



**City of Keller
City Council
Agenda**

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

Tuesday, July 2, 2024

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 551.072, Texas Government Code - Deliberation Regarding Real Property; Closed Meeting. A governmental body may conduct a closed meeting to deliberate the purchase, exchange, lease, or value of real property if deliberation in an open meeting would have a detrimental effect on the position of the governmental body in negotiations with a third person.

a. [205 S. Elm Street](#)

2. Adjourn into Open Meeting.

3. Action on Executive Session Item 1 if necessary.

D. WORK SESSION

1. [Discuss the expanded use of Rapid Rectangular Flashing Beacons on Bear Creek Parkway.](#)
2. [Economic Development Updates](#)
3. [Budget Strategic Planning - Five Year Forecast](#)

Attachments: [D-3 Work Session - Five Year Forecast](#)

4. [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 - Dr. John Salvesen, Bear Creek Bible Church

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. [Recognition of Council Member Jessica Juarez](#)
2. [Recognition of Council Member Sean Hicks](#)

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, June 18, 2024 Regular City Council Meeting.](#)

Attachments: [061824 Draft Minutes](#)

2. [Consider a resolution approving an agreement for Design Services and Contract Administration with Kimley Horn and Associates, Inc., of Dallas, Texas, relating to the Phase III of the 1709 Median Landscape Improvement Project, for the Parks and Recreation Department, and further authorizing the City Manager to execute all contract documents relating thereto on behalf of the City of Keller, Texas.](#)

Attachments: [1709 Medians Phase III Design Resolution](#)
[2024-05-30 Keller FM1709 Medians Part 2 Contract KH Signed](#)
[1709 Phase III Concept](#)

3. [Consider a resolution approving Contract Amendment # 4 to an Agreement for Design Services and Contract Administration with Parkhill, of Arlington, Texas, for design services related to the increased scope of the Splashpad Project at the Keller Sports Park for the Parks and Recreation Department; and authorizing the City Manager to execute all documents relating thereto on behalf of the City of Keller, Texas.](#)

Attachments: [Keller Sports Park Contract Amendment # 4 Resolution](#)
[5334 G802-Amendment 004R-City of Keller](#)

4. [Consider a resolution approving a second amendment to the Interlocal Agreement for combined municipal court services for the cities of Colleyville and Keller; and providing an effective date.](#)

Attachments: [070224 Proposed Resolution Second Amend to ILA Court](#)
[070224 Exhibit A Second Amendment Colleyville-Keller Court ILA](#)
[Res. No. 3190 Initial Interlocal Agreement](#)
[Res. No. 4019 First Amendment to Interlocal Agreement](#)

5. [Consider a resolution approving the purchase of one \(1\) Dodge Ram 4500 Heavy-Duty Ambulance from the Houston Galveston Area Council of Governments \(HGAC\) Cooperative Purchasing Program for the Emergency Medical Services Division of the Fire Department; and authorizing the City Manager to execute all contract documents relating thereto on behalf of the City of Keller, Texas.](#)

Attachments: [070224 Ambulance Purchase Resolution](#)
[070224 BUYBOARD CHASSIS QUOTE](#)
[070224_FRAZER AMBULANCE CONFIGURATION QUOTE](#)

6. [Consider an ordinance amending the City of Keller Code of Ordinances Chapter 3 - Animals, Fowl, Insects and Reptiles by adding a Section 3-185. Local Rabies Control Authority designated; duties.; in accordance with Texas Health & Safety Code 826.017.](#)

Attachments: [070224 LRCA Designation](#)
[Local Rabies Control Authority Form](#)

7. [Consider a resolution approving Amendment No. 3 from HR Green of Colleyville, Texas; for the continued project management, inspection, and project close out of the 2023-2024 Sidewalk Repair 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.](#)

Attachments: [070224 Sidewalks Resolution](#)
[070224 Sidewalks Exhibit A](#)

8. [Consider a resolution approving a contract amendment with Sciens LLC of McKinney, Texas; to provide ongoing project management and closeout services for the Community Development System Implementation Support project and authorizing the City Manager to execute all contract documents relating thereto on behalf of the City of Keller, Texas.](#)

