



City of Keller City Council Agenda

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

Tuesday, December 2, 2025

PRE-COUNCIL MEETING 5:30 P.M.

A. CALL TO ORDER - Mayor Armin R. Mizani

B. DISCUSS AND REVIEW AGENDA ITEMS

C. EXECUTIVE SESSION

The City Council reserves the right to convene into Executive Session at any time during the meeting in accordance with Chapter 551 of the Texas Government Code, including, but not limited to, Sections 551.071 (Consultation with Attorney), 551.072 (Real Property), 551.074 (Personnel Matters), or any other provision under the Texas Open Meetings Act, for any item posted on this agenda.

D. WORK SESSION

1. [Economic Development Update](#)
2. [Discuss cancellation of the March 3, 2026 City Council Meeting.](#)
3. [Discuss future City elections.](#)

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. PROCLAMATIONS & PRESENTATIONS

1. [Recognition of City Staff Achievements and Anniversaries](#)

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, November 18, 2025 Regular City Council Meeting.](#)

Attachments: [111825 Minutes.pdf](#)

2. [Consider a resolution approving the purchase and installation of a shade structure for the playground at Chase Oaks Activity Node, from The Playground, Shade and Surfacing Depot, LLC., of Keller, Texas, through the Texas Association of School Boards \(TASB\) BuyBoard Cooperative Purchasing Program, for the Parks and Recreation Department; and authorizing the City Manager to execute all purchase documents relating thereto on behalf of the City of Keller, Texas.](#)

Attachments: [The Chase Oaks Activity Node Playground Shade Structure Resolution](#)
[Chase Oaks Keller Playground Shade Proposal](#)
[Chase Oaks Keller Playground Shade Drawing](#)
[Chase Oaks Aerial Concept Image](#)

3. [Consider a resolution approving the bid from Central North Construction, LLC., of Allen, Texas, for the construction of the FM1709 Landscape Enhancements Green Ribbon Project Phase II, for the Parks and Recreation Department; and authorizing the City Manager to execute all contract documents relating thereto on behalf of the City of Keller, Texas.](#)

Attachments: [1709 Median Improvements Phase II Construction Contract Resolution](#)
[1603-03-043_FM1709 Green Ribbon_Bid Tab](#)
[1603-03-043_FM1709 Green Ribbon_OPCC](#)
[CSJ 1603-03-043_Bid Analysis Letter](#)
[CSJ 1603-03-043_Letter of Recommendation - Signed](#)
[1603-03-043 Concurrence of Award](#)
[1603-03-043_Keller FM1709 GR_FPAA](#)
[1603-03-043_Keller FM1709 GR_SLOA](#)

4. [Consider a resolution approving Contract Amendment # 8 to an Agreement for Design Services and Contract Administration with Parkhill, of Arlington, Texas, for design services related to the increased scope of the Keller Sports Park Renovation Project for the Parks and Recreation Department; and authorizing the City Manager to execute all documents relating thereto on behalf of the City of Keller, Texas.](#)

Attachments: [Keller Sports Park Design Contract Amendment # 8 Resolution](#)
[5334_G802-Amendment_008-City_of_Keller-6 Stall_RR](#)

5. [Consider a resolution approving Change Order No. 3 to the Construction Management at](#)

Risk (CMAR) Services Agreement with Dean Construction of Cedar Hill, Texas, to re-establish the Guaranteed Maximum Price (GMP) for additional amenities at the Keller Sports Park; and authorizing the City Manager to execute all documents relating thereto on behalf of the City of Keller, Texas.

Attachments: [Keller Sports Park GMP Change Order No. 3 Resolution](#)
[5334.22-G701-Change Order-003 \(6 Stall RR\)](#)

6. Consider an ordinance of the City Council of the City of Keller, Texas, amending the Keller Code of Ordinances Chapter 10, "Businesses," Article V, "Sale or Serving of Alcoholic Beverages," by repealing Section 10-730, "Quarterly Report Required," and adopting related provisions including a savings clause, severability clause, authorization for the City Manager to implement the ordinance, publication, and an effective date.

Attachments: [Ordinance Section 10-730 Quarterly report required.doc](#)
[Exhibit A.doc](#)

7. Consider an ordinance of the City Council of the City of Keller, Texas, amending the Keller Code of Ordinances Chapter 18, Article x, Roller Skating, Rollerblading, Skateboarding, and use of other similar devices, through the amendment of the title and the addition of new Section 18-1020, "electric bicycles"; providing a repealing clause; providing a severability clause; and establishing an effective date.

