



City of Keller City Council Agenda

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

Tuesday, January 6, 2026

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. [City Manager Annual Performance Evaluation](#)
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. [Economic Development Update](#)

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**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 16, 2025 Regular City Council Meeting.](#)

Attachments: [121625 Draft Minutes.pdf](#)

2. [Consider a resolution affirming constitutional supremacy, American sovereignty, and rejection of foreign legal systems](#)

Attachments: [AFFIRMING CONSTITUTIONAL SUPREMACY.docx](#)

3. [Consider a resolution authorizing the City Manager to execute the Fifth Amendment and Modification to the License Agreement with Joseph E. McCombs, relating to the installation of a spring water pipeline within the rights of-way owned by the City of Keller.](#)

Attachments: [Proposed Resolution.doc](#)
[Keller - Samantha Springs License Agreement at 12-29](#)

G. OLD BUSINESS - None**H. NEW BUSINESS**

1. [Consider a resolution approving four variance requests for one lot in the Highland Terrace Mobile Home Park to reduce the front yard setback to 25 feet in lieu of the required 35 feet, to decrease the minimum dwelling size to 2,000 square-feet in lieu of the 2,400 square-foot requirement, to increase the maximum main building lot coverage to 35% in lieu of the 30% requirement, and to increase the maximum lot coverage to 55% in lieu of the 50% requirement, on the property legally described as Lot 07 of the Highland Terrace Mobile Home Park, being approximately 0.15-acres, situated on the west side of Highland Drive West, zoned Single-Family 36,000 square-foot lots or greater \(SF-36\), and addressed as 1724 Highland Drive West. Mohammad Rahman, Applicant. NIBASH, LLC, Owner. \(UDC-2511-0012\)](#)

Attachments: [010626 1724 Highland Drive W Resolution](#)
[010626 Highland Dr Variances PLAT](#)
[010626 1724 Highland Dr W Application Packet](#)
[010626 1724 Highland Dr W Maps](#)
[010626 HT Variance Summary Staff Attachment](#)
[Item H-1 - 1724 Highland Dr W.pdf](#)

2. [PUBLIC HEARING: Consider an ordinance approving a Specific Use Permit \(SUP\) to use the existing 2,101 square foot home as a temporary accessory dwelling unit while constructing a new home, on approximately 2.83 acres, located on the north side of Barbara Lane, approximately 1,350 feet west from the intersection of Barbara Lane and Rufe Snow Drive, legally described as Lot 5A, Homesite, of the Black Addition, zoned Single-Family 36,000 square-foot lot size or greater \(SF-36\) and addressed 715 Barbara Lane. Douglas Stamps, Applicant/Owner. \(SUP-2511-0049\)](#)

Attachments: [010626 715 Barbara SUP Ordinance](#)
[010626 715 Barbara Lane SUP Applicant Packet](#)
[010626 715 Barbara Lane SUP Maps](#)
[Item H-2 - 715 Barbara Lane SUP.pdf](#)

3. [PUBLIC HEARING: Consider an ordinance approving a two-year extension of the Specific Use Permit \(SUP\) approved on December 3, 2024 for Frost Bank, to allow the Applicant additional time to complete the required development steps to receive a building permit, on the property legally described as Lot 1, Block A of the Bomac Addition \(recently platted and not available yet via Tarrant Appraisal District website; property is a portion of Abstract No. 28 Pamela Allen Survey in the City of Keller\), being 1.24-acres, located on the north side of Keller Parkway at the Keller Parkway and Country Brook Drive intersection, zoned Town Center \(TC\) and addressed as 1231 Keller Parkway. Priya Acharya, Wier & Associates, Inc., Applicant. Bomac Keller 1709, LLC, Owner. \(SUP-2510-0046\)](#)

Attachments: [010626 Frost Bank SUP Extension Ordinance](#)
[010626 Frost Bank SUP Applicant Letter](#)
[010626 Frost Bank SUP Site Plan](#)
[010626 Frost Bank SUP Elevations](#)
[010626 Frost Bank SUP MAPS](#)
[Item H-3 - Frost Bank SUP Extension.pdf](#)

4. [Consider a resolution approving a Site Plan amendment with one variance for a proposed 7,010 square-foot bank building, on the property legally described as Lot 1, Block A of the Bomac Addition being 1.24-acres, located on the north side of Keller Parkway at the Keller Parkway and Country Brook Drive intersection, zoned Town Center \(TC\) and addressed as 1231 Keller Parkway. Priya Acharya, Wier & Associates, Inc., Applicant. Bomac Keller 1709, LLC, Owner. \(SITE-2510-0017\)](#)

Attachments: [010626 Frost Bank SP Amendment Resolution](#)
[010626 1231 Keller Pkwy SP Amendment Exhibit A-Elevations](#)
[010626 1231 Keller Pkwy SP Amendment Exhibit A-Site Plan](#)
[010626 Staff Attachment-Resolution No. 4915 SP Approval 041525](#)
[Item H-4 - Frost Bank SP Amendment.pdf](#)

5. [Consider resolution approving a variance request related to maximum main building lot coverage for one lot in the Mays & Sweet Addition, on the property legally described as Lot 20, Block 4 of the Mays & Sweet Addition, being approximately 0.13-acres, located on the west side of College Street, approximately 568 feet southwest from the Keller Parkway and College Street intersection, zoned Single-Family 8,400 square-foot lots or greater \(SF-8.4\), and addressed as 144 College Street. Frank Atherton, Applicant. Keller Main Street Depot LLC, Owner. \(UDC-2511-0013\)](#)

Attachments: [010626 144 College St Resolution](#)
[010626 Mays&SweetAddition Plat](#)
[010626 144 College St Maps](#)
[010626 144 College St Applicant packet](#)
[Item H-5 - 144 College St.pdf](#)

6. [PUBLIC HEARING: Consider an ordinance amending the City of Keller Code of Ordinances, Chapter 19, Water and Sewers, Article XIV, Water Conservation and Drought Contingency, Sections 19-1602, 19-1604, and 19-1620, providing for enforcement procedures, progressive administrative fees and penalties, and provisions for non-emergency irrigation system lock out and water service termination.](#)

Attachments: [010626 WaterCodeUpdate ProposedOrdinance](#)
[010626 WaterCodeUpdate StaffAttachment](#)
[010626 WaterCodeUpdate RedLines](#)
[Item H-6 - Water Conservation Fort Worth Enforcement Code Update.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 Tuesday, December 30, 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.