



**City of Keller
City Council
Agenda**

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

Tuesday, August 3, 2021

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 - Deliberate the purchase, exchange, lease, or value of real property.
 - a. Old Town Keller Phase II - Elm Street Improvements Project
2. Adjourn into Open Meeting.
3. Action on Executive Session Item 1 if necessary.

D. WORK SESSION

1. [Budget Strategic Planning - Tax and Proposed Budget Update](#)
Attachments: [Item D-1 Budget Update Presentation](#)
2. ["Zoning 101, Part 2" Discussion](#)
3. [Discussion in regards to FLUP and Zoning amendment options for Highland Terrace](#)
4. [Discuss Splash Pads](#)

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. [Recognition of Keller High School Varsity Baseball Team, 6A UIL State Championship Runner-ups](#)
2. [Recognition of Vivinsha Vedula, Regional Spelling Bee Champion](#)

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 20, 2021 Regular City Council Meeting.](#)
2. [Consider a resolution approving an Interlocal Agreement with the Cities of Burleson, Haltom City, Richland Hills, Watauga, the Benbrook Library District, and the Forest Hill Library District for Reciprocal Lending of Library Materials; and authorizing the City Manager to execute all documents relating thereto, on behalf of the City of Keller, Texas.](#)

Attachments: [080321 Library Metroshare Resolution](#)
[080321 Library Metroshare Exhibit A](#)

3. [Consider a resolution approving an Interlocal Agreement for Mutual Access to Cloud Library Digital Resources; and authorizing the City Manager to execute all documents relating thereto on behalf of the City of Keller, Texas.](#)

Attachments: [080321 Cloudlink Libraries Resolution](#)
[080321 Cloudlink Libraries Exhibit A](#)

4. [Consider a resolution amending Resolution No. 4374, approved on July 6, 2021, creating a Keller Sports Park Task Force, by changing the Keller Horse Owner's Association Representative on said Keller Sports Park Task Force.](#)

Attachments: [080321 Proposed Resolution Sports Park Task Force Amendment](#)
[080321 Staff Attachment Resolution 4374](#)
[080621 Staff Attachment Resolution 4368](#)

5. [Consider a resolution authorizing the use of the power of Eminent Domain to acquire necessary property at 205 S. Elm St., Church of Christ Addition, Block A Lot 1A, as necessary for the Elm St. Improvements Project as part of the overall Old Town Keller Phase II Project; and authorizing the City Manager to execute all documents relating thereto on behalf of the City of Keller, Texas.](#)
6. [Consider a resolution authorizing the use of the power of Eminent Domain to acquire necessary property at 209 S. Elm St., Samuel Needham Survey Abstract 1171 Tract 12D, as necessary for the Elm St. Improvements Project as part of the overall Old Town Keller Phase II Project; and authorizing the City Manager to execute all documents relating](#)

