



City of Keller

City Council

Meeting Minutes

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

Tuesday, March 7, 2023

PRE-COUNCIL MEETING 5:30 P.M.

A. CALL TO ORDER - Mayor Armin R. Mizani

Mayor Armin Mizani called the Pre-Council Meeting to order at 5:32 P.M

The following City Council Members were present:

Mayor Armin Mizani

Council Member Jessica Juarez

Council Member Chris Whatley (arrived at 5:36 P.M.)

Council Member Tag Green

Mayor Pro Tem Ross McMullin

Council Member Shannon Dubberly and Council Member Sean Hicks were absent.

The following City staff members were present: City Attorney Stan Lowry, Assistant City Secretary Andrea McDonald, Director of Administrative Services Aaron Rector, Director of Community Services Cody Maberry, Director of Public Works Alonzo Liñán, Director of Economic Development Mary Culver, Director of Community Development Julie Smith, Assistant Director of Community Development Sarah Hensley, Director of Human Resources Marcia Reyna, Police Chief Bradley G. Fortune, and Fire Chief Bobby J. Tatum Jr.

B. DISCUSS AND REVIEW AGENDA ITEMS

The City Council discussed and reviewed the agenda items.

C. WORK SESSION

1. [Receive and discuss a funding request from the Old Town Keller Foundation.](#)

Ms. Debby Spitzer with the Old Town Keller Foundation gave a presentation related to a funding request for the Wild Rose Heritage Center. Administrative Services Director Aaron Rector discussed hotel occupancy tax receipts and the requirements for using those funds. Mayor Armin Mizani thanked Ms. Spitzer for her presentation and concluded that the City Council would meet with city staff to review what options may be available and reconvene at a later date.

2. [Capital Improvement Projects Update](#)

Public Works Director Alonzo Liñán gave an update regarding Public Works Capital

Improvement Projects and Community Services Director Cody Maberry updated the City Council regarding Parks and Recreation projects.

D. ADJOURN

Mayor Armin Mizani adjourned the Pre-Council Meeting at 6:24 P.M.

REGULAR MEETING 7:00 P.M.

A. CALL TO ORDER – Mayor Armin R. Mizani

Mayor Armin Mizani called the Regular Meeting to order at 7:01 P.M.

B. INVOCATION

Pastor Scott Hall, Venture Church, led the invocation.

C. PLEDGE OF ALLEGIANCE

Cub Scout Pack 309 led the Pledge to the United States Flag and the Pledge to 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. [Multiple Myeloma Awareness Month](#)

Mayor Armin Mizani presented Ms. Hannah Luc, The Red Bone Project, with a proclamation declaring the month of March 2023 as "Multiple Myeloma Awareness Month".

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.

Ms. Tatum Balli, 10421 Donnis Dr., Fort Worth, addressed the City Council regarding her membership and involvement with Keller FFA at the Keller Center for Advanced Learning and the associated costs related to her projects.

F. CONSENT

The next order of business was for the City Council to consider the consent agenda items, which were deemed to need little or no discussion, and were acted upon as one business item.

A motion was made by Council Member Chris Whatley, seconded by Council Member Jessica Juarez, to approve the Consent Agenda. The motion carried unanimously.

1. [Consider approval of the Minutes of the Tuesday, February 21, 2023 Regular City Council Meeting.](#)

Approved.

2. [Consider a resolution approving the bid for Janitorial Services, for The Keller Pointe Recreation and Aquatic Center; and authorize the City Manager to execute all purchase documents relating thereto on the behalf of the City of Keller, Texas.](#)

Resolution No. 4628 approves the bid for Janitorial Services from Ambassador Services, LLC. in the amount of \$166,472.94 and authorizes the City Manager to execute all purchase documents relating thereto on behalf of the City of Keller, Texas.

3. [Consider a resolution approving a professional services agreement with Kleinfelder of Irving, Texas; to provide professional engineering services related to the Rehabilitation of the Pearson Ground Storage Tanks #1 and #2, and authorizing the City Manager to execute all contract documents.](#)

Resolution No. 4629 approves a professional services agreement with Kleinfelder to provide professional engineering services related to the Rehabilitation of Pearson Ground Storage Tanks #1 and #2 in the amount of \$250,500.00; and authorizes the City Manager to execute all contract documents relating thereto on behalf of the City of Keller, Texas.

4. [Consider a resolution approving the purchase of one \(1\) replacement Ford F-650 Wastewater truck in advance of the adoption of the Fiscal Year 2023-24 budget, from Enterprise FM Trust of Kansas City, Missouri; and authorizing the City Manager to execute all purchase documents relating thereto on behalf of the City of Keller, Texas.](#)

Resolution No. 4630 approves the purchase of one (1) replacement Ford F-650 Wastewater truck from Enterprise FM Trust in advance of the FY 2023-24 budget in the amount of \$190,505.40 and authorizes the City Manager to execute all purchase documents relating thereto on behalf of the City of Keller, Texas.

