



**City of Keller**  
**City Council**  
**Meeting Minutes**

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

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**Tuesday, December 3, 2024**

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**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 5:02 P.M.

The following City Council Members were present:

Mayor Armin Mizani

Council Member Shannon Dubberly

Council Member Greg Will

Council Member Karen Brennan

Council Member Tag Green

Council Member Chris Whatley (arrived at 7:00 P.M., and departed at 8:30 P.M.)

Mayor Pro Tem Ross McMullin

The following members of City Staff were present: The following City staff members were present: Interim City Manager Aaron Rector, City Attorney Stan Lowry, City Secretary Kelly Ballard, Director of Community Services Cody Maberry, Director of Community Development Sarah Hensley, Director of Human Resources Marcia Reyna, Public Works Director Alonzo Liñán, Director of Economic Development Mary Culver, Director of Human Resources Marcia Renya, 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. EXECUTIVE SESSION**

Mayor Armin Mizani recessed the Pre-Council Meeting at 5:48 P.M. so that the City Council could meet in an Executive Session in accordance with State Law.

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**1. Section 551.087, Texas Government Code - Deliberation Regarding Economic Development Negotiations.**

(1) To discuss or deliberate regarding commercial or financial information that the governmental body has received from a business prospect that the governmental body seeks to have locate, stay, or expand in or near the territory of the governmental body and with which the governmental body is conducting economic development negotiations; or

(2) To deliberate the offer of a financial or other incentive to a business prospect described by Subdivision.

- a. [721 Chisholm Trail.](#)
- b. [1241 Keller Parkway](#)
- c. [150 Bear Creek Parkway West](#)

**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](#)

**3. Adjourn into Open Meeting.**

Mayor Mizani adjourned the Executive Session and reconvened the Work Session at 6:54 P.M.

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

No action was taken.

## **D. WORK SESSION**

**1. [Discussion relating to an Interlocal Agreement with the City of Watauga for fire apparatus repairs and maintenance](#)**

Fire Chief Bobby J. Tatum Jr. presented a proposal to enter into an Interlocal Fleet Maintenance Agreement with the City of Watauga. The agreement would provide emergency and non-emergency fire apparatus repairs and maintenance, including warranty-covered work. Benefits of utilizing Watauga's service center include reduced travel time, after-hours and weekend repair availability, and cost savings due to lower fees. Chief Tatum noted that other fire departments have reported positive experiences with Watauga's services. Council discussed the potential efficiency and cost-effectiveness of this arrangement and asked for this to be added to the next agenda for approval.

**2. [Discuss updates to School Zones](#)**

**Attachments:** [WS - ISD School Flasher Changes for 2024-25](#)

This discussion was moved to the Tuesday, December 17, 2024 Council Meeting.

3. [Receive a Mt. Gilead Road 60% Plan Overview](#)

**Attachments:** [WS - Mt Gilead CC Meeting 60% Roll Plots](#)

4. [Economic Development Updates](#)

This discussion was moved to the Tuesday, December 17, 2024 Council Meeting.

## E. ADJOURN

Mayor Armin Mizani recessed the Work Session at 7:02 P.M. with the intent to reconvene at the conclusion of the Regular Meeting.

Mayor Armin Mizani reconvened the Pre-Council Meeting at 11:36 P.M. and adjourned at 12:06A.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 7:08 P.M.

### B. INVOCATION - Rev. Dr. Jason Valendy, Keller United Methodist Church

### C. PLEDGE OF ALLEGIANCE

Mayor Armin Mizani 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. [Presentation of Key to the City to Tarrant County Commissioner Fickes](#)

Mayor Armin Mizani presented a Key to the City to Tarrant County Commissioner Fickes and thanked him for his years of service to the community.

2. [Recognition of the Kind Hearts Foundation of Keller.](#)

Mayor Armin Mizani recognized the Kind Hearts Foundation and presented certificates to the members.

3. [Keller ISD Future Farmers of America \(FFA\) Competition Team](#)

The Keller Future Farmers of America competition team gave a presentation relating to Artificial Intelligence and Farming.

4. [Salvation Army Red Kettle Presentation](#)

Captain Armando and Ms. Emily Mitchell, Salvation Army, presented the Salvation Red

Kettle and announced the Mayoral Challenge that will take place on Saturday, December 14, 2024. Individuals wishing to donate may do so online or at the Keller Sam's Club location.

