



City of Keller

City Council

Meeting Minutes

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

Tuesday, January 6, 2026

PRE-COUNCIL MEETING

A. CALL TO ORDER - Mayor Armin R. Mizani

Mayor Armin R. Mizani called the Pre-Council Meeting to order at 5:10 P.M.

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

Staff Present: City Manager Aaron Rector; City Attorney L. Stanton Lowry; City Secretary Kelly Ballard; Director of Development Services Sarah Hensley; Director of Public Works Alonzo Linan; Director of Administrative Service Marcia Reyna; Chief Financial Officer Bryan Rebel; Police Chief Bradley G. Fortune; Fire Chief Charlie Skaggs; and other City staff.

B. DISCUSS AND REVIEW AGENDA ITEMS

The City Council discussed and reviewed the agenda items.

C. EXECUTIVE SESSION

The City Council recessed into Executive Session at 5:23 P.M. in compliance with the Texas Government Code.

Section 551.071 - Consultation with Attorney

Section 551.074 - Personnel Matters

Section 551.087 - Deliberation Regarding Economic Development Negotiations (New Business Items 3 and 4 relating to 1231 Keller Parkway)

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.**

The Executive Session concluded and Council reconvened in open session at 6:40 P.M.

4. **Action on Executive Session Items 1 and 2 if necessary.**

No action was taken.

D. WORK SESSION

1. [Discuss the Appeal from Alliance Rugby Club regarding Keller Sports Park Exclusion](#)

Council discussed the appeal submitted by the Alliance Rugby Club regarding continued use of fields at Keller Sports Park. The Alliance Rugby Club was represented by Mr. Brad Dulong, who stated he has been involved with the club for more than two decades and noted that the club was not permitted to participate in the appeal discussion held on December 16, 2025.

Mr. Dulong stated that the club has not been provided documentation of field damage nor received complaints related to field conditions. He explained that the club operates both youth and adult programs, with the youth program serving participants ages 8 through 18 and operating independently from the adult program. Safety practices, coaching requirements, and background checks were discussed, along with the club's community involvement and current practice logistics. Mr. Dulong stated that the appeal was submitted on behalf of both the youth program and the rugby club as a whole.

Council acknowledged the appeal and information presented by the Alliance Rugby Club. No action was taken during the Work Session.

2. [Economic Development Update](#)

Staff provided an update on economic development activity, including recent permits issued and upcoming business openings. Staff reported that permits were issued in December for several businesses and provided an overview of anticipated openings and community events scheduled for January. Staff also provided an update on participation and usage metrics related to the City's Open Rewards program.

E. ADJOURN

The Pre-Council Meeting was adjourned at 7:10 P.M.

REGULAR MEETING

A. CALL TO ORDER

Mayor Armin Mizani called the Regular 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 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.

The following individuals addressed the City Council during Persons to Be Heard:

Mr. John Gabrielson, 2009 Florence Road, and Mr. Aaron Miller, 605 Elaine Street, spoke regarding sidewalk construction along Bluebonnet Drive.

The following speakers addressed Council regarding Agenda Item F-2:

In Opposition to the resolution as drafted: Ms. Farah Janjua, 400 Bennington Lane; Mr. Mujeeb Kazi, 1933 Eagle Pass; Mr. Matthew Burton, 1300 Crimson Glory Lane; Mr. Scott Venable, 1870 Rufe Snow Drive; Mr. Sohail Ahmed, 1529 Hudnall Farm Road; Mr. Zane Kupper, 2131 Crimson Lane; and Ms. Cate Brennan, 1003 Shady Oak Drive, Grapevine, Texas.

In Support: Ms. Carrie Baron, 1479 CR 4698, Boyd, Texas 76023; and Mr. Mike Hook, 2350 Ballycastle Drive.

F. CONSENT

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

1. [Consider approval of the Minutes of the Tuesday, December 16, 2025 Regular City Council Meeting.](#)

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

Approved.

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

Attachments: [RESOLUTION AFFIRMING CONSTITUTIONAL GOVERNANCE](#)

Resolution No. 5018 hereby approves the affirmation of constitutional governance, equal application of the law, and the exclusive authority of Texas and United States Courts in municipal and residential matters.

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](#)

[EXHIBIT A - LICENSE AGREEMENT- 2026-01-05.pdf](#)

Resolution No. 5019 hereby approves 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; and further authorizes the City Manager to execute said Amendment on behalf of the City of Keller, Texas.

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](#)

Presenter: Sarah Hensley, Director of Development Services

A motion was made by Council Member Gregory Will, seconded by Council Member Karen Brennan, to approve Resolution No. 5020 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-feet 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. The motion carried unanimously.

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](#)

Presenter: Calvin Eddleman, Planner I

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

A motion was made by Mayor Armin Mizani, seconded by Mayor Pro Tem Ross McMullin, to close the public hearing. The motion carried unanimously.

A motion was made by Mayor Pro Tem Ross McMullin, seconded by Council Member Gregory Will, to approve Ordinance No. 2264 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. The motion carried unanimously.

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](#)

Presenter: Sarah Hensley, Director of Development Services

Speaker: Priya Acharya, Wier & Associates, Inc.

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

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

A motion was made by Council Member Shannon Dubberly, seconded by Council Member Karen Brennan, to approve Ordinance No. 2265 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. 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.

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](#)

Presenter: Sarah Hensley, Director of Development Services

Speaker: Priya Acharya, Wier & Associates, Inc.

A motion was made by Mayor Armin Mizani, seconded by Council Member Karen Brennan, to approve Resolution No. 5021 allowing a Site Plan amendment 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 with the following conditions:

- 1. A variance to allow four (4) vehicle stacking spaces in each of the bank drive-thru lanes shall be allowed.**
- 2. An eight-foot (8') screening wall shall be installed along the north property line.**

The motion carried unanimously.

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](#)

Presenter: Alexis Zimmerman, Planner II

A motion was made by Mayor Armin Mizani, seconded by Council Member Tag Green, to approve Resolution No. 5022 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. The motion carried unanimously.

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](#)

Presenter: Hannah Smith, Environmental Services Specialist

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

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

A motion was made by Council Member Chris Whatley, seconded by Council Member Gregory Will, to approve Ordinance No. 2266 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. The motion carried unanimously.

I. EXECUTIVE SESSION

Executive Session was not 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. [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.

J. ADJOURN

A motion was made by Mayor Armin Mizani, seconded by Council Member Shannon Dubberly, to adjourn the City Council Meeting at 8:50 P.M. The motion carried unanimously.

Mayor

City Secretary