



# City of Keller

## City Council

### Meeting Minutes

Keller Town Hall  
1100 Bear Creek Parkway  
Keller, TX 76248  
817-743-4000  
[www.cityofkeller.com](http://www.cityofkeller.com)

---

**Tuesday, April 20, 2021**

---

#### **COUNCIL DINNER 5:00 P.M.**

#### **PRE-COUNCIL MEETING 5:30 P.M.**

#### **A. CALL TO ORDER - Mayor Armin R. Mizani**

Mayor Armin Mizani called the Pre-Council Meeting to order at 5:30 P.M.

The following City Council Members were present:

Mayor Armin Mizani  
Council Member Mitch Holmes  
Mayor Pro Tem Sean Hicks  
Council Member Sheri Almond  
Council Member Beckie Paquin  
Council Member Chris Whatley  
Council Member Ross McMullin

The following City staff members were present: City Manager Mark Hafner, City Secretary Kelly Ballard, City Attorney Stan Lowry, Director of Community Services Cody Maberry, Director of Administrative Services Aaron Rector, Director of Public Works Alonzo Liñán, Director of Information Technology Sean Vreeland, Director of Economic Development Mary Culver, Police Chief Bradley G. Fortune, Deputy Fire Chief Shane Gainer, and Interim Fire Chief Richard Whitten.

#### **B. DISCUSS AND REVIEW AGENDA ITEMS**

The City Council discussed and reviewed the agenda items.

#### **C. EXECUTIVE SESSION - None**

#### **D. WORK SESSION**

##### **1. [Discuss the Keller Sports Park](#)**

Mayor Armin Mizani introduced the topic of improvements to the Keller Sports Park. Director of Community Services Cody Maberry gave an overview of the current layout of the existing fields at the park. Mr. Maberry reviewed the original concept plan that was approved by the Parks and Recreation Board in 2015, which led to the 2017 proposed Keller Sports Park Master Plan.

Discussion was held regarding relocation of the equestrian center and the possibility of selling Northeast Park property. Council Member Ross McMullin discussed creation of a Task Force made up of Council Members, Parks and Recreation Board Members, and other stakeholders.

Council Member Beckie Paquin noted that all sports need to be represented in the decision making.

Mayor Pro Tem Sean Hicks was in favor of moving forward with completing the entire Keller Sports Park Master Plan over time.

The City Council agreed that a task force would be the next step, and that the creation of this task force will be discussed at a later meeting.

2. [Budget Strategic Planning - Budget Kick-Off](#)

Director of Administrative Services Aaron Rector gave a presentation relating to the City of Keller FY 2021-22 Budget process.

3. [Capital Improvements Projects Update](#)

City Manager Mark Hafner explained the Capital Improvements Projects Report. Director of Community Services Cody Maberry and Director of Public Works Alonzo Liñán gave updates to the City Council on current Capital Improvements Projects.

## **E. ADJOURN**

Mayor Armin Mizani recessed the Pre-Council Meeting at 7:00 P.M. to continue after the conclusion of the Regular Meeting.

Mayor Armin Mizani adjourned the Pre-Council Meeting at 10:24 P.M.

### **REGULAR MEETING 7:00 P.M.**

## **A. CALL TO ORDER – Mayor Armin R. Mizani**

Mayor Armin R. Mizani called the Regular Meeting to order at 7:10 P.M.

## **B. INVOCATION**

Pastor Brian Baker, Life Church, gave the invocation.

## **C. PLEDGE OF ALLEGIANCE**

Mayor Armin Mizani led the pledges to the United States Flag and 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 Pro Tem Sean Hicks presented a proclamation to Ms. Shellie McMillon, Chief Program Officer at Alliance for Children, proclaiming April 2021 as Child Abuse Prevention Month in the City of Keller.

2. [Proclamation- National Therapy Animal Day](#)

Council Member Mitch Holmes presented a proclamation to Ms. Jacquetta Rivard and her Golden Retriever, Keeley - Pet Partners volunteers, proclaiming Friday, April 30, 2021, as National Therapy Animal Day in the City of Keller.

