



# City of Keller

## City Council

### Meeting Minutes

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

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Tuesday, June 17, 2025

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#### PRE-COUNCIL MEETING 5:30 P.M.

##### **A. CALL TO ORDER**

Mayor Armin R. Mizani called the Pre-Council Meeting to order at 5:32 P.M.

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

The following City Staff Members were present: City Manager Aaron Rector, City Secretary Kelly Ballard, City Attorney Stan Lowry, Development Services Director Sarah Hensley, Community Services Director Cody Maberry, Human Resources Director Marcia Reyna, Economic Development Specialist Melanie Boykins, Interim Fire Chief Charlie Skaggs, and Chief of Police Bradley G. Fortune.

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

The City Council discussed and reviewed the agenda items.

##### **C. EXECUTIVE SESSION**

No Executive Session was held.

##### **D. WORK SESSION**

1. [Budget Strategic Planning – Water and Wastewater and Drainage Fund Summaries & CIP](#)

City Manager Aaron Rector presented the City's Five-Year Capital Improvement Plan (CIP), focusing on infrastructure investments across street, park, facility, and utility systems. He reviewed the outlook for debt issuance, including a projected \$20.5 million in Certificates of Obligation over the next five years, with repayment extending through FY2050. Rector then provided detailed information on water, wastewater, and drainage projects, emphasizing timeline planning, funding allocations, and priority upgrades tied to the enterprise fund strategy.

2. [Sales Tax Allocation Analysis](#)

Management Analyst Lupe Orozco led a presentation on the City's sales tax structure and potential reallocations. She explained that Keller receives 2% of the total 8.25% sales and use tax and suggested shifting certain General Fund expenses to special purpose districts. Recommendations included reallocating approximately \$1 million in Fire Department expenses to the Fire Control, Prevention, and Emergency Medical Services

District; \$230,000 in software costs to the General Fund; and \$480,000 in Parks-related expenses to the Keller Development Corporation (KDC). She also noted that KCCPD debt is anticipated to be paid off in 2027, which may free up an estimated \$525,000 annually. Future legislative changes and potential ballot initiatives were also discussed as part of broader funding strategies.

3. [Capital Improvement Projects Update](#)

Public Works Director Alonzo Liñán provided an update on active capital improvement projects. His report included project status summaries across various stages-from design through construction-for drainage, street repairs, sidewalks, utility upgrades, and city facility enhancements. Notable updates included the nearing completion of the Whitley Elevated Storage Tank rehabilitation, sanitary sewer projects going to bid, and sidewalk repairs scheduled for 2025. Liñán also shared details on proposed FY26 projects, including new drainage work and shared infrastructure coordination with the City of Southlake.

## E. ADJOURN

The Pre-Council meeting recessed at 5:39 P.M. and reconvened at 5:45 P.M. Mayor Armin Mizani adjourned the Pre-Council meeting at 6:55 P.M.

## REGULAR MEETING 7:00 P.M.

### A. CALL TO ORDER

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

### B. INVOCATION

Rev. Dr. Jason Valendy, Senior Pastor of Keller United Methodist Church, delivered the invocation.

### C. PLEDGE OF ALLEGIANCE

Mayor Armin R. Mizani led the pledges to the United States and Texas flags.

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. [Mayor for the Day](#)

Evelyn and Charlotte Andreani were honored as Mayors for the Day. The sisters participated in a special tour of Town Hall, met with city leaders, and assisted Mayor Mizani in opening the meeting.

2. [Keller ISD Education Foundation](#)

Presentation by Keller ISD Education Foundation, including remarks by CEO Amanda

Migura.

3. [Recognition of Tarrant County Election workers that staff Keller Town Hall.](#)

## 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.

Mr. James Ondari, 1100 Bourland Road, greeted the City Council and noted that he is currently visiting family from Africa.

Mr. Ron Pyle, 1700 Adalina Drive, voiced concerns regarding an office building behind his home that he believes is out of compliance.

## 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 Shannon Dubberly, to approve the Consent Agenda. The motion carried unanimously.**

1. [Consider approval of the Minutes of the Tuesday, June 3, 2025 Regular City Council Meeting.](#)

**Attachments:** [060325 Minutes.pdf](#)

Approved.

