



**City of Keller
City Council
Agenda**

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

Tuesday, April 1, 2025

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 551.087, Texas Government Code - Deliberation Regarding Economic Development Negotiations.

(1) To discuss or deliberate regarding commercial or financial information that the governmental body has received from a business prospect that the governmental body seeks to have locate, stay, or expand in or near the territory of the governmental body and with which the governmental body is conducting economic development negotiations; or

(2) To deliberate the offer of a financial or other incentive to a business prospect described by Subdivision.

a. [401 Golden Triangle Blvd.](#)

2. Adjourn into Open Meeting.
3. Action on Executive Session Item 1 if necessary.

D. WORK SESSION

1. [Discussion relating to pickle ball gym space for Keller Senior Activities Center \(KSAC\) members at The Keller Pointe and review KSAC operating hours.](#)

2. [Receive a presentation on the results of the 2025 Restaurant & Retail Survey.](#)

Attachments: [Work Session - 2025 Restaurant & Retail Survey.pdf](#)

3. [Economic Development Update](#)

4. [Budget Strategic Planning - Budget Priorities.](#)

Attachments: [Work Session - FY 2025-26 Budget Priorities.pdf](#)

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. [Proclamation- Child Abuse Prevention Month](#)

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, March 18, 2025 Regular City Council Meeting.](#)

Attachments: [031825 Minutes.pdf](#)

2. [Consider a resolution approving a Joint Election Agreement and Contract for Election Services with the Tarrant County Elections Administrator, to conduct the City of Keller General Election, for the purpose of electing City Council Place 3 and City Council Place 4, to be held on Saturday, May 3, 2025, and authorizing the Mayor to execute said Agreement and Contract.](#)

Attachments: [040125_050325_Election_Contract_Resolution](#)

[040125_050325_Joint_Election_Contract](#)

3. [Consider an ordinance amending the City of Keller Code of Ordinances Chapter 3 - Animals, Fowl, Insects and Reptiles by amending Section 3-100. Definitions; Section 3-460. Trapping of Animals; and adding a new Section 3-465. Animals in Protective Custody; providing a cumulative clause; a severability clause; directing publication; and establishing an effective date.](#)

Attachments: [Code of Ords _ANIMALS Redline.docx](#)

4. [Consider a resolution approving Amendment No. 3 of the Ground Lease Agreement with ME Development, approved by Resolution No. 4716, dated October 17, 2023, through a Chapter 380 Economic Development Program Agreement, pursuant to Chapter 380 of the Texas Local Government Code, and further authorizes the City Manager to execute said documents on behalf of the City of Keller, Texas.](#)

Attachments: [040125 City Sports Lease Amendment 3 Resolution](#)
[040125 City Sports Lease Amendment 3 Exhibit A](#)
[040125 City Sports Lease Amendment Staff Attachment](#)

5. [Consider a resolution approving Amendment #1 to a Chapter 380 Economic Development Program Agreement pursuant to Chapter 380 of the Texas Local Government Code, and pursuant to the City's Economic Development Policy, with ME Development, related to a proposed indoor recreational multi-sports facility on approximately 7.8 acres at 401 Golden Triangle Blvd, Keller, Texas; and further authorizing the City Manager to execute said documents on behalf of the City of Keller, Texas.](#)

Attachments: [040125 380 Agreement ME Dev Amend 1. Resolution](#)
[040125 City Sports 380 Amend 1 Exhibit A](#)
[Resolution No. 4787](#)

6. [Consider a resolution approving an agreement with Bludot of Mountain View, California; to provide a customer relationship management platform for Economic Development and citywide rewards program; and authorizing the City Manager to execute all documents relating thereto on behalf of the City of Keller, Texas.](#)

Attachments: [Bludot Resolution 2025](#)
[Bludot Order Form CRM and Open Rewards](#)

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 30,000 square-foot lots \(SF-30\) for 7.2 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. Charles H. Talley, Owner. \(ZONE-2501-0003\)](#)

Attachments: [040125 8660 Clara Rezone Ordinance](#)
[040125 8660 Clara Ln Rezone Applicant Narrative](#)
[040125 8660 Clara Ln Rezone Concept Plan](#)
[040125 8660 Clara Ln Rezone Home Rendering](#)
[040125 8660 Clara Ln MAPS](#)
[Item G1 APPLICANT PRESENTATION](#)
[Staff Presentation Item G-1 - 8660 Clara Rezone.pdf](#)
[CLARA LANE Public Feedback REDACTED 4.1.25 1.30pm](#)

