



**City of Keller
City Council
Agenda**

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

Tuesday, July 20, 2021

CITY COUNCIL DINNER 5:00 P.M.

PRE-COUNCIL MEETING 5:30 P.M.

A. CALL TO ORDER - Mayor Armin R. Mizani

B. DISCUSS AND REVIEW AGENDA ITEMS

C. EXECUTIVE SESSION - None

1. Adjourn into Open Meeting.
2. Action on Executive Session if necessary.

D. WORK SESSION

1. [Budget Strategic Planning - Water/WW & Drainage Fund Summaries; Fee Adjustments](#)

Attachments: [WS Item D-1 W-WW & Drainage Funds](#)

2. ["Zoning 101" Discussion](#)

Attachments: [WS Item D-2 Zoning 101 Part 1 Presentation](#)

3. [9/11 20-Year Remembrance Discussion](#)

E. ADJOURN

REGULAR MEETING 7:00 P.M.

A. CALL TO ORDER – Mayor Armin R. Mizani

B. INVOCATION - Steven Springer, Global Presence

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. PRESENTATIONS

1. [Recognition of the City of Keller Boards and Commissions Members](#)

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, July 6, 2021 Regular City Council Meeting.](#)

Attachments: [070621 Minutes.pdf](#)

2. [Consider a resolution adopting a new City of Keller Vision Statement, and authorizing the City Manager to execute said directive relating thereto on behalf of the City of Keller, Texas.](#)

Attachments: [072021 Resolution Adopting New Mission & Vision Statements](#)
[2021 Path to Excellence](#)

3. [Consider a resolution authorizing the use of the Competitive Sealed Proposal method for the Johnson Road Reconstruction project and delegating authority to the City Manager or his designee to implement the Competitive Sealed Proposal method.](#)

Attachments: [07/20/2021_Johnson Road_Resolution](#)
[07/20/2021_Johnson Road_Johnson Road Improvements map](#)

4. [Consider a resolution authorizing the use of the Competitive Sealed Proposal method for the Water System Capital Improvements Phase 2 project and delegating authority to the City Manager or his designee to implement the Competitive Sealed Proposal method.](#)

Attachments: [07/20/2021 Water System Capital Improvement Resolution](#)
[07/20/2021 Water System Capital Improvement Water System Capital Improve](#)

5. [Consider a resolution approving the City Manager to execute an agreement with Blue Cross/Blue Shield for the provision of administering the city's self-funded medical and dental healthcare insurance plans, effective October 1, 2021; and authorizing the City Manager to execute all documents relating thereto on behalf of the City of Keller.](#)

Attachments: [072021 BCBS Medical Dental Self-Funding Resolution](#)
[Claim Administrator Agreement.pdf](#)
[Item F-5 Health Insurance Presentation](#)

6. [Consider a Resolution of Support for the Keller Youth Mentorship Program Initiative; and authorizing the City Manager to execute said directive for the City of Keller, Texas.](#)

Attachments: [072021 Mentor Program Resolution](#)

7. [Consider a resolution a Professional Services Agreement for Interim Municipal Court Judge for the City of Keller, Texas, effective August 1, 2021.](#)

Attachments: [072021 Interim Municipal Judge resolution](#)
[072021 Interim Municipal Judge Agreement](#)

G. OLD BUSINESS - None**H. NEW BUSINESS**

1. [PUBLIC HEARING: Consider a resolution approving the Fiscal Year 2021-22 City of Keller Crime Control and Prevention District Budget.](#)

Attachments: [FY 22 KCCPD Budget Resolution](#)
[FY22 KCCPD Budget Exhibit A](#)
[Item H-1 KCCPD Budget 2021-2022](#)

2. [PUBLIC HEARING: Consider a resolution requesting the Keller Crime Control and Prevention District Board of Directors to order a referendum on the continuation of the Keller Crime Control and Prevention District for fifteen \(15\) years and the current one-fourth of one percent local sales and use tax be continued for fifteen \(15\) years.](#)