- [thereto on behalf of the City of Keller, Texas.](#)
7. [Consider a resolution authorizing the use of the power of Eminent Domain to acquire necessary property at 211 S. Elm St., Samuel Needham Survey Abstract 1171 Tract 12E, as necessary for the Elm St. Improvements Project as part of the overall Old Town Keller Phase II Project; and authorizing the City Manager to execute all documents relating thereto on behalf of the City of Keller, Texas.](#)
 8. [Consider a resolution authorizing the use of the power of Eminent Domain to acquire necessary property at 213 S. Elm St., Samuel Needham Survey Abstract 1171 Tract 12F, as necessary for the Elm St. Improvements Project as part of the overall Old Town Keller Phase II Project; and authorizing the City Manager to execute all documents relating thereto on behalf of the City of Keller, Texas.](#)
 9. [Consider a resolution authorizing the use of the power of Eminent Domain to acquire necessary property at 303 S. Elm St., Samuel Needham Survey Abstract 1171 Tract 14B and 14B1, as necessary for the Elm St. Improvements Project as part of the overall Old Town Keller Phase II Project; and authorizing the City Manager to execute all documents relating thereto on behalf of the City of Keller, Texas.](#)
 10. [Consider a resolution authorizing the use of the power of Eminent Domain to acquire necessary property at 311 S. Elm St., Samuel Needham Survey Abstract 1171 Tract 14A, as necessary for the Elm St. Improvements Project as part of the overall Old Town Keller Phase II Project; and authorizing the City Manager to execute all documents relating thereto on behalf of the City of Keller, Texas.](#)
 11. [Consider a resolution authorizing the use of the power of Eminent Domain to acquire necessary property at 320 S. Elm St., Bear Creek Commercial Addition Block 1 Lot 1R2, as necessary for the Elm St. Improvements Project as part of the overall Old Town Keller Phase II Project; and authorizing the City Manager to execute all documents relating thereto on behalf of the City of Keller, Texas.](#)
 12. [Consider a resolution authorizing the use of the power of Eminent Domain to acquire necessary property at 322 S. Elm St., Bear Creek Commercial Addition Block 1 Lot 1R, as necessary for the Elm St. Improvements Project as part of the overall Old Town Keller Phase II Project; and authorizing the City Manager to execute all documents relating thereto on behalf of the City of Keller, Texas.](#)
 13. [Consider a resolution authorizing the use of the power of Eminent Domain to acquire necessary property at 140 Whitley Road, Samuel Needham Survey Abstract 1171 Tract 19F, as necessary for the Elm St. Improvements Project as part of the overall Old Town Keller Phase II Project; and authorizing the City Manager to execute all documents relating thereto on behalf of the City of Keller, Texas.](#)
 14. [Consider a resolution authorizing the use of the power of Eminent Domain to acquire necessary property at 148 Pecan St., Bear Creek Commercial Addition Block 1 Lot 1A1, as necessary for the Elm St. Improvements Project as part of the overall Old Town Keller Phase II Project; and authorizing the City Manager to execute all documents relating thereto on behalf of the City of Keller, Texas.](#)

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

1. [PUBLIC HEARING: Consider an ordinance approving a Specific Use Permit \(SUP\) for Las Palapas to occupy a 4,065 square-foot restaurant with drive-thru, situated on a 1.16-acre tract of land, located on the north side of Keller Parkway \(FM 1709\), approximately 250 feet northwest of the intersection of Cindy Street and Keller Parkway, being Lot 1, Block A, Southwest LTC Addition, zoned Retail \(R\), located at 455 Keller Parkway. Crista Hubbard, owner. Las Palapas Keller, applicant. \(SUP-21-0022\)](#)

Attachments: [080321_Las Palapas SUP_Ordinance.docx](#)
[080321_LasPalapas SUP_Maps.pdf](#)
[080321_Las Palapas SUP_Staff Attachment A - Application and Information.pdf](#)
[Item H-1 SUP Las Palapas Presentation](#)

2. [PUBLIC HEARING: Consider an ordinance approving two Specific Use Permits \(SUP\) to allow the use of a Minor Medical Emergency Clinic and Spa uses, for UrgentCare2go and Zeal-To-Heal, both owned by Dr. Nilesh Nangrani, in a 4,593 square-foot building, on 0.7604-acres, located on the south side of Bandit Trail, situated at the intersection of Davis Boulevard and Bandit Trail, located at 769 Bandit Trail, legally described as Lot 1, Block A, Davis Blvd Medical Center and zoned Retail \(R\). MANS 769 Bandit Trail LLC, owner/applicant. \(SUP-21-0023\)](#)

Attachments: [080321_UrgentCare2go_Ordinance.docx](#)
[080321_UrgentCare2go_Maps.pdf](#)
[080321_UrgentCare2go_Staff Attachment A - Application and Information.pdf](#)
[080321_UrgentCare2go_OppositionLetter.pdf](#)
[Item H-2 Urgentcare2go & Zeal-to-Heal Presentation](#)

