



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 5, 2026

PRE-COUNCIL MEETING 5:00 P.M.

A. CALL TO ORDER - Mayor Armin R. Mizani

Mayor Mizani called the Pre-Council Meeting to order at 5:04 p.m.

City Council Present: Mayor Armin Mizani, Mayor Pro Tem Ross McMullin, Council Member Karen Brennan, Council Member Greg Will, Council Member Shannon Dubberly, and Council Member Chris Whatley.

Staff Members Present: City Manager Aaron Rector, City Secretary Kelly Ballard, City Attorney Stan Lowry, Director of Development Services Sarah Hensley, Director of Community Services Cody Maberry, Director of Public Works Alonzo Liñán, Director of Administrative Services Marcia Reyna, Chief Financial Officer Bryan Rebel, Assistant Director of Economic Development Ana Erwin, Police Chief Bradley G. Fortune, and Fire Marshal Stephanie Billarreal.

B. DISCUSS AND REVIEW AGENDA ITEMS

The City Council discussed and reviewed the agenda items.

C. EXECUTIVE SESSION

The City Council convened into Executive Session at 5:17 p.m. pursuant to Section 551.071 of the Texas Government Code.

1. **Section 551.071. CONSULTATION WITH ATTORNEY; CLOSED MEETING. A governmental body may not conduct a private consultation with its attorney except:**
 - (1) **when the governmental body seeks the advice of its attorney about:**
 - (A) **pending or contemplated litigation; or**
 - (B) **a settlement offer; or**
 - (2) **on a matter in which the duty of the attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with this chapter.**
- a. [FY2025-26 Utility Billing Rates](#)
2. **Adjourn into Open Meeting.**

The Executive Session concluded at 6:05 p.m.

3. Action on Executive Session Item 1 if necessary.

Action was taken during the Regular Meeting.

D. WORK SESSION1. [Budget Strategic Planning - Citizen Survey Results](#)

The City Council discussed postponing the Citizen Survey Results presentation to the May 19, 2026 Regular City Council Meeting.

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

Staff provided an update regarding the Keller Lights event, including planning efforts, event operations, and anticipated community engagement opportunities.

3. [Discuss wayfinding signage at Keller Sports Park](#)

The City Council discussed potential wayfinding signage improvements at Keller Sports Park, including directional signage, visitor navigation, and overall park accessibility.

4. [Discuss political signs](#)

The City Council discussed regulations and enforcement considerations related to political signs within the City.

5. [Discuss Short Term Rentals \(STRs\)](#)

The City Council discussed regulations and operational considerations related to short-term rentals (STRs), including neighborhood impacts, enforcement, and potential ordinance considerations.

E. ADJOURN

The Pre-Council Meeting was recessed at 7:04 p.m.

REGULAR MEETING 7:00 P.M.**A. CALL TO ORDER – Mayor Armin R. Mizani**

Mayor Mizani called the Regular City Council Meeting to order at 7:12 p.m.

B. INVOCATION

The invocation was given by James Murray, Elder, Bear Creek Bible Church.

C. PLEDGE OF ALLEGIANCE

Mayor Mizani led the pledges to the United States Flag and to the Texas Flag.

D. PRESENTATIONS1. [Recognition of the Keller High School Girls Soccer Team](#)

Mayor Mizani recognized the Keller High School Girls Soccer Team for their accomplishment as UIL State Runner-Up.

2. [Recognition of the Inaugural Leadership Greater Keller Class](#)

Mayor Mizani recognized the inaugural Leadership Greater Keller class for their participation and completion of the program's inaugural year.

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 three business days' 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 speakers came forward.

F. CONSENT

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, April 21, 2026 Regular City Council Meeting.](#)

Attachments: [042126 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: [050526 BHB Resolution.docx](#)
[050526 BHB Exhibit A.pdf](#)

The City Council approved Resolution No. 5053.

3. [Consider a resolution approving the purchase of irrigation system parts and components for a central control system, from Longhorn, Inc., of Dallas, Texas, through The Interlocal Purchasing System \(TIPS\) Cooperative Purchasing Program, for the Parks and Recreation Department; and authorizing the City Manager to execute all purchase documents relating thereto on behalf of the City of Keller, Texas.](#)

Attachments: [Irrigation Central Control Components Resolution 2026](#)
[Irrigation Central Control TIPS Quote](#)

The City Council approved Resolution No. 5054.

G. OLD BUSINESS

1. [Consider a resolution approving a Supplement to the Public Highway At-Grade Crossing Agreement with Union Pacific Railroad Company for the Keller Hicks Road Improvements](#)

Project, for the Public Works Department; and authorizing the City Manager to execute said supplement on behalf of the City of Keller.