3. [2020 Achievement of Library Excellence Award from the Texas Municipal Library Directors Association.](#)

Bedford Public Library Director and Texas Municipal League Board Member Ms. Maria Redburn presented the 2020 Achievement of Library Excellence Award from the Texas Municipal Library Directors Association to the Keller Public Library. Library Director Jana Prock accepted the award on behalf of the Keller Public Library.

## 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 to no discussion, and were acted upon as one business item.

**A motion was made by Mayor Pro Tem Sean Hicks, seconded by Council Member Beckie Paquin, to approve the Consent Agenda. The motion carried unanimously.**

1. [Consider approval of the Minutes of the Tuesday, April 6, 2021 Regular City Council Meeting.](#)

Approved

2. [Consider a resolution approving the construction bid from Canary Construction, Inc. of Lewisville, Texas, for the Big Bear Central Interceptor Phase 2 Project, for the Public Works Department; and authorizing the City Manager to execute all documents relating thereto on behalf of the City of Keller, Texas.](#)

Resolution No. 4353 approves the construction bid from Canary Construction, Inc. of Lewisville, Texas, for the Big Bear Central Interceptor Phase 2 Project, for the Public Works Department, in the amount of \$525,474.00; and authorizing the City Manager to execute all documents relating thereto on behalf of the City of Keller, Texas.

## G. OLD BUSINESS - None

## 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.](#)

Recreation Supervisor Michael Beaver gave a presentation relating to adopting the annual Youth Programs Standards of Care for the Keller Parks and Recreation Department. Keller Pointe Manager Jennifer Oakes addressed the City Council regarding background checks relating to child care.

Mayor Armin Mizani opened the public hearing. No public comments were received.

A motion was made by Council Member Mitch Holmes, seconded by Council Member Sheri Almond, to close the public hearing. The motion carried unanimously.

A motion was made by Council Member Mitch Holmes, seconded by Council Member Ross McMullin, to approve Ordinance No. 2006 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 amendments to the City of Keller Unified Development Code \(UDC\), adopted by Ordinance No. 1746 dated July 7, 2015, by amending Article 5 - Subdivision Design, related to drainage; authorizing publication; provide for penalties; and establishing an effective date. City of Keller, Applicant. \(UDC-21-0002\)](#)

Director of Community Development Julie Smith gave a presentation regarding amendments to the City of Keller Unified Development Code (UDC), related to drainage. Director of Public Works Alonzo Liñán addressed the City Council regarding the proposal.

Mayor Armin Mizani opened the public hearing. No public comments were received.

A motion was made by Council Member Sheri Almond, seconded by Council Member Mitch Holmes, to close the public hearing. The motion carried unanimously.

A motion was made by Mayor Pro Tem Sean Hicks, seconded by Mayor Armin

Mizani, to approve Ordinance No. 2007 approving amendments to the City of Keller Unified Development Code (UDC), adopted by Ordinance No. 1746 dated July 7, 2015, by amending Article 5 - Subdivision Design, related to drainage; authorizing publication; provide for penalties; and establishing an effective date. The motion carried unanimously.

3. [PUBLIC HEARING: Consider a resolution replacing the City of Keller Land Use Element of the Keller Master Plan, adopted by Resolution No. 1051, dated August 31, 1998; bringing into conformance with state and federal laws and professional best practices; providing a conflicting ordinance clause; authorizing publication; and establishing an effective date.](#)

Community Development Director Julie Smith gave a presentation relating to replacing the City of Keller Land Use Element of the Keller Master Plan (the Future Land Use Plan).

Mayor Armin Mizani opened the public hearing.

The following individuals expressed their concerns with the proposal:

Mr. Brett Lawrence, 1322 Austin Thomas Drive; Mr. Coy Quine, 301 S. Sherman, Suite 100, Richardson, TX; Mr. Terry Black, 1129 Williamsburg Lane; Ms. Sue Salstraid, 1004 N. Main Street; Ms. Anne Burfitt, 1000 N. Main Street; and Mr. David Tashman, 1705 Everest Road.

