



City of Keller

City Council

Meeting Minutes

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

Tuesday, June 6, 2023

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 5:00 P.M.

The following City Council Members were present:

Mayor Armin Mizani
Council Member Shannon Dubberly
Council Member Sean Hicks
Council Member Jessica Juarez
Council Member Tag Green
Council Member Chris Whatley
Mayor Pro Tem Ross McMullin

The following City staff members were present: City Manager Mark Hafner, City Attorney Stan Lowry, City Secretary Kelly Ballard, Director of Community Services Cody Maberry, Director of Administrative Services Aaron Rector, Director of Public Works Alonzo Linan, Interim Director of Community Development Sarah Hensley, Director of Human Resources Marcia Reyna, Director of Economic Development Mary Culver, Police Chief Bradley G. Fortune, and Fire Chief Bobby Tatum Jr.

B. DISCUSS AND REVIEW AGENDA ITEMS

The City Council discussed and reviewed the agenda items.

C. EXECUTIVE SESSION

Executive Session was not held during the Pre-Council Meeting.

D. WORK SESSION

1. [Strategic Planning Workshop update](#)

Mr. Trent Petty, Petty and Associates, distributed the 2023 City Council Strategic Map to the City Council for their review. The City Council will address any questions to City Staff.

2. [Cancellation of the Tuesday, July 4, 2023 Regular City Council Meeting.](#)

The City Council agreed to cancel the Tuesday, July 4, 2023 Regular City Council Meeting.

3. [Receive an update on the Keller Lights event.](#)

Recreation Supervisor Jordon Dawson gave an update on the Keller Lights event scheduled for Saturday, July 1, 2023 from 4:00 P.M. to 10:00 P.M. Fireworks will begin at 9:45 P.M.

4. [Discuss modifying the Single-Family Residential - 8,400 square-foot lots Zoning District to better align with the residential categories established in the 2021 Future Land Use Plan.](#)

Interim Community Development Director Sarah Hensley gave a presentation relating to the request by staff to modifying the Single-Family Residential - 8,400 square-foot lots Zoning District to better align with the residential categories established in the 2021 Future Land Use Plan.

The City Council directed City Staff to refer the modification to the Planning and Zoning Commission for a recommendation.

5. [Budget Strategic Planning - 5 Year CIP and Outstanding Debt for Streets and Parks](#)

Director of Administrative Services Aaron Rector gave a presentation relating to Five Year Capital Improvements Plan (CIP) and Outstanding Debt for Streets and Parks.

6. [Capital Improvement Projects Update](#)

Director of Public Works Alonzo Linan discussed current Capital Improvement Projects.

E. ADJOURN

Mayor Armin Mizani adjourned the Pre-Council Meeting at 6:18 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 7:00 P.M.

B. INVOCATION

The Rev. Alan Bentrup, St. Martin-In-The-Fields Episcopal Church led 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. [Recognition of the Keller Girls Lacrosse Team](#)

Mayor Armin Mizani recognized the 2023 Keller Girls Lacrosse Team and their State Championship.

2. [Recognition of the #TeamKeller winners of the 2023 Fit City Challenge.](#)

Mayor Armin Mizani recognized the top three Keller participants in the 2023 Fit City Challenge.

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.

No public comments were received.

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 Chris Whatley, seconded by Council Member Shannon Dubberly, to approve the Consent Agenda. The motion carried unanimously.

1. [Consider approval of the Minutes of the Tuesday, May 2, 2023, and the Tuesday, May 16, 2023 Regular City Council Meetings.](#)

Attachments: [050203 Minutes](#)
[051623 Minutes](#)

Approved.

2. [Consider a resolution receiving the Keller Quarterly Investment Report for period ending March 31, 2023, and providing an effective date.](#)

Attachments: [060623 FY23Q2 InvestmentReport Resolution](#)
[060623 FY23Q2 QuarterlyInvestmentReport](#)

Resolution No. 4663

3. [Consider a resolution receiving the Keller Quarterly Financial Report for period ending March 31, 2023, and providing an effective date.](#)

Attachments: [060623 FY 23 Q2 Financial Report Resolution](#)
[060623 FY 23 Q2 Financial Report](#)

Resolution No. 4664

G. OLD BUSINESS - None

H. NEW BUSINESS

1. [PUBLIC HEARING: Consider an ordinance approving a Specific Use Permit for an approximately 450 square-foot carport on .3 acre, on the north side of Springbranch Drive,](#)

[approximately 100 feet from the intersection of Oak Valley Drive and Springbranch Drive, legally described as Lot 28, Block 2 of the Country Hill Estates Addition, zoned Planned Development-Single-Family lots 12,000 square-feet or greater \(PD-SF-12\) and addressed 507 Springbranch Drive. Penn Stegall, Owner/Applicant. \(SUP-23-0009\)](#)

Attachments: [060623_507 Springbranch SUP Ordinance](#)
[060623_AerialZoning_507SpringbranchSUP](#)
[060623_StaffAttachment_Application](#)
[060623_507SpringbranchSUP_PublicResponse](#)
[507 Springbranch Presentation](#)

Planner Amber Washington gave a presentation relating to a request for a Specific Use Permit for an approximately 450 square-foot carport on .3 acre, on the north side of Springbranch Drive, at 507 Springbranch Drive.