Attachments: [070224 SoftwareServices Resolution](#)
[070224 SoftwareServices StaffAttachment](#)

9. [Consider a resolution adopting the official population as of January 1, 2024, for the City of Keller, Texas.](#)

Attachments: [070224 Population Resolution](#)
[2024 NCTCOG Population Estimates Publication](#)

G. OLD BUSINESS

1. [PUBLIC HEARING: Consider an ordinance approving Whitley Springs, a Planned Development Zoning Change from Commercial \(C\) to Planned Development - Patio Homes \(PD-PH\) consisting of 22 residential lots and approximately 0.65 acre of open space on approximately 4.33 acres of land, legally described as a portion of Tract 7B, Abstract 692 of the W J Holland Survey, and a portion of the Martins Subdivision public right-of-way dedicated to the City of Keller shown on the plat filed with Tarrant County under document number D205322770, located on the west side of the Rapp Road and Whitley Road intersection, and addressed 1212 Whitley Road, and unaddressed public right-of-way. Huynh and Viyapon, LLC, Owner. Garabedian Properties, Applicant. \(Z-24-0001\)](#)

Attachments: [070224 Whitley Springs PD Retail and Commercial Zoning](#)
[070224 Whitley Springs PD Ordinance](#)
[070224 Whitley Springs Opposition Map](#)
[070224 Whitley Springs PD Presentation](#)
[Whitley Springs PD Zoning Presentation](#)
[070224 Whitley Springs PD Staff Attachment](#)
[070224 Whitley Springs PD Public Response](#)
[Item G-1 Whitley Springs PD Zoning Presentation](#)

2. [PUBLIC HEARING: Consider a resolution approving a Future Land Use Plan \(FLUP\) amendment from Retail/Commercial to Patio-Garden-Townhome for a portion of 4.33 acres legally described as portions of Tract 7B, Abstract 692 of the W J Holland Survey, and a portion of the Martins Subdivision public right-of-way dedicated to the City of Keller shown on the plat filed with Tarrant County under document number D205322770, located on the west side of the Rapp Road and Whitley Road intersection, and addressed 1212 Whitley Road, and unaddressed public right-of-way. Huynh and Viyapon, LLC, Owner. Garabedian Properties, Applicant. \(LUP-24-0002\)](#)

Attachments: [070224 Whitley Springs FLUP Resolution](#)
[070224 Whitley Springs FLUP Aerial Zoning](#)
[070224 Whitley Springs Current FLUP Map](#)
[070224 Whitley Springs FLUP Staff Attachment](#)
[070224 Whitley Springs FLUP Powerpoint](#)
[Whitley Springs FLUP Amend Presentation](#)
[070224 Whitley Springs Public Opinion Letters](#)
[Item G-2 Whitley Springs FLUP Amend Presentation](#)

H. NEW BUSINESS

1. [PUBLIC HEARING: Consider an ordinance approving a Specific Use Permit \(SUP\) for an approximately 3,328 square-foot horse barn with an average height of 19 feet 10 inches, on approximately 4.90 acres, on the west side of Keller Smithfield Road S., approximately 3,400 feet southwest from the intersection of Keller Smithfield Road S. and Bear Creek Parkway, legally described as Lot 1, Block A of Tyler & Brittany Dunn Addition, zoned Single-Family 36,000 square-foot lot size or greater \(SF-36\) and addressed 844 Keller Smithfield Road S. Georgia Logan, Owner. Allen Sparkman, Applicant. \(SUP-24-0015\)](#)

Attachments: [070224 844 Keller Smithfield SUP Ordinance](#)
[070224 844 Keller Smithfield SUP MAPS](#)
[070224 844 Keller Smithfield SUP Application Packet](#)
[070224 844 Keller Smithfield SUP Staff Attachment](#)
[070224 844 Keller Smithfield SUP Public Opinion Letters](#)
[Item H-1 844 Keller Smithfield Rd Presentation](#)

2. [PUBLIC HEARING: Consider an ordinance approving a Specific Use Permit \(SUP\) for](#)

