



City of Keller City Council Agenda

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

Tuesday, August 5, 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. [Economic Development Update](#)
2. [Budget Strategic Planning - Tax and Proposed Budget Update](#)

Attachments: [D-2 - Budget Update.pdf](#)

E. ADJOURN

REGULAR MEETING 7:00 P.M.

A. CALL TO ORDER – Mayor Armin R. Mizani

B. INVOCATION

C. PLEDGE OF ALLEGIANCE

D. PROCLAMATIONS & PRESENTATIONS

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 a resolution approving the contract with American Defensive Arts Academy of](#)

Keller, Texas, in an amount not to exceed \$70,000.00, and authorizing the City Manager to execute all related purchase documents on behalf of the City of Keller.

Attachments: [Example American Defense Arts Academy FallWinter 24 Contract](#)
[071525 MartialArts RESOLUTION](#)

2. Consider a resolution approving the contract with Lakeside Aquatics Club of Keller, Texas, in the amount not exceeding \$90,000.00 and authorizing the City Manager to execute all related purchase documents on behalf of the City of Keller.

Attachments: [Example LAC Contract Sep-Dec 2025](#)
[071525 LAC RESOLUTION](#)

3. Consider a resolution approving Amendment # 1 to an agreement for Design Services and Contract Administration with Kimley Horn and Associates, Inc., of Fort Worth, Texas, relating to the Phase III of the 1709 Median Landscape Improvement Project, for the Parks and Recreation Department, and further authorizing the City Manager to execute all contract documents relating thereto on behalf of the City of Keller, Texas.

Attachments: [1709 Median Improvements Phase III Contract Amendment # 1 Resolution](#)
[2025-07-01_FM1709_CPS Amendment 1 KHA Signed](#)

4. Consider a resolution approving a payment to TDIndustries, Inc., of Dallas, Texas, through the Texas Association of School Boards (TASB) BuyBoard Cooperative Purchasing Program; for the emergency replacement of a sewer line and grease trap interceptor for Fire Station # 2, for the Facilities Department; and authorizing the City Manager to execute all documents relating thereto on behalf of the City of Keller, Texas.

Attachments: [Fire Station # 2 Sanitary Sewer and Grease Trap Replacement Resolution](#)
[All Bids and PO for FS2 Sewer Repair 2025](#)
[PO #250406 FS2 Sewer Repair 7-23-2025](#)

5. Consider a resolution approving a Discretionary Services Agreement with Oncor Electric Delivery Company LLC, for the purpose of replacing overhead facilities with underground facilities as part of the South Elm Street Reconstruction 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: [080525 OncorDSA Resolution](#)
[080525 OncorDSA ExhibitA](#)

6. Consider a resolution receiving the Keller Quarterly Financial Report for period ending March 31, 2025 and providing an effective date.

Attachments: [080525 FY 25 Q2 Financial Report Resolution](#)
[FY 25 Spending thru Mar](#)

7. Consider a resolution receiving the Keller Quarterly Investment Report for period ending March 31, 2025, and providing an effective date.

Attachments: [2nd Qtr Investment Report](#)
[080525 FY 25 Q2 Investment Report Resolution](#)

G. OLD BUSINESS

1. [Consider an ordinance approving a Specific Use Permit \(SUP\) for an existing 1,080 square-foot detached accessory structure, with a variance to encroach the rear setback, on approximately 0.91 acres, on the south side of Summer Breeze Court, approximately 1,780 feet southwest from the Summer Lane and North Pearson Lane intersection, legally described as Lot 31, Block 2 of the Summer Ridge Estates Addition, zoned Single-Family 36,000 square-foot lot size or greater \(SF-36\) and addressed 1401 Summer Breeze Court. Matthew and Jordan Fleetwood, Owner/Applicant. \(SUP-2503-0015\)](#)

Attachments: [080525 1401 Summer Breeze SUP Ordinance](#)
 [080525 1401 Summer Breeze SUP Maps](#)
 [080525 1401 Summer Breeze SUP Applicant Packet](#)
 [080525 1401 Summer Breeze SUP Public Opinion](#)
 [080525 1401 Summer Breeze SUP Opposition Map](#)
 [Item G-1 - 1401 Summer Breeze SUP CC 080525.pdf](#)

2. [Consider an ordinance approving a Specific Use Permit \(SUP\) for an automobile electric charging station, on approximately 11.96 acres, located on the southeastern corner of the intersection of Keller Parkway and Rufe Snow Drive, legally described as Lot 1R, Block A of the Keller Town Center Addition, zoned Town Center \(TC\) and addressed 1000 Keller Parkway. Meghan Youngbar, Applicant. Regency Centers LP, Owner. \(SUP-2505-0019\)](#)

