



# City of Keller City Council Agenda

Keller Town Hall  
1100 Bear Creek Parkway  
Keller, TX 76248  
817-743-4000  
[www.cityofkeller.com](http://www.cityofkeller.com)

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Tuesday, May 6, 2025

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## **PRE-COUNCIL MEETING 5:00 P.M.**

### **A. CALL TO ORDER - Mayor Armin R. Mizani**

### **B. DISCUSS AND REVIEW AGENDA ITEMS**

### **C. EXECUTIVE SESSION**

1. Section 551.072, Texas Government Code - Deliberation Regarding Real Property; Closed Meeting. A governmental body may conduct a closed meeting to deliberate the purchase, exchange, lease, or value of real property if deliberation in an open meeting would have a detrimental effect on the position of the governmental body in negotiations with a third person.

- a. [201 Mount Gilead Road](#)

2. Adjourn into Open Meeting.

3. Action on Executive Session Item 1 if necessary.

### **D. WORK SESSION**

1. [Economic Development Update](#)
2. [Strategic Planning Workshop - Economic Development, Sales Tax](#)
3. [FM 1938/Davis Blvd. TxDOT Median Update](#)
4. [Water Conservation Plan & UDC Updates](#)

### **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. [National Tennis Month Proclamation](#)

## 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.

## F. CONSENT

1. [Consider approval of the Minutes of the Tuesday, April 15, 2025 Regular City Council Meeting.](#)

**Attachments:**     [041525 Minutes.pdf](#)

2. [Consider a resolution approving a contract amendment to a Professional Services Agreement with Baird, Hampton & Brown, of Fort Worth, Texas; for the purpose of providing engineering drainage review services relating to development applications 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:**     [050625 DrainageReviews Resolution](#)  
                              [050625 DrainageReviews Amendment](#)

3. [Consider a resolution approving the construction bid for the Bear Creek Parkway Bridge Erosion Protection project, from Cole Construction, Inc., of Fort Worth, Texas; for the Public Works Department; and authorizing the City Manager to execute all contract documents relating thereto on behalf of the City of Keller, Texas.](#)

**Attachments:**     [050625 BCP BridgeConst Resolution](#)  
                              [050625 BCP Bridge DraftContract](#)  
                              [050625 BCP Bridge Bid Tab](#)

4. [Consider a resolution approving a Professional Services Agreement Kimley-Horn, of Fort Worth, Texas; for the purpose of providing engineering design and development of a city-wide Keller Pedestrian Facilities Master Plan, including an ADA Transition Plan, and a School Pedestrian Route Plan 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:**     [050625 PedMasterPlan Resolution](#)  
                              [050625 PedMasterPlan Scope](#)

5. [Consider a resolution approving the purchase of as-needed concrete cutting services from Precision Concrete Cutting of Dallas, Texas; through The Interlocal Purchasing System \(TIPS\) cooperative purchasing program, for the City-Wide Concrete Repair 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:**    [050625\\_PCCutting\\_Resolution](#)  
                              [050625\\_PCCutting\\_StaffAttachment](#)

## G. OLD BUSINESS

1. [PUBLIC HEARING: Consider an ordinance approving a zoning change request from Single-Family Residential 36,000 square-foot lots \(SF-36\) to Single-Family Residential 20,000 square-foot lots \(SF-20\) for a 2.54-acre lot, located at the northeast corner of the Florence Road and Judge Bland Road intersection, legally described as Tract 6C, Abstract 1604 of the Josiah Walker Survey, zoned Single-Family 36,000 minimum square-foot lots \(SF-36\), and addressed 2257 Florence Road. Curt Dubose, Pentavia Custom Homes, Applicant. Roanoke Christian Center, Owner. \(ZONE-2502-0005\)](#)  
[-The Applicant has withdrawn this request from consideration-](#)