Attachments: [072021 Request KCCPD to conduct election](#)
[Item H-2 KCCPD Election](#)

3. [PUBLIC HEARING: Fiscal Year 2021-22 Keller Development Corporation Budget.](#)

Attachments: [Memo KDC Budget FY2021-22](#)
[Copy of CIP PARKS DRAFT](#)
[Item H-3 KDC Budget 2021-22 Presentation](#)

4. [PUBLIC HEARING: Consider an ordinance approving a Specific Use Permit \(SUP\) to allow the use of spa services for The Knot Hair Studio, in an existing 2,520 square-foot lease space, within a 12,775 square-foot multi-tenant building, on 1.431-acres, approximately 550-feet northwest from Keller Parkway and Meadowlands Boulevard intersection, and situated on the north side of Keller Parkway, located at 761 Keller Parkway Suite 105, legally described as Lot 4RA, Block A, Shemwell Addition and zoned Retail \(R\). M& D Associates, Owner. Kylie Phillippi, The Knot Salon, applicant. \(SUP-21-0021\)](#)

Attachments: [072021 ProposedOrdinance.docx](#)
[072021 Maps.pdf](#)
[072021 Staff Attachment.pdf](#)
[Item H-4 The Knot Presentation](#)

5. [PUBLIC HEARING: Consider an ordinance approving two Specific Use Permits \(SUPs\) to allow the Applicant to expand the existing 578 square-foot detached garage by approximately 1,187 square-feet \(1,765 total square-feet\) situated on a 0.84-acre tract of land, located on the west side of Westminster, approximately 465 feet northwest from the intersection of Westminster Trail and Wimpole Court, legally described as Lot 18, Block 2 Windsor Forest Estates, zoned Single Family - 36,000 square-foot lot \(SF-36\), located at 1613 Westminster Trail. Dan Thompson, Owner; Lane Darracq, Applicant. \(SUP-21-0020\)](#)

Attachments: [072021 1613 Westminster Proposed Ordinance](#)
[072021 1613 Westminster Maps](#)
[072021 1613 Westminster Staff Attachment A- Application](#)
[Item H-5 1613 Westminster Presentation](#)

6. [PUBLIC HEARING: Consider a resolution approving a Future Land Use Plan \(FLUP\) Amendment to change the Highland Terrace Mobile Home Park from Low Density- Single Family \(LD-SF\) to High Density Single-Family \(HD-SF\) located approximately on 14.90-acres, legally described as Lot 1-Lot 68 in the Highland Terrace Mobile Home Park, located near the intersection of Knox Road and Hilltop Lane and legally addressed as 1700, 1701, 1704, 1705, 1708, 1709, 1712, 1713, 1716, 1717, 1720, 1721, 1724, 1728, 1732, 1733, 1736, 1740, 1744, 1748, 1752, 1756, 1760 Highland Drive West, and 1704, 1705, 1708, 1709, 1712, 1713, 1716, 1717, 1720, 1724, 1725, 1728, 1729, 1732, 1733 Hilltop Lane and 1800, 1808, 1812, 1816, 1820, 1824, 1827, 1828, 1831, 1832, 1835, 1836, 1839, 1840, 1843, 1844, 1847, 1848, 1851, 1852, 1855, 1856, 1860 Highland Drive East and 1200, 1228, and 1238 Knox Road. City of Keller, Applicant. \(LUP-21-0005\).](#)

Attachments: [072021 Highland Terrace FLUP Proposed Resolution](#)
[072021 Highland Terrace FLUP Maps](#)
[072021 Highland Terrace FLUP Staff Attachment A- 2021 FLUP Map](#)
[072021 Highland Terrace FLUP Staff Attachment B- Support Letters](#)
[072021 Highland Terrace FLUP Staff Attachment C- Opposition Letters](#)
[Item H-6 Highland Terrace FLUP Presentation](#)