Attachments: [080525 1000 Keller Parkway SUP Ordinance](#)
 [080525 1000 Keller Parkway SUP Applicant Packet](#)
 [080525 1000 Keller Parkway SUP Maps](#)
 [080525 1000 Keller Parkway SUP Public Opinion](#)
 [Item G-2 - 1000 Keller Parkway SUP CC.pdf](#)

H. NEW BUSINESS

1. [Consider a resolution authorizing the City of Keller's participation in the U.S. Immigration and Customs Enforcement 287\(g\) Warrant Service Officer Model Program and authorizing the City Manager to execute all necessary agreements and documents.](#)

Attachments: [287\(g\) Resolution.docx](#)

2. [PUBLIC HEARING: Consider an ordinance approving a Specific Use Permit \(SUP\) for Wholesale Plus, to operate a retail store with used goods and merchandise sales, located in an existing multi-tenant building on 1.98 acres, on the east side of N. Main Street, approximately 480 feet southeast of the N. Main Street and Johnson Road intersection, legally described as Lot 1, Block 1, of the Davis-Addition Keller subdivision, zoned Old Town Keller and addressed 432 N. Main Street, Suite 400. Montie Ray Davis, Owner. George Haddad, Applicant. \(SUP-2506-0025\).](#)

Attachments: [080525 WholesalePlus Ordinance](#)
 [080525 WholesalePlus Maps](#)
 [080525 WholesalePlus Applicant Packet](#)
 [080525 WholesalePlus Public Opinion](#)
 [080525 WholesalePlus Opposition Map](#)
 [Item H-2 - 432 N Main SUP CC.pdf](#)

3. [PUBLIC HEARING: Consider an ordinance approving a Specific Use Permit \(SUP\) for The Ship Shop, a packing and shipping retail store with truck and trailer rental, to be located in an existing 2,600 square-foot building on 5.99 acres, on the east side of N. Main Street, approximately 1036 feet northeast of the N. Main Street and Johnson Road intersection, legally described as Lot 1B, Block A, of the Samantha Springs Addition, zoned Light Industrial, and addressed 712 N. Main Street. Joe McCombs, Owner. David Sanders, Applicant. \(SUP-2505-0021\).](#)

Attachments: [080525 The Ship Shop Ordinance](#)
 [080525 The Ship Shop Maps](#)
 [080525 The Ship Shop Applicant Packet](#)
 [Item H-3 - 712 N Main SUP CC.pdf](#)

4. [Consider a resolution approving a Final Plat with variances for Lots 1 and 1A, Block A of the Inspired Ranch subdivision, being 5.18 acres, located approximately 1,448 feet northeast from the Florence Road and Ottinger Road intersection, being a replat of Lot 1, Block A of the Inspired Ranch subdivision, zoned Single-Family 36,000 minimum square-foot lots \(SF-36\), and addressed 1289 Ottinger Road. James Heath Malone, Owner. Johnathan Savas, Applicant. \(PLAT-2505-0010\)](#)

Attachments: [080525 1289 Ottinger Plat Resolution](#)
 [080525 1289 Ottinger Plat Maps](#)
 [080525 1289 Ottinger Plat Plat](#)
 [Item H-4 - 1289 Ottinger Rd Plat CC.pdf](#)

5. [PUBLIC HEARING: Consider an ordinance approving a Specific Use Permit \(SUP\) for Hillside Assisted Living, an existing assisted living facility, to continue operating with two \(2\) additional residents up to a total of eight \(8\) residents within a 3,733 square foot building on .3076 acres, located on the east side of Big Bend Drive, approximately 1000 feet southeast of the intersection of Whitley Road and Big Bend Drive, legally described as Lot 50, Block 2 of the Westpark Addition, zoned Planned Development 769 - Single-Family 12,000 square-foot lot size or greater \(SF-12-PD-769\) and addressed 553 Big Bend Drive. Christopher Conrad, Applicant. TPDC Real Estate LLC, Owner. \(SUP-2506-0023\). *This application has been withdrawn by the applicant. *](#)

Attachments: [080525_553 Big Bend Drive SUP_Maps](#)
 [080525_553 Big Bend Drive SUP_Applicant Packet](#)
 [080525_553 Big Bend Drive SUP_Public Opinion](#)
 [080525_553 Big Bend Drive SUP_Opposition Map](#)
 [080525_553 Big Bend Drive SUP_Ordinance](#)

6. [Consider an ordinance calling a Special Election to be held on November 3, 2025, in the City of Keller, Texas, for the purpose of submitting to the qualified voters a proposed amendment to the City Charter, Section 4.01 - Elections, in accordance with the Texas Local Government Code and Texas Election Code.](#)

Attachments: [Option I -Ordinance Special Election.doc](#)
 [Option II -Ordinance Special Election.doc](#)
 [Option III -Ordinance Special Election.doc](#)
 [Item H-6 - Election Options.pdf](#)

I. EXECUTIVE SESSION

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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, August 1, 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.