



City of Keller
City Council
Meeting Minutes

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

Tuesday, May 6, 2025

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 5:03 P.M.

The following City Council Members were present:

Mayor Armin Mizani
Council Member Shannon Dubberly
Council Member Karen Brennan
Council Member Tag Green
Mayor Pro Tem Ross McMullin

Council Member Chris Whatley and Council Member Greg Will were absent.

The following City staff members were present: City Manager Aaron Rector, City Attorney Stan Lowry (by video conference), City Secretary Kelly Ballard, Director of Community Development Sarah Hensley, Director of Community Services Cody Maberry, Director of Human Resources Marcia Reyna, Public Works Director Alonzo Liñán, Deputy Fire Chief Charlie Skaggs, and Police Chief Bradley G. Fortune.

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 5:27 P.M. so that the City Council could meet in an Executive Session in accordance with State Law.

- 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.**

Mayor Armin Mizani adjourned the Executive Session and returned to the Open

Meeting at 6:01 P.M.

3. Action on Executive Session Item 1 if necessary.

No action was taken on Executive Session Item 1.

D. WORK SESSION

1. [Economic Development Update](#)

Assistant Director of Economic Development Ana Erwin gave an update on current and upcoming economic development projects.

2. [Strategic Planning Workshop - Economic Development, Sales Tax](#)

City Manager Aaron Rector presented FY 2025-26 economic development incentives totaling \$682,407, with major agreements including ME Development, Houghton Horns, and FLEXD. The General Fund incentive budget is projected at \$946,869, up from the prior year. Mr. Rector noted that sales tax continues to grow, led by retail, services, and non-store retail. Top filers include Amazon, Home Depot, and Sam's Club. Restaurant tax collections are rising, with Chick-Fil-A and McDonald's among the highest contributors.

3. [FM 1938/Davis Blvd. TxDOT Median Update](#)

Public Works Director Alonzo Liñán gave an update on the FM 1938 (Davis Blvd) median improvements. The presentation included a schematic map and details on proposed traffic signal adjustments to support traffic flow and access management in the area.

4. [Water Conservation Plan & UDC Updates](#)

Public Works Director Alonzo Liñán reviewed proposed updates to the Water Conservation Plan, required under the City's wholesale agreement with Fort Worth. Changes focus on expanded irrigation restrictions to address water waste from faulty systems. Enforcement remains unchanged, with an emphasis on education and compliance over citations.

E. ADJOURN

Mayor Armin Mizani adjourned the Pre-Council Meeting at 6:56 P.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 7:04 P.M.

B. INVOCATION

Pastor Dave Bream, Hillside Community 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.

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](#)

Mayor Armin Mizani presented a Proclamation to Ms. Gillian Ashton, President of KATCH, proclaiming May 2025 as National Tennis Month in the City of Keller.

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. Sayeda Syed, 6705 Sapphire Circle, Colleyville, addressed the City Council with concerns with the Tarrant Appraisal Board.

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 Council Member Shannon Dubberly, seconded by Mayor Pro Tem Ross McMullin, to approve Consent Agenda Items 1-3 and 5. The motion carried unanimously.

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

Attachments: [041525 Minutes.pdf](#)

Approved.

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](#)

Resolution No. 4916 approves a contract amendment to a professional services agreement with Baird, Hampton & Brown of Fort Worth, Texas in the amount of \$60,000.00; and further authorizes the City Manager to execute said agreement on behalf of the City of Keller.

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](#)

Resolution No. 4917 approves the construction bid for the Bear Creek Parkway Bridge Erosion Protection project from Cole Construction, Inc., of Fort Worth, Texas, in the amount of \$530,300.00; and further authorizes the City Manager to execute all contract documents relating thereto on behalf of the City of Keller.

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](#)

A motion was made by Council Member Shannon Dubberly, seconded by Mayor Pro Tem Ross McMullin, to table the agenda item to the May 20, 2025 City Council Meeting. The motion carried unanimously.

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](#)

Resolution No. 4918 approves the purchase of as-needed concrete cutting services from Precision Concrete Cutting of Dallas, Texas, through the TIPS cooperative purchasing program in the amount of \$75,000.00 and further authorizes the City Manager to execute all purchase documents relating thereto on behalf of the City of Keller.

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-

This agenda item was withdrawn by the applicant. No action was taken.

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](#)

The applicant has requested to table the agenda item to the May 20, 2025 City Council Meeting.

Planner Alexis Russell gave a presentation relating to the request for a Specific Use Permit (SUP) with variances, for an approximately 3,000 square-foot garage, at 1131 Bancroft Road and 1432 Mount Gilead Road.

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 Shannon Dubberly, to close the public hearing. The motion carried unanimously.

A motion was made by Council Member Shannon Dubberly, seconded by Council Member Karen Brennan, to table the agenda item to the May 20, 2025 City Council Meeting. The motion carried unanimously.

