



**City of Keller
City Council
Agenda**

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

Tuesday, December 16, 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 551.071. 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. [Appeal by Alliance Rugby Club regarding Keller Sports Park.](#)
2. Section 551.074, Texas Government Code - Personnel Matters. (1) to deliberate the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee;
 - a. [Discuss City Manager Performance Evaluation Process](#)
3. Adjourn into Open Meeting.
4. Action on Executive Session Items 1 and 2 if necessary.

D. WORK SESSION

1. [Discuss the Appeal from Alliance Rugby Club regarding Keller Sports Park Exclusion](#)
2. [Capital Improvement Projects Update](#)
3. [Discuss Water Conservation Fines](#)

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. [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, December 2, 2025 Regular City Council Meeting.](#)

Attachments: [120225 Minutes.pdf](#)

2. [Consider a resolution authorizing the use of the Competitive Sealed Proposal method for the Mount Gilead Reconstruction project and delegating authority to the City Manager or his designee to utilize the Competitive Sealed Proposal method.](#)

Attachments: [121625 MtGileadCSP Resolution](#)

3. [Consider an amendment to the City of Keller Code of Ordinances by amending Chapter 18, Article II, Section 18-210, School Zone Speed Provisions, by amending paragraph \(2\)a to reflect a change in the school zone limits for the Hidden Lakes Elementary school; establishing an effective date; and authorizing publication.](#)

Attachments: [121625 PrestonSZLimits Resolution](#)

[121625 PrestonSZLimits StaffAttachment](#)

4. [Consider a resolution rejecting all proposals received for the Rehabilitation of the 1.0 MG Keller Smithfield Elevated Storage Tank 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: [121625 KSFRehabRejection Resolution](#)

5. [Consider a resolution approving the purchase of concrete repair and replacement services from C.I. Pavement, of Grand Prairie, Texas; for the Public Works Department related to the 2026 Sidewalk Repair Project, through The Interlocal Purchasing System \(TIPS-USA\) purchasing cooperative; and authorizing the City Manager, or designee, to](#)

execute all contract documents relating thereto on behalf of the City of Keller, Texas.

Attachments: [121625 SidewalkRepairs Resolution](#)
[121625 SidewalkRepairs Proposal](#)

6. Consider a resolution approving a professional services agreement with Neel-Schaffer, of Arlington, Texas; to provide professional program management and engineering services for the Public Works Department related to the 2026 Sidewalk Construction Program, and authorize the City Manager, or designee, to execute all contract documents relating thereto on behalf of the City of Keller, Texas.

Attachments: [121625 SidewalkConstMngmnt Resolution](#)
[121625 SidewalkConstMngmnt Proposal](#)

7. Consider a resolution approving the purchase of On-Call Concrete Installation Services from C.I. Pavement of Grand Prairie, Texas for the Public Works Department related to the 2026 Sidewalk Construction Project, through The Interlocal Purchasing System (TIPS-USA) purchasing cooperative; and authorizing the City Manager to execute all documents relating thereto on behalf of the City of Keller, Texas.

Attachments: [121625 SidewalkConstuction Resolution](#)
[121625 SidewalkConstruction StaffAttachment](#)

8. Consider a resolution approving the purchase of Pavement Condition Assessment Services from International Cybernetics Corporation (ICC-IMS) of Largo, Florida, through the TxShare purchasing cooperative, for the Public Works Department related to the 2026 Pavement Condition Survey; and authorizing the City Manager to execute all documents relating thereto on behalf of the City of Keller, Texas.

Attachments: [121625 PavementSurvey Resolution](#)
[121625 PavementSurvey AttachmentA](#)

9. Consider a resolution approving an amendment to the Interlocal Agreement with the Cities of Southlake, Colleyville, Roanoke, and the Towns of Trophy Club and Northlake for the continued operation of the North Tarrant Regional SWAT Team and authorizing the City Manager to execute all necessary documents.

Attachments: [Resolution SWAT Amendment.doc](#)
[Exhibit "A" North Tarrant Regional SWAT Amendment 2025.docx](#)
[Staff Attachment -Contract No. 15-180.pdf](#)

G. OLD BUSINESS - None

H. NEW BUSINESS

1. PUBLIC HEARING: Consider an ordinance approving a Specific Use Permit (SUP), for a 4,800 square-foot accessory structure, on 6.4 acres, located on the south side of Shady Grove, approximately 240 feet west from the intersection of Shady Grove Road and Keller Smithfield Road, legally described as Lot 9 of the Estes Farm Tracts Addition, zoned Single-Family 36,000 square-foot lot size or greater (SF-36) and addressed 7230 Shady Grove. Bradley Harville, Applicant. Charles Dombek, Owner. (SUP-2510-0040)

Attachments: [121625_7230 Shady Grove Rd Ordinance](#)
[121625_7230 Shady Grove Maps](#)
[121625_7230 Shady Grove Applicant Packet](#)
[121625_7230 Shady Grove Public Opinion](#)
[Item H-1 - 7230 Shady Grove SUP_CC.pdf](#)

2. [PUBLIC HEARING: Consider an ordinance approving a Specific Use Permit \(SUP\) for an existing approximately 1,452 square-foot accessory structure located in front of the main home, on 2.891 acres, located on the north side of Bancroft Road, approximately 423 feet northeast from the intersection of Bancroft Road and Bourland Road, legally described as Lot 1, Block A of the TNT Dean Addition, zoned Single-Family 36,000 square-foot lot size or greater \(SF-36\) and addressed 537 Bancroft Road. Todd and Christina Dean, Applicant/Owner. \(SUP-2510-0043\)](#)

Attachments: [121625_537 Bancroft SUP Ordinance](#)
[121625_537 Bancroft SUP Maps](#)
[121625_537 Bancroft SUP Applicant packet](#)
[112525_537 Bancroft SUP Public Opinion](#)
[Item H-2 - 537 Bancroft SUP_CC.pdf](#)

3. [PUBLIC HEARING: Consider an ordinance approving a Planned Development \(PD\) amendment for the property located at 1801 Rufe Snow Drive, related to the list of permitted uses allowed within the existing building on a 1.9-acre lot, located on the east side of Rufe Snow Drive, approximately 1,600 feet northeast of the North Tarrant Parkway and Rufe Snow Drive intersection, legally described as The Lot Common Area of CVS Condos \(platted as Lot 1, Block A of the Water's Edge Addition\), zoned Planned Development-1066-Neighborhood Services, and addressed 1801 Rufe Snow Drive. Frank Roszell, Owner/Applicant. \(ZONE-2511-0011\)](#)

Attachments: [121625_Roszell Office PD Amendment Ordinance](#)
[Neighborhood Services 2015 Use Chart](#)
[Neighborhood Services Current Use Chart](#)
[121625_1801 Rufe Snow PD Amendment MAPS](#)
[121625_1801 Rufe Snow PD Amendment Applicant Narrative](#)
[Neighborhood Services Proposed Use Chart](#)
[Item H-3 - 1801 Rufe Snow PD Amend.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 Wednesday, December 10, 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.