



**City of Keller
City Council
Agenda**

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

Tuesday, October 18, 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 551.072, 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.

1. [142 E. Vine, 212 S. Elm St. and 116 Bates St.](#)

2. Adjourn into Open Meeting.

3. Action on Executive Session Item 1 if necessary.

D. WORK SESSION

1. [Discuss the Mt. Gilead Reconstruction Project.](#)

Attachments: [CC WS 10.18.2022 - MT. Gilead Roadway Design Discussion](#)

2. [City Council Updates on Boards and Commissions Progress](#)

E. ADJOURN

REGULAR MEETING 7:00 P.M.

A. CALL TO ORDER – Mayor Armin R. Mizani

B. INVOCATION - Dr. Bart Paxton with the Church of Jesus Christ of Latter-Day Saints

C. PLEDGE OF ALLEGIANCE - Cub Scout Pack 1910

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. [Administer the Oath of Office to a New Keller Fire Chief.](#)

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, October 4, 2022 Regular City Council Meeting.](#)

Attachments: [100422 Minutes.pdf](#)

2. [Consider a resolution approving a consulting services agreement with Sciens Consulting for the Asset Management System Solution Selection project and authorizing the City Manager to execute all documents related thereto on behalf of the City of Keller, Texas.](#)

Attachments: [101822 CSASciens ProposedResolution](#)
[101822 CSASciens ExhibitA](#)

3. [Consider a resolution approving an Agreement for Professional Services with Wade Trim, Inc. of Fort Worth, Texas; for the purpose of providing engineering design for the 2023 Annual Street Maintenance 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: [101822_22StreetRecon_ProposedResolution](#)
[101822_22StreetRecon StaffAttachment](#)
[101822_22StreetRecon Map](#)

4. [Consider a resolution approving an agreement with Granicus, Inc. for legislative and agenda management and video recording software, for the Information Technology Department; and authorizing the City Manager to execute all documents related thereto on behalf of the City of Keller, Texas.](#)

Attachments: [101822 Granicus Resolution](#)
[101822 Granicus Exhibit A.pdf](#)

5. [Consider a resolution authorizing the City Manager to execute an agreement with Insight Public Sector to purchase Cisco SMARTnet hardware maintenance and support, through the State of Texas Department of Information Resources \(DIR\) Cooperative Purchasing Program, for the Information Technology Department.](#)

Attachments: [101822 Cisco SmartNet Resolution](#)
[101822 Cisco Exhibit A.pdf](#)

G. OLD BUSINESS - None

H. NEW BUSINESS

1. [Consider a resolution approving a Site Plan Amendment with variances for First Baptist Church, situated on approximately 7.97 acres, being legally described as Lot 1R1A, Block 3 of the Johnson Addition; Lots 5-11, Block 2 of Johnson Addition-Keller; Lot 1, Block 1 or Cagle Addition; Tracts 1C01B, 1C01A, 1J, 1L, 1F, 1G, 1C02, 1H1, 1H2, 1H, 1I, 1K, 1I1A, 1K1A, Abstract 1171 of the Samuel Needham Survey and zoned Single-Family 8,400 square-foot minimum lot sizes or greater \(SF-8.4\) and Old Town Keller \(OTK\), and addressed as 218, 220, 224 and 245 Lorine St; 237, 231, 221, 217, and 213 Jessie Street; 222 and 238 Ruby Street; and 145, 205 and 211 Pearl Street. First Baptist Church, Owner/Applicant \(SP-22-0027\)](#)

Attachments: [101822 FBC RESOLUTION](#)
[101822 FBC Maps](#)
[101822 FBC Exhibit A - Site Plan](#)
[101822 FBC Staff Attachment - Narrative Letter](#)
[Item H1 FBC Presentation](#)

2. [Consider a resolution approving a Preliminary Site Evaluation \(PSE\) with five variances for Winding Creek Addition, a proposed ten single-family residential lots and one open space lot subdivision on 12.21 acres of land on the south side of Johnson Road, approximately 1,800 feet southwest 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. \(PSE-22-0008\)](#)

Attachments: [101822 Winding Creek PSE RESOLUTION](#)
[101822 Winding Creek Exhibit A](#)
[101822 Winding Creek Maps](#)
[Item H2 Winding Creek Presentation](#)

3. [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 Eight - Zoning Districts, Development Standards, Tree Preservation, Section 8.03 - Zoning Districts, relating to supplemental regulations for fuel pumps; providing penalties; authorizing publication; and establishing an effective date. \(UDC-22-0009\)](#)

Attachments: [101822 UDC Amendment - Fuel Pumps ORDINANCE](#)
[101822 UDC Amend Fuel Pumps Exhibit A](#)
[101822 UDC Amend Fuel Pumps Staff Attachment \(Redline\)](#)
[Item H3 UDC Amendment Fuel Pumps Presentation](#)

4. [PUBLIC HEARING: Consider a request to approve amendments to the City of Keller Unified Development Code \(UDC\), adopted by Ordinance No. 1746 dated July 7, 2015, by amending Article Five - Subdivision Design and Improvement Requirements, Section](#)

[5.06 - Sidewalks and Trails, relating to sidewalk width requirements, Section 5.12 - Blocks, relating to sidewalk width requirements and removal of the maximum, Section 5.24 - Design Standards, relating to sidewalk construction requirements, and Appendix C - Subdivision Design and Improvement Requirements, Section 1 - Building Services, relating to sidewalk fee assessment; providing penalties; authorizing publication; and establishing an effective date. \(UDC-22-0008\)](#)

Attachments: [101822_UDCSidewalks_ProposedOrdinance](#)
[101822_UDCSidewalks_ExhibitA](#)
[101822_UDCSidewalks_ExhibitB_Redline](#)
[Item H4 - 5' Sidewalks in UDC Presentation](#)

5. [Consider an ordinance which replaces the 2012 Major Thoroughfare Plan with the 2022 Major Thoroughfare Plan \(MTP\).](#)

Attachments: [101822_MTP_ProposedOrdinance](#)
[101822_MTP_ExhibitA](#)
[101822_MTP_Staff Attachment](#)
[Item H5 & H6 - MTP & Impact Fees Presentation](#)

6. [Consider an ordinance replacing the 2015 Impact Fee Study with the 2021 Impact Fee Study that establishes new maximum service unit \(SU\) rates for Water, Wastewater and Roadway Impact Fees.](#)

Attachments: [101822_ImpactFeeUpdate_ProposedOrdinance](#)
[101822_ImpactFeeUpdate_ExhibitA](#)
[101822_ImpactFeeUpdate_ExhibitB](#)
[101822_ImpactFeeUpdate_ExhibitC](#)
[101822_ImpactFeeUpdate_RoadwayMap](#)
[101822_ImpactFeeUpdate_WastewaterMap](#)
[101822_ImpactFeeUpdate_WaterMap](#)
[Item H5 & H6 - MTP & Impact Fees Presentation](#)

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.
 1. [142 E. Vine, 212 S. Elm St. and 116 Bates St.](#)
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, October 13, 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.