



City of Keller City Council Agenda

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

Tuesday, May 16, 2023

PRE-COUNCIL MEETING 5:30 P.M.

A. CALL TO ORDER - Mayor Armin R. Mizani

B. DISCUSS AND REVIEW AGENDA ITEMS

C. EXECUTIVE SESSION

D. WORK SESSION

1. [Budget Strategic Planning - Economic Development and Sales Tax Revenue](#)
2. [City Council Updates on Boards and Commissions](#)

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. [Keller 4-H Club Introduction](#)
2. [National Correctional Officers and Employees Week Proclamation](#)

Attachments: [050223 National Correctional Officers and Employees Week Proclamation](#)

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, April 18, 2023 Regular City Council Meeting.](#)
Attachments: [050203 Minutes.pdf](#)
2. [Consider a resolution authorizing the City Manager to execute a three-year Microsoft Enterprise Agreement with Software House International, for software licenses, maintenance, and associated upgrades.](#)
Attachments: [051623 Microsoft Proposed Resolution.docx](#)
[051623 Attachment_SHI Quote Exhibit A.pdf](#)
3. [Consider a resolution approving a construction contract with Canary Construction of Lewisville, Texas; for the Sanitary Sewer Improvements Park North Lane Project for the Public Works Department; and authorizing the City Manager to execute all contract documents.](#)
Attachments: [51623 Park North ProposedResolution](#)
[51623 Park North Map](#)
[51623 Park North BidTab](#)
4. [Consider a resolution approving the purchase of pavement sealing and marking services from Stripe Right, of Rhome, Texas, through The Interlocal Purchasing System \(TIPS\) cooperative purchasing program; and authorizing the City Manager to execute all purchasing documents related thereto on behalf of the City of Keller, Texas.](#)
Attachments: [051623 PavementSealing&Marking_Resolution](#)
[051623 PavementSealing&Marking_StaffAttachmentA](#)
[051623 PavementSealing&Marking_StaffAttachmentB](#)
5. [Consider a resolution supporting an application for the Texas Department of Transportation's 2023 Transportation Alternatives Set-Aside Call for Projects; for a Keller Pedestrian Facilities Master Plan; in an amount not to exceed \\$600,000, and authorizing the City Manager to execute all documents relating thereto on behalf of the City of Keller, Texas.](#)
Attachments: [051623 TASupport ProposedResolution](#)
6. [Consider a resolution approving the FY 2023-24 vehicle replacement purchases through Enterprise Fleet Management and authorizing the City Manager to execute all related purchasing documents on behalf of the City of Keller, Texas.](#)
Attachments: [051623 FY24 Fleet Replacement Resolution w/Exhibit](#)
7. [Consider a resolution appointing the Director of Administrative Services as the primary Designated Officer for submission of the tax rate to the City Council of the City of Keller and appointing the Administrative Services Manager as the secondary Designated Officer in accordance with Chapter 26 of the Texas Tax Code and providing an effective date.](#)
Attachments: [051623 Designated Officer Resolution](#)
8. [Consider a resolution approving Amendment No. 1 to the Purchase and Sale Agreement](#)

[between the City of Keller, Texas and JRTR Investments, LTD for the sale of city property at 541 Keller Pkwy.](#)

Attachments: [051623 Keller-JRTR Amendment #1 Resolution](#)
[051623 Keller-JRTR Amendment #1 to Purchase and Sale Agreement](#)

G. ELECTIONS

1. [Consider a resolution canvassing the General Election duly held in the City of Keller, Texas, on the 6th day of May 2023, for Mayor, City Council Place 5, and City Council Place 6.](#)

Attachments: [050623 Canvassing May 6 Election Resolution](#)
[City of Keller Cumulative Report](#)

2. [Administer the Oath of Office to Mayor, City Council Place 5, and City Council Place 6.](#)

H. OLD BUSINESS

1. [Consider an ordinance approving a Specific Use Permit \(SUP\) for fuel pumps/sales as an accessory use to a grocery store on 6.6 acres located on the east side of Rufe Snow Drive, approximately 440 feet southeast from the intersection of North Tarrant Parkway and Rufe Snow Drive, legally described as Lot 2R1, Block A of Keller Place Addition, zoned Retail \(R\) and addressed 2061 Rufe Snow Drive. Whitestone Keller Place, LLC, Owner; Kroger Texas - Richard Binkley, Applicant. \(SUP-23-0008\)](#)

Attachments: [051623 Kroger Fuel Pumps SUP Ordinance](#)
[051623 Kroger SUP Staff Attachment A - Application.pdf](#)
[051623 Kroger SUP Staff Attachment B - Applicant Presentation on UST](#)
[051623 Kroger SUP Staff Attachment C - Concept Plan](#)
[051623 Kroger SUP Staff Attachment D - Applicant Letter](#)
[051623 UDC Amend Fuel Pumps Staff Attachment E - Fire Prevention Require](#)
[051623 Kroger SUP Staff Attachment F- Elevations](#)
[051623 Kroger SUP Staff Attachment G - MobileDataSurvey NRH Kroger Fuel](#)
[051623 Kroger SUP Staff Attachment H - Applicant Fuel System Design](#)
[051623 Kroger SUP Applicant Presentation to CC 040423](#)
[051623 Kroger SUP Opposition Letters](#)
[Presentation: Item H-1 Kroger Fuel Station SUP](#)