The Blends Spa and Salon, a spa proposed in an approximately 1,076 square-foot lease space in an existing 40,755 square-foot building, on 2.71 acres, approximately 790 feet southeast of the Keller Parkway and Keller Smithfield Road intersection, legally described as Lot 4R1, Block A of the Keller Crossing Addition, zoned Retail (R) PD-1371, and addressed 1600 Keller Parkway, Ste. 130. Alexander Mars, Applicant. JAHCO Keller Crossing LLC, Owner. (SUP-24-0014)

Attachments: [070224_The Blends Spa SUP_Ordinance](#)
[070224_1600 Keller Pkwy MAPS](#)
[070224_The Blends SUP_Application Packet](#)
[Item H-2 The Blends Spa Presentation](#)

3. PUBLIC HEARING: Consider an ordinance approving a Specific Use Permit (SUP) for Blownaway Salon Suites in an approximately 4,394 square-foot existing lease space, approximately 500 feet southwest of the Davis Boulevard and Bear Creek Parkway intersection, legally described as Lot 1R1, Block A of the Hidden Lakes Center - Keller addition, zoned Commercial (C) and addressed 8831 Davis Boulevard, Ste. 100. Blownaway Salon Suites, Applicant. Keller Bear Creek JV, LLC, Owner. (SUP-24-0019)

Attachments: [070224_Blowaway Salon Suites SUP_ORDINANCE](#)
[070224_Blowaway Salon SUP_Aerial Zoning](#)
[070224_Blowaway Salon SUP_Application](#)
[Item H-3 Blownaway Salon Suites Presentation](#)

4. PUBLIC HEARING: Consider an ordinance approving a Planned Development Zoning Change from Neighborhood Service (NS) to Planned Development - Single Family Residential 8,400 square-foot minimum lots (PD-SF-8.4) for Chisholm Oaks, a proposed Planned Development consisting of 16 residential lots and approximately 0.69 acre of open space on 4.5 acres of land, legally described as Lots 1-4, Block 1 of the Chisholm Oaks Business Park addition, located on the west side of the Chisholm Trail, at the northwest corner of the Chisholm Trail and Wall-Price Keller Road intersection, and addressed as 1020, 1012, 1008 and 1004 Chisholm Trail. Silver Leaf Communities, Applicant. Hampton Embassy LTD, Owner. (Z-23-0008)

This application has been withdrawn by the Applicant

Attachments: [061124_Chisholm Oaks_Maps](#)
[061124_Chisholm Oaks_App and Proposal](#)
[061124_Chisholm Oaks_Staff Attachment A-NS Guidelines](#)
[Opposition Map](#)
[061124_Chisholm Oaks_Compiled Opposition](#)

5. PUBLIC HEARING: Consider a resolution approving a Future Land Use Plan (FLUP) amendment from Office (O) to High Density Single Family 8,000 - 14,999 square-foot lots (HD-SF) for Chisholm Oaks, a proposed Planned Development consisting of 16 residential lots and approximately 0.69 acre of open space on 4.5 acres of land, legally described as Lots 1-4, Block 1 of the Chisholm Oaks Business Park addition, located on the west side of the Chisholm Trail, at the northwest corner of the Chisholm Trail and Wall-Price Keller Road intersection, and addressed as 1020, 1012, 1008 and 1004

[Chisholm Trail. Silver Leaf Communities, Applicant. Hampton Embassy LTD, Owner. \(LUP-23-0001\)](#)

[**This application has been withdrawn by the Applicant**](#)

Attachments: [061124 Chisholm Oaks Maps](#)
 [061124 Chisholm Oaks FLUP App](#)
 [061124 Chisholm Oaks Narrative](#)
 [061124 Chisholm Oaks Current FLUP Map](#)
 [061124 Chisholm Oaks Compiled Opposition](#)

I. EXECUTIVE SESSION

1. Section 551.072, Texas Government Code - Deliberation Regarding Real Property; Closed Meeting. A governmental body may conduct a closed meeting to deliberate the purchase, exchange, lease, or value of real property if deliberation in an open meeting would have a detrimental effect on the position of the governmental body in negotiations with a third person.
 - a. [205 S. Elm Street](#)
2. Adjourn into Open Meeting.
3. Action on Executive Session Item 1 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, June 27, 2024 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.