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: [RESOLUTION NO. 4919.docx](#)
[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](#)

Director of Community Development Sarah Hensley gave a presentation relating to the request for a Site Plan with one variance for a 1.33-acre lot, at 525 Keller Parkway.

Mr. Marc Rhima, applicant, addressed the City Council regarding the proposal.

A motion was made by Mayor Armin Mizani, seconded by Council Member Shannon Dubberly, to approve Resolution No. 4919, allowing 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, with the following condition:

1. City Council approval is valid for a period of three (3) years, concluding on May 6, 2028, at which time the property owner shall be required to request reapproval from City Council via the Site Plan approval process.

The motion carried unanimously.

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 Nevonon, 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](#)
[Public Feedback UDC-2503-0001](#)

Director of Community Development Sarah Hensley gave a presentation relating to the special exception to the UDC for two attached wall signs for Creekside Pet Care Center at 8830 Davis Boulevard.

Mr. James Nevonon, Signarama; and Ms. Tess Tippit, Creekside Animal Clinic, addressed the City Council regarding the proposal.

A motion was made by Council Member Shannon Dubberly, seconded by Mayor

Pro Tem Ross McMullin, to approve Resolution No. 4920 allowing 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. The motion carried by the following vote:

AYE: 4 - Council Member Shannon Dubberly, Mayor Armin Mizani, Mayor Pro Tem Ross McMullin, and Council Member Karen Brennan.

NAY: 1 - Council Member Tag Green.

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](#)

Director of Community Development Sarah Hensley gave a presentation relating to a request for a SUP for The Back Nine, an Indoor Entertainment Facility at 721 Keller Parkway, Unit 110.

Ms. Melanie Bagley, applicant; and Mr. Roger Smith, owner, addressed the City Council regarding 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 Council Member Karen Brennan, 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. 2221 allowing 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. The motion carried unanimously.

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: [ORDINANCE NO. 2222.docx](#)

[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](#)

Director of Community Development Sarah Hensley gave a presentation relating to a request for a SUP for a Texana Bank at 1680 Keller Parkway.

Mr. David Hicks, Texana Bank, addressed the City Council regarding the proposal.

Mayor Armin Mizani opened the Public Hearing.

Ms. Stephanie O'Dell, 201 Longview Court, Mr. Ron Pyle, 1700 Adalina Drive, and Mr. Rick Sleeper 1704 Adalina Drive spoke in opposition to the proposal due to current upkeep of the property. All speakers noted that they do not object to the SUP for Texana Bank. Their issues are with the property owner.

Mr. Derick Murway, property owner representative, addressed the City Council regarding issues with the property upkeep.

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

A motion was made by Mayor Armin Mizani, seconded by Council Member Shannon Dubberly, to approve Ordinance No. 2222 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, with the following condition:

1. All plantings required, according to the approved Landscape Plan for Bloomfield Office Park, be completed within sixty (60) days of the SUP approval.

The motion carried unanimously.

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: [ORDINANCE NO. 2223.docx](#)

[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](#)

[Item H-6 - Rosebury PD CC.pdf](#)

[COMBINED 05062025 215 PM Rosebury PD Public](#)

[Opinion REDACTED Redacted](#)

Planner Alexis Russell gave a presentation relating to the request for a Planned Development Zoning Change for Rosebury at 550, 600, and 700 N. Main Street.

Mr. Rich DeOtte and Mr. David Washington, applicants, gave a presentation and addressed the City Council regarding the proposal.

Mayor Armin Mizani opened the public hearing.

Ms. Mackenzie Hellman, 2025 Hickory Hollow Lane, spoke in opposition to Mixed-Use development.

Mr. Rui Huang, 116 Johnson Road, expressed concerns with the entrance off Johnson Road.

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. 2223 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.

McDonnell 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, with the following conditions:

1. All uses proposed in the future commercial lots may only be approved by Specific Use Permit (SUP).
2. Subdivision entry signs shall be required at both points of access for the residential portion of the development.

The motion carried by the following vote:

AYE: 4 - Council Member Shannon Dubberly, Mayor Armin Mizani, Mayor Pro Tem Ross McMullin, and Council Member Karen Brennan.

NAY: 1 - Council Member Tag Green.

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](#)

Planner Alexis Russell gave a presentation relating to the request for a Future Land Use Plan (FLUP) amendment for Rosebury at 550, 600, and 700 N. Main Street.

Mayor Armin 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.

A motion was made by Mayor Pro Tem Ross McMullin, seconded by Council Member Karen Brennan, to approve Resolution No. 4921 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. The motion carried unanimously.

I. EXECUTIVE SESSION

Executive Session was not held during the Regular Meeting.

J. ADJOURN

A motion was made by Mayor Armin Mizani, seconded by Council Member Shannon Dubberly, to adjourn the meeting at 11:03 P.M. The motion carried unanimously.

Mayor

City Secretary