



# City of Keller City Council Agenda

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

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Tuesday, March 18, 2025

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## 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 551.072, Texas Government Code - Deliberation Regarding Real Property; Closed Meeting. A governmental body may conduct a closed meeting to deliberate the purchase, exchange, lease, or value of real property if deliberation in an open meeting would have a detrimental effect on the position of the governmental body in negotiations with a third person.
  - a. [300 Ridge Point Parkway](#)
2. Section 551.074, Texas Government Code - Personnel Matters. (1) to deliberate the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee;
  - a. [Special Legal Counsel](#)
3. Adjourn into Open Meeting.
4. Action on Executive Session Items 1 and 2. if necessary.

### D. WORK SESSION

1. [Budget Strategic Planning - Annual Financial Report Presentation and Fund Types](#)
2. [Discuss proposed amendments to the Code of Ordinances relating to Animal Control.](#)
3. [Discuss amendments to the Code of Ordinances relating to single point of access and cul-de-sac streets.](#)
4. [Capital Improvement Projects Update](#)
5. [Discuss City Council Summer Calendar](#)

### 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. [Recognition of Keller Academy participants](#)

**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 4, 2025 Regular City Council Meeting.](#)

**Attachments:** [030425 Minutes.pdf](#)

2. [Consider a resolution authorizing the City Manager to execute an Interlocal Agreement with Tarrant County to rehabilitate and resurface Meadow Knoll Court from Blevins Lane to Cul De Sac and Blevins Lane from Chandler Road to Cul De Sac, for the Public Works Department; and authorizing the City Manager to execute said agreement.](#)

**Attachments:** [031825 TCRehab Resolution](#)  
[031825 TCRehab ExhibitA](#)  
[031825 TCRehab ExhibitB](#)

3. [Consider a resolution approving a professional services agreement with O'Brien Engineering Inc., of Carrollton, Texas; for the purpose of providing engineering design services relating to Bear Creek Trail Erosion Protection project; for the Public Works Department; and authorizing the City Manager to execute all contract documents relating thereto on behalf of the City of Keller, Texas.](#)

**Attachments:** [031825 ErosionProtection Resolution](#)  
[031825 ErosionProtection DraftAgreement](#)

4. [Consider a resolution approving the purchase of As-Needed Pond Dredging and Related Services from EnviroDredge of New Summerfield, Texas through The Interlocal Purchasing System \(TIPS-USA\) Purchasing Cooperative, for the Public Works Department; and authorizing the City Manager to execute all purchasing documents relating thereto on behalf of the City of Keller, Texas..](#)

**Attachments:** [031825 BourlandDredging Resolution](#)

5. [Consider a resolution acknowledging receipt of the Annual Comprehensive Financial Report for the fiscal year ending September 30, 2024.](#)

**Attachments:** [031825 FY 2023-24 ACFR Receipt Resolution](#)  
[City of Keller ACFR 9-30-24 Draft 3-10-24](#)

## G. OLD BUSINESS - None

## H. NEW BUSINESS

1. [Consider a resolution approving a Final Plat for Lot 4R, Block A of Martins Subdivision, located approximately 1,200 feet southeast from the intersection of Wall-Price Keller Road and U.S. Hwy. 377, being a replat of Lot 4, Block A of Martins Subdivision, a proposed 2.568-acre non-residential lot including a portion of Rapp Road, a variable width right-of-way to be abandoned by this plat, zoned Commercial \(C\), and addressed 1271 South Main Street. Praveen Nagunoori, Owner/Applicant. \(PLAT-2501-0002\)](#)

**Attachments:** [031825 1271 S Main Plat Resolution](#)  
[031825 1271 S Main Plat EXHIBIT A](#)  
[031825 1271 S Main Plat MAPS](#)  
[Praveen Nagunoori ROW Certificate of Abandonment](#)  
[Presentation - 1271 S Main St Plat.pdf](#)

2. [PUBLIC HEARING: Consider an ordinance approving a Specific Use Permit \(SUP\) for an 800 square-foot detached carport, on 2.96 acres, located on the east side of Norma Lane, approximately 185 feet from the intersection of Norma Lane and Johnson Road, legally described as Lot 2A, Block 2 of Harvels Addition, zoned Single-Family 36,000 square-foot lot size or greater \(SF-36\) and addressed 608 Norma Lane. Brian Morovitz, Owner/Applicant. \(SUP-2501-0006\)](#)

**Attachments:** [031825 608 Norma Ln SUP Ordinance](#)  
[031825 608 Norma SUP Maps](#)  
[031825 608 Norma SUP Applicant packet](#)  
[031825 608 Norma SUP Public Opinion Letters Redacted](#)  
[Item H-2 - 608 Norma Lane CC.pdf](#)

3. [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:** [031825 8660 Clara Rezone Ordinance](#)  
[031825 8660 Clara Ln Rezone Applicant Narrative](#)  
[031825 8660 Clara Ln Rezone Concept Plan](#)  
[031825 8660 Clara Ln Rezone Home Rendering](#)  
[031825 8660 Clara Ln Rezone Public Feedback](#)  
[031825 8660 Clara Ln MAPS](#)  
[Presentation - 8660 Clara Rezone.pdf](#)

4. [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:** [031825 8660 Clara FLUP Resolution](#)  
[031825 8660 Clara Ln FLUP Concept Plan](#)  
[031825 8660 Clara Ln FLUP Narrative](#)  
[031825 8660 Clara Ln FLUP MAPS](#)

## I. EXECUTIVE SESSION

1. **Section 551.072, Texas Government Code - Deliberation Regarding Real Property; Closed Meeting.** A governmental body may conduct a closed meeting to deliberate the purchase, exchange, lease, or value of real property if deliberation in an open meeting would have a detrimental effect on the position of the governmental body in negotiations with a third person.
  - a. [300 Ridge Point Parkway](#)
2. **Section 551.074, Texas Government Code - Personnel Matters.** (1) to deliberate the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee;
  - a. [Special Legal Counsel](#)
3. **Adjourn into Open Meeting.**
4. **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 13, 2025 at 5:00 P.M.*

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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.***