



City of Keller
City Council
Meeting Minutes

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

Tuesday, February 17, 2026

PRE-COUNCIL MEETING 5:30 P.M.

A. CALL TO ORDER - Mayor Armin R. Mizani

Mayor Armin R. Mizani called the Pre-Council Meeting to order at 5:30 P.M.

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

Absent: None

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 Community Services Cody Maberry; 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 - None

D. WORK SESSION

1. [Discuss and appoint two Council Members to the Citywide Solid Waste and Recycling Services Committee.](#)

Council Member Karen Brennan and Council Member Chris Whatley were selected to serve on the Citywide Solid Waste and Recycling Services Committee.

2. [Discuss the Keller Economic Development Board.](#)

The City Council discussed and selected Mayor Armin Mizani to chair the Keller Economic Development Board Meetings until his term on City Council ends in May 2026.

3. [Capital Improvement Projects Update](#)

Director of Community Services Cody Maberry and Director of Public Works Alonzo Linan presented an update on current Capital Improvement Projects.

E. ADJOURN

The Pre-Council Meeting was adjourned at 6:18 P.M.

REGULAR MEETING 7:00 P.M.

A. CALL TO ORDER – Mayor Armin R. Mizani

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

B. INVOCATION

The invocation was given by Pastor Manoj Magar of Rays of Hope, Mumbai, India.

C. PLEDGE OF ALLEGIANCE

The Pledge of Allegiance to the United States Flag and the Texas Flag was recited.

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

[Mayor Mizani recognized the following winners of the Keller ISD Spelling Bees:](#)

Keller Middle School - Suleiman Sheikh
Bear Creek Intermediate School - Aditri Reddy
Shady Grove Elementary School - Anaya Johny
Keller-Harvel Elementary School - Aditya Lal
Hidden Lakes Elementary School - Julia Jung
Liberty Elementary School - Castle McLeod
Willis Lane Elementary School - Neel Deepak
Florence Elementary School - Elizabeth Eisenrich
Ridgeview Elementary School - Adriana El Teres
Overall District Winner, Indian Springs Middle School - TJ Deepak

1. [Winter Storm Employee Recognition](#)

Mayor and City Council expressed their appreciation to all City staff who contributed during the recent winter weather event. Employees will be formally recognized at the upcoming Annual Employee Awards event.

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.

Mr. Brad DuLong, 690 Buttercup Drive, gave an update on Keller Rugby Club.

F. CONSENT

A motion was made by Council Member Shannon Dubberly, seconded by Mayor Pro Tem Ross McMullin, to approve the Consent Agenda. The motion carried unanimously (6-0).

1. [Consider approval of the Minutes of the Tuesday, February 3, 2026 Regular City Council Meeting.](#)

Attachments: [020326 Minutes.pdf](#)

Approved as part of the Consent Agenda.

2. [Consider a resolution adopting the Tarrant County Hazard Mitigation Action Plan, 2025 as the City of Keller's Multi-Hazard Action Plan.](#)

Attachments: [021726_TarrantCountyHazardMitigationPlan_Resolution](#)

[021726_TarrantCountyHazardMitigation_IntroExhibitA](#)

[021726_TarrantCountyHazardMitigationPlan_KellerAnnexExhibitB](#)

Resolution No. 5032

3. [Consider a resolution receiving the Keller Quarterly Financial Report for period ending December 31, 2025 and providing an effective date.](#)

Attachments: [021726_FY_26_Q1_Financial_Report_Resolution](#)

[FY 26 Spending thru Dec](#)

Resolution No. 5033

4. [Consider a resolution receiving the Keller Quarterly Investment Report for period ending December 31, 2025, and providing an effective date.](#)

Attachments: [021726_FY_26_Q1_Investment_Report_Resolution](#)

[1st Qtr FY26 Quarterly Investment Report](#)

Resolution No. 5034

5. [Consider a resolution approving an Agreement for Engineering Services with Westwood Professional Services, of Fort Worth, Texas; for the purpose of providing design of the 2026 Annual Sanitary Sewer Replacement Project for the Public Works Department; and authorizing the City Manager to execute all documents relating thereto on behalf of the City of Keller, Texas.](#)

Attachments: [020626_SewerProject_Resolution](#)

[020626_SewerProject_ExhibitA](#)

[020626_SewerProject_StaffAttachment](#)

[020626_SewerProject_Map](#)

