



City of Keller City Council Agenda

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

Tuesday, August 2, 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

D. WORK SESSION

1. [Capital Improvement Projects Update](#)

2. [Budget Strategic Planning - Tax and Proposed Budget Update](#)

Attachments: [Item D-2 Budget Update Presentation](#)

3. [Flag Lot Discussion](#)

4. [Discussion related to recommendations of the Capital Improvements Advisory Committee \(CIAC\) on the Updated Impact Fee Study and Major Thoroughfare Plan Study.](#)

Attachments: [Work Session - Impact Fees & MTP presentation](#)

E. ADJOURN

REGULAR MEETING 7:00 P.M.

A. CALL TO ORDER – Mayor Armin R. Mizani

B. INVOCATION - Pastor 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. [Mayor for the Day](#)

2. [School Safety Presentation](#)

Attachments: [School Safety Update 2022-2023](#)

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

Attachments: [071922 Minutes.pdf](#)

2. [Consider a resolution approving the purchase of engineering services for the Indoor Pool Deck construction from Wiss, Janney, Elstner Associates, Inc of Northbrook, IL, for The Keller Pointe Recreation and Aquatic Center; and authorizing the City Manager to execute all purchase documents relating thereto on behalf of the City of Keller, Texas.](#)

Attachments: [080222 IndoorPoolDeckEngineering ProposedResolution](#)

[080222 KellerPointePool Plans](#)

[080222 PhaseAndPriceBreakdown](#)

G. OLD BUSINESS - None

H. NEW BUSINESS

1. [PUBLIC HEARING: Consider an ordinance approving two Specific Use Permits \(SUPs\) to allow the property owner to construct an Accessory Dwelling Unit on approximately 2.02 acres of land, approximately 700 feet northwest of the intersection of South Pearson Lane and Union Church Road, legally described as Lot 1, Block A of Rockwell Addition, Zoned Single-Family 36,000 square-feet or greater \(SF-36\), and addressed 336 S. Pearson Lane. Stephen O'Roark, Owner/Applicant. \(SUP-22-0022\)](#)

Attachments: [080222 336 S Pearson ADU ORDINANCE](#)

[080222 336SPearsonSUP AerialandZoning.pdf](#)

[080222 336SPearson SUP.pdf](#)

[Item H-1 - 336 S Pearson Presentation](#)

2. [PUBLIC HEARING: Consider an ordinance approving a Specific Use Permit \(SUP\) to allow the use of light manufacturing/warehousing, wholly enclosed in a building, for the Penguin Patch, in an approximately 36,000 square-foot space for Phase I and approximately 5,500 square-foot space for Phase II, on the property legally described as Abstract 457 Tract 14C03 of John Edmonds Survey, being 4.07-acres, approximately 270 feet southeast from the intersection of W. Bear Creek Parkway and Chisholm Trail, zoned Commercial \(C\), and addressed as 721 Chisholm Trail. Jennifer Randklev, Penguin Patch, Applicant. Michael L. Moore, Owner. \(SUP-22-0024\)](#)

Attachments: [080222 Penguin Patch SUP ORDINANCE](#)
[080222 PenguinPatchSUP AerialandZoning](#)
[080222 Penguin Patch SUP Staff Attachment A](#)
[080222 Penguin Patch SUP Staff Attachment B](#)
[Item H-2 - Penguin Patch SUP Presentation](#)

3. [Consider a resolution approving a Preliminary Site Evaluation with two variances for Winding Creek Addition, a proposed ten single-family residential lot and one open space lot subdivision, on 12.21 acres of land on the south side of Johnson Road, approximately 1,800 feet from the intersection of Johnson Road and North Pearson Road, being tracts 1D and a portion of 1D01, Abstract 1153 out of the John Martin Survey, zoned Single-Family Residential 36,000 square-foot minimum lot sizes or greater \(SF-36\), and addressed 1808 Johnson Road and a portion of 1816 Johnson Road. Cary Clarke, Devane Clarke Partnership, Ltd., Owner/Applicant. \(PSE-22-0003\)](#)

Attachments: [080222 Winding Creek PSE RESOLUTION](#)
[080222 Winding Creek PSE Maps](#)
[080222 Winding Creek PSE Exhibit A Preliminary Site Evaluation](#)
[080222 Staff Attachment Winding Creek Connection Opposition.pdf](#)
[Item H-3 - Winding Creek PSE Presentation](#)

4. [Consider an ordinance approving an amendment to the City of Keller Code of Ordinances Chapter 10 - Miscellaneous Provisions by amending Article VIII - Noise Ordinance; providing a repealing clause; providing a maximum penalty of \\$200.00; providing a severability clause; and establishing an effective date.](#)

Attachments: [080222 Noise Ordinance ORDINANCE](#)
[080222 Noise Ordinance Exhibit A REDLINE](#)
[080222 Noise Ordinance Exhibit A CLEAN](#)
[Item H-4 - Noise Ordinance Presentation](#)

5. [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 indoor and outdoor entertainment; authorizing publication; providing a penalty; and establishing an effective date. City of Keller, applicant. \(UDC-22-0004\)](#)

Attachments: [080222 UDC Amend Entertainment ORDINANCE](#)
[080222 UDC Amendment-Entertainment Exhibit A USE CHART](#)
[080222 UDC Amendment-Entertainment Exhibit A Definitions](#)
[Item H-5 - UDC Amendment Entertainment Presentation](#)

6. [Consider a resolution of the City Council for the City of Keller, Texas, calling for a Public Hearing on Tuesday, September 6, 2022, to consider the updated Major Thoroughfare Plan.](#)

Attachments: [080222 MTP Resolution](#)
[080222 MTP PublicNotice](#)

7. [Consider a resolution of the City Council for the City of Keller, Texas, calling for a Public Hearing on Tuesday, September 6, 2022, to consider amendments to the City of Keller Land Use Assumptions, Capital Improvements Plan, and Impact Fees.](#)

Attachments: [080222 ImpactFees Resolution](#)
[080222 Impact Fee Public Hearing Notice](#)

I. EXECUTIVE SESSION

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 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.