



City of Keller

City Council

Meeting Minutes

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

Mayor Armin R. Mizani called the Pre-Council Meeting to order at 5:07 P.M.

Mayor Armin Mizani, Mayor Pro Tem Ross McMullin, Council Member Shannon Dubberly, Council Member Gregory Will, Council Member Karen Brennan, Council Member Tag Green, and Council Member Chris Whatley, who arrived at 5:17 P.M.

The following City staff members were present: City Manager Aaron Rector, City Attorney Stan Lowry, City Secretary Kelly Ballard, Chief Financial Officer Bryan Rebel, Director of Public Works Alonzo Linan, Development Services Director Sarah Hensley, Assistant Economic Development Director Anna Erwin, Police Chief Bradley G. Fortune, and Fire Marshal Stephanie Billareal.

B. DISCUSS AND REVIEW AGENDA ITEMS

The City Council discussed and reviewed the 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.

No Executive Session was held during the Pre-Council Meeting.

D. WORK SESSION

1. [Discuss revisions to Parking in Public Streets ordinance](#)

Council reviewed proposed revisions to the ordinance relating to junk vehicles and oversized vehicles. Discussion included enforcement procedures, weight thresholds for certain non-pickup vehicles over 11,000 pounds, and steps prior to towing, including notice and voluntary compliance.

2. [Discuss revisions to the Code of Ordinances to address e-bikes and e-scooters.](#)

Council discussed proposed updates to bicycle and electric bicycle regulations, including a potential 15 mph speed limit on trails and sidewalks, helmet requirements for minors,

enforcement and fines, and a public education campaign.

3. [Capital Improvement Projects Update](#)

Staff provided updates on sidewalk improvements, water and sewer projects, erosion control, park facility improvements, street rehabilitation, and contractor compliance with tree protection requirements.

E. ADJOURN

The Pre-Council Meeting adjourned at 6:01 P.M.

REGULAR MEETING 7:00 P.M.

A. CALL TO ORDER – Mayor Armin R. Mizani

The Regular Meeting was called to order by Mayor Armin R. Mizani at 7:03 P.M.

B. INVOCATION

Cody Montandon, Elder at Bear Creek Bible Church, led the invocation.

C. PLEDGE OF ALLEGIANCE

"Mayor for a Day" Harrison Mohr led the Pledge to the United States Flag and 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

1. [Recognition of Keller Citizens Academy participants](#)

Mayor Mizani recognized the Keller Citizens Academy participants.

2. [Keller Farmers Market Proclamation](#)

The Keller Farmers Market will be recognized at the December 16, 2026 City Council Meeting.

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.

There were no speakers.

F. CONSENT

A motion was made by Council Member Shannon Dubberly, seconded by Mayor Pro Tem Ross McMullin, to approve the Consent Agenda. The motion carried unanimously.

1. [Consider approval of the Minutes of the Tuesday, November 4, 2025 Regular City Council Meeting.](#)

Attachments: [110425 Minutes.pdf](#)

Approved

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](#)

Resolution 4992 casting nine votes for Mike Alfred to the Tarrant Appraisal District Board.

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](#)

Resolution 4993 nominating Keziah Farrar to fill a vacancy on the TAD Board.

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](#)

Resolution 4994 approving turnout gear purchase for the Fire Department.

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](#)

Resolution 4995 adopting the revised 2025 Purchasing Policy.

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](#)

Ordinance 2250 establishing the Capital Improvements Advisory Committee.

G BOARD AND COMMISSION APPOINTMENTS

A motion was made by Council Member Gregory Will, seconded by Mayor Pro Tem Ross McMullin, to approve Resolutions 4996 through 5005 appointing members to the City's boards and commissions. The motion carried unanimously.

1. [Consider a resolution appointing members and a chairperson to the Capital Improvements Advisory Committee.](#)

Attachments: [2025 CIAC Appointments Resolution](#)

Capital Improvements Advisory Committee (Resolution 4996):

Rodney Eiland; Jerry Dotson; Matt Matthews; Mike Garabedian; David Washington.

2. [Consider a resolution appointing members and a chairperson to the Public Arts Board.](#)

Attachments: [111825 Public Arts Board Appointments](#)

Keller Public Arts Board (Resolution 4997):

Paul Dippolito; Dorene Badalamenti; Brenda Wyatt; Courtney Walker; Anthony Pound.