## H. NEW BUSINESS

1. [PUBLIC HEARING: Consider an ordinance approving a Specific Use Permit \(SUP\) with variances, for an approximately 3,000 square-foot garage, on approximately 4.54 acres, on the west side of Mount Gilead Road, approximately 700 feet north from the Bancroft Road and Mount Gilead Road intersection, legally described as Tract 11C and 11D, Abstract 141 of the Daniel Barcroft Survey, zoned Single-Family 36,000 square-foot lot size or greater \(SF-36\) and addressed 1131 Bancroft Road and 1432 Mount Gilead Road. Gary Grundman, Owner/Applicant. \(SUP-2502-0010\)](#)

**Attachments:**    [050625\\_1432 Mt Gilead SUP\\_Ordinance](#)  
                              [050625\\_1432 Mt Gilead Rd SUP\\_Maps](#)  
                              [050625\\_1432 Mt Gilead Rd SUP\\_Applicant packet](#)  
                              [050625\\_1432 Mount Gilead Rd SUP\\_Public Opinion](#)  
                              [050625\\_1432 Mt Gilead\\_Opposition Map](#)  
                              [Item H-1 - 1432 Mount Gilead SUP\\_CC.pdf](#)

2. [Consider a resolution approving a Site Plan with one variance for a 1.33-acre lot, located approximately 240 feet northeast of the Keller Parkway and Cindy Street North intersection, legally described as Lot 1, Block A of the Rhima Shops Addition and addressed 525 Keller Parkway. S&B Fencing, Applicant. NSL Property Holdings, Owner. \(SITE-2503-0004\)](#)

**Attachments:**    [050625\\_525 Keller Pkwy SP\\_Resolution](#)  
                              [050625\\_525 Keller Pkwy SP\\_Exhibit A](#)  
                              [050625\\_525 Keller Pkwy SP\\_Photos](#)  
                              [050625\\_525 Keller Pkwy SP\\_Applicant Narrative](#)  
                              [050625\\_525 Keller Pkwy SP\\_MAPS](#)  
                              [Item H-2 - 525 Keller Pkwy SP.pdf](#)

3. [Consider a resolution approving a special exception to the City of Keller Unified Development Code, Article 9, Development Standards, Section 9.05 - Sign Regulations for two attached wall signs for Creekside Pet Care Center, a Veterinarian Clinic in an existing 16,346 square-foot building, located at the southeast corner of the intersection of](#)

Davis Boulevard and Bear Creek Parkway, legally described as Lot 1R, Block A of the Hance Creekside Addition, zoned Commercial (C), and addressed as 8830 Davis Boulevard. James Nevenon, Applicant. Hance Properties LLC, Owner. (UDC-2503-0001)

**Attachments:**    [050625 Creekside Pet Care Maps](#)  
                          [050625 Creekside Pet Care Staff Attachment](#)  
                          [050625 Creekside Pet Care Center SE resolution](#)  
                          [Item H-3 - Creekside Pet Care UDC Variance CC.pdf](#)

4. PUBLIC HEARING: Consider an ordinance approving a Specific Use Permit (SUP) for The Back Nine, to operate an Indoor Entertainment Facility in an existing lease space in a multi-tenant building on 3.11 acres, located at the northeast corner of the Keller Parkway and Bourland Road intersection, legally described as Lot 7R, Block B of the Stone Glen subdivision, zoned Retail and addressed 721 Keller Parkway, Unit 110. Evergreen Fern LTD, Owner. Melanie Bagley, Applicant. (SUP-2503-0013)

**Attachments:**    [050625 The Back Nine SUP Ordinance](#)  
                          [050625 The Back Nine Staff Attachment](#)  
                          [050625 The Back Nine Maps](#)  
                          [Item H-4 - The Back Nine SUP CC.pdf](#)

5. PUBLIC HEARING: Consider an ordinance approving a Specific Use Permit (SUP) for a proposed bank in an existing 4,900 square-foot space on the first floor of an 8,850 square-foot building, on a 0.83-acre lot, located approximately 375 feet southeast of the Keller Parkway and Bear Hollow Drive intersection, legally described as Lot 1, Block 1 of the Bloomfield Addition, zoned Office - Planned Development 1036 and addressed 1680 Keller Parkway. David Hicks, Texana Bank, Applicant. Huntington Beach Properties, LLC, Owner. (SUP-2503-0014)