3. [PUBLIC HEARING: Consider an ordinance approving two Specific Use Permits \(SUPs\) for a 1,600 square-foot accessory structure situated on a .87-acre tract of land, located on the north side of Valle Vista Court, approximately 275 feet northwest from the intersection of Valle Vista Court and Valle Vista Lane, legally described as Lot 24, Block 1 Valle Vista Addition, zoned Single Family - 36,000 square-foot lot \(SF-36\), located at 633 Valle Vista Court. Marc Gerth, Owner; Jeremy Grant, Applicant. \(SUP-21-0017\)](#)

Attachments: [080321_633 Valle Vista_Proposed Ordinance](#)
[080321_633 Valle Vista_Aerial and Zoning Maps](#)
[080321_633 Valle Vista_Staff Attachment A- Application and Plans](#)
[Item H-3 633 Valle Vista Presentation](#)

4. [PUBLIC HEARING: Consider an ordinance approving a Specific Use Permit \(SUP\) for a 600 square-foot carport situated on a .67-acre tract of land, located on the north side of Lazy Lane, approximately 425 feet northeast from the intersection of Lazy Lane and N Pearson Lane, legally described as Lot 22, Block 3 Hickory Hollow Estates, zoned Single Family - 20,000 square-foot lot \(SF-20\), located at 2009 Lazy Lane. Marc Clemons,](#)

[Owner/Applicant. \(SUP-21-0015\)](#)

[The Applicant has requested to table this item to the August 17, 2021 Regular City Council Meeting.](#)

Attachments: [080321 Carport SUP Proposed Ordinance](#)
[080321 Carport SUP Aerial and Zoning Maps](#)
[080321 Carport SUP Staff Attachment A- Application and Plans](#)
[080321 Carport SUP Staff Attachment B- Opposition Letters](#)
[080321 Carport SUP Staff Attachment C- Opposition Map](#)
[080321 Carport SUP Staff Attachment D- Pictures](#)
[080321 Carport SUP Staff Attachment E- Email Requesting to Table](#)
[Item H-4 Carport SUP Presentation](#)

5. [PUBLIC HEARING: Consider an ordinance approving an amendment to a Specific Use Permit \(SUP\) for an ownership change Surgical Out-patient Facility, for SARC by HSH ASC Keller, LLC, proposed in an approximately 10,389 square-foot building, on an approximately 1.72 acre property, located on the south side of Keller Parkway, approximately 450 feet southwest from the intersection of Keller Parkway and Country Brook Drive, zoned TMC \(Town Center Medical\), located at 1220 Keller Parkway. SARC by HSH ASC Keller, LLC, Applicant/Owner. \(SUP-21-0024\)](#)

Attachments: [080321 1220 Keller Parkway Proposed Ordinance](#)
[080321 1220 Keller Parkway Aerial and Zoning Maps](#)
[080321 1220 Keller Parkway Application and Narrative Letter](#)
[080321 1220 Keller Parkway Site Plan and Floor Plan](#)
[Item H-5 1220 Keller Presentation](#)

6. [PUBLIC HEARING: Consider an ordinance approving amendments to the City of Keller Unified Development Code \(UDC\), adopted by Ordinance No. 1746 dated July 7, 2015, by amending Article 8 - Zoning Districts to add provisions regulating garage conversions; authorizing publication; provide for penalties; and establishing an effective date. City of Keller, applicant. \(UDC-21-0006\)](#)

Attachments: [080321 UDC Amend-Garage Conversions Ordinance.docx](#)
[080321 UDC Amend-Garage Conversions Exhibit A.docx](#)
[Item H-6 UDC Text Amendment](#)

I. EXECUTIVE SESSION

1. **Section 551.072, Texas Government Code - Deliberate the purchase, exchange, lease, or value of real property.**
 - a. **Old Town Keller Phase II - Elm Street Improvements Project**
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, July 29, 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.