3. [Consider a resolution appointing members to the Keller Economic Development Board.](#)

Attachments: [111825 Economic Development Board Appointments](#)

Keller Economic Development Board (Resolution 4998):

Kingsley Fregene; David Gerda; Justin Sadler; Emily Olivas; Stacey Yearian; Dr. Feyi Obamehinti.

4. [Consider a resolution appointing members and a chairperson to the Zoning Board of Adjustment.](#)

Attachments: [111825 Zoning Board of Adjustment Appointments](#)

Zoning Board of Adjustment (Resolution 4999):

Michael McClement; Jessica Juarez; Robert Knoeck; Chairperson Matthew Gilpin.

5. [Consider a resolution appointing members and a chairperson to the Library Board.](#)

Attachments: [111825 Library Board Appointments](#)

Library Board (Resolution 5000):

Jennifer White; Karen Hibbs; Mona Ford; Judy Sether; David Russell.

6. [Consider a resolution appointing members and a chairperson to the Parks and Recreation Board.](#)

Attachments: [111825 Parks and Recreation Appointments](#)

Parks and Recreation Board (Resolution 5001):

Peggy Wadsworth; Ashley Wallace; Jenilee Harwell; Nicole Hollrah; Luz Rodriguez; Chair
Felix Mira.

7. [Consider a resolution appointing members and a chairperson to the Planning and Zoning Commission.](#)

Attachments: [111825 P & Z Commission Appointments](#)

Planning and Zoning Commission (Resolution 5002):

Dr. John Scott; John Baker; Deborah Johnson; Ross Brensinger; Andrew Young.

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](#)

Crime Control and Prevention District Board (Resolution 5003):

Trevor Palmeri; Thomas Shehan; Kathy Sherwin.

9. [Consider a resolution appointing members to the Keller Development Corporation Board of Directors.](#)

Attachments: [111825 KDC Appointments Resolution](#)

Keller Development Corporation (Resolution 5004):

Craig Norton; Raylene Moore.

10. [Consider a resolution appointing a member to the Metroport Teen Court Advisory Board.](#)

Attachments: [111825 Metroport Teen Court Resolution](#)

Metroport Teen Court Advisory Board (Resolution 5005):

Ashley E. Ram Gosnell.

11. [Administer the Oath of Office to newly appointed Board and Commission members.](#)

Mayor Armin Mizani administered the Oath of Office to 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](#)

Ms. Debra Porter, Applicant gave a presentation relating to sound studies conducted at the subject property.

Mayor Armin Mizani re-opened the public hearing. Ms. Elda Rata, Acquario Italian Seafood, spoke in opposition to the proposal citing concerns with noise and parking.

A motion to close the public hearing was made by Council Member Dubberly and seconded by Council Member Green. The motion carried unanimously.

A motion to approve Ordinance 2251 was made by Mayor Pro Tem McMullin and seconded by Council Member Brennan. The motion carried 6-1, with Mayor Mizani voting against.

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](#)

Presenter: Alexis Zimmerman, Planner

Applicant: Skye Thibodeaux, Applicant

Mayor Armin Mizani opened the Public Hearing.

Speakers in opposition were: Mr. Jordan Mosley, 2103 Birchfield Street; and Mr. David Gerda, 700 Northern Trace.

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 to deny the request was made by Council Member Whatley and seconded by Mayor Pro Tem McMullin. The motion carried unanimously.

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](#)

Presenter: Alexis Zimmerman, Planner

Applicant: Harshal Shah

Mayor Armin Mizani opened the Public Hearing. No comments from the public were given.

A motion was made by Council Member Gregory Will, seconded by Council Member Tag Green, to close the public hearing. The motion carried unanimously.

A motion to approve Ordinance 2252 was made by Council Member Dubberly and seconded by Council Member Brennan. The motion carried unanimously.

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](#)

Presenter: Calvin Eddleman, Planner

Mayor Armin Mizani opened the public hearing. Mr. Mike Sivertsen, 1620 Creek Terrace Drive, spoke in opposition.

A motion was made by Council Member Shannon Dubberly, seconded by Mayor Pro Tem Ross McMullin, to close the public hearing. The motion carried

unanimously.

A motion to approve Ordinance 2253 as amended to include the installation of a Knox Remote Power Box was made by Council Member Brennan and seconded by Council Member Will. The motion carried 6-1, with Council Member Green voting against.

J. EXECUTIVE SESSION

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No Executive Session was held during the Regular Council Meeting.

K. ADJOURN

The Regular Meeting adjourned at 9:01 P.M.

Mayor

City Secretary