Resolution No. 5035

6. [Consider a resolution approving an update to the Keller Sports Park Operating Policies, for the Parks and Recreation Department, in the City of Keller, Tarrant County, Texas.](#)

Attachments: [KSP Operating Policy Resolution 2026.doc](#)
[KSP User Agreement - Updated 2.10.2026.doc](#)

Resolution No. 5036

G. OLD BUSINESS - None

H. NEW BUSINESS

1. [Consider a resolution approving a Final Plat with one variance for the Cameron-SQRL Sanford Addition, a proposed residential subdivision with seven single-family lots, on 7.22 acres, located approximately 900 feet northwest of the Indian Knoll Trail and Shady Grove Road intersection, legally described as Tracts 1F and 1A02C, Abstract 1209 of the Thomas Peck Survey, zoned Single-Family 36,000 minimum square-foot lots \(SF-36\), and addressed 8660 Clara Lane and 8733 Indian Knoll Trail. William Solomon, Suma Monde Kapital Partners, Applicant. Cameron-Sqrl. Sanford, LLC, Owner. \(PLAT-2508-0021\)](#)

Attachments: [021726_8660 Clara Lane Resolution](#)
[021726_8660 Clara Lane Plat Sheet](#)
[021726_8660 Clara Lane MAPS](#)
[Item H-1 - 8660 Clara Lane Plat.pdf](#)

Mr. Roger Miller, 8635 Clara Lane, expressed his concerns with the proposal.

A motion was made by Council Member Chris Whatley, seconded by Council Member Karen Brennan, to approve Resolution No. 5037 approving a Final Plat with one variance for the Cameron-SQRL Sanford Addition, a proposed residential subdivision with seven single-family lots, on 7.22 acres, located approximately 900 feet northwest of the Indian Knoll Trail and Shady Grove Road intersection, legally described as Tracts 1F and 1A02C, Abstract 1209 of the Thomas Peck Survey, zoned Single-Family 36,000 minimum square-foot lots (SF-36), and addressed 8660 Clara Lane and 8733 Indian Knoll Trail, with the variance that the lot depth for Lot 1 shall be 160' in lieu of the 200' lot depth minimum in the SF-36 Zoning District. The motion carried unanimously (6-0).

2. [PUBLIC HEARING: Consider an ordinance approving a Specific Use Permit \(SUP\), for a 1,276 square-foot accessory structure, on 1.12 acres, located on the west side of North Pearson, approximately 2200 feet northwest from the intersection of Keller Parkway and North Pearson Lane, legally described as Lot 1, Block A of the Gary Cromwell Addition, zoned Single-Family 36,000 square-foot lot size or greater \(SF-36\) and addressed 516 N Pearson Lane. Isaac Wright, Applicant. Phillip Goodrum, Owner. \(SUP-2512-0052\)](#)

Attachments: [021726_516 N Pearson Ln Ordinance](#)
[021726_516 N Pearson Ln Maps](#)
[021726_516 N Pearson Ln Applicant Packet](#)
[Item H-2 - 516 N Pearson Ln SUP.pdf](#)

Mayor 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 (6-0).

A motion was made by Council Member Chris Whatley, seconded by Council Member Shannon Dubberly, to approve Ordinance No. 2268 approving a Specific Use Permit (SUP), for a 1,276 square-foot accessory structure, on 1.12 acres, located on the west side of North Pearson, approximately 2200 feet northwest from the intersection of Keller Parkway and North Pearson Lane, legally described as Lot 1, Block A of the Gary Cromwell Addition, zoned Single-Family 36,000 square-foot lot size or greater (SF-36) and addressed 516 N Pearson Lane, with the following conditions:

1. A Specific Use Permit for an accessory structure in excess of 1,200 square-feet in the SF-36 zoning district shall be allowed.
2. A Specific Use Permit for maximum height of the accessory structure to exceed an average of 15 feet shall be allowed.

The motion carried unanimously (6-0).