Attachments: [KR Electric bicycles with state law.docx](#)

8. Consider an ordinance of the City Council of the City of Keller, Texas, amending the Keller Code of Ordinances Chapter 18, Article III, Section 18-320 Parking on Public Streets, through the amendment of Section 18-320(1)(c) and the addition of new Sections 18-320(1)(d), 18-320(1)(e), and 18-320(1)(f); providing a repealing clause; providing a severability clause; and establishing an effective date.

Attachments: [KR amendment of parking ORD revised clean.docx](#)

G. OLD BUSINESS - None

H. NEW BUSINESS

1. PUBLIC HEARING: Consider an ordinance approving a Specific Use Permit (SUP) for Firm Foundation Wellness Center, to operate a chiropractic office in an existing 1,744 square-foot building, on approximately 0.47 acres, located on the south side of Pecan Street, approximately 100 feet west of the Pecan Street and South Elm Street intersection, legally described as Abstract 1171, Tract 19 of the Samuel Needham Survey, zoned Old Town Keller (OTK), and addressed 140 Pecan Street. Corey Strunk, Applicant. Phyllis and Ronald Lee, Owner. (SUP-2510-0041)

Attachments: [120225 140 Pecan SUP Ordinance](#)
[120225 140 Pecan SUP Maps](#)
[120225 140 Pecan SUP Applicant Packet](#)

2. PUBLIC HEARING: Consider an ordinance approving a Specific Use Permit (SUP) for InfuZen Health, to operate a medical spa in an existing 1,536 square-foot building, on

approximately 0.17 acres, located on the northeastern corner of the intersection of South Main Street and Hill Street, legally described as Lot 10A, Block 11, of the Keller, City Addition, zoned Old Town Keller (OTK), and addressed 135 South Main Street. Trey Shadwick, Applicant. Haynes Family Properties LLC, Owner. (SUP-2510-0045)

Attachments: [120225 135 S Main St SUP Ordinance](#)
 [120225 135 S Main St SUP Applicant Packet](#)
 [120225 135 S Main St SUP Maps](#)

3. PUBLIC HEARING: Consider an ordinance approving a Specific Use Permit (SUP) to allow counseling offices to operate within an existing multi-tenant office building, on approximately 0.41 acres, located on the northwestern corner of the intersection of South Main Street and Bates Street, legally described as Lot 3R, Block 4, of the Keller, City Addition, zoned Old Town Keller (OTK), and addressed 208 South Main Street. Susan O'Connor, Applicant. Keller Main St Depot LLC, Owner. (SUP-2510-0042)

Attachments: [120225 208 S Main St SUP Ordinance](#)
 [120225 208 S Main St SUP Applicant Packet](#)
 [120225 208 S Main St SUP Maps](#)

4. PUBLIC HEARING: Consider an ordinance approving a Planned Development (PD) amendment for Bursey Park, related to the list of permitted uses allowed on Tract 2 of the Planned Development, for approximately 1.38 acres, located on the east side of Rufe Snow Drive, approximately 275 feet northeast of the Bursey Road and Rufe Snow Drive intersection, legally described as Lot 1R, Block A of the Bursey Park Addition, zoned Planned Development-1092-Retail, and addressed 2131 Rufe Snow Drive. Carolyn O'Brien, Eridani Engineering, Applicant. Keith Hoogland, Owner. (ZONE-2510-0010)

Attachments: [120225 2131 Rufe Snow PD Ordinance](#)
 [120225 2131 Rufe Snow PD Applicant packet Exhibit A](#)
 [120225 2131 Rufe Snow PD Staff Attachment-Ordinance No. 1092](#)
 [120225 2131 Rufe Snow PD Staff Attachment-Resolution 2630](#)
 [120225 2131 Rufe Snow PD Maps](#)

I. EXECUTIVE SESSION

The City Council reserves the right to convene into Executive Session at any time during the meeting in accordance with Chapter 551 of the Texas Government Code, including, but not limited to, Sections 551.071 (Consultation with Attorney), 551.072 (Real Property), 551.074 (Personnel Matters), or any other provision under the Texas Open Meetings Act, for any item posted on this agenda.

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, November 25, 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.