**Attachments:**    [050625 Texana Bank SUP Ordinance](#)  
                          [050625 Texana Bank SUP MAPS](#)  
                          [050625 Texana Bank SUP Narrative](#)  
                          [050625 Texana Bank SUP Concept Floor Plan](#)  
                          [050625 Texana Bank SUP 2020 Approved Site Plan](#)  
                          [050625 Texana Bank SUP Opposition](#)  
                          [Item H-5 - Texana Bank SUP.pdf](#)

6. PUBLIC HEARING: Consider an ordinance approving Rosebury, a Planned Development Zoning Change from Commercial (C) and Single-Family Residential - 36,000 square-foot lots (SF-36) to Planned Development - Mixed Use (MU) consisting of 21 residential lots, 2 commercial lots, and 3 open space lots (1.33 acres open space), on approximately 9.2 acres (7.53 acres residential and 1.67 acres commercial) of land, legally described as Lot 2 LESS HS, Block 1 of the L. L. Mc Donnell subdivision, and a portion of Lot 1R1, Block 1 of the L. L. Mc Donnell subdivision, and Abstract 29 Tract 5B04 & 27523 of the Richard F. Allen Survey, located approximately 240 feet east of the Johnson Road and N. Main Street intersection, and addressed as 550, 600, and 700 N. Main Street. Sage Group, Inc., Applicant. Mark and Chryste Keel, Owner. (ZONE-2501-0002)

**Attachments:**    [050625 Rosebury PD Ordinance](#)  
                          [050625 Rosebury PD Maps](#)  
                          [050625 Rosebury PD Exhibit A](#)  
                          [050625 Rosebury PD Applicant packet](#)  
                          [UDC Commercial zoning regulations](#)  
                          [UDC SF-8.4 zoning regulations](#)  
                          [050625 Rosebury PD Evidence of Neighbor Engagement](#)  
                          [050625 Rosebury PD Public Opinion Redacted](#)  
                          [Item H-6 - Rosebury PD CC.pdf](#)

7. [PUBLIC HEARING: Consider a resolution approving a Future Land Use Plan \(FLUP\) amendment from Patio/Garden/Townhomes - 5,000 to 7,999 square-foot lots \(PGT\) and Retail/Commercial \(RTC\) to High-Density Single Family - 8,000 to 14,999 square-foot lots \(HD-SF\) for 7.53 acres, legally described as Lot 2 LESS HS, Block 1 of the L. L. Mc Donnell subdivision, and a portion of Lot 1R1, Block 1 of the L. L. Mc Donnell subdivision, and Abstract 29 Tract 5B04 & 27523 of the Richard F. Allen Survey, located approximately 240 feet east of the Johnson Road and N. Main Street intersection, and addressed as 550, 600, and 700 N. Main Street. Sage Group, Inc., Applicant. Mark and Chryste Keel, Owner. \(PA-2503-0002\)](#)

**Attachments:**    [050625 Rosebury FLUP Resolution](#)  
                          [050625 Rosebury FLUP Maps](#)  
                          [050625 Rosebury FLUP Current FLUP Map](#)  
                          [040825 Rosebury FLUP Applicant packet](#)  
                          [Item H-7 - Rosebury FLUP CC.pdf](#)

## **I. EXECUTIVE SESSION**

1. **Section 551.072, Texas Government Code - Deliberation Regarding Real Property; Closed Meeting.** A governmental body may conduct a closed meeting to deliberate the purchase, exchange, lease, or value of real property if deliberation in an open meeting would have a detrimental effect on the position of the governmental body in negotiations with a third person.
  - a. [201 Mount Gilead Road](#)
2. **Adjourn into Open Meeting.**
3. **Action on Executive Session Item 1 if necessary.**

## **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 Thursday, May 1, 2025 at 5:00 P.M.*

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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.***