3. [Consider a 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 19, Block 4 of the Mays & Sweet Addition, being approximately 0.13-acres, located on the west side of College Street, approximately 600 feet south from the intersection of Keller Parkway and College Street, zoned Single-Family 8,400 square-foot lots or greater \(SF-8.4\), and addressed as 138 College Street. Frank Atherton, Applicant. Keller Main Street Depot LLC, Owner. \(UDC-2601-0001\)](#)

Attachments: [021726 138 College Street UDC Variance Resolution](#)
[021726 Mays&SweetAddition Plat](#)
[021726 138 College Street UDC Variance Maps](#)
[021726 138 College Street UDC Variance Applicant Packet](#)
[Item H-3 - 138 College St.pdf](#)

A motion was made by Council Member Chris Whatley, seconded by Council Member Karen Brennan, to approve Resolution No. 5038 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 19, Block 4 of the Mays & Sweet Addition, being approximately 0.13-acres, located on the west side of College Street, approximately 600 feet south from the intersection of Keller Parkway and College Street, zoned Single-Family 8,400 square-foot lots or greater (SF-8.4), and addressed as 138 College Street. The motion carried unanimously (6-0).

4. [Consider a resolution approving a variance to the City of Keller Unified Development Code, Article 8, Zoning Districts, Section 8.19 - Old Town Keller \(OTK\), one monument sign for an existing 1,260 square-foot medical office on 0.17 acres located on the south](#)

side of Taylor Street, approximately 85 feet southeast from the Taylor Street and South Main Street intersection, legally described as Lot 2A, Block 11 of Keller, City Addition, zoned Old Town Keller (OTK) and addressed 110 E. Taylor Street. Cary Stillwell, Applicant. JS20 Investments LLC., Owner. (UDC-2507-0010)

Attachments: [021726_110 Taylor Sign Exception Resolution](#)
[021726_110 Taylor Sign Exception Applicant Packet exhibit A](#)
[Item H-4 - 110 Taylor Sign Exception.pdf](#)

A motion was made by Council Member Shannon Dubberly, seconded by Council Member Gregory Will, to deny the requested variance for 110 E. Taylor Street. The motion carried unanimously (6-0).

5. Consider a resolution approving a Site Plan with variances for a proposed 5,528 square-foot multitenant building, on the property legally described as Lot 8 of the Benson Subdivision - Keller, being 0.49-acres, located on the southeast corner of the Keller Parkway and College Street intersection, zoned Retail (R) and addressed as 404 Keller Parkway. Andrea Petty, Franz Architects, Applicant. HGCD Land Holdings, LLC, Owner. (SITE-2510-0016)

Attachments: [021726_404 Keller Pkwy Resolution](#)
[021726_404 Keller Pkwy Exhibit A](#)
[021726_404 Keller Pkwy Aerial Map](#)
[Item H-5 - 404 Keller Pkwy SP.pdf](#)

A motion was made by Council Member Shannon Dubberly, seconded by Council Member Gregory Will, to approve Resolution No. 5039 approving a Site Plan with variances for a proposed 5,528 square-foot multitenant building, on the property legally described as Lot 8 of the Benson Subdivision - Keller, being 0.49-acres, located on the southeast corner of the Keller Parkway and College Street intersection, zoned Retail (R) and addressed as 404 Keller Parkway with the following variances:

1. A variance to provide a 15' landscape buffer along the north property line adjacent to Keller Parkway in lieu of the 30' buffer requirement.
2. A variance to provide a 10' landscape buffer along the west property line adjacent to College Street in lieu of the 15' buffer requirement.
3. A variance to provide a 10' landscape buffer along the south property line adjacent to a single-family neighborhood in lieu of the 30' buffer requirement.
4. A variance to provide no landscape buffer along the east property line.
5. A variance to not install all required foundation planting.
6. A variance to not provide a landscaped island at the east end of the parking

aisles and to allow the parking aisle facing the building to not be interrupted by a landscaped island.

The motion carried unanimously (6-0).

6. [Consider a resolution calling a Special Election to fill the unexpired term for City Council Place 4 for the City of Keller, to be held on May 2, 2026, as set forth by the City Charter and Texas Election Code.](#)

Attachments: [021726 Order Special Election Resolution.pdf](#)
[Order of Election Translated.pdf](#)

A motion was made by Mayor Armin Mizani, seconded by Mayor Pro Tem Ross McMullin, to approve Resolution No. 5040 calling a Special Election to fill the unexpired term for City Council Place 4 for the City of Keller, to be held on May 2, 2026. The motion carried unanimously (6-0).

I. EXECUTIVE SESSION - None

J. ADJOURN

A motion was made by Mayor Armin Mizani, seconded by Mayor Pro Tem Ross McMullin, to adjourn the meeting at 8:19 P.M.

Mayor

City Secretary