## 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. Debbie Bryan, 760 Mt. Gilead Rd., presented a petition and expressed opposition to high density development.

## 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 Mayor Pro Tem Ross McMullin, seconded by Council Member Shannon Dubberly, to approve Consent Agenda Items F-1 through F-3, and F-6 through F-11. The motion carried unanimously.**

1. [Consider a resolution casting votes for nominee\(s\) for the Board of Directors of the Tarrant Appraisal District for a two-year term beginning January 1, 2024.](#)

**Attachments:** [120324 Resolution Nominees for Board of Directors of Tarrant Appraisal District](#)  
[120324 Ballot Nominees for Board of Directors of Tarrant Appraisal District](#)  
[michael-alfred-bio](#)  
[alan-blaylock-bio](#)  
[wendy-burgess-bio](#)  
[fred-campos-bio](#)  
[mattie-peterson-compton-bio](#)  
[eric-crile-bio](#)  
[daryl-davis-bio](#)  
[phyllis-grissom-bio](#)  
[lee-henderson-bio](#)  
[scott-lindgren-bio](#)  
[gary-losada-bio](#)  
[gloria-pena-bio](#)  
[vince-puente-bio](#)  
[sayeda-syed-bio](#)

Resolution No. 4867 approves that the twenty-two (22) votes shall be cast for the following nominee(s) to the Board of Directors of the Tarrant Appraisal District:

10 votes for Mike Alfred  
01 votes for Wendy Burgess  
01 votes for Gloria Pena  
10 votes for Vince Puente

2. [Consider a resolution authorizing the City Manager to execute an Interlocal Agreement between the Cities of Keller, Southlake, Grapevine and Colleyville, Texas, for participation in the Metroport Teen Court Program, effective October 1, 2024.](#)

**Attachments:** [120324 TeenCourt Resolution](#)  
[120324 Teen Court Exhibit A.docx](#)

Resolution No. 4868 hereby approves an Interlocal Agreement between the Cities of Keller, Southlake, Grapevine and Colleyville, Texas, for participation in the Metroport Teen Court Program, effective October 1, 2024, in accordance with the terms and conditions set forth in said Agreement, and further authorizes the City Manager to execute said Agreement on behalf of the City of Keller, Texas.

3. [Consider a resolution approving the purchase of concrete repair and related services from CI Pavement, of Grand Prairie, Texas, for the replacement of asphalt parking surface at the Municipal Service Center \(MSC\) for the Public Works Department, through The Interlocal Purchasing Systems \(TIPS\) purchasing cooperative, and further authorizing the Interim City Manager to execute all purchase documents relating thereto on behalf of the City of Keller, Texas.](#)

**Attachments:** [120324 ParkingRepairs ProposedResolution](#)  
[120324 ParkingRepairs StaffAttachment](#)

Resolution No. 4869 hereby approves the purchase of Concrete Repair and Related Services from CI Pavement of Grand Prairie, Texas, through The Interlocal Purchasing System in an amount not to exceed \$ 65,000; and further authorizes the City Manager to execute all documents relating thereto on behalf of the City of Keller, Texas.

4. [Consider a resolution approving the purchase of Enterprise Asset Management \(EAM\) Public Works Work Order software and implementation services from Tyler Technologies, and further authorizing the Interim City Manager to execute all purchase documents related thereto on behalf of the City of Keller, Texas.](#)

**Attachments:** [120324 TylerEAM Resolution](#)  
[120324 TylerEAM ExhibitA](#)  
[Item F-4 Public Works Work Order Software](#)

**A motion was made by Council Member Shannon Dubberly, seconded by Council Member Tag Green, to table the request for the purchase of Enterprise Asset Management (EAM) Public Works Work Order software and implementation services from Tyler Technologies, to the December 17, 2024 City Council Meeting. The motion carried unanimously.**

5. [Consider a resolution approving a professional services agreement with Sciens LLC, of McKinney, Texas, for professional project management and implementation services related the Public Works Work Order Software Project for the Public Works Department,](#)

through The Interlocal Purchasing System (TIPS) purchasing cooperative; and further authorizing the City Manager to execute all contract documents relating thereto on behalf of the City of Keller, Texas.