2. [Consider a resolution approving the bid from Tejas Cutters, LLC., of Decatur, Texas, for the construction of the Mount Gilead and Roanoke Road Hike and Bike Trail Connection, 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:** [Mount Gilead and Roanoke Road Bike and Pedestrian Trail Construction Resolution](#)  
[Mt Gilead Bid Tabulation](#)  
[Mt Gilead Trail OPCC 100%](#)  
[Mt Gilead BID PROPOSAL - Tejas](#)  
[Recommendation of award](#)  
[Contractor Reference Inquiries](#)

Resolution No. 4932 hereby approves the bid from Tejas Cutters, LLC., in the total amount of \$566,969.22; and authorizes the City Manager to execute all documents relating thereto, on behalf of the City of Keller, Texas.

3. [Consider a resolution approving the agreement with Diamond Tours for FY25 motor coach travel services for the Keller Senior Activities Center; authorizing the City Manager to](#)

execute all associated documents; and providing an effective date.

**Attachments:** [Diamond Tours Resolution.docx](#)

[Nov 2024 \(FY25\) Brandon Trip.pdf](#)

[Sept 2025 \(FY25\) Pigeon Forge Trip estimates.pdf](#)

Resolution No. 4933 hereby approves the use of Diamond Tours for extended travel services coordinated by the Keller Senior Activities Center in an amount not to exceed \$75,000 for Fiscal Year 2025.

## G. OLD BUSINESS

1. Consider an ordinance approving a Specific Use Permit (SUP) for an existing 1,080 square-foot detached accessory structure, with a variance to encroach the rear setback, on approximately 0.91 acres, on the south side of Summer Breeze Court, approximately 1,780 feet southwest from the Summer Lane and North Pearson Lane intersection, legally described as Lot 31, Block 2 of the Summer Ridge Estates Addition, zoned Single-Family 36,000 square-foot lot size or greater (SF-36) and addressed 1401 Summer Breeze Court. Matthew and Jordan Fleetwood, Owner/Applicant. (SUP-2503-0015)

**Attachments:** [061725\\_1401 Summer Breeze SUP Ordinance](#)

[052025\\_1401 Summer Breeze SUP Maps](#)

[052025\\_1401 Summer Breeze SUP Applicant Packet](#)

[052025\\_1401 Summer Breeze SUP Public Opinion](#)

[052025\\_1401 Summer Breeze SUP Opposition Map](#)

[Item G-1 - 1401 Summer Breeze SUP CC 2.pdf](#)

The applicant requested the item be tabled to the July 15, 2025 meeting.

**A motion was made by Council Member Shannon Dubberly, seconded by Council Member Gregory Will, to table the request for a Specific Use Permit (SUP) for an existing 1,080 square-foot detached accessory structure, at 1401 Summer Breeze Court. The motion carried by the following vote:**

**AYE: 6 - Council Member Shannon Dubberly, Mayor Armin Mizani, Council Member Chris Whatley, Mayor Pro Tem Ross McMullin, Council Member Gregory Will, and Council Member Karen Brennan**

**NAY: 1 - Council Member Tag Green**

## H. NEW BUSINESS

1. PUBLIC HEARING: Consider an ordinance approving a Specific Use Permit (SUP) for a 1,195 square-foot addition to an existing 1,800 square-foot accessory structure, on five acres, located on the west side of Keller Smithfield Road South, approximately 300 feet south from the intersection of Keller Smithfield Road and Bear Creek Parkway, legally described as Lot 1, Block 1 of the Kidd subdivision, zoned Single-Family 36,000 square-foot lot size or greater (SF-36) and addressed 460 Keller Smithfield Road. Rob

[Wilson, Applicant. Josh Hamilton, Owner. \(SUP-2504-0018\)](#)

**Attachments:** [061725\\_460\\_Keller\\_Smithfield\\_SUP\\_Ordinance](#)  
[052725\\_460\\_Keller\\_Smithfield\\_Maps](#)  
[052725\\_460\\_Keller\\_Smithfield\\_Applicant\\_Packet](#)  
[061725\\_460\\_Keller\\_Smithfield\\_SUP\\_Public\\_Opinion](#)  
[061725\\_460\\_Keller\\_Smithfield\\_SUP\\_Opposition\\_Map](#)  
[Item\\_H-1\\_-\\_460\\_Keller\\_Smithfield\\_CC.pdf](#)

Kalvin Eddleman, Planner, presented the item.

Mr. Rob Wilson, applicant, addressed the City Council regarding the proposal.