Attachments: [050526_KH-UPRRCrossingSupplement_Resolution](#)
[050526_KH-UPRRCrossingSupplement_Agreement](#)
[Item G-1 - UPRR & Keller Hicks Work.pdf](#)

A motion was made by Mayor Pro Tem Ross McMullin, seconded by Council Member Shannon Dubberly, to table the request for a Supplement to the Public Highway At-Grade Crossing Agreement with Union Pacific Railroad Company for the Keller Hicks Road Improvements Project, for the Public Works Department; to the June 2, 2026 Regular City Council Meeting. The motion carried unanimously.

H. NEW BUSINESS

1. PUBLIC HEARING: Consider an ordinance approving amendments to the City of Keller Code of Ordinances, Chapter 12 - Parks and Recreation, Section 12-160, by adopting the annual Youth Programs Standards of Care; providing a severability clause; authorizing publication; and providing an effective date.

Attachments: [05052026_STANDARDSOFCARE2026_ORDINANCE](#)
[Youth Program Standards of Care 2026](#)
[Item H-1 - Standards of Care.pdf](#)

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

A motion was made by Council Member Chris Whatley, seconded by Council Member Karen Brennan, to approve Ordinance No. 2272 approving amendments to the City of Keller Code of Ordinances, Chapter 12 - Parks and Recreation, Section 12-160, by adopting the annual Youth Programs Standards of Care; providing a severability clause; authorizing publication; and providing an effective date. The motion carried unanimously.

2. PUBLIC HEARING: Consider an ordinance approving a Specific Use Permit (SUP) for Amazing Hair Salon, in an approximately 500 square-foot existing building, on 0.06 acres, located on the north side of West Hill Street, approximately 132 feet northwest of the intersection of South Main Street and West Hill Street, legally described as Lot 1, Block A of the Genesis Gift Shop Addition, zoned Old Town Keller (OTK) and addressed 112 W Hill Street. Seferina Ramirez, Applicant. Fledy Covarrubias, Owner. (SUP-2603-0005).

Attachments: [050526_112_W_Hill_St_Ordinance](#)
[050526_112_W_Hill_St_Maps](#)
[050526_112_W_Hill_St_Applicant_packet](#)
[050526_112_W_Hill_St_Public_Opinion_Combined](#)
[Item H-2 - 112 W Hill St.pdf](#)

Staff presentation was provided by Alexis Zimmerman.

Mr. Cary Moon, 128 S. Main Street, and Ms. Morgan Bianchi, 126 Taylor Street, addressed the City Council in opposition to the proposed hair salon.

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 Mayor Armin Mizani, seconded by Council Member Chris Whatley, to approve the Specific Use Permit with conditions. The motion failed by a vote of 3-3.

AYE: Mayor Armin Mizani, Council Member Chris Whatley, and Mayor Pro Tem Ross McMullin.

NAY: Council Member Shannon Dubberly, Council Member Karen Brennan, and Council Member Greg Will.

Due to the tie vote, the motion failed.

A motion was made by Mayor Pro Tem Ross McMullin, seconded by Council Member Gregory Will, to table the SUP request for Amazing Hair Salon at 112 W Hill Street to the July 7, 2026 Regular City Council Meeting. The motion carried unanimously.

3. [PUBLIC HEARING: Consider an ordinance approving a Planned Development Zoning Change from Commercial \(C\) and Planned Development 1406 - Single Family Residential 36,000 square-foot minimum lots to Planned Development - Single Family 15,000 square-foot lots and Commercial for The Preserve at Keller Oaks, a proposed Planned Development consisting of 59 residential lots, 2 commercial lots, and approximately 5.57 acres of open space, on approximately 39.38 acres of land, legally described as: situated in the Richard F. Allen Survey, Abstract Number 29, Tract 4D, and being all of Lot 1, Block 1 of Harmonson Acres Addition, and being all of Lot 1 HS, Block A of Perrigo Place Addition, and being all of that certain called 0.364 acre right-of-way dedication shown on said plat of Perrigo Place, located on the east side of N. Main St., approximately 300 feet southeast of the Park Avenue and N. Main St. intersection, and addressed as 1000, 1004 and 1008 N. Main Street. Preston Crow, Skorburg Company, Applicant. Sue Salstrand and Anne Burfitt, PBS Family Limited Partnership, Owner. \(ZONE-2602-0001\)](#)

Attachments: [050525 TPaKO PD Ordinance](#)
[050526 TPaKO PD Maps](#)
[050526 TPaKO PD Development Standards Exhibit A](#)
[050526 TPaKO PD Applicant Packet](#)
[050526 TPaKO PD Staff Attachment - PD-1406 Ord.](#)
[050526 TPaKO PD Staff Attachment - UDC Commercial](#)
[050526 TPaKO PD Staff Attachment - UDC SF-15](#)
[050526 TPaKO PD Public Opinion Combined](#)
[050526 TPaKO PD Opposition Map](#)
[Item H-3 - TPaKO PD](#)

Staff presentation was provided by Alexis Zimmerman.