**Attachments:** [120324\\_Sciens\\_Resolution](#)  
[120324\\_Sciens\\_StaffAttachment](#)

A motion was made by Council Member Shannon Dubberly, seconded by Council Member Tag Green, to table the request for a professional services agreement with Sciens LLC, of McKinney, Texas, for professional project management and implementation services related the Public Works Work Order Software Project, to the December 17, 2024 City Council Meeting. The motion carried unanimously.

6. Consider a resolution approving a construction contract with Prater, of Rowlett, Texas, for the Pearson Pump Station Backup Generator Project for the Public Works Department, and further authorizing the City Manager to execute all contract documents relating thereto on behalf of the City of Keller, Texas.

**Attachments:** [120324\\_PearsonGenerator\\_Resolution](#)  
[120324\\_PearsonGenerator\\_StaffAttachment](#)  
[120324\\_PearsonGenerator\\_BidTab](#)

Resolution No. 4870 hereby approves the construction contract for the installation of a backup generator for the Pearson Pump Station with Prater, of Rowlett, Texas, for the Public Works Department, in the amount of \$ 2,400,000.00; and further authorizes the Interim City Manager to execute all contract documents relating thereto on behalf of the City of Keller, Texas.

7. Consider a resolution approving a construction contract with N.G. Painting, LLC of Kerrville, Texas, for the Rehabilitation of the 1.5 MG Whitley Elevated Storage Tank Project for the Public Works Department, and further authorizing the City Manager to execute all contract documents relating thereto on behalf of the City of Keller, Texas.

**Attachments:** [120324\\_WhitleyEST\\_Rehab\\_Resolution](#)  
[120324\\_WhitleyEST\\_Rehab\\_StaffAttachment](#)

Resolution No. 4871 hereby approves the construction contract for the Rehabilitation of the 1.5 MG Whitley Elevated Storage Tank Project with N.G. Painting, LLC of Kerrville, Texas, for the Public Works Department, in the amount of 1,976,960.00; and further authorizes the Interim City Manager to execute all contract documents relating thereto on behalf of the City of Keller, Texas.

8. Consider a resolution rejecting all proposals received for the Water System Capital Improvement Plan Phase 3 Project, for the Public Works Department, and further authorizing the City Manager to execute all documents relating thereto on behalf of the City of Keller, Texas.

**Attachments:** [120324\\_SWIFT3Rejection\\_Resolution](#)

Resolution No. 4872 hereby rejects all proposals for the Water System Capital Improvement Phase 3 Project.

9. [Consider a resolution receiving the Keller Quarterly Investment Report for period ending September 30, 2024, and providing an effective date.](#)

**Attachments:** [120324 FY 24 Q4 Investment Report Resolution](#)  
[2024 09 Keller signed](#)

Resolution No. 4873 hereby receives the Keller Quarterly Investment Report for period ending September 30, 2024.

10. [Consider a resolution receiving the Keller Quarterly Financial Report for period ending September 30, 2024 \(unaudited\) and providing an effective date.](#)

**Attachments:** [120324 FY 24 Q4 Financial Report Resolution](#)  
[090324 FY 24 Q4 Financial Report](#)

Resolution No. 4874 hereby receives the Keller Quarterly Financial Report for period ending September 30, 2024 (Unaudited).

11. [Consider a resolution authorizing the City Manager to enter into a contract with Tri-County Electric Co-op Inc., of Keller, Texas for installation of electric components related to the Keller Sports Park Renovation Project, for the Parks and Recreation Department, and authorizing the City Manager to execute all related purchase documents on behalf of the City of Keller, Texas.](#)

**Attachments:** [Tri-County Resolution](#)  
[Updated Cost 79161 City of Keller](#)

Resolution No. 4875 hereby approves the City Manager to enter into a contract with Tri-County Electric Co-op Inc., of Keller, Texas for installation of electric components, in the amount of 286,789.31; and further 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 an amendment to an existing Specific Use Permit \(SUP\) allowing a one-year extension for the Applicant to complete the required development steps to renovate the space for a Surgical Outpatient Facility, in an existing 10,389 square-foot building on approximately 1.72 acres, legally described as Lot 10, Block B of Keller Town Center Addition, situated approximately 300 feet southwest of the intersection of Country Brook Drive and Keller Parkway, zoned Town Center Medical Overlay District and addressed as 1220 Keller Parkway. Jim Sager, Transwestern Commercial Real Estate, Applicant. Roger Wilson, Owner Representative. \(SUP-2410-0010\)](#)

