



# City of Keller City Council Agenda

Keller Town Hall  
1100 Bear Creek Parkway  
Keller, TX 76248  
817-743-4000  
[www.cityofkeller.com](http://www.cityofkeller.com)

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Tuesday, September 2, 2025

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## **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. [a. Bloomfield Addition, Lot 6, Block 1](#)
2. Adjourn into Open Meeting.
3. Action on Executive Session Item 1 if necessary.

### **D. WORK SESSION**

1. [Discuss zoning case protest procedures.](#)  
  
**Attachments:**    [TX Local Govt Code Chapter 211 - Municipal Zoning Authority](#)  
                              [UDC Section 8.02](#)  
                              [Item D-1 - Zoning Protest Process.pdf](#)
2. [Discuss the City App](#)  
  
**Attachments:**    [Item D-2 - City App.pdf](#)
3. [Economic Development Update](#)
4. [Discuss board appointments](#)

### **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. PRESENTATIONS - None****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 approval of the Minutes of the Tuesday, August 19, 2025 Regular City Council Meeting.](#)

**Attachments:**     [081925 Minutes.pdf](#)

2. [Consider a resolution approving an agreement for Design Services, Construction and Contract Administration with Kimley Horn and Associates, Inc., of Fort Worth, Texas, relating to the Phase I of the 377 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:**     [377 Median Landscape Improvement Project Phase I Resolution](#)  
[2025-08-14 Keller US377 Green Ribbon Standard Letter Agreement KHA Sig](#)  
[Keller Green Ribbon FY 26 Concept](#)  
[Keller Green Ribbon FY 26 Location Map](#)

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

**Attachments:**     [KSP Operating Policy and Concessionaire Contract Updates Resolution](#)  
[KSP User Agreement - Updated 8.14.2025](#)  
[Concession Contract - 2025 Update](#)

4. [Consider an ordinance approving a negotiated settlement between the Atmos Cities Steering Committee \("ACSC"\) and Atmos Energy Corp., Mid-Tex Division regarding the company's 2025 Rate Review Mechanism filing; declaring existing rates to be unreasonable; adopting tariffs that reflect rate adjustments consistent with the negotiated settlement; finding the rates to be set by the attached settlement tariffs to be just and](#)

reasonable and in the public interest; approving an attachment establishing a benchmark for pensions and retiree medical benefits; requiring the company to reimburse ACSC's reasonable ratemaking expenses; determining that this ordinance was passed in accordance with the requirements of the Texas Open Meetings Act; adopting a savings clause; declaring an effective date; and requiring delivery of this ordinance to the company and the ACSC's legal counsel.

**Attachments:**    [090225 Atmos Mid-Tex 2025 Ordinance.docx](#)  
[090225 Attachment 1 CY24 MTX RRM - Tariffs.pdf](#)  
[090225 Attachment 2 CY24 MTX RRM - Pension Benchmark.pdf](#)  
[CY24 MTX RRM - Average Bill.pdf](#)

5. Consider a resolution approving a contract amendment to a Professional Services Agreement with Baird, Hampton & Brown, of Fort Worth, Texas; for the purpose of providing engineering drainage review services relating to development applications 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:**    [090225 DrainageReviewAmendment Resolution](#)  
[090225 DrainageReviewAmendment ExhibitA](#)

## **G. OLD BUSINESS - None**

## **H. NEW BUSINESS**

1. PUBLIC HEARING: Consider an ordinance approving a Specific Use Permit (SUP) for a 550 square-foot addition to an existing 775 square-foot accessory structure, on 1.37 acres, located on the north side of Knox Road, approximately 695 feet northwest from the intersection of Knox Road and Ottinger Road, legally described as Lot 1, Block 1 of the Knox-Ahlers Addition, zoned Single-Family 36,000 square-foot lot size or greater (SF-36) and addressed 1611 Knox Road. Danny Ahlers, Applicant/Owner. (SUP-2507-0027)

**Attachments:**    [090225 1611 Knox Road Ordinance](#)  
[090225 1611 Knox Road Applicant Packet](#)  
[090225 1611 Knox Road Maps](#)  
[090225 Combined Public Opinion 1611 Knox Rd](#)  
[Item H-1 - 1611 Knox Road SUP.pdf](#)

2. Consider a resolution approving a Chapter 380 Economic Development Agreement, pursuant to Chapter 380 of the Texas Local Government Code, and pursuant to the City's Economic Development Policy, with Angela Goin, Property Manager, on behalf of owners, Neal & Carol Watts of JAK Land Holdings LP, for the property located at 130 East Hill Street, Keller, TX 76248 for a City of Keller Façade Improvement Grant.

**Attachments:**    [090225 130 E Hill St FIG Exhibit A](#)  
[09225 130 E Hill St FIG Resolution](#)  
[090225 130 E Hill St FIG Application](#)  
[090225 130 E Hill St FIG Staff Attachment](#)  
[09225 130 E Hill St FIG Cost Breakdown](#)  
[Item H-2 - 130 E Hill State Farm Renewed Strength.pdf](#)

3. [Consider a resolution approving a Chapter 380 Economic Development Agreement, pursuant to Chapter 380 of the Texas Local Government Code, and pursuant to the City's Economic Development Policy, with Justin Sadler, owner of Sadler Accounting PLLC, located at 131 East Hill Street, Keller, TX 76248 for a City of Keller Façade Improvement Grant.](#)

