



City of Keller
City Council
Meeting Minutes

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

Mayor Armin Mizani called the Regular Meeting to order at 5:01 P.M.

The following City Council Members were present:

Mayor Armin Mizani

Council Member Shannon Dubberly

Council Member Greg Will

Council Member Karen Brennan

Council Member Tag Green

Council Member Chris Whatley (arrived at 5:04 P.M.)

Mayor Pro Tem Ross McMullin (departed at 5:45 P.M., returned at 7:00 P.M.)

The following City staff members were present: City Manager Aaron Rector, City Attorney Stan Lowry, 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, Fire Chief Bobby Tatum Jr., and Police Chief Bradley G. Fortune.

B. DISCUSS AND REVIEW AGENDA ITEMS

The City Council discussed and reviewed the agenda item.

C. EXECUTIVE SESSION

Mayor Armin Mizani recessed the Pre-Council Meeting at 5:18 P.M. and convened into Executive Session pursuant to Section 551.087, Texas Government Code.

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.**

Mayor Armin Mizani adjourned the Executive Session and returned to the Open Meeting at 6:00 P.M.

3. **Action on Executive Session Item 1 if necessary.**

No action was taken.

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.](#)

Cody Maberry, Director of Community Services, and Michael Queen, KSAC Manager, presented an update on pickleball programming and operating hours for The Keller Pointe (TKP) and the Keller Senior Activities Center (KSAC). To improve facility usage, a trial period will allow KSAC members to participate in open play pickleball at TKP on Wednesdays from 11:00 a.m. to 1:00 p.m. Staff also proposed extending KSAC's hours beginning May 1, 2025, to Monday-Thursday from 8:00 a.m. to 6:00 p.m., with Friday hours remaining 8:00 a.m. to 4:00 p.m. The City Council expressed support for both the pickleball trial and the change in KSAC hours.

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

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

Communication and Public Engagement Manager Rachel Reynolds presented the results of the 2025 Restaurant & Retail Survey, which received 958 responses from January 3 to February 28. The survey gathered insights into residents' dining and shopping habits, preferences, and perceptions of local business offerings. Key findings included high interest in casual and fast-casual dining, strong support for local and chef-owned restaurants, and general dissatisfaction with the variety of restaurants and retail options in Keller. The community identified restaurants, retail, and entertainment as the top development needs. The next steps include evaluating leads with the help of the new Economic Development Assistant Director and The Retail Coach, with a continued focus

on recruitment and “Keep it in Keller” efforts.

3. [Economic Development Update](#)

Melanie Boykins, Economic Development Specialist, reported that four new businesses opened in March: Triple A Café, Splishin and a Splashin Pools, Sweet Frog, and Texas Front Porch. A total of 38 Certificates of Occupancy were issued through March, including 16 new businesses and Café Medi at 129 Olive St., which is completing a façade improvement project. At 1580 Keller Pkwy (former Big Lots), a temporary utility permit was issued to prepare the site for showings. She also highlighted the following two upcoming initiatives: **Small Business Week (May 4-10)**: A citywide scavenger hunt through the Goosechase app to promote local businesses. and **Restaurant Week (July 28-Aug 3)**: Restaurant registration opens April 14, with promotion to begin in May.

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

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

City Manager Aaron Rector presented the FY 2025-26 Budget Priorities, outlining revenue and expenditure guiding principles, strategic goals, and the overall budget calendar. The presentation emphasized maintaining a fiscally conservative and operationally balanced budget, with a continued focus on public safety, infrastructure, parks, and citizen engagement. Revenue projections assume minimal property tax changes and flat sales tax growth, while expenditures will prioritize maintaining current service levels, evaluating salary adjustments, and limited staffing increases based on need. Key initiatives include continued investment in the Sports Park, Elm Street reconstruction, and expanding the City’s app and communication tools. The budget calendar was reviewed, highlighting key dates through adoption on September 16, with the new fiscal year beginning October 1.

E. ADJOURN

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

REGULAR MEETING 7:00 P.M.

A. CALL TO ORDER – Mayor Armin R. Mizani

Mayor Armin Mizani called the Regular City Council Meeting to order at 7:09 P.M.

B. INVOCATION

Dr. John Salvesen, Senior Pastor, Bear Creek Bible 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. [Proclamation- Child Abuse Prevention Month](#)

Mayor Armin Mizani presented a proclamation recognizing April as Child Abuse Prevention Month. Ms. Selena Falcon accepted the proclamation on behalf of Alliance for Children.

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. Jim Jamison, 624 Monterey Drive, addressed the City Council regarding issues with the development of his property and staff requirements.

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 Council Member Gregory Will, to approve the Consent Agenda Items 1 - 5. Consent Item 6 was considered separately. The motion carried unanimously.

1. [Consider approval of the Minutes of the Tuesday, March 18, 2025 Regular City Council Meeting.](#)

Attachments: [031825 Minutes.pdf](#)

Approved

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](#)

Resolution No. 4910 hereby approves 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, in accordance with the terms and conditions set forth in said Agreement and 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](#)

Ordinance No. 2215 approves 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.