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**Attachments:** [120324\\_1220 Keller Parkway SUP Ordinance](#)  
[120324\\_1220 Keller Pkwy SUP Extension Staff Attachment](#)  
[120324\\_1220 Keller Pkwy SUP Extension Maps](#)  
[120324\\_1220 Keller Pkwy SUP Extension Methodist Partnership Info.](#)  
[Item H-1 - 1220 Keller Pkwy SUP Extension](#)

Planner Alexis Russell gave a presentation relating to the request for an amendment to an existing Specific Use Permit (SUP) for a Surgical Outpatient Facility, at 1220 Keller Parkway.

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 Gregory Will, 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. 2196 approving an amendment to an existing Specific Use Permit (SUP) allowing a one-year extension for the Applicant to complete the required development steps to renovate the space for a Surgical Outpatient Facility, in an existing 10,389 square-foot building on approximately 1.72 acres, legally described as Lot 10, Block B of Keller Town Center Addition, situated approximately 300 feet southwest of the intersection of Country Brook Drive and Keller Parkway, zoned Town Center Medical Overlay District and addressed as 1220 Keller Parkway. The motion carried unanimously.**

2. [PUBLIC HEARING: Consider an ordinance approving a Specific Use Permit \(SUP\) for a proposed 5,000 square-foot multitenant building, to allow a one-story building, to allow a proposed structure to be less than 6,000 square-feet, to allow a restaurant with drive-thru, and to allow one tenant to be a bank with drive-thru ATM, located directly north of the Keller Parkway and Country Brook Drive intersection, legally described as Tract 2E, Abstract 28 of the Pamela Allen Survey and addressed 1241 Keller Parkway. Ryan McIntosh, Trinity Partners Commercial Real Estate, Applicant/Owner. \(SUP-2410-0009\).](#)

**Attachments:** [120324\\_1241 Keller Pkwy Parcel 9 SUP Ordinance](#)  
[120324\\_1241 Keller Pkwy SUP MAPS](#)  
[120324\\_1241 Keller Pkwy SUP Applicant Proposal](#)  
[120324\\_1241 Keller Pkwy SUP Survey](#)  
[120324\\_1241 Keller Pkwy SUP Elevations 1](#)  
[120324\\_1241 Keller Pkwy SUP Elevations 2](#)  
[120324\\_1241 Keller Pkwy SUP Concept Plan](#)  
[120324\\_1241 Keller Pkwy Parcel 9 SUP Trip Generation Form](#)  
[Item H-2 - 1241 Keller Pkwy SUP-2410-0009 Parcel 9](#)

Community Development Director Sarah Hensley gave a presentation relating to Items 2-3, the request for



Specific Use Permit (SUP) a proposed 5,000 square-foot multitenant building and a proposed 11,000 square-foot multitenant building, located at 1241 Keller Parkway.

Mayor Armin Mizani opened the Public Hearings for Items H-2 and H-3. No public comments were received.

**A motion was made by Council Member Shannon Dubberly, seconded by Council Member Karen Brennan, to close the public hearings for Items H-2 and H-3. The motion carried unanimously.**

**A motion was made by Council Member Shannon Dubberly, seconded by Mayor Pro Tem Ross McMullin, to approve Ordinance No. 2197 approving a Specific Use Permit (SUP) for a proposed 5,000 square-foot multitenant building, to allow a one-story building, to allow a proposed structure to be less than 6,000 square-feet, to allow a restaurant with drive-thru, and to allow one tenant to be a bank with drive-thru ATM, located directly north of the Keller Parkway and Country Brook Drive intersection, legally described as Tract 2E, Abstract 28 of the Pamela Allen Survey and addressed 1241 Keller Parkway. The motion carried unanimously.**

