



City of Keller City Council Agenda

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

Tuesday, November 4, 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 551.072, Texas Government Code - Deliberation Regarding Real Property; Closed Meeting. A governmental body may conduct a closed meeting to deliberate the purchase, exchange, lease, or value of real property if deliberation in an open meeting would have a detrimental effect on the position of the governmental body in negotiations with a third person.

1a. [136 & 128 Bates Street](#)

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.

2a. [Police investigative processes](#)

2. Adjourn into Open Meeting.
3. Action on Executive Session Items 1a and 2a if necessary.

D. WORK SESSION

1. [Economic Development Update](#)
2. [Discuss e-verify implementation](#)
3. [Discuss Mt. Gilead Road and other potential Capital Improvement Projects](#)
4. [Discuss possible City elections](#)
5. [Discuss Council Appointed Boards and Commissions](#)

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

1. [Texas Arbor Day 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, October 21, 2025 Regular City Council Meeting.](#)

Attachments: [102125 Minutes.pdf](#)

2. [Consider a resolution approving an agreement for Artist Services and Original Artwork with She Draws On Walls of Fort Worth, Texas, for the purpose of providing the installation of eight sports nostalgia-themed murals at the Keller Sports Park; and authorizing the City Manager to execute all contract documents relating thereto on behalf of the City of Keller, Texas.](#)

Attachments: [Keller Sports Park Murals Installation 2025 Resolution](#)
 [Keller Sports Park Mural Installation Agreement 2025.docx](#)

3. [Consider a resolution approving the bid from TDIndustries of Dallas, Texas, for HVAC Preventative Maintenance and Service Support, through the Texas Association of School Boards \(TASB\) BuyBoard Cooperative Purchasing Program, and authorizing the City Manager to execute all documents relating thereto on behalf of the City of Keller.](#)

Attachments: [HVAC Preventative Maintenance and Service Support Resolution 2025](#)
 [TDIndustries HVAC Bid 2025](#)

4. [Consider a resolution approving the updates to the Keller Sports Park Operating Policies, for the Parks and Recreation Department, in the City of Keller, Tarrant County, Texas.](#)

Attachments: [KSP Operating Policy Resolution 2025](#)
 [KSP User Agreement - Updated 10.23.2025](#)

5. [Consider a resolution authorizing the City Manager to execute a Landscape Maintenance Agreement \(LMA\) with the Texas Department of Transportation \(TxDOT\), for the Green Ribbon Program Off-Set, relating to the US 377 Median Landscape Improvement Project.](#)

Attachments: [TxDOT Green Ribbon Program 2026 Landscape Maintenance Agreement Reso 02-Keller-LMA-0003](#)

6. [Consider a resolution authorizing the City Manager to execute an Advance Funding Agreement \(AFA\) with the Texas Department of Transportation \(TxDOT\), for the Green Ribbon Program Off-Set, relating to the US 377 Median Landscape Improvement Project.](#)

Attachments: [TxDOT Green Ribbon Program 2026 Advanced Funding Agreement Resolution CSJ 0081-02-079 Draft AFA Rev 2](#)

G. OLD BUSINESS - None

H. NEW BUSINESS

1. [PUBLIC HEARING: Consider an ordinance approving a Specific Use Permit \(SUP\) for an approximately 1,500 square-foot accessory structure, on approximately 3.38 acres, located on the north side of Frank Lane, approximately 1,017 feet northeast from the intersection of Frank Lane and Whitley Road, legally described as Lot 1, Block A of the CS Sanctuary Addition, zoned Single-Family 36,000 square-foot lot size or greater \(SF-36\) and addressed 129 Frank Lane. Carl Scharrer, Applicant/Owner. \(SUP-2509-0036\)](#)

Attachments: [110425 129 Frank Ln SUP Ordinance](#)
 [110425 129 Frank Ln SUP Maps](#)
 [110425 129 Frank Ln SUP Applicant Packet](#)
 [Item H-1 - 129 Frank Ln SUP.pdf](#)

2. [PUBLIC HEARING: 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: [11425 Stay N' Play SUP Ordinance](#)
 [110425 8849 Davis Blvd SUP Applicant Packet](#)
 [110425 8849 Davis Blvd SUP Maps](#)
 [110425 8849 Davis Blvd SUP Public Opinion](#)
 [110425 8849 Davis Blvd SUP Opposition Map](#)
 [Item H-2 - 8849 Davis Blvd SUP.pdf](#)

I. EXECUTIVE SESSION

1. **Section 551.072, Texas Government Code - Deliberation Regarding Real Property; Closed Meeting.** A governmental body may conduct a closed meeting to deliberate the purchase, exchange, lease, or value of real property if deliberation in an open meeting would have a detrimental effect on the position of the governmental body in negotiations with a third person.

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2a. [Police investigative processes](#)

3. **Adjourn into Open Meeting.**
4. **Action on Executive Session Items 1a and 2a if necessary.**

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 Thursday, October 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.