



**City of Keller
City Council
Agenda**

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

Tuesday, May 3, 2022

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 551.087, 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. Project Orion with KCS Hospitality Group, LTD at 1280 N. Main St.

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

D. WORK SESSION

1. [Budget Strategic Planning - Budget Priorities](#)
2. [Update on Capital Improvement Projects to include Shady Grove Road, Pate Orr South, and Nightingale Circle.](#)
3. [Discuss the Sex Offender Ordinance.](#)

Attachments: [Ordinance No. 2038](#)

4. [Discuss the possibility of a City mobile application.](#)

E. ADJOURN

REGULAR MEETING 7:00 P.M.

A. CALL TO ORDER – Mayor Armin R. Mizani**B. INVOCATION - Pastor Dennis Serratt, First Baptist Watauga****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 2022 Rhythmic Gymnastics State Champions](#)
2. [NEFDA Presentation](#)

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 19, 2022 Regular City Council Meeting.](#)

Attachments: [041922 Minutes](#)

2. [Consider a resolution approving the purchase of pool deck replacement and tile cleaning services for the Indoor Pool, from the Buy Board vendor Sunbelt Pools, Inc. of Dallas, Texas for The Keller Pointe Recreation and Aquatic Center, and cancelling the agreement approved by Resolution No. 4467 on January 18, 2022 with Sunbelt Pools, Inc. of Dallas, Texas, effective May 3, 2022; and authorizing the City Manager to execute all purchase documents relating thereto on behalf of the City of Keller, Texas.](#)

Attachments: [050322 IndoorPoolDecking Resolution](#)
[050322 SunbeltPoolsBid](#)

3. [Consider a resolution approving Field Change Order No. 4 to the Bear Creek Parkway Intersection Improvements Project \(501903\) contract with GRod Construction, LLC of Boyd, Texas to install a trail on Whitley Road and authorizing the City Manager to execute all contract documents relating thereto on behalf of the City of Keller, Texas.](#)

Attachments: [050322 BCPIIntersectionImprovementsChangeOrder_ProposedResolution](#)
[050322 BCPIIntersectionImprovementsChangeOrder_StaffAttachment](#)

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

1. [PUBLIC HEARING: Consider an ordinance approving an amendment to the City of Keller Unified Development Code \(UDC\), adopted by Ordinance No. 1746 dated July 7, 2015, by amending Article 3- Definitions and Article 8- Zoning Districts, Development Standards, Tree Preservation, related to CBD, Vape and Smoke Shops; authorizing publication; provide for penalties; and establishing an effective date. City of Keller, applicant. \(UDC-22-0002\)](#)

Attachments: [050322 UDC Text Amend CBD ORDINANCE](#)
[050322 UDC Text Amend CBD SUP Exhibit A](#)
[Item H-1 UDC Amend CBD Presentation](#)

2. [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.](#)

Attachments: [05052022 StandardsofCare2022 Ordinance](#)
[05032022 Youth Programs StandardsofCare2022](#)
[Item H-2 Standards of Care Presentation](#)

3. [Consider a resolution approving a Chapter 380 Economic Development Program Agreement, pursuant to Chapter 380 of the Texas Local Government Code, and pursuant to the City's Economic Development Incentive Policy, with KCS Hospitality Group, Ltd., who has contracted to acquire and construct three, 7,000 square foot restaurants at 1280 N. Main St on 5.37 acres known as Center Stage Addition, Lot 8, Block A, Keller, Texas; and authorizing the City Manager to execute said documents on behalf of the City of Keller, Texas.](#)

Attachments: [050322 Center Stage Restaurants Memo](#)
[050322 Exhibit A.1 Resolution](#)
[050322 Exhibit A-Chapter 380 Program Agreement KCS Hospitality Group](#)
[050322 Exhibit A.2 Elan Keller Center Stage Addition Recorded Plat](#)
[Item H-3 Center Stage Restaurants Presentation](#)

4. [Consider a resolution approving a Chapter 380 Economic Development Agreement pursuant to Chapter 380 of the Texas Local Government Code, and pursuant to the City's Economic Development Policy, with Christopher Whatley of Tin Star Entertainment dba Lagniappe Productions, owner of the property located at 120 E. Hill Street, Keller, TX 76248 for a City of Keller Façade Improvement Grant.](#)

Attachments: [050322 Exhibit A.1 120 E Hill St Proposed Resolution](#)
[050322 Exhibit A. 120 E Hill St Chapter 380 Agreement](#)
[050322 Exhibit A.2 120 E Hill FIG Application](#)
[050322 Exhibit A.3 Resolution No. 4371](#)
[Item H-4 120 E Hill St Presentation](#)

I. EXECUTIVE SESSION

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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, April 28, 2022 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.