**A motion was made by Council Member Shannon Dubberly, seconded by 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. 2229 approving a Specific Use Permit (SUP) for a 1,195 square-foot addition to an existing 1,800 square-foot accessory structure, on five acres, located on the west side of Keller Smithfield Road South, approximately 300 feet south from the intersection of Keller Smithfield Road and Bear Creek Parkway, legally described as Lot 1, Block 1 of the Kidd subdivision, zoned Single-Family 36,000 square-foot lot size or greater (SF-36) and addressed 460 Keller Smithfield Road, with the following conditions:**

- 1. An accessory structure exceeding 1,200 square feet in the SF-36 zoning district, totaling 2,995 square feet, shall be allowed.**
- 2. The height of the structure to exceed an average of 15 feet tall. The proposed average height is 15 feet, and 6 inches shall be allowed.**

**The motion carried unanimously.**

- 2. [PUBLIC HEARING: Consider an ordinance approving a Specific Use Permit \(SUP\) for Elements Massage, a proposed spa in an existing 12,000 square foot building on 1.69 acres, located on the north side of Keller Parkway, approximately 668 feet northwest of the intersection of Keller Parkway and Keller Smithfield Road, legally described as Lot 5, Block G of the Keller Town Center Addition, zoned Town Center \(TC\) and addressed 1411 Keller Parkway, Suite 700. Terri Dykstra, Applicant. CPV Texas Properties LLC, Owner. \(SUP-2504-0017\).](#)**

**Attachments:** [061725\\_Elements\\_Massage\\_SUP\\_Ordinance](#)  
[061725\\_Elements\\_Massage\\_SUP\\_Maps](#)  
[061725\\_Elements\\_Massage\\_SUP\\_Applicant\\_Packet](#)  
[Item\\_H-2\\_-\\_Elements\\_Massage\\_SUP\\_CC.pdf](#)

Alexis Russell, Planner, presented the item.

Ms. Terri Dykstra, applicant, addressed the City Council regarding the proposal.

**A motion was made by Council Member Shannon Dubberly, seconded by Council Member Gregory Will, to close the public hearing. The motion carried unanimously.**

**A motion was made by Council Member Karen Brennan, seconded by Mayor Armin Mizani, to approve Ordinance No. 2230 approving a Specific Use Permit (SUP) for Elements Massage, a proposed spa in an existing 12,000 square foot building on 1.69 acres, located on the north side of Keller Parkway, approximately 668 feet northwest of the intersection of Keller Parkway and Keller Smithfield Road, legally described as Lot 5, Block G of the Keller Town Center Addition, zoned Town Center (TC) and addressed 1411 Keller Parkway, Suite 700. The motion carried unanimously.**

3. [Consider a resolution approving a Site Plan with one variance for an existing approximately 1,360 square foot structure on 0.18 acres located on the south side of Taylor Street, approximately 185 feet southeast from the Taylor Street and South Main Street intersection, legally described as Lot 2A 3B & 3C, Block 11 of Keller, City Addition, zoned Old Town Keller \(OTK\) and addressed 116 Taylor Street. DBN Properties Inc., Owner. Brandon Ableman, Applicant. \(SITE-2504-0007\)](#)

**Attachments:** [061725 116 Taylor SP Resolution](#)  
[061725 116 Taylor SP Maps](#)  
[061725 116 Taylor SP Site Plan Exhibit A](#)  
[061725 116 Taylor SP Elevations](#)  
[061725 116 Taylor SP Landscaping plan](#)  
[061725 116 Taylor SP Existing conditions](#)  
[Item H-3 - 116 Taylor SP CC.pdf](#)

Alexis Russell, Planner, presented the item.

Brandon Ableman, Applicant, and Jae Hunter, Rep. of Jade Beauty Collective (future tenant), addressed the City Council regarding the proposal.

**A motion was made by Mayor Armin Mizani, seconded by Mayor Pro Tem Ross McMullin, to approve Resolution No. 4934 approving a Site Plan with one variance for an existing approximately 1,360 square foot structure on 0.18 acres located on the south side of Taylor Street, approximately 185 feet southeast from the Taylor Street and South Main Street intersection, legally described as Lot 2A 3B & 3C, Block 11 of Keller, City Addition, zoned Old Town Keller (OTK) and addressed 116 Taylor Street, with the variance that no new constructed on-site parking spaces shall be required. The motion carried unanimously.**

4. [Consider a resolution approving a Site Plan with variances for a new proposed restaurant building, on approximately 0.69 acres, located at the southeast corner of the Keller Parkway and South Elm Street intersection, legally described as Lot 2R, Block A of the Elm Keller Parkway Addition and addressed 200 South Keller Parkway. Rodney Martinez/Tommy Zheng, Applicants. SCI Texas Funeral Services, Inc., Owner.](#)

[\(SITE-2503-0003\)](#)

**Attachments:** [061725\\_200 Keller Pkwy Site Plan\\_Resolution](#)  
[061725\\_200 Keller Pkwy Elevations](#)  
[061725\\_200 Keller Pkwy Site Plan](#)  
[061725\\_200 Keller Pkwy Landscape Plan](#)  
[Item H-4 - 200 Keller Pkwy SP.pdf](#)

Sarah Hensley, Development Services Director, presented the item.