3. [PUBLIC HEARING: Consider an ordinance approving a Specific Use Permit \(SUP\) for a proposed 11,000 square-foot multitenant building. An SUP is requested to allow a one-story building and a restaurant with drive-thru, on a 2.94-acre lot, located directly north of the Keller Parkway and Country Brook Drive intersection, legally described as Tract 2E, Abstract 28 of the Pamela Allen Survey and addressed 1241 Keller Parkway. Ryan McIntosh, Trinity Partners Commercial Real Estate, Applicant/Owner. \(SUP-2410-0012\)](#)

**Attachments:** [120324 1241 Keller Pkwy Parcel 8 SUP Ordinance](#)  
[120324 1241 Keller Pkwy SUP-2410-0012 MAPS](#)  
[120324 1241 Keller Pkwy SUP Survey](#)  
[120324 1241 Keller Pkwy SUP Applicant Proposal](#)  
[120324 1241 Keller Pkwy SUP Concept Plan](#)  
[120324 1241 Keller Pkwy SUP Elevations 1](#)  
[120324 1241 Keller Pkwy SUP Elevations 2](#)  
[120324 1241 Keller Pkwy Parcel 8 SUP Trip Generation Form](#)  
[Item H-3 - 1241 Keller Pkwy SUP-2410-0012 Parcel 8](#)

**A motion was made by Council Member Shannon Dubberly, seconded by Mayor Pro Tem Ross McMullin, to approve Ordinance No. 2198 approving a Specific Use Permit (SUP) for a proposed 11,000 square-foot multitenant building. An SUP is requested to allow a one-story building and a restaurant with drive-thru, on a 2.94-acre lot, located directly north of the Keller Parkway and Country Brook Drive intersection, legally described as Tract 2E, Abstract 28 of the Pamela Allen Survey and addressed 1241 Keller Parkway. The motion carried unanimously.**

4. [PUBLIC HEARING: Consider an ordinance approving Whitley Springs, a Planned Development Zoning Change from Commercial \(C\) to Planned Development - Mixed Use \(MU\) consisting of 22 residential lots, two commercial lots and 1.44 acres of open space](#)

on approximately 6.43 acres of land, legally described as a portion of Tract 7B, Abstract 692 of the W J Holland Survey, and a portion of the Martins Subdivision public right-of-way dedicated to the City of Keller shown on the plat filed with Tarrant County under document number D205322770, located on the west side of the Rapp Road and Whitley Road intersection, and addressed 1212 Whitley Road, and unaddressed public right-of-way. Huynh and Viyapon, LLC, Owner. Garabedian Properties, Applicant. (ZONE-2409-0005)

**Attachments:** [120324 Whitley Springs PD Ordinance](#)  
[120324 Whitley Springs PD Retail and Commercial Zoning](#)  
[120324 Whitley Springs PD Landscape Plan](#)  
[120324 Whitley Springs PD Zoning Narrative](#)  
[120324 Whitley Springs PD Example Commercial Building](#)  
[120324 Whitley Springs PD MAPS](#)  
[120324 Whitley Springs PD Proposed Design Standards](#)  
[120324 Whitley Springs PD Trip Generation Form](#)  
[120324 Whitley Springs Commercial Proposed Uses -  
COMPARISON](#)  
[120324 Whitley Springs PD Concept Plan](#)  
[120324 Whitley Springs PD Public Comment](#)  
[Item H-4 - Whitley Springs PD](#)

Community Development Director Sarah Hensley gave a presentation relating to the request for a Planned Development Zoning Change from Commercial (C) to Planned Development - Mixed Use (MU), for Whitley Springs.

Mr. Michael Garabedian, applicant, gave a presentation relating to the proposal.

Mayor Armin Mizani opened the Public Hearing.

The following individuals expressed opposition to the proposal: Ms. Mollianne Navarro, 1313 Gatewood Drive; Ms. Debbie Bryan, 760 Mt. Gilead Road; Mr. Selwyn Elakattu, 208 Foxford Drive; and Mackenzie Hellman.

The following individuals expressed support of the proposal: Mr. Marty Hobson, 913 Cloudlock; and Mr. Paul Lara, 224 Foxford Drive.