Mr. Adam Buczek and Mr. Preston Crow from Skorburg Company, and property owners Ms. Anne Burfitt and Ms. Sue Salstrand addressed the City Council regarding the proposal.

Mr. Lee Hughes, 9728 Camp Bowie West, Fort Worth, spoke regarding the proposed development and requested that the Keller Springs connection to Greenway Park remain a cul-de-sac or emergency access only to help protect the neighborhood.

Mr. Jared Marcus, 905 Norma Lane, resident and HOA board member, expressed support for the development but requested that the emergency access gate remain in place to help manage traffic.

Mr. Veejay Patel, owner of nearby commercial property, spoke regarding setback requirements for future development of his property.

Ms. Lisa Diemand Muller, 329 Farm View Trail, requested that the proposed connection remain emergency access only due to neighborhood traffic and safety concerns.

Mr. Paul Jones, 912 Homestead Drive, expressed concern about increased cut-through traffic through the neighborhood.

Ms. Amber Coley, 317 Farm View Trail, thanked the developer for addressing neighborhood concerns and stated that a gate would help improve traffic safety.

Mr. Greg Day, 904 Homestead Drive, spoke regarding the importance of responsible development and minimizing traffic impacts near surrounding neighborhoods and schools.

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 Armin Mizani, seconded by Mayor Pro Tem Ross McMullin, to table the PD Zoning Change request for The Preserve at Keller Oaks to the July 7, 2026 Regular City Council Meeting. The motion carried unanimously.

4. [PUBLIC HEARING: Consider a resolution approving a Future Land Use Plan \(FLUP\) amendment from Mixed-Use \(MU\), Medium-Density Single-Family 15,000 - 35,999 square-foot lots \(MD-SF\), and Low-Density Single-Family 36,000 square-feet and above \(LD-SF\) to Retail/Commercial \(RTC\) and Medium-Density Single Family - 15,000 to 35,999 square-foot lots \(MD-SF\) for 39.38 acres, legally described as: situated in the Richard F. Allen Survey, Abstract Number 29, Tract 4D, and being all of Lot 1, Block 1 of Harmonson Acres Addition, and being all of Lot 1 HS, Block A of Perrigo Place Addition, and being all of that certain called 0.364 acre right-of-way dedication shown on said plat of Perrigo Place, located on the east side of N. Main St., approximately 300 feet southeast of the Park Avenue and N. Main St. intersection, and addressed as 1000, 1004 and 1008 N. Main Street. Preston Crow, Skorburg Company, Applicant. Sue Salstrand and Anne Burfitt, PBS Family Limited Partnership, Owner. \(PA-2603-0001\)](#)

Attachments: [050525_TPaKO FLUP_Resolution](#)

[050526_Preserve FLUP Amend_Current Map](#)

[050526_Preserve FLUP Amend_Proposed map](#)

[Item H-4 - TPaKO FLUP.pdf](#)

A motion was made by Council Member Chris Whatley, seconded by Council Member Shannon Dubberly, to continue the public hearing and table the Future Land Use Plan (FLUP) amendment request for The Preserve at Keller Oaks to the July 7, 2026 Regular City Council Meeting. The motion carried unanimously.

I. EXECUTIVE SESSION

Executive Session was not held during the Regular Meeting.

1. **Section 551.071. CONSULTATION WITH ATTORNEY; CLOSED MEETING. A governmental body may not conduct a private consultation with its attorney except:**
 - (1) when the governmental body seeks the advice of its attorney about:
 - (A) pending or contemplated litigation; or
 - (B) a settlement offer; or
 - (2) on a matter in which the duty of the attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with this chapter.
 - a. [FY2025-26 Utility Billing Rates](#)
2. **Adjourn into Open Meeting.**
3. **Action on Executive Session Item 1 if necessary.**

A motion was made by Council Member Chris Whatley, seconded by Council Member Karen Brennan, to approve amending the 2025-26 Keller Fee Schedule to adjust the Water and Wastewater fees to be the FY 2024-25 utility rates effective October 1, 2025. The motion carried unanimously.

J. ADJOURN

The Regular City Council Meeting was adjourned at 10:30 p.m.

Mayor

City Secretary