



City of Keller

City Council

Meeting Minutes

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

Mayor Armin Mizani called the Pre-Council Meeting to order at 5:33 P.M.

PRESENT: Mayor Armin R. Mizani; Mayor Pro Tem Ross McMullin; Council Members Shannon Dubberly (by video), Gregory Will, Karen Brennan, and Tag Green (by video).

ABSENT: Council Member Chris Whatley.

The following City staff members were present: City Manager Aaron Rector, City Attorney Stan Lowry, City Secretary Kelly Ballard, Chief Financial Officer Bryan Rebel, Director of Public Works Alonzo Linan, Development Services Director Sarah Hensley, Assistant Economic Development Director Ana Erwin, Police Chief Bradley G. Fortune, and Fire Marshal Stephanie Billareal.

B. DISCUSS AND REVIEW AGENDA ITEMS

The City Council discussed and reviewed the agenda items and received an update on the Keller Sports Park Renovation Project (Consent Items 3 and 4), including restroom placement, signage, safety features, and remote lighting controls. Staff reviewed the CMAR contract history and related change orders.

Restrooms are planned north of the C-pad. Although six stalls were recommended, Council debated options from two to eight stalls and ultimately supported a four-stall layout to balance cost and usability, saving approximately \$100,000 in the KDC fund balance.

Council also reviewed other project elements, including the monument sign and landscaping, batting cage repairs, deferred Field 12 improvements due to floodplain issues, vehicular bollards, field house acoustics, and the maintenance yard wall, which exceeded budget. Remote lighting controls for all fields and the equestrian arena were also discussed.

C. EXECUTIVE SESSION - None

D. WORK SESSION

1. [Economic Development Update](#)

Council received an update on business activity, noting six new businesses opened in

November, bringing the year-to-date total to 70 new businesses and 121 certificates of occupancy. Recent openings included Texana Bank, Apple Roofing LLC, Specially Sweet Gourmet Chocolate Boutique, Haute Monde Beverages LLC, Beyond the Known International, and Wabi House, with its grand opening scheduled for December 15. Staff also reported recent building permit applications from Fire Hibachi and Aquario Pizza Pasta Bar, and Council approved several SUPs for chiropractic, medical spa, and counseling office uses.

Council also reviewed the relaunch of the Open Rewards program on November 22, where participation more than doubled in the first week and nearly \$1,000 in rewards were issued. Survey data indicated that 68% of users were influenced to shop locally. Outreach included in-person visits, flyers, business cards, and digital materials. Upcoming ribbon cuttings include Monster Mini Golf on December 9 and Market on the Stage on December 12.

2. [Discuss cancellation of the March 3, 2026 City Council Meeting.](#)

The City Council canceled the March 3, 2026 Regular City Council Meeting.

3. [Discuss future City elections.](#)

Council discussed possibly moving the City's general election from May to November, weighing higher turnout against ballot length and voter education concerns. Because the change requires a charter amendment, Council reached consensus to look into forming a charter review committee, noting the process may take up to a year. The deadline to place a measure on the May 2026 ballot is February 13, with a November option also available.

E. ADJOURN

Mayor Armin Mizani adjourned the Pre-Council Meeting at 6:30 P.M.

REGULAR MEETING 7:00 P.M.

A. CALL TO ORDER

Mayor Armin R. Mizani called the Regular Meeting to order at 7:00 P.M.

B. INVOCATION

Dr. Scott Venable, Lead Pastor for Northwood Church, gave the invocation.

C. PLEDGE OF ALLEGIANCE

Mayor Armin Mizani led the Pledge to the United States Flag and the Pledge to the Texas Flag.

D. PROCLAMATIONS & PRESENTATIONS

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

The City Council honored and celebrated staff members for their recent achievements and service anniversaries, expressing appreciation for their continued dedication to the community.

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.

No speakers came forward.

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 Karen Brennan, to approve the consent agenda. The motion carried unanimously.

1. [Consider approval of the Minutes of the Tuesday, November 18, 2025 Regular City Council Meeting.](#)

Attachments: [111825 Minutes.pdf](#)

Approved

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](#)

Resolution No. 5006 hereby approves the purchase and installation of a shade structure for the Chase Oaks Activity Node playground from The Playground Shade and Surfacing Depot LLC of Keller, Texas, through the TASB BuyBoard Cooperative Purchasing Program in the amount of \$90,577.00; and further authorizes the City Manager to execute all purchase documents relating thereto on behalf of the City of Keller, Texas.

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 FPA](#)
[1603-03-043 Keller FM1709 GR SLOA](#)

Resolution No. 5007 hereby approves the bid from Central North Construction, LLC., in the total amount of \$1,019,994.00; and authorizes the City Manager to execute all documents relating thereto, on behalf of the City of Keller, Texas.

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](#)

Resolution No. 5008 hereby approves contract amendment # 8 to the Design Services and Contract Administration for the increased scope of the Keller Sports Park Renovation Project with Parkhill, of Arlington, Texas; in the total amount of \$82,020.00, for the Parks and Recreation Department, and further authorizes the City Manager to execute all contract documents relating thereto on behalf of the City of Keller, Texas.

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 \(6 Stall RR\)](#)

Resolution No. 5009 hereby approves Change Order No. 3 to the Construction Manager at Risk Services Agreement with Dean Construction of Cedar Hill, Texas, in the amount of \$2,386,097.00 for the additional amenities and sets the Guaranteed Maximum Price for the entire Keller Sports Park Improvement Project in the amount of \$42,987,544.73; and further authorizes the City Manager to execute all purchase documents relating thereto on behalf of the City of Keller, Texas.

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](#)

Ordinance No. 2254 approves an amendment to 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 adopts related provisions including a savings clause, severability clause, authorization for the City Manager to implement the ordinance, publication, and an effective date.

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](#)

Ordinance No. 2255 approves an amendment to 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 establishes an effective date.

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](#)

Ordinance No. 2256 approves an amendment to 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.

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](#)
[Item H-1 - 140 Pecan St SUP_CC.pdf](#)

Presented by Alexis Zimmerman

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

A motion was made by Council Member Karen Brennan, seconded by Mayor Armin Mizani, 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. 2257 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. The motion carried unanimously.

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](#)
[Item H-2 - 135 S Main St SUP_CC.pdf](#)

Presented by Ethan Flanders

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

A motion was made by Mayor Armin Mizani, seconded by Council Member Karen Brennan, to approve Ordinance No. 2258 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. The motion carried by the following vote:

AYE: 5 - Mayor Armin Mizani, Mayor Pro Tem Ross McMullin, Council Member

Gregory Will, Council Member Karen Brennan, and Council Member Tag Green.

NAY: 1 - Council Member Shannon Dubberly.

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](#)
[Item H-3 - 208 S Main St SUP CC.pdf](#)

Presented by Ethan Flanders

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 Armin Mizani, seconded by Council Member Karen Brennan, to approve Ordinance No. 2259 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. 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.

4. [PUBLIC HEARING: Consider an ordinance approving a Planned Development \(PD\) amendment for Burse 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](#)
[Item H-4 - 2131 Rufe Snow PD Amend CC.pdf](#)

Presented by Alexis Zimmerman

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 Karen Brennan, to approve Ordinance No. 2260 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, with the following conditions:

- 1. AutoZone Auto Parts shall be the only user allowed under the “auto parts sales” use in the Bursey Park Planned Development.**
- 2. All building elevations shall not include red or orange striping.**

The motion carried unanimously.

I. EXECUTIVE SESSION - None

J. ADJOURN

Mayor Armin Mizani adjourned the Regular Meeting at 7:47 P.M.

Mayor

City Secretary