



City of Keller
City Council
Meeting Minutes

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

Tuesday, September 2, 2025

PRE-COUNCIL MEETING 5:00 P.M.

A. CALL TO ORDER - Mayor Armin R. Mizani

Mayor Armin Mizani called the Pre-Council Meeting to order at 5:04 P.M.

PRESENT: Mayor Armin Mizani, Mayor Pro Tem Ross McMullin, Council Member Shannon Dubberly, Council Member Gregory Will, Council Member Karen Brennan, Council Member Tag Green, and Council Member Chris Whatley.

ABSENT: None.

The following City staff members were present: City Manager Aaron Rector, City Secretary Kelly Ballard, City Attorney Stan Lowry, Development Services Director Sarah Hensley, Community Services Director Cody Maberry, Assistant Director of Economic Development Ana Erwin, Interim Fire Chief Charlie Skaggs, and Chief of Police Bradley G. Fortune.

B. DISCUSS AND REVIEW AGENDA ITEMS

The City Council reviewed and discussed agenda items.

C. EXECUTIVE SESSION

Mayor Armin Mizani recessed the meeting at 5:07 P.M. so that the City Council could meet in Executive Session under Section 551.071 of the Texas Government Code to consult with the City Attorney regarding Bloomfield Addition, Lot 6, Block 1. The Council reconvened into Open Meeting at 5:59 P.M. No action was taken.

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. [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](#)

Development Services Director Sarah Hensley led a discussion on recent legislative changes to zoning protest procedures, effective September 1, 2025. Members reviewed the distinction between simple majority and supermajority requirements, noting that under Subsection B3, residential density increases now require only a simple majority, while the 20 percent protest threshold continues to trigger a supermajority under Subsections B1 and B2. Council observed that historical opposition within the 200-foot buffer had peaked at 43 percent, below the new thresholds. To improve clarity and consistency, the Council agreed to set an opposition submission cutoff at noon the day before a Council vote, with withdrawals permitted until noon on the day of the vote. There was additional emphasis on transparency, with direction for opposition letters and emails to be compiled, redacted, and included in agenda packets, complete with tallies of support and opposition both within and outside the 200-foot buffer.

2. [Discuss the City App](#)

Attachments: [Item D-2 - City App.pdf](#)

Staff provided a demonstration of the new Keller Connect app, developed with GoGov following an extensive vendor review process. The app was designed to serve as a one-stop platform for residents to report issues, submit geotagged photos, access city information, and receive notifications. Integration with current city systems is underway, and the app remains in testing with a public launch anticipated within the next one to two weeks. Council discussed how the app will eventually replace the existing emergency notification system and noted the city's plans for a broad promotional campaign through newsletters, signage, and mailers.

3. [Economic Development Update](#)

The economic development update highlighted positive trends, including nine new businesses opening in August, such as Italian Table, Main Street Café, Penguin Patch, Soho Wine Bar, Glorious Kids ADA, Sadler Accounting, Ohana Academy, and Bear Creek Place. Staff reported that 87 certificates of occupancy had been issued year-to-date, compared to 67 at the same point in 2024, with much of the increase attributed to ownership changes. A permit application was submitted by Hops Keller for a new location at 200 Keller Parkway. Additional updates included the Penguin Patch entering the reimbursement process, construction of City Sports anticipated for November-December, and the Open Rewards program ending September 8, with receipts accepted through the end of the month.

4. [Discuss board appointments](#)

Council held a discussion on the board and commission appointment process. Members considered shifting away from the current multi-day interview model toward direct council appointments, in which each council member recommends candidates and final selections are confirmed by majority vote at the dais. The proposed process was viewed as a way to improve efficiency, accountability, and communication, while reducing the time commitment for both staff and council. Concerns were raised about fairness, given that staggered terms mean not all council members nominate candidates each year. Comparisons were made to other cities' approaches to appointments, and members debated the merits of rank-ordering applicants, conducting group discussions, or reserving interviews only for contested seats. The consensus was that changes were needed to improve applicant experience and reduce friction when replacing valued members, while still ensuring transparency and due diligence.

Discussion will resume at the September 16, 2025 City Council Meeting.

E. ADJOURN

Mayor Armin Mizani recessed the Pre-Council Meeting at 7:02 P.M.

REGULAR MEETING 7:00 P.M.

A. CALL TO ORDER – Mayor Armin R. Mizani

Mayor Mizani called the Regular City Council Meeting to order at 7:10 P.M.

B. INVOCATION

Council Member Tag Green led the 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.

Mr. Louis Seldon, 1305 Clear Springs Drive, raised concerns about ICE policies and their impact on community reputation.

F. CONSENT

A motion was made by Mayor Pro Tem Ross McMullin, seconded by Council Member Shannon Dubberly, to approve the Consent Agenda. The motion carried unanimously.

1. [Consider approval of the Minutes of the Tuesday, August 19, 2025 Regular City Council Meeting.](#)

Attachments: [081925 Minutes.pdf](#)

Approved the minutes of the August 19, 2025 Regular City Council Meeting.