**A motion was made by Council Member Shannon Dubberly, 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 Council Member Karen Brennan, to deny the request for Whitley Springs, a Planned Development Zoning Change from Commercial (C) to Planned Development - Mixed Use (MU) consisting of 22 residential lots, two commercial lots and 1.44 acres of open space. The motion carried unanimously.**

5. [PUBLIC HEARING: Consider a resolution approving a Future Land Use Plan \(FLUP\) amendment from Retail/Commercial to Patio-Garden-Townhome for a portion of 6.43](#)

acres legally described as portions of Tract 7B, Abstract 692 of the W J Holland Survey, and a portion of the Martins Subdivision public right-of-way dedicated to the City of Keller shown on the plat filed with Tarrant County under document number D205322770, located on the west side of the Rapp Road and Whitley Road intersection, and addressed 1212 Whitley Road, and unaddressed public right-of-way. Huynh and Viyapon, LLC, Owner. Garabedian Properties, Applicant. (PA-2409-0002)

**Attachments:** [120324 Whitley Springs FLUP Amendment Resolution](#)  
[120324 Whitley Springs PD FLUP Exhibit](#)  
[120324 Whitley Springs PD Zoning Narrative](#)  
[120324 Whitley Springs PD Current FLUP Map](#)  
[Item H-5 - Whitley Springs FLUP](#)

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

**A motion was made by Mayor Pro Tem Ross McMullin, 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 Shannon Dubberly, to deny the request for a Future Land Use Plan (FLUP) amendment from Retail/Commercial to Patio-Garden-Townhomes for Whitley Springs. The motion carried unanimously.**

6. PUBLIC HEARING: Consider an ordinance approving FLEXD Keller, a Planned Development Zoning Change from Commercial (C) and Neighborhood Services (NS) to Planned Development - Tech Flex, consisting of two separate commercial lots totaling approximately 10.77 acres of land, one lot being legally described as Tract 14C03A, Abstract 457 of the John Edmonds Survey, located approximately 750 feet southeast of the Bear Creek Parkway West and Chisholm Trail intersection and addressed 777 Chisholm Trail, and the second lot being legally described as Lot 1, Block A of the Bear Creek Office Park Addition, located at the southeast corner of the Bear Creek Parkway West and Chisholm Trail intersection and addressed 150 Bear Creek Parkway West. Jordan Rymer, Flexd Development, Applicant. Legendary Properties LLC, Owner. (ZONE-2409-0004)

**Attachments:** [120324\\_FLEXD\\_PD\\_Ordinance](#)  
[120324\\_FLEXD\\_Keller\\_Neighbor\\_Engagement](#)  
[120324\\_FLEXD\\_Keller\\_Elevations](#)  
[120324\\_FLEXD\\_Keller\\_Concept\\_Plan\\_&\\_Aerial\\_Overview](#)  
[120324\\_FLEXD\\_Keller\\_Applicant\\_Narrative](#)  
[120324\\_FLEXD\\_Keller\\_MAPS](#)  
[120324\\_FLEXD\\_PD\\_Staff\\_Attachment](#)  
[120324\\_FLEXD\\_Keller\\_Proposed\\_Development\\_Standards](#)  
[FlexD\\_Keller\\_Presentation\\_-\\_APPLICANT\\_PRESENTATION](#)  
[FLEXD\\_Proposed\\_Uses\\_-\\_COMPARISON](#)  
[Item\\_H-6\\_-\\_FLEXD\\_PD](#)

Community Development Director Sarah Hensley gave a presentation relating to the request for a Planned Development Zoning Change from Commercial (C) and Neighborhood Services (NS) to Planned Development - Tech Flex, located at 777 Chisholm Trail and 150 Bear Creek Parkway West.

Mr. Michael Garabedian, applicant, gave a presentation relating to the proposal.

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

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

**A motion was made by Council Member Shannon Dubberly, seconded by Mayor Armin Mizani, to approve Ordinance No. 2199 as amended for FLEXD Keller, a Planned Development Zoning Change from Commercial (C) and Neighborhood Services (NS) to Planned Development - Tech Flex, consisting of two separate commercial lots totaling approximately 10.77 acres of land, one lot being legally described as Tract 14C03A, Abstract 457 of the John Edmonds Survey, located approximately 750 feet southeast of the Bear Creek Parkway West and Chisholm Trail intersection and addressed 777 Chisholm Trail, and the second lot being legally described as Lot 1, Block A of the Bear Creek Office Park Addition, located at the southeast corner of the Bear Creek Parkway West and Chisholm Trail intersection and addressed 150 Bear Creek Parkway West, with the following modifications to the proposed Use Chart for the Planned Development:**