2. [PUBLIC HEARING: Consider a resolution approving a Future Land Use Plan \(FLUP\) amendment from Low-Density Single Family 36,000 square-foot lots and above \(LD-SF\) to Medium-Density Single Family - 15,000 to 35,999 square-foot lots \(MD-SF\) for 7.2 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. Charles H. Talley, Owner. (PA-2501-0001)

Attachments: [040125_8660 Clara FLUP_Resolution](#)
[040125_8660 Clara Ln FLUP_Concept Plan](#)
[040125_8660 Clara Ln FLUP_Narrative](#)
[040125_8660 Clara Ln FLUP_MAPS](#)
[Item G-2 - 8660 Clara FLUP.pdf](#)

H. NEW BUSINESS

1. PUBLIC HEARING: Consider an ordinance approving a Specific Use Permit (SUP) for a dental office in a proposed 11,000 square-foot multitenant building, on a 2.94-acre lot, located directly north of the Keller Parkway and Country Brook Drive intersection, legally described as Tract 2E, Abstract 28 of the Pamela Allen Survey and addressed 1241 Keller Parkway. Ryan McIntosh, Trinity Partners Commercial Real Estate, Applicant/Owner. (SUP-2502-0011)

Attachments: [040125_1241 Keller Pkwy Dental SUP_Ordinance](#)
[040125_1241 Keller Pkwy Dental SUP_MAPS](#)
[040125_1241 Keller Pkwy Dental SUP_Applicant Packet](#)
[Item H-1 Presentation - 1241 Keller Pkwy SUP.pdf](#)

2. PUBLIC HEARING: Consider an ordinance approving Armstrong Hills, a Planned Development Zoning Change from Single-Family Residential - 36,000 square-foot lots to Planned Development - Single-Family Residential - 25,000 square-foot lots, consisting of 49 residential lots and 10 open space lots, on approximately 49 acres of land, legally described as a Tract 2 HS, Abstract 1501 and Tract 2, Abstract 791 of the Thomas J. Thompson Survey, located 120 feet southeast of the Davis Boulevard and Creek Road intersection, and addressed 8740 Davis Boulevard.. Barron-Stark Engineers and Holmes Builders, Applicant. LLB Armstrong Family LP, Owner. (ZONE-2411-0007)

Attachments: [040125_Armstrong Hills PD_Ordinance](#)
[040125_Armstrong Hills PD_MAPS](#)
[040125_Armstrong Hills PD_Entry Renderings](#)
[SUPPORT_925 Glenhurst Road_Redacted](#)
[040125_Armstrong Hills PD_Applicant Packet](#)
[Traffic Impact Analysis-TIA-Armstrong Hills TIA_Agency Submittal_12-9-2024-2](#)
[040125_Armstrong Hills PD_Exhibit A](#)
[Armstrong Hills - APPLICANT PRESENTATION](#)
[Opposition Map_0401_Updated](#)
[Item H-2 Presentation - 8740 Davis Rezone.pdf](#)
[Combined Public Feedback_Armstrong Hills PD_8740 Davis Blvd_4.1.25_215 p](#)

3. [PUBLIC HEARING: Consider a resolution approving a Future Land Use Plan \(FLUP\) amendment from Low-Density Single Family 36,000 square-foot lots and above \(LD-SF\) and Retail/Commercial \(RTC\) to Medium-Density Single Family - 15,000 to 35,999 square-foot lots \(MD-SF\) for 49 acres, legally described as a Tract 2 HS, Abstract 1501 and Tract 2, Abstract 791 of the Thomas J. Thompson Survey, located 120 feet southeast of the Davis Boulevard and Creek Road intersection, and addressed 8740 Davis Boulevard. Barron-Stark Engineers and Holmes Builders, Applicant. LLB Armstrong Family LP, Owner. \(PA-2411-0003\)](#)

Attachments: [040125 Armstrong Hills FLUP Resolution](#)
 [040125 Armstrong Hills FLUP MAP](#)
 [040125 Armstrong Hills FLUP Amendment Applicant Narrative](#)
 [Item H-3 Presentation - 8740 Davis FLUP.pdf](#)

I. EXECUTIVE SESSION

1. **Section 551.087, Texas Government Code - Deliberation Regarding Economic Development Negotiations.**

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(2) To deliberate the offer of a financial or other incentive to a business prospect described by Subdivision.

a. [401 Golden Triangle Blvd.](#)

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, March 27, 2025 at 5:00 P.M.

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.