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

Council Member Chris Whatley spoke in opposition to the proposed FLUP, stating that it goes against the public's wants. Mr. Whatley stated that he would like to make a motion to table the agenda item. Mayor Armin Mizani asked Mr. Whatley to hold his motion until the City Council is able to have the discussion.

Discussion was held by the City Council relating the following six public input requests:

1.) The area east of North Main Street (US 377) and north of Ridge Point Parkway along North Main (north of Center Stage) up to Marshall Ridge Parkway. 2.) The South Main Street property with Wall Price Keller Road on the south and Whitley Road on the east. 3.) The property owner of 545 Rufe Snow requested a change from Medium Density Single-Family (MD-SF) to High Density Single-Family (HD-SF). 4.) The property owner of 1850 Pearson (north of Landscape Systems) requested a change from Low Density Single-Family (LD-SF) to RTC. 5.) The property owner of 950 North Main Street requested a change from RTC and MU to entirely RTC. 6.) The property owner of 1000 and 1008 North Main requested a change from RTC and PGT to MU.

**A motion was made by Council Member Chris Whatley to table the agenda item. The motion failed due to lack of a second.**

**A motion was made by Mayor Armin Mizani, seconded by Council Member Ross McMullin, to approve Resolution No. 4354 replacing the City of Keller Land Use**

Element of the Keller Master Plan, adopted by Resolution No. 1051, dated August 31, 1998; bringing into conformance with state and federal laws and professional best practices; providing a conflicting ordinance clause; authorizing publication; and establishing an effective date with the following amendments:

1. The area east of North Main Street (US 377) and north of Ridge Point Parkway along North Main (north of Center Stage) up to Marshall Ridge Parkway was changed from Mixed Use (MU) to RTC (Retail/Commercial).
2. The South Main Street property with Wall Price Keller Road on the south and Whitley on the east was changed from RTC and Patio/Garden/Townhomes (PGT) to entirely RTC.
3. The property owner of 545 Rufe Snow requested - and Council granted - a change from Medium Density Single-Family (MD-SF) to High Density Single-Family (HD-SF).
4. The property owner of 1850 Pearson (north of Landscape Systems) requested - and Council granted - a change from Low Density Single-Family (LD-SF) to RTC.
5. The property owner of 950 North Main Street requested - and Council granted - a change from RTC and MU to entirely RTC.
6. The property owner of 1000 and 1008 North Main requested - and Council granted - a change from RTC and PGT to MU. The front approximately 15 acres will be MU and the remaining parcel to the east will be MD-SF.

The motion carried by the following vote:

AYE: 6 - Mayor Armin Mizani, Mayor Pro Tem Sean Hicks, Council Member Mitch Holmes, Council Member Sheri Almond, Council Member Beckie Paquin, and Council Member Ross McMullin.

NAY: 1 - Council Member Chris Whatley.

4. [Consider an ordinance approving the Final Project and Finance Plan for Tax Increment Reinvestment Zone No. 2., as authorized under section 311.003 of the Texas Tax Code.](#)

Director of Economic Development Mary Culver gave a presentation relating to approving the Final Project and Finance Plan for Tax Increment Reinvestment Zone No. 2.

A motion was made by Mayor Pro Tem Sean Hicks, seconded by Council Member Sheri Almond, to approve Ordinance No. 2008 approving the Final Project and Finance Plan for Tax Increment Reinvestment Zone No. 2., as authorized under section 311.003 of the Texas Tax Code. The motion carried unanimously.

**I. EXECUTIVE SESSION - None****J. ADJOURN**

Mayor Armin Mizani adjourned the Regular Meeting at 9:59 P.M. and reconvened the Work Session. The Work Session then adjourned at 10:24 P.M.

---

Mayor

---

City Secretary

DRAFT