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](#)

Resolution No. 4911 hereby approves Amendment No. 3 to the Ground Lease Agreement with ME Development, originally 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.

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](#)

Resolution No. 4912 hereby approves Amendment No. 1 to the Chapter 380 Economic Development Program Agreement with ME Development, pursuant to Chapter 380 of the Texas Local Government Code, and pursuant to the City's Economic Development Incentive Policy, and further authorizes the City Manager to execute said documents on behalf of the City of Keller, Texas.

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](#)

A motion was made by Council Member Shannon Dubberly, seconded by Council Member Karen Brennan, to approve Resolution No. 4913 approving an agreement with Bludot Technologies Inc. of Mountain View, California; to provide a customer relationship management platform for economic development and Open Rewards shop local application, for the Economic Development Department, in the total amount not to exceed \$57,256; and authorizing the City Manager to execute all contract documents relating thereto on behalf of the City of Keller, Texas. The motion carried by the following vote:

AYE: 6 - Council Member Shannon Dubberly, Council Member Tag Green, Mayor Armin Mizani, Council Member Chris Whatley, Council Member Gregory Will, and Council Member Karen Brennan.

NAY: 1 - Mayor Pro Tem Ross McMullin

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](#)

Director of Community Development Sarah Hensley gave a presentation relating to the request for 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, addressed 8660 Clara Lane and 8733 Indian Knoll Trail.

The following individuals expressed their concerns and opposition to the proposal: Ms. Ashley Wallace, 501 Meadow Knoll Court, Mr. Jim Conkle, 8608 Indian Knoll Trail, and Mr. Rodger Miller, 8635 Clara Lane,

Ms. Connie Coleman, 2107 Legacy Court, expressed her support of the proposal.

A motion was made by Council Member Shannon Dubberly, seconded by Mayor Pro Tem Ross McMullin, 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 deny 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, addressed 8660 Clara Lane and 8733 Indian Knoll Trail. The motion carried unanimously.

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](#)

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

A motion was made by Council Member Shannon Dubberly, seconded by Council Member Gregory Will, to deny the request for 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, addressed 8660 Clara Lane and 8733 Indian Knoll Trail. The motion carried unanimously.

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](#)

Director of Community Development Sarah Hensley gave a presentation relating to the request for a Specific Use Permit (SUP) for a dental office in a proposed 11,000 square-foot multitenant building, at 1241 Keller Parkway.

Mayor Armin Mizani opened the public hearing. There being no public comments, the public hearing was closed.

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

A motion was made by Council Member Shannon Dubberly, seconded by Council Member Tag Green, to approve Ordinance No. 2216 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. The motion carried unanimously.

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_12-9-2024-2025-03-12_v1](#)
[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 pm](#)

Director of Community Development Sarah Hensley gave a presentation relating to the zoning change request for the Armstrong Hills PD, at 8740 Davis Blvd.

Mr. Terry Holmes, applicant, gave a presentation relating to the proposal; and Mr. Will Scoonover and Mr. Drew Guthrie, project engineers, addressed concerns and answered questions regarding the proposal.

Mayor Armin Mizani opened the public hearing.

The following individuals expressed their opposition to the proposal: Mr. Bob Cruson (819 Creek Ct.), Mr. Dennis Morris (819 Helen St.), and Mr. Guy Tcheau, (3044 Rolling Wood Lane).

Mr. Craig Carson (756 Bandit Trl.), expressed support of the development.

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

A motion was made by Council Member Tag Green, seconded by Council Member Chris Whatley, to table the agenda item to the April 15, 2025 Regular City Council Meeting. The motion failed by the following vote:

AYE: 2- Council Member Tag Green and Council Member Chris Whatley.

NAY: 5 - Council Member Shannon Dubberly, Mayor Armin Mizani, Mayor Pro Tem Ross McMullin, Council Member Gregory Will, and Council Member Karen Brennan.

A motion was made by Mayor Armin Mizani, seconded by Mayor Pro Tem Ross McMullin, to approve the a Planned Development Zoning Change for Armstrong Hills. The motion failed due to the super-majority vote requirement.

AYE: 5 - Council Member Shannon Dubberly, Mayor Armin Mizani, Mayor Pro Tem Ross McMullin, Council Member Gregory Will, and Council Member Karen Brennan.

NAY: 2 - Council Member Tag Green and Council Member Chris Whatley.

A motion was made by Council Member Shannon Dubberly, seconded by Council Member Gregory Will, to table the agenda item to the April 15, 2025 Regular City Council Meeting. The motion carried unanimously.

- [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](#)

Mayor Armin Mizani opened the public hearing.

Mr. Craig Carson (756 Bandit Trl.), requested that the agenda item be denied.

A motion was made by Council Member Shannon Dubberly, seconded by Mayor Pro Tem Ross McMullin, 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 table the agenda item to the April 15, 2025 Regular City Council Meeting. The motion carried unanimously.

I. EXECUTIVE SESSION

Executive Session was not held during the Regular Meeting.

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.

J. ADJOURN

Mayor Armin Mizani adjourned the City Council Meeting at 10:06 P.M.

Mayor

City Secretary