



City of Keller
City Council
Agenda

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

Tuesday, February 6, 2024

PRE-COUNCIL MEETING 5:00 P.M.

A. CALL TO ORDER - Mayor Armin R. Mizani

B. DISCUSS AND REVIEW AGENDA ITEMS

C. JOINT WORK SESSION WITH PARKS AND RECREATION BOARD

A Quorum of the Parks and Recreation Board may be present.

1. [Discuss roles, responsibilities, and vision for the Parks and Recreation Board.](#)

D. 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. PRESENTATIONS

1. [Mayor for the Day - Ascher Williams](#)

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, January 16, 2024 Regular City Council Meeting.](#)

Attachments: [011624 Minutes](#)

2. [Consider approval of the Minutes of the Tuesday, January 22, 2024 Special City](#)

Council Meeting.

Attachments: [012224 Minutes Draft](#)

3. [Consider a resolution approving the purchase of concrete repair and related services from CI Pavement of Grand Prairie, Texas, through The Interlocal Purchasing System cooperative purchasing program; and authorizing the City Manager to execute all purchase documents relating thereto on behalf of the City of Keller, Texas.](#)

Attachments: [020624 ParkingRepairs ProposedResolution](#)
[020624 ParkingRepairs StaffAttachment](#)

4. [Consider a resolution approving a construction proposal from Anderson Asphalt and Concrete of Dallas, Texas; for the Shady Grove Reconstruction 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: [020624 ShadyGroveRecon Resolution](#)
[020624 ShadyGroveRecon StaffAttachment](#)

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

1. [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: [020624 STANDARDSOFCARE 2024 ORDINANCE](#)
[020624 Exhibit A Youth Program Standards of Care 2024](#)
[H-1 Standards of Care Presentations](#)

2. [PUBLIC HEARING: Consider an ordinance approving a Specific Use Permit \(SUP\) for an approximately 2,400 square-foot accessory structure with an average height of 14 feet 8 inches, on approximately 4.17 acres, on the west side of Keller Smithfield Road, approximately 680 feet southwest from the intersection of Keller Smithfield Road and Ottinger Road, legally described as Lot 1R, Block A of the Our Lady of the Fields Subdivision, zoned Single-Family 36,000 square-foot lot size or greater \(SF-36\) and addressed 760 Keller Smithfield Road. William Starck, Applicant/Owner. \(SUP-23-0034\)](#)

Attachments: [020624 Ordinance SUP-23-0034](#)
[020624 Aerial & Zoning 760 Keller Smithfield](#)
[020624 Staff Attachment 760 Keller Smithfield](#)
[020624 Public Opinion letters 760 Keller Smithfield Redacted](#)
[H-2 760 Keller Smithfield SUP Presentation](#)

3. [PUBLIC HEARING: Consider an ordinance approving a Specific Use Permit \(SUP\) with variances for a carport on 0.93 acres located on the west side of Hillview Drive, approximately 440 feet northwest from the intersection of Hillview Drive and Bancroft](#)

Road, legally described as Lot 4, Block 2 of Rolling Oaks North Addition, zoned Single-Family 36,000 square-foot lot size or greater (SF-36) and addressed 1013 Hillview Drive. Daniel Evans, Owner/Applicant. (SUP-23-0032)

Attachments: [020624 1013 Hillview SUP ORDINANCE](#)
[020624 1013 Hillview SUP MAPS](#)
[020624 1013 Hillview SUP Applicant Packet](#)
[020624 1013 Hillview SUP Neighbor Response](#)
[020624 1013 Hillview SUP Petition \(March 2023\)](#)
[H-3 1013 Hillview SUP Presentation](#)

4. PUBLIC HEARING: Consider an ordinance approving an amendment to an existing Specific Use Permit (SUP) allowing a six-month extension for the Applicant to complete the required development steps to receive a Certificate of Occupancy, for Beauteous Lash Studio, a proposed salon/spa in an existing 700 square-foot lease space, within a 3,550 square-foot multi-tenant building, approximately 593 feet southeast of the intersection of South Main Street and U.S. Hwy. 377, legally described as Lots 1-4, Block 10, Keller City Addition, zoned Old Town Keller (OTK) and addressed as 149 S. Main St., Suite C. GoGuz LLC, Applicant. Vina Property, LLC, Owner. (SUP-23-0039)

Attachments: [020624 Beauteouse Lash Studio Ordinance](#)
[020624 Beauteous Lash Studio Before Images](#)
[020624 Beauteous Lash Studio After Images](#)
[020624 Beauteous Lash Studio MAPS](#)
[H-4 149 S Main SUP Presentation](#)

5. PUBLIC HEARING: Consider an ordinance approving a Specific Use Permit (SUP) to allow Office/Medical Use in an existing 1,260 square-foot structure, on 0.17 acres located on the south side of Taylor Street, approximately 85 feet southeast from the Taylor Street and South Main Street intersection, legally described as Lot 2A, Block 11 of Keller, City Addition, zoned Old Town Keller (OTK) and addressed 110 Taylor Street. David Simmons, Owner. Cary Stillwell, Applicant. (SUP-23-0036)

Attachments: [020624 110 Taylor SUP ORDINANCE](#)
[020624 110 Taylor SUP Site Plan](#)
[020624 110 Taylor SUP MAPS](#)
[020624 110 Taylor SUP Applicant Packet](#)
[H-5 110 Taylor SUP Presentation](#)

6. Consider a resolution approving a Site Plan with variances for an existing approximately 1,260 square foot structure on 0.17 acres located on the south side of Taylor Street, approximately 85 feet southeast from the Taylor Street and South Main Street intersection, legally described as Lot 2A, Block 11 of Keller, City Addition, zoned Old Town Keller (OTK) and addressed 110 Taylor Street. David Simmons, Owner. Cary Stillwell, Applicant. (SP-23-0030)

Attachments: [020624 110 Taylor Site Plan RESOLUTION](#)
[020624 110 Taylor SP Exhibit "A" Site Plan and Elevations](#)
[020624 110 Taylor SP Photometric Plan Variance](#)
[020624 110 Taylor SP Parking Variance](#)
[020624 110 Taylor SP Landscape Variance and Tree Survey](#)
[020624 110 Taylor SP Application](#)
[020624 110 Taylor SP MAPS](#)
[H-6 110 Taylor SP Presentation](#)

7. [Consider adoption of an ordinance authorizing the issuance and sale of City of Keller, Texas Combination Tax and Limited Surplus Revenue Certificates of Obligation, Series 2024, to provide funds for parks and recreation facility improvements and for related issuance costs; levying an annual ad valorem tax and providing for the security for and payment of such certificates; approving the Official Statement; providing an effective date; and enacting other matters and provisions relating to the subject.](#)

Attachments: [020624 CO Sale Ordinance](#)
[H-7 Issuance of COs Presentation](#)

I. EXECUTIVE SESSION

1. **Adjourn into Open Meeting.**
2. **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, February 1, 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.