Tommy Zheng, Owner, Hops Restaurant & Bar, 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. 4935 approving a Site Plan with variances for a new proposed restaurant building, on approximately 0.69 acres, located at the southeast corner of the Keller Parkway and South Elm Street intersection, legally described as Lot 2R, Block A of the Elm Keller Parkway Addition and addressed 200 South Keller Parkway, with the following variances:**

- 1. The variance to allow parking in front of the restaurant building (between the building and Keller Parkway) shall be allowed.**
- 2. A variance to under park the site by 19 spaces shall be allowed.**
- 3. A variance to install a variable width landscape buffer along the north property line in lieu of the 30' requirement shall be allowed.**
- 4. A variance to provide no landscape buffer along the west property line (adjacent to South Elm Street) shall be allowed.**

**The motion carried unanimously.**

5. [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 a new proposed restaurant site on 0.69 acres located at the southeast corner of the Keller Parkway and South Elm Street intersection, legally described as Lot 2R, Block A of the Elm Keller Parkway Addition and addressed 200 South Keller Parkway. Tommy Zheng, Applicant. SCI Texas Funeral Services, Inc., Owner. \(UDC-2505-0007\)](#)

**Attachments:** [061725\\_200 Keller Pkwy Sign Variance\\_Resolution](#)  
[061725\\_200 S Keller Pkwy Sign Variance Justification Narrative](#)  
[061725\\_200 S Keller Pkwy Sign Variance Exhibit A](#)  
[Item H-5 - 200 Keller Pkwy Sign Variance.pdf](#)

Sarah Henley, Development Services Director, presented the item.

**A motion was made by Mayor Pro Tem Ross McMullin, seconded by Council**

Member Shannon Dubberly, to approve Resolution No. 4936 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 a new proposed restaurant site on 0.69 acres located at the southeast corner of the Keller Parkway and South Elm Street intersection, legally described as Lot 2R, Block A of the Elm Keller Parkway Addition and addressed 200 South Keller Parkway, with the variance that one monument sign on the subject property shall be allowed. The motion carried unanimously.

6. [Consider a resolution approving a Detailed Site Plan with variances for two separate lots within the FLEXD Planned Development totaling approximately 10.77 acres of land, one lot being legally described as Tract 14C03A, Abstract 457 of the John Edmonds Survey, located approximately 750 feet southeast of the Bear Creek Parkway West and Chisholm Trail intersection and addressed 777 Chisholm Trail, and the second lot being legally described as Lot 1, Block A of the Bear Creek Office Park Addition, located at the southeast corner of the Bear Creek Parkway West and Chisholm Trail intersection and addressed 150 Bear Creek Parkway West. Jordan Rymer, FLEXD Development, LLC, Applicant/Owner. \(SITE-2503-0005\)](#)

**Attachments:** [061725 FLEXD Site Plan Resolution](#)  
[061725 FLEXD Site Plan Exhibit A](#)  
[061725 FLEXD Site Plan Renderings](#)  
[061725 FLEXD Site Plan Staff Attachment-Approved PD](#)  
[061725 FLEXD Site Plan Aerial Map](#)  
[Item H-6 - FLEXD DSP.pdf](#)

Sarah Henley, Development Services Director, presented the item.

James Jimenez, Engineer, Cardinal Construction Services, addressed the City Council regarding the proposal.

**A motion was made by Mayor Armin Mizani, seconded by Council Member Gregory Will, to approve Resolution No. 4937 approving a Detailed Site Plan for two separate lots within the FLEXD Planned Development totaling approximately 10.77 acres of land, one lot being legally described as Tract 14C03A, Abstract 457 of the John Edmonds Survey, located approximately 750 feet southeast of the Bear Creek Parkway West and Chisholm Trail intersection and addressed 777 Chisholm Trail, and the second lot being legally described as Lot 1, Block A of the Bear Creek Office Park Addition, located at the southeast corner of the Bear Creek Parkway West and Chisholm Trail intersection and addressed 150 Bear Creek Parkway West, with the following variances:**

1. The dumpster enclosure on Lot 1 shall be allowed to face Bear Creek Parkway.
2. Foundation plantings along the front and sides of all buildings shall not be required.