**Attachments:**    [090225 131 E. Hill St FIG. Exhibit A](#)  
[090225 131 E. Hill St. FIG Resolution](#)  
[090225 131 E. Hill St. FIG Application](#)  
[090225 131 E. Hill St FIG. Staff Attachment](#)  
[09225 131 E. Hill St. FIG Cost Breakdown](#)  
[Item H-3 - 131 E Hill Justin Sadler Accounting.pdf](#)

4. [PUBLIC HEARING: Consider an ordinance approving a Planned Development Zoning Change from Commercial \(C\) and Planned Development 1406 – Single Family Residential 36,000 square-foot minimum lots to Planned Development – Single Family 12,000 square-foot lots and Commercial for The Preserve at Keller Oaks, a proposed Planned Development consisting of 65 residential lots, 1 commercial lot, and approximately 6.77 acres of open space on 33.68 acres of land, legally described as: situated in the Richard F. Allen Survey, Abstract Number 29, and being part of that certain called 25.483 acre tract of land described in Exhibit A and part of that certain called 15.874 acre tract of land described in Exhibit B in deed in favor of John M. Perrigo and Ida C. Perrigo Trustees of the John M & Ida C. Perrigo Trust, recorded in the Official Public Records of Tarrant County, Texas, and being all of that certain called 1.00 acre tract of land described in deed in favor of Debra Sue Perrigo Salstrand and David Allen Salstrand, recorded in Volume 9213, Page 2191 of the Official Public Records of Tarrant County, Texas, and being all that certain called 1.00 acre tract of land described in deed in favor of John M. and Ida C. Perrigo Trust, recorded in Volume 13404, Page 101 of the Official Public Records of Tarrant County, Texas, and being all of Lot 1, Block 1 of Harmonson Acres Addition, and being all of Lot 1, Block A of Perrigo Place Addition, and being all of that certain called 0.364 acre right-of-way dedication shown on said plat of Perrigo Place, and being part of Lots 1, 2 and 3, Block A of North Main Medical Office Addition, located on the east side of N. Main St., approximately 300 feet southeast of the Park Avenue and N. Main St. intersection, and addressed as 1000, 1004 and 1008 N. Main Street. Curtis Young, Sage Group, Inc., Applicant. Sue Salstrand and Anne Burfitt, PBS Family Limited Partnership, Owner. \(ZONE-2506-0007\)](#)

**Attachments:**    [090225 The Preserve PD Ordinance](#)  
                          [090225 The Preserve PD Maps](#)  
                          [090225 The Preserve PD Exhibit A Proposed Dev Standards](#)  
                          [090225 The Preserve PD Applicant Packet](#)  
                          [090225 The Preserve PD Evidence of Neighbor Comm](#)  
                          [090225 The Preserve PD Staff Attachment - PD-1406 Ord.](#)  
                          [090225 The Preserve PD Staff Attachment - UDC SF-12](#)  
                          [090225 The Preserve PD Staff Attachment - UDC Commercial](#)  
                          [090225 The Preserve PD Combined Public Opinion](#)  
                          [Opposition Map](#)  
                          [Item H-4 - The Preserve PD.pdf](#)

5. [PUBLIC HEARING: Consider a resolution approving a Future Land Use Plan \(FLUP\) amendment from Mixed-Use \(MU\), Medium-Density Single-Family 15,000 - 35,999 square-foot lots \(MD-SF\) and Low-Density Single-Family 36,000 square-foot and above \(LD-SF\) to High-Density Single Family – 8,000 to 14,999 square-foot lots \(HD-SF\) for 33.68 acres, legally described as: situated in the Richard F. Allen Survey, Abstract Number 29, and being part of that certain called 25.483 acre tract of land described in Exhibit A and part of that certain called 15.874 acre tract of land described in Exhibit B in deed in favor of John M. Perrigo and Ida C. Perrigo Trustees of the John M & Ida C. Perrigo Trust, recorded in the Official Public Records of Tarrant County, Texas, and being all of that certain called 1.00 acre tract of land described in deed in favor of Debra Sue Perrigo Salstrand and David Allen Salstrand, recorded in Volume 9213, Page 2191 of the Official Public Records of Tarrant County, Texas, and being all that certain called 1.00 acre tract of land described in deed in favor of John M. and Ida C. Perrigo Trust, recorded in Volume 13404, Page 101 of the Official Public Records of Tarrant County, Texas, and being all of Lot 1, Block 1 of Harmonson Acres Addition, and being all of Lot 1, Block A of Perrigo Place Addition, and being all of that certain called 0.364 acre right-of-way dedication shown on said plat of Perrigo Place, and being part of Lots 1, 2 and 3, Block A of North Main Medical Office Addition, located on the east side of N. Main St., approximately 300 feet southeast of the Park Avenue and N. Main St. intersection, and addressed as 1000, 1004, and 1008 N. Main Street. Curtis Young, Sage Group, Inc., Applicant. Sue Salstrand and Anne Burfitt, PBS Family Limited Partnership, Owner. \(PA-2506-0005\)](#)

**Attachments:**    [090225 Preserve FLUP Amend Resolution](#)  
                          [090225 Preserve FLUP Amend Current Map](#)  
                          [090225 Preserve FLUP Amend Proposed map](#)  
                          [Item H-5 - The Preserve FLUP.pdf](#)

## I. 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. [a. Bloomfield Addition, Lot 6, Block 1](#)
2. **Adjourn into Open Meeting.**
3. **Action on Executive Session Item 1 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, August 28, 2025 at 5:00 P.M.*

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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.***