7. [PUBLIC HEARING: Consider an ordinance approving a Zoning Change from Single-Family 36,000 square-foot lots or greater \(SF-36\) to Single-Family 8,400 square-foot lots or greater \(SF-8.4\) located approximately on 14.90-acres, legally described as Lot 1-Lot 68 in the Highland Terrace Mobile Home Park, located near the intersection of Knox Road and Hilltop Lane and legally addressed as 1700, 1701, 1704, 1705, 1708, 1709, 1712, 1713, 1716, 1717, 1720, 1721, 1724, 1728, 1732, 1733, 1736, 1740, 1744, 1748, 1752, 1756, 1760 Highland Drive West, and 1704, 1705, 1708, 1709, 1712, 1713, 1716, 1717, 1720, 1724, 1725, 1728, 1729, 1732, 1733 Hilltop Lane and 1800, 1808, 1812, 1816, 1820, 1824, 1827, 1828, 1831, 1832, 1835, 1836, 1839, 1840, 1843, 1844, 1847, 1848, 1851, 1852, 1855, 1856, 1860 Highland Drive East and 1200, 1228, and 1238 Knox Road. City of Keller, Applicant. \(Z-21-0005\).](#)

Attachments: [072021 Highland Terrace Zoning Proposed Ordinance](#)
[072021 Highland Terrace Zoning Maps](#)
[072021 Highland Terrace Zoning Staff Attachment A- Support Petition](#)
[072021 Highland Terrace Zoning Staff Attachment B- Opposition Letters](#)
[Item H-7 Highland Terrace Zoning Change Presentation](#)

8. [Consider a resolution approving the bid from C. Green Scaping, LP., of Fort Worth, Texas, for general park improvements to Overton Ridge Park, for the Parks and Recreation Department; and authorizing the City Manager to execute all contract documents relating thereto on behalf of the City of Keller, Texas.](#)

Attachments: [Overton Ridge Park Improvements Resolution](#)
[Bid Tab Overton Ridge Park Improvements](#)
[Overton Ridge Rendered Plan - 12-4-2020](#)
[Overton Ridge Park - Letter of Rec 6-24-21](#)
[Overton Ridge Park Cost Summary](#)
[Item H8-H11 Overton Ridge Park Presentation](#)

9. [Consider a resolution approving the bid from Romtec, Inc., of Roseburg, Oregon, for the purchase and installation of a restroom building for Overton Ridge Park, through the Texas Association of School Boards \(TASB\) BuyBoard 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.](#)

Attachments: [Overton Ridge Park Restroom Resolution](#)
[Restroom plans - Overton Ridge Park](#)
[Overton Ridge Restroom Rendering](#)
[Overton Ridge - Restroom Quote Package 6-23-2021](#)
[Item H8-H11 Overton Ridge Park Presentation](#)

10. [Consider a resolution approving the bid from The Playground, Shade and Surfacing Depot, LLC., of Keller, Texas , for the purchase and installation of a playground structure for Overton Ridge Park, through the Texas Association of School Boards \(TASB\) BuyBoard 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: [Overton Ridge Park Playground Resolution](#)
[Keller Overton Ridge Park Playground Rendering](#)
[Keller Overton Ridge Park Playground Rendering-REVERSE](#)
[Keller Overton Ridge Park Playground Proposal Rev.2](#)
[Item H8-H11 Overton Ridge Park Presentation](#)

11. [Consider a resolution approving the bid from Site Source, Inc., of Flower Mound, Texas, for the purchase and installation of three pavilions, and a bench shade structure for Overton Ridge Park, through the Texas Association of School Boards \(TASB\) BuyBoard 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: [Overton Ridge Park Pavilions Resolution](#)
[Mesa Model Pavilion 24' x 36'](#)
[Overton Ridge Large Pavilion Quote](#)
[Orlando Model Pavilion 12' x 24'](#)
[Overton Ridge Small Pavilions Quote](#)
[Orlando Model 2 Post](#)
[Overton Ridge Bench Shade Structure Quote](#)
[Item H8-H11 Overton Ridge Park Presentation](#)

I. EXECUTIVE SESSION - None

1. Adjourn into Open Meeting.
2. Action on Executive Session 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, July 15, 2021 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.