



# 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)

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**Tuesday, April 2, 2024**

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#### **PRE-COUNCIL MEETING 5:00 P.M.**

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

Mayor Armin Mizani called the Pre-Council Meeting to order at 5:06 P.M.

The following members of the City Council were present:

Mayor Armin Mizani

Council Member Shannon Dubberly

Council Member Jessica Juarez (departed at 8:53 P.M.)

Council Member Tag Green

Council Member Chris Whatley (arrived at 5:08 P.M.)

Mayor Pro Tem Ross McMullin (arrived at 6:47 P.M.)

Council Member Sean Hicks was absent.

The following City staff members were present: Interim City Manager Aaron Rector, City Secretary Kelly Ballard, City Attorney Stan Lowry, Director of Community Services Cody Maberry, Director of Community Development Sarah Hensley, Director of Public Works Alonzo Liñán, Director of Economic Development Mary Culver, Director of Human Resources Marcia Reyna, Fire Chief Bobby Tatum Jr., and Police Captain Jared Lemoine.

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

The City Council discussed and reviewed the agenda items.

##### **C. EXECUTIVE SESSION**

Mayor Armin Mizani recessed the Pre-Council Meeting at 5:09 P.M. so that the City Council could meet in an Executive Session in accordance with State Law.

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**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 reconvened the Pre-Council Meeting at 6:12 P.M.

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

No action was taken.

**D. WORK SESSION**

**1. [Budget Strategic Planning - Citizen Survey Results.](#)**

Mr. Ron Gailey, Founder/CEO, OnPointe Insights, presented the Citizen Survey Results to the City Council.

**2. [Discuss Unified Development Code guidelines related to residential accessory structures.](#)**

Director of Community Development Sarah Hensley gave a presentation on existing guidelines for residential accessory structures. The City Council directed staff to complete additional research related to variances requested as part of the Specific Use Permit process for accessory structures, benchmark city comparisons and a recommendation on an appropriate minimum lot size for an Accessory Dwelling Unit, and to schedule another City Council work session discussion in the coming months.

**3. [Discuss next steps related to March 19, 2024, joint work session with Planning and Zoning Commission](#)**

The City Council discussed their recent joint work session with the Planning and Zoning Commission held on March 19, 2024, and directed staff to prepare a presentation for the Commission on the existing UDC parking guidelines and the Old Town Keller parking analysis completed by engineering firm Kimley Horn.

**4. [City Council Updates on Boards and Commissions](#)**

Mayor Armin Mizani announced that Wes Cope has resigned from the Parks and Recreation Board due to his moving out of the City. The vacancy will be filled with the next round of Boards and Commission interviews.

**E. ADJOURN**

Mayor Armin Mizani recessed the Pre-Council Meeting at 6:58 P.M., reconvened at 7:53 P.M., and adjourned the Pre-Council Meeting at 9:18 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**

Pastor Randy Cox, Milestone Church, gave the invocation.

**C. PLEDGE OF ALLEGIANCE**

The City Council 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. [Recognition of Keller High School Boys Basketball Team](#)

Mayor Armin Mizani presented the 2023-24 Keller High School Boys Basketball Team with Certificates in Recognition of their incredible season.

2. [Proclamation - "The Big Event" Day](#)

Mayor Armin Mizani presented a proclamation to The Big Event Co-Chairs Brittany Whitacre and Stephanie O'Dell, and Keller ISD Area Superintendent Dr. Kevin Hood, proclaiming April 6, 2024 as The BIG Event Day in the City of Keller.

**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. Zane Kupper, 2131 Crimson Lane, addressed the City Council regarding his request for a citizen led "town hall" - style event prior to elections as an opportunity for candidates to state where they stand on issues. He stressed his thoughts on non-partisan and non-profit sponsorship of these events.

**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 Mayor Pro Tem Ross McMullin, to approve the Consent Agenda. The motion carried unanimously.**

1. [Consider approval of the Minutes of the Tuesday, March 19, 2024 Regular City Council Meeting.](#)

Approved.

## **G. OLD BUSINESS - None**

## **H. NEW BUSINESS**

1. [PUBLIC HEARING: Consider an ordinance approving a Specific Use Permit \(SUP\) for CocoDay's Bazaar of Fierce Finds, a retail store selling new and used goods, in an existing 750 square-foot lease space, on .14 acres, on the south side of Olive Street, approximately 225 feet southeast from the intersection of South Main Street and Olive Street, legally described as Lot 3R, Block 7 of the Keller, City Addition, zoned Old Town Keller \(OTK\) and addressed 138 Olive Street. Cody Phillips, Applicant. Main Street Depot, LLC, Owner. \(SUP-24-0006\).](#)

Planner Amber Washington gave a presentation relating to the request for a SUP for CocoDay's Bazaar of Fierce Finds, a retail store selling new and used goods, at 138 Olive Street.

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

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

Mr. Cody Phillips, applicant, addressed the City Council regarding the proposal.

**A motion was made by Mayor Pro Tem Ross McMullin, seconded by Council Member Jessica Juarez, to approve Ordinance No. 2161 approving a Specific Use Permit (SUP) for CocoDay's Bazaar of Fierce Finds, a retail store selling new and used goods, in an existing 750 square-foot lease space, on .14 acres, on the south side of Olive Street, approximately 225 feet southeast from the intersection of South Main Street and Olive Street, legally described as Lot 3R, Block 7 of the Keller, City Addition, zoned Old Town Keller (OTK) and addressed 138 Olive Street. The motion carried unanimously.**

2. [PUBLIC HEARING: Consider an ordinance approving a Specific Use Permit \(SUP\) for commercial office use in an existing 1,252 square-foot structure, on 0.29 acres located on the north side of Hill Street, approximately 184 feet northwest from the Hill Street and South Elm Street intersection, legally described as Lot 7 & 8B, Block 11 of Keller, City Addition, zoned Old Town Keller \(OTK\) and addressed 131 Hill Street. Alexa Lauren Kelley and Emerald Justine Kelly, Owner. Justin Sadler, Owner/Applicant. \(SUP-24-0002\)](#)

Planner Alexis Russell gave a presentation relating to the request for a SUP for a commercial office use in Old Town Keller, located at 131 Hill Street.

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

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 Mayor Pro Tem Ross McMullin, seconded by Council Member Chris Whatley, to approve Ordinance No. 2162 approving a Specific Use Permit (SUP) for commercial office use in an existing 1,252 square-foot structure, on 0.29 acres located on the north side of Hill Street, approximately 184 feet northwest from the Hill Street and South Elm Street intersection, legally described as Lot 7 & 8B, Block 11 of Keller, City Addition, zoned Old Town Keller (OTK) and addressed 131 Hill Street. The motion carried by the following vote:

AYE: 5 - Council Member Shannon Dubberly, Council Member Jessica Juarez, Mayor Armin Mizani, Council Member Chris Whatley, and Mayor Pro Tem Ross McMullin.

NAY: 1 - Council Member Tag Green.

## 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 Regular City Council meeting at 7:47 P.M. to continue the Work Session.

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Mayor

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City Secretary