**The motion carried unanimously.**

7. [PUBLIC HEARING: Consider an ordinance approving a rezone from Single Family - 36,000 square-foot minimum lot size \(SF-36\) and Retail to Planned Development-Retail \(PD-R\), for approximately 17.52 acres, legally described as Tract 1F, Abstract 1153, John Martin Survey, Lot 1R, Block A - Sutton's Nursery Addition, Tract 1D01A, Abstract 1153, John Martin Survey, and portions of Lot 7, Block 1, Pearson Crossing and Tract 1D01, Abstract 1153, John Martin Survey addressed as 1863 Keller Parkway, 1823 Keller Parkway, 1850 Pearson Crossing, 1908 Pearson Crossing, and 1816 Johnson Road. Ruibal Properties LLC, Applicant. Ruibal Properties, Don Dinger and Devane Clark Partnership LTD, Owners. \(ZONE-2408-0003\)](#)

**Attachments:** [061725 Landscape Systems PD MAPS](#)  
[061725 Landscape Systems PD Exhibit A - Zoning Areas](#)  
[061725 Landscape Systems PD Ordinance](#)  
[061725 Landscape Systems PD Applicant Packet](#)  
[061725 Landscape Systems PD Staff Photos](#)  
[Opposition Map\\_0617](#)  
[061725 Landscape Systems PD Exhibit B](#)  
[061725 Landscape Systems Public Feedback](#)  
[Item H-7 - Landscape Systems PD](#)

Sarah Henley, Development Services Director, presented the item.

Ed Ruibal, Owner, Landscape Systems; Curtis Young, Architect, Sage Group, Inc.; Clayton Redinger, Engineer, Redinger Group, LLC.; Kirt Hill, Lighting Consultant, Iwire Solutions; and Corey Johnson, Vice President, Site Fuel Solutions; addressed the City Council regarding the proposal.

Mr. Michael Bushnell, 1708 Blevins Road; Mr. Glenn Means and Ms. Laura Means, 1912 Pearson Crossing; Ms. Ashley Wallace, 501 Meadow Knoll Court; Mr. John Hely, 1220 West Wood Drive; Mr. K.C. Orren, 1838 Pearson Crossing; and Mr. Sam Arafat, 1738 Blevins Lane, all expressed general support for the proposal. Mr. Arafat also shared concerns related to dust, fencing, lighting, and tree preservation. Mr. Orren raised concerns about landscape maintenance, the proposed trail, and the presence of fuel tanks.

**A motion was made by Council Member Shannon Dubberly, seconded by Karen Brennan, to close the public hearing. The motion carried unanimously.**

**Mayor Armin Mizani made a motion to approve the agenda item with the following conditions:**

1. **Phase I construction, including the sidewalk along Keller Parkway, shall be completed within 6 months. If Phase I is not completed, the Applicant shall be required to apply for an extension from City Council through the Planned**

**Development Amendment process.**

**2. Phase II construction, subject to the provisions contained in Item 6 below, shall be completed within 18 months, including all Federal Emergency Management Agency (FEMA) approvals. If Phase II is not completed within 18 months, the Applicant shall be required to apply for an extension from City Council through the Planned Development Amendment process.**

**3. Shields or other light trespassing reduction measures shall be included on all exterior lighting. All exterior light shall be BLC4 lighting or its equivalent.**

**4. Evergreen trees with appropriate irrigation shall be planted along the entire north/east boundary (not necessarily on the property line) as part of Phase I.**

**5. Any and all easements to make a connection to either Blevins Lane or Johnson Road shall be obtained by the City of Keller within 18 months of the date of this Ordinance. If the easements are obtained, the Applicant shall construct a 10' wide trail within a 20' easement as shown on the Detailed Site Plan in Exhibit B. If the easements are not obtained, the Applicant shall escrow the cost of the trail construction, to include engineering and all necessary approvals (including required Federal Emergency Management Agency (FEMA) approvals), at the cost as of the date of this Ordinance as determined by Director of Community Services and Director of Public Works. If the trail connection contained within the Applicant's property is at some point removed from the City of Keller Hike and Bike Master Trail Plan, the escrowed funds shall be returned to the Applicant.**