G. OLD BUSINESS - None

H. NEW BUSINESS

1. [PUBLIC HEARING: Consider an ordinance approving a Specific Use Permit \(SUP\) for the Counseling Office of Allison Cornelius, to operate in a 1,200 square-foot lease space, within an existing 5,964 square-foot multi-tenant building, at the intersection of Keller Parkway and North Elm Street, legally described as Lot 7R, Block 4 of O.L. Sweet's First Addition, zoned Old Town Keller \(OTK\) and addressed as 123 Keller Parkway, Suite 200. Allison Cornelius, Applicant. Brent Cornelius, Owner. \(SUP-23-0001\)](#)

Planner II Katasha Smithers gave a presentation related to an SUP request at 123 Keller Parkway, Suite 200.

Mayor Armin Mizani opened the Public Hearing. There were no comments from the public.

A motion was made by Council Member Chris Whatley, seconded by Council Member Jessica Juarez, to close the public hearing. The motion carried unanimously.

A motion was made by Council Member Chris Whatley, seconded by Mayor Pro Tem Ross McMullin, to approve Ordinance No. 2108 approving a Specific Use Permit (SUP) for the Counseling Office of Allison Cornelius, to operate in a 1,200 square-foot lease space, within an existing 5,964 square-foot multi-tenant building, at the intersection of Keller Parkway and North Elm Street, legally described as Lot 7R, Block 4 of O.L. Sweet's First Addition, zoned Old Town Keller (OTK) and addressed as 123 Keller Parkway, Suite 200, with the following condition:

1. A Specific Use Permit to operate a counseling office at 123 Keller Parkway, Suite 200, in the Old Town Keller Zoning District, with the hours of operation being 8 AM to 5 PM Monday through Sunday, shall be allowed.

The motion carried by the following vote:

AYE: 4 - Mayor Armin Mizani, Council Member Jessica Juarez, Council Member Chris Whatley, and Mayor Pro Tem Ross McMullin.

NAY: 1 - Council Member Tag Green.

2. [PUBLIC HEARING: Consider an ordinance approving extending two Specific Use Permits \(SUPs\) until October 31, 2027 to operate a retail store with used goods and merchandise sales, and outdoor display for Kid to Kid in a 4,416 square-foot lease space, within an existing 33,955 square-foot multi-tenant building, situated on a 4.0-acre lot on the west side of South Main Street, approximately 1,000 feet southwest from the intersection of Bear Creek Parkway and South Main Street, at 750 South Main Street, Suite 135, being Lot 5, Block A, Bear Creek Plaza Addition, and zoned Commercial \(C\). BC III Shopping Center, LLC, Owner. Darren Aper, Applicant \(SUP-23-0003\)](#)

Planner II Katasha Smithers gave a presentation related to an SUP request for Kid to Kid at 750 South Main Street, Suite 135.

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

Mr. Darren Aper, applicant, addressed questions from the City Council.

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

A motion was made by Council Member Chris Whatley, seconded by Mayor Pro Tem Ross McMullin, to approve Ordinance No. 2109 approving extending two Specific Use Permits (SUPs) until October 31, 2027 to operate a retail store with used goods and merchandise sales, and outdoor display for Kid to Kid in a 4,416 square-foot lease space, within an existing 33,955 square-foot multi-tenant building, situated on a 4.0-acre lot on the west side of South Main Street, approximately 1,000 feet southwest from the intersection of Bear Creek Parkway and South Main Street, at 750 South Main Street, Suite 135, being Lot 5, Block A, Bear Creek Plaza Addition, and zoned Commercial (C), with the following conditions:

1. A Specific Use Permit to allow Kid to Kid to operate a retail store with used goods and merchandise sales in the Commercial Zoning District, with the hours of operation being 9 AM to 7 PM Monday through Saturday and 1 PM to 6 PM Sunday, shall be allowed.
2. A Specific Use Permit for Kid to Kid to have outdoor display area (during business hours only) not to exceed 112.5 square feet, shall be allowed.

The motion carried unanimously.

3. [PUBLIC HEARING: Consider an ordinance approving a Specific Use Permit \(SUP\) for an approximately 1,300 square-foot accessory building at the intersection of Trail Ridge Drive and Mount Gilead Road, legally described as Lot 14, Block 1 of the Trail Ridge Estates subdivision, zoned Single-Family 20,000 square-foot lots or greater \(SF-20\) and addressed as 1244 Trail Ridge Drive. Shannon Wade, Applicant/Owner. \(SUP-23-0004\)](#)

Planner I Amber Washington gave a presentation related to an SUP application at 1244 Trail Ridge Drive.

Mayor Armin Mizani opened the Public Hearing. There were no comments from the public.

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

A motion was made by Mayor Pro Tem Ross McMullin, seconded by Council Member Chris Whatley, to approve Ordinance No. 2110 approving a Specific Use Permit (SUP) for an approximately 1,300 square-foot accessory building at the intersection of Trail Ridge Drive and Mount Gilead Road, legally described as Lot 14, Block 1 of the Trail Ridge Estates subdivision, zoned Single-Family 20,000 square-foot lots or greater (SF-20) and addressed as 1244 Trail Ridge Drive, with the following condition:

1. A Specific Use Permit to construct a 1,300 square-foot accessory structure for

use as a recreation/outdoor shower/lawn equipment storage structure shall be allowed.

The motion carried unanimously.

I. ADJOURN

Mayor Armin Mizani adjourned the Regular City Council Meeting at 7:33 P.M.

Mayor

City Secretary

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