**“Gunsmith (Repair only)” to be changed from Specific Use Permit (SUP) to Permitted (P).**

**“Appliance Rental,” “Heating and air conditioning sales and services without outdoor storage,” and “Tool and machinery rental shop” to be changed from P to SUP.**

The motion carried by the following vote:

**AYE: 5 - Council Member Shannon Dubberly, Mayor Armin Mizani, Mayor Pro Tem Ross McMullin, Council Member Gregory Will, and Council Member Karen Brennan.**

**NAY: 1 - Council Member Tag Green**

7. [Consider an ordinance amending the City of Keller Code of Ordinances by amending Chapter 18, Traffic, Article II, Speed Limits, Section 18-200, Various speed limits on public streets, Paragraph \(3\) a., Mt. Gilead Road, in order to reflect a reduction in the speed limit from 40 miles per hour to 35 miles per hour, establishing an effective date; and authorizing publication.](#)

**Attachments:** [120324 Mt.GileadSpeedLimit Ordinance](#)  
[Item H-7 - Mt Gilead Speed Limit Recommendation](#)

Director of Public Works Alonzo Liñán gave a presentation relating to the proposed reduction to speed limit on Mt. Gilead Road.

**A motion was made by Mayor Pro Tem Ross McMullin, seconded by Council Member Karen Brennan, to approve Ordinance No. 2200 amending the City of Keller Code of Ordinances by amending Chapter 18, Traffic, Article II, Speed Limits, Section 18-200, Various speed limits on public streets, Paragraph (3) a., Mt. Gilead Road, in order to reflect a reduction in the speed limit from 40 miles per hour to 35 miles per hour, establishing an effective date; and authorizing publication. The motion carried by the following vote:**

**AYE: 4 - Council Member Shannon Dubberly, Mayor Pro Tem Ross McMullin, Council Member Gregory Will, and Council Member Karen Brennan.**

**NAY: 2 - Council Member Tag Green and Mayor Armin Mizani.**

8. [Consider a resolution approving Amendment #1 to the Chapter 380 Economic Development Program Agreement, approved by the City Council by Resolution No. 4604 on December 6, 2022, with R&K Sales, Inc dba Penguin Patch, establishing new grant limits and deadline for substantial completion, and authorizing the City Manager to execute said amendment to said Agreement on behalf of the City.](#)

**Attachments:** [Item H-8 - Penguin Patch Incentive Amendment 1](#)

Economic Development Director Mary Culver gave a presentation relating to the request for an amendment to the Chapter 380 Economic Development Program Agreement, with R&K Sales, Inc dba Penguin Patch.

**A motion was made by Mayor Pro Tem Ross McMullin, seconded by Council Member Karen Brennan, to approve Resolution No. 4876 approving Amendment #1 to the Chapter 380 Economic Development Program Agreement, approved by the City Council by Resolution No. 4604 on December 6, 2022, with R&K Sales, Inc dba Penguin Patch, establishing new grant limits and deadline for substantial**

completion, and authorizing the City Manager to execute said amendment to said Agreement on behalf of the City. The motion carried unanimously.

## I. EXECUTIVE SESSION

Executive Session was not held during the Regular Meeting.

### 1. Section 551.087, Texas Government Code - Deliberation Regarding Economic Development Negotiations.

(1) To discuss or deliberate regarding commercial or financial information that the governmental body has received from a business prospect that the governmental body seeks to have locate, stay, or expand in or near the territory of the governmental body and with which the governmental body is conducting economic development negotiations; or

(2) To deliberate the offer of a financial or other incentive to a business prospect described by Subdivision.

- a. [721 Chisholm Trail](#).
- b. [1241 Keller Parkway](#)
- c. [150 Bear Creek Parkway West](#)

### 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](#)

### 3. Adjourn into Open Meeting.

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

## J. ADJOURN

Mayor Armin Mizani recessed the Regular Meeting at 11:31 P.M. in order for the City Council to reconvene the Work Session.

Mayor Armin Mizani adjourned the Meeting at 12:06 P.M.

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Mayor

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City Secretary