Mayor Armin Mizani opened the Public Hearing. Mr. Kris Copeland, 511 Springbranch Drive, expressed opposition to the proposed carport.

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

Mr. Penn Stegall, applicant, addressed the City Council regarding his proposal.

A motion was made by Council Member Tag Green, seconded by Council Member Chris Whatley, to deny the request for a Specific Use Permit for an approximately 450 square-foot carport on .3 acre, at 507 Springbranch Drive. The motion carried unanimously.

2. [PUBLIC HEARING: Consider an ordinance approving two Specific Use Permits \(SUPs\) for an approximately 3,000 square-foot accessory structure with an average height of 15' on .83 acre, on the east side of Willis Lane, approximately 275 feet from the intersection of Calais Drive and Willis Lane, legally described as Lot 15, Block D of the Willis Coves Addition, zoned Planned Development-Single-Family Lots 12,000 square-feet or greater \(PD-SF-12\) and addressed 1517 Willis Lane. 41:10 Construction Group, Applicant. Michael Colangelo, Owner. \(SUP-23-0014\)](#)

Attachments: [060623_1517 Willis Lane SUP Ordinance](#)
[060623_1517WillisSUP_AerialZoning](#)
[060623_1517WillisSUP_StaffAttachmentA - Application and Narrative](#)
[060623_1517WillisSUP_StaffAttachmentB - Access \(per Applicant\)](#)
[060623_1517WillisSUP_PublicResponse](#)
[1517 Willis Lane Presentation](#)

Planner Amber Washington gave a presentation relating to a request for two Specific Use Permits (SUPs) for an approximately 3,000 square-foot accessory structure with an average height of 15' on .83 acre, at 1517 Willis Lane.

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 Sean Hicks, to close the public hearing. The motion carried unanimously.

Mr. Michael Colangelo, applicant, addressed the City Council regarding his proposal.

A motion was made by Mayor Armin Mizani, seconded by Mayor Pro Tem Ross McMullin, to table the agenda item to the June 20, 2023 Regular City Council Meeting. The motion carried by the following vote:

AYE: 6 - Council Member Shannon Dubberly, Council Member Jessica Juarez, Council Member Tag Green, Mayor Pro Tem Ross McMullin, Council Member Chris Whatley, and Mayor Armin Mizani.

NAY: 1 - Council Member Sean Hicks.

3. [PUBLIC HEARING: Consider an ordinance approving a Specific Use Permit \(SUP\) for Main-tenance Plus +, an "automobile repair, sales, and service" facility on approximately 1.37 acres located on the east side of South Main Street, at the intersection of Calverley Place and South Main Street, legally described as Lot 5R of the South Meadow Industrial Park Addition, zoned Commercial \(C\) and addressed 1661 S. Main Street. Magic Petroleum, LLC, Owner/Applicant. \(SUP-23-0015\)](#)

Attachments: [060623_1661SMainSUP_AerialZoning](#)
[060623_1661SMainSUP_StaffAttachment](#)
[060623_1661SMainSUP_Definitions](#)
[H-4_1661_S_Main_SUP_Presentation](#)
[060623_1661SMainSUP_Ordinance](#)

Planner Amber Washington gave a presentation relating to a request for Main-tenance Plus +, an "automobile repair, sales, and service" facility on approximately 1.37 acres at 1661 S. Main Street.

Mayor Armin Mizani opened the public hearing. Mr. David Gerda, 700 Northern Trace, Keller, Texas, expressed his concerns with the services that will be provided at the subject business.

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

Mr. Sami Habash and Mr. Abbas Sobh, Magic Petroleum, LLC, Owner/Applicant, addressed the City Council regarding the proposal.

A motion was made by Mayor Pro Tem Ross McMullin, seconded by Mayor Armin Mizani, to approve Ordinance No. 2124 approving a Specific Use Permit (SUP) for Main-tenance Plus +, an "automobile repair, sales, and service" facility on approximately 1.37 acres located on the east side of South Main Street, at the intersection of Calverley Place and South Main Street, legally described as Lot 5R of the South Meadow Industrial Park Addition, zoned Commercial (C) and

addressed 1661 S. Main Street, with the following conditions:

1. The scope of the services offered shall be limited to those included in the Unified Development Code definition for Automobile Repair, Sales, and Service.
2. No petroleum-based fluid services, including oil changes, shall be allowed.
3. No spark plug changes shall be allowed.

The motion carried by the following vote:

AYE: 5 - Council Member Shannon Dubberly, Council Member Jessica Juarez, Mayor Pro Tem Ross McMullin, Council Member Chris Whatley, and Mayor Armin Mizani.

NAY: 2 - Council Member Sean Hicks and Council Member Tag Green.

I. EXECUTIVE SESSION

Executive Session was not held during the Regular Council Meeting.

J. ADJOURN

A motion was made by Council Member Tag Green, seconded by Council Member Chris Whatley, to adjourn the Regular Council Meeting at 8:40 P.M. The motion carried unanimously.

Mayor

City Secretary