**A motion was made by Mayor Pro Tem Ross McMullin, seconded by Karen Brennan, to amend the motion to include a condition that Fuel tanks shall only be allowed with the approval of a Specific Use Permit (SUP). The motion carried by the following vote:**

**AYE: 6 - Council Member Shannon Dubberly, Council Member Chris Whatley, Mayor Pro Tem Ross McMullin, Council Member Gregory Will, Council Member Tag Green, and Council Member Karen Brennan**

**NAY: 1 - Mayor Armin Mizani**

**The amendment was incorporated into the main motion.**

**A motion was made by Mayor Armin Mizani, seconded by Karen Brennan, to approve Ordinance No. 2231 approving a rezone from Single Family - 36,000 square-foot minimum lot size (SF-36) and Retail to Planned Development-Retail (PD-R), for approximately 17.52 acres, legally described as Tract 1F, Abstract 1153, John Martin Survey, Lot 1R, Block A - Sutton's Nursery Addition, Tract 1D01A, Abstract 1153, John Martin Survey, and portions of Lot 7, Block 1,**

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Pearson Crossing and Tract 1D01, Abstract 1153, John Martin Survey addressed as 1863 Keller Parkway, 1823 Keller Parkway, 1850 Pearson Crossing, 1908 Pearson Crossing, and 1816 Johnson Road with the following conditions:

1. Phase I construction, including the sidewalk along Keller Parkway, shall be completed within 6 months. If Phase I is not completed, the Applicant shall be required to apply for an extension from City Council through the Planned Development Amendment process.
2. Phase II construction, subject to the provisions contained in Item 6 below, shall be completed within 18 months, including all Federal Emergency Management Agency (FEMA) approvals. If Phase II is not completed within 18 months, the Applicant shall be required to apply for an extension from City Council through the Planned Development Amendment process.
3. Shields or other light trespassing reduction measures shall be included on all exterior lighting. All exterior light shall be BLC4 lighting or its equivalent.
4. Fuel tanks shall only be allowed with the approval of a Specific Use Permit (SUP).
5. Evergreen trees with appropriate irrigation shall be planted along entire north/east boundary (not necessarily on the property line) as part of Phase I.
6. Any and all easements to make a connection to either Blevins Lane or Johnson Road shall be obtained by the City of Keller within 18 months of the date of this Ordinance. If the easements are obtained, the Applicant shall construct a 10' wide trail within a 20' easement as shown on the Detailed Site Plan in Exhibit B. If the easements are not obtained, the Applicant shall escrow the cost of the trail construction, to include engineering and all necessary approvals (including required Federal Emergency Management Agency (FEMA) approvals), at the cost as of the date of this Ordinance as determined by Director of Community Services and Director of Public Works. If the trail connection contained within the Applicant's property is at some point removed from the City of Keller Hike and Bike Master Trail Plan, the escrowed funds shall be returned to the Applicant.

The motion carried unanimously.

8. [PUBLIC HEARING: Consider a resolution approving an amendment to the Future Land Use Plan from Low-Density Single Family \(LD-SF\) to Retail/Commercial \(RTC\), for approximately 3.52 acres, legally described as Tract 1D01B of the John Martin Survey, Abstract 1153 \(account # 42818999\), and a portion of Lot 7, Block 1, Pearson Crossing, and addressed as 1816 Johnson Road and 1908 Pearson Crossing. Ed Ruibal, Landscape Systems, Applicant/Owner; Don Dinger, Owner. \(PA-2505-0004\)](#)

- Attachments:** [061725 Landscape Systems FLUP Resolution](#)  
[061725 Landscape Systems FLUP Concept](#)  
[061725 Landscape Systems FLUP MAP](#)  
[061725 Landscape Systems FLUP Applicant Narrative Statement](#)  
[Item H-8 - Landscape Systems FLUP.pdf](#)

Resolution No. 4938

A motion was made by Council Member Tag Green, seconded by Council Member Gregory Will, to close the public hearing. The motion carried unanimously.

A motion was made by Council Member Chris Whatley, seconded by Mayor Pro Tem Ross McMullin, to deny the request to amend to the Future Land Use Plan from Low-Density Single Family (LD-SF) to Retail/Commercial (RTC), for approximately 3.52 acres, at 1816 Johnson Road and 1908 Pearson Crossing. The motion carried unanimously.

**I. EXECUTIVE SESSION**

No Executive Session was held.

**J. ADJOURN**

The meeting was adjourned at 10:48 P.M.

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
City Secretary