I. NEW BUSINESS

1. [PUBLIC HEARING: Consider an ordinance approving a Specific Use Permit \(SUP\) for an approximately 260 square-foot carport, on .9 acre, approximately 170 feet southeast from the intersection of Ottinger Road and Treehouse Lane South, legally described as Lot 26, Block 1 of the Treehouse Addition, zoned Single-Family 36,000 square-foot lot size or greater \(SF-36\) and addressed 1506 Treehouse Lane South. Brian Modrzejewski, Applicant/Owner. \(SUP-23-0012\)](#)

Attachments: [051623_1506TreehouseSUP_Ordinance](#)
[051623_1506TreehouseSUP_Application](#)
[051623_1506TreehouseSUP_MAPS](#)
[Presentation: Item I-1 1506 Treehouse Lane South SUP](#)

2. [PUBLIC HEARING: Consider an ordinance approving three Specific Use Permits \(SUPs\) for an approximately 3,160 square-foot accessory structure with an average height of 17.5 feet, on 1 acre, approximately 1,000 feet northwest from the intersection of Rhonda Road and Ledara Lane, legally described as Lot 9, Block 3 of the Country Place Estates Addition, zoned Single-Family 36,000 square-foot lot size or greater \(SF-36\) and addressed 805 Ledara Lane. Bryce Wolf, Applicant. William Powell, Owner. \(SUP-23-0011\)](#)

Attachments: [051623_805LedaraSUP_Ordinance](#)
[051623_805LedaraSUP_Application](#)
[051623_805LedaraSUP_MAPS](#)
[Presentation: Item I-2 805 Ledara SUP](#)

3. [PUBLIC HEARING: Consider an ordinance approving one amendment to an existing Specific Use Permit \(SUP\) by allowing a 10-month extension to the time the Applicant may reside in the existing home while the new home is being built, on a property legally described as Lot 2, Block A of the VRA Addition, being 5.69-acres, located at the intersection of Barbara Lane and Rufe Snow Drive, zoned Single-Family 36,000 square-foot lots or greater \(SF-36\) and addressed as 901 Barbara Lane. Sean Alibrando, Owner/Applicant. \(SUP-23-0013\)](#)

Attachments: [051623_901 Barbara SUP Extension_Ordinance](#)
[051623_901 Barbara SUP Extension Staff Attachment-Application and Narrativ](#)
[051623_901 Barbara SUP Extension_MAPS](#)
[Presentation: Item I-3 901 Barbara SUP Extension](#)

4. [Consider a resolution approving a Site Plan Amendment with a variance for Desi Adda, in an existing 7,100 square-foot building, situated on 1.25 acres located on the south side of Keller Parkway, approximately 160 feet east of the intersection of Keller Parkway and Town Center Lane, legally described as Lot 3, Block B of Keller Town Center Addition, zoned Town Center \(TC\) and addressed 1110 Keller Parkway. VC Keller Parkway LLC, Owner; Ramesh Tinnanooru, Applicant. \(SP-23-0005\)](#)

Attachments: [051623_DesiAdda SP Amendment Resolution](#)
[051623_DesiAdda SP Amendment Staff Attachment - Application and Propose](#)
[051623_DesiAdda SP Amendment_MAPS](#)
[Presentation: Item I-4 Desi Adda SP Amendment](#)

5. [Consider a resolution approving a special exception to the City of Keller Unified Development Code, Article 9, Development Standards, Section 9.05 - Sign Regulations, for two movement control signs for Kroger grocery store, located on 6.6 acres on the east side of Rufe Snow Drive, approximately 440 feet southeast from the intersection of North Tarrant Parkway and Rufe Snow Drive, legally described as Lot 2R1, Block A of Keller](#)

[Place Addition, zoned Retail \(R\) and addressed 2061 Rufe Snow Drive. Whitestone Keller Place, LLC, Owner; Kroger Texas - Richard Binkley, Applicant. \(UDC-23-0005\)](#)

Attachments: [051623 Kroger Sign Variance Resolution](#)
[051623 Kroger Sign Staff Attachment - Application and Letter](#)
[051623 Kroger Sign MAPS](#)
[051623 Kroger Sign Exhibit A-Sign Package](#)
[Presentation: Item I-5 Kroger Sign Variance](#)

6. [Consider a resolution authorizing the casting of the City of Keller's allocated votes for a candidate for the Tarrant Appraisal District Board of Directors to replace a recalled member.](#)

Attachments: [051623 Nominee for Board of Directors of Tarrant Appraisal District Resolution](#)
[051623 Nominee for Board of Directors of Tarrant Appraisal District Ballot](#)

J. EXECUTIVE SESSION

K. 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, May 11, 2023 at 5:00 P.M.

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.