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 Signed](#)
[Keller Green Ribbon FY 26 Concept](#)
[Keller Green Ribbon FY 26 Location Map](#)

Adopted Resolution No. 4959 approving an agreement with Kimley Horn and Associates, Inc. for design, construction, and contract administration services for Phase I of the 377 Median Landscape Improvement Project in the amount of \$239,000.00.

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](#)

Adopted Resolution No. 4960 approving updates to the Keller Sports Park Operating Policies and Concessionaire Contract.

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](#)

Adopted Ordinance No. 2238 approving a negotiated settlement between the Atmos Cities Steering Committee and Atmos Energy Corp., adopting new tariffs effective October 1, 2025.

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](#)

Adopted Resolution No. 4961 approving a \$25,000 contract amendment with Baird, Hampton & Brown for drainage review services.

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](#)

Presented by: Ethan Flanders, Planner
Speaker: Danny Ahlers, Applicant/Owner

Seventeen notification letters were sent, with six letters (seven addresses) in opposition, representing 37.5 percent of properties within the 200-foot buffer. The Planning and Zoning Commission's vote was split 3-3.

Mayor Armin Mizani opened the public hearing. No public comments were received.

A motion was made by Mayor Armin Mizani, seconded by Council Member Shannon Dubberly, to close the public hearing. The motion carried unanimously.

A motion was made by Council Member Shannon Dubberly, seconded by Mayor Pro Tem Ross McMullin, to approve Ordinance No. 2239 approving a Specific Use Permit (SUP) for a 550 square-foot addition to an existing 775 square-foot accessory structure, at 1611 Knox Road, with the following conditions:

1. An accessory structure in excess of 1,200 square feet in the SF-36 zoning district shall be allowed.
2. An accessory structure exceeding an average height of 15 feet shall be allowed.
3. The total square footage of all accessory structures on the property to exceed 50% of the square-footage of the existing home shall be allowed.

The motion carried by the following vote:

AYE: 6 - Council Member Shannon Dubberly, Mayor Armin Mizani, Council Member Chris Whatley, Mayor Pro Tem Ross McMullin, Council Member Gregory Will, and Council Member Karen Brennan.

NAY: 1 - Council Member Tag Green.

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](#)

Presented by: Ana Erwin, Assistant Director of Economic Development

Speaker: Angela Goin, applicant

Improvements included landscaping, painting, siding and trim repair, and preservation of historic wood. The Economic Development Board recommended approval 7-0.

A motion was made by Council Member Tag Green, seconded by Council Member Chris Whatley, to approve 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, in the amount of \$6,925. The motion carried unanimously.

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](#)

Presented by: Ana Erwin, Assistant Director of Economic Development
Speaker: Justin Sadler, property owner

Repairs include for façade improvements at 131 East Hill Street.

A motion was made by Council Member Karen Brennan, seconded by Council Member Shannon Dubberly, to approve Resolution No. 4963 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, in the amount of \$7,712.50. The motion carried unanimously.

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](#)

Presented by: Alexis Russell, Planner

Speaker: Curtis Young, Sage Group, applicant

The Council heard a request for a Planned Development Zoning Change (ZONE-2506-0007) for The Preserve at Keller Oaks, a 33.68-acre tract proposed for 65 residential lots, one commercial lot, and 6.77 acres of open space. The applicant, Curtis Young of Sage Group, Inc., presented the request, and concerns were raised about density, lot sizes, traffic, and the loss of commercial property.

Mayor Armin Mizani opened the public hearing.

Mr. Todd Handwerk, 1001 Myers Park Trail, Roanoke, a homebuilder with over 40 years of experience in Northeast Tarrant County and more than 1,000 homes built, spoke in opposition. He stated that the proposed density was inconsistent with Keller's established neighborhoods and expressed concerns about the incompatibility with Greenland Park, noting the project would represent "a step backward" for the community.

Ms. Mackenzie Hellman, 2025 Hickory Hollow Lane, also spoke in opposition. She emphasized that residents have consistently expressed a desire to preserve Keller's small-town character by maintaining larger lots and open space. She referenced the City's community visioning process, which showed strong opposition to high-density development.

Mr. Lee Hughes, 9728 Camp Bowie West, a developer representing builders in Greenway Park, opposed the development due to concerns about density, lot sizes, and traffic connectivity. He noted his group's significant investment in Greenway Park and argued that the proposal was inconsistent with the City's concept plan.

Mr. Veejay Patel, commercial property owner, also addressed Council. He discussed

plans for up to 40,000 square feet of future commercial development on the site, including potential two-story buildings. He asked that any Council decisions avoid disrupting those plans and requested clarity during site plan review to prevent future conflicts.

A motion was made by Mayor Armin Mizani, seconded by Council Member Shannon Dubberly, to close the public hearing. The motion carried unanimously.

A motion was made by Council Member Tag Green, seconded by Council Member Shannon Dubberly, to deny the request for a Planned Development Zoning Change. The motion carried unanimously.

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-feet 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](#)

No action was taken on the Future Land Use Plan amendment.

I. EXECUTIVE SESSION

An Executive Session was held earlier during the Pre-Council Meeting pursuant to Section 551.071, Texas Government Code. No Executive Session was held during the Regular Meeting.

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

Mayor Armin Mizani adjourned the meeting at 10:16 P.M.

Mayor

City Secretary