a chairperson to the Parks and Recreation Board.

Attachments: 111825 Parks and Recreation Appointments

7. Consider a resolution appointing members and a chairperson to the Planning and Zoning Commission.

Attachments: 111825 P & Z Commission Appointments

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: 111825 KCCPD Appointment Resolution

9. Consider a resolution appointing members to the Keller Development Corporation Board of Directors.

Attachments: 111825 KDC Appointments Resolution

10. Consider a resolution appointing a member to the Metroport Teen Court Advisory Board.

Attachments: 111825 Metroport Teen Court Resolution

11. Administer the Oath of Office to newly appointed Board and Commission members.

H. OLD BUSINESS

1. Consider an ordinance approving a Specific Use Permit (SUP) for Stay Social by Stay N' Play, to operate an indoor entertainment facility in an existing lease space, on

approximately 1.23 acres, located on the west side of Davis Boulevard, approximately 300 feet west from the intersection of Davis Boulevard and Bear Creek Parkway, legally described as Block A, Lot 4, of the Hidden Lakes Center subdivision, zoned Commercial (C) and addressed 8849 Davis Boulevard, Suite 200. Debra Porter, Applicant. PAA Real Estate LLC, Owner. (SUP-2509-0035)

Attachments: [111825 Stay N' Play SUP Ordinance](#)
[111825 8849 Davis Blvd SUP Applicant Packet](#)
[111825 8849 Davis Blvd SUP Maps](#)
[111825 8849 Davis Blvd SUP Public Opinion](#)
[111825 8849 Davis Blvd SUP Opposition Map](#)
[111825 8849 Davis Blvd SUP Owner Letter](#)
[Item H-1 - 8849 Davis Blvd SUP.pdf](#)

I. NEW BUSINESS

1. PUBLIC HEARING: Consider an ordinance approving a rezone from Commercial (C) to Planned Development-Light Industrial (PD-LI), for approximately 1.22 acres, located on the east side of South Main Street, at the southeast corner of the Calverley Place and South Main Street intersection, legally described as Lot 5R of the South Meadow Industrial Park Addition, zoned Commercial, and addressed 1661 S. Main Street. Skye Thibodeaux, Applicant. Vantage Mortgage Investors, INC., Owner. (ZONE-2509-0009)

Attachments: [111825 1661 S Main PD Ordinance](#)
[111825 1661 S Main PD Maps](#)
[111825 1661 S Main PD Applicant Packet Exhibit A](#)
[111825 1661 S Main PD Exhibit B PD Use Chart](#)
[UDC Commercial and Retail zoning](#)
[111825 1661 S Main PD Applicant letter to neighbors](#)
[Item I-1 - 1661 S Main St PD_CC.pdf](#)

2. PUBLIC HEARING: Consider an ordinance approving a Specific Use Permit (SUP) for Degree Wellness, to operate a medical spa in an existing 2,000 square-foot lease space, on approximately 1.70 acres, located on the west side of Rufe Snow Drive, on the west corner of the Bear Creek Parkway and Rufe Snow Drive intersection, legally described as Block A, Lot 5, of the Moviehouse Addition, zoned Town Center (TC), and addressed 242 Rufe Snow Drive, Suite 140. Harshal Shah, Applicant. Keller MH Retail LTD, Owner. (SUP-2509-0039).

Attachments: [111825 Degree Wellness SUP Ordinance](#)
[111825 Degree Wellness SUP Maps](#)
[111825 Degree Wellness SUP Applicant Packet](#)
[111825 Degree Wellness SUP Public Opinion](#)
[Item I-2 - Degree Wellness SUP_CC.pdf](#)

3. PUBLIC HEARING: Consider an ordinance approving a Specific Use Permit (SUP) for existing automobile electric charging stations, on approximately 17.4 acres, located on the

[south side of Keller Parkway, 700 feet west of the intersection of Keller Parkway and Keller Smithfield Road, legally described as Lot 1, Block C of the Keller Town Center Addition, zoned Town Center \(TC\) and addressed 1300 Keller Parkway. SiteLogIQ, Inc., Applicant. WW 1300 Keller Parkway LLC, Owner. \(SUP-2509-0037\)](#)

Attachments: [111825 1300 Keller Parkway SUP Ordinance](#)
 [102825 1300 Keller Parkway SUP Maps](#)
 [102825 1300 Keller Parkway SUP Applicant Packet](#)
 [111825 1300 Keller Parkway SUP Opposition Map](#)
 [Item I-3 - 1300 Keller Parkway SUP.pdf](#)

J. EXECUTIVE SESSION

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K. 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, November 13, 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.