



**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, 2019

COUNCIL MEMBER DINNER 5:00 P.M.

PRE-COUNCIL MEETING 5:30 P.M.

A. CALL TO ORDER - Mayor Pat McGrail

B. DISCUSS AND REVIEW AGENDA ITEMS

C. EXECUTIVE SESSION

1. Section 551.087, Texas Government Code - Deliberation Regarding Economic Development Negotiations.

(1) To discuss or deliberate regarding commercial or financial information that the governmental body has received from a business prospect that the governmental body seeks to have locate, stay, or expand in or near the territory of the governmental body and with which the governmental body is conducting economic development negotiations; or

(2) To deliberate the offer of a financial or other incentive to a business prospect described by Subdivision.

2. Adjourn into Open Meeting.
3. Action on Executive Session Item 1 if necessary.

D. WORK SESSION

1. [Budget Strategic Planning - Vehicle and Equipment Replacements](#)

E. ADJOURN

REGULAR MEETING 7:00 P.M.

A. CALL TO ORDER – Mayor Pat McGrail

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 - None

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.

F. CONSENT

1. [Consider approval of the Minutes of the Tuesday, June 13, 2019 City Council Work Session.](#)

Attachments: [061319 Minutes.pdf](#)

2. [Consider approval of the Minutes of the Tuesday, June 18, 2019 Regular City Council Meeting.](#)

Attachments: [061819 Minutes.pdf](#)

3. [Consider a resolution adopting 45,090 as the official population as of January 1, 2019, for the City of Keller, Texas.](#)

Attachments: [070219 Population Res. No. 4005](#)
[070219 2019 NCTCOG Population Estimates Publication](#)

G. OLD BUSINESS - None

H. NEW BUSINESS

1. [Consider a resolution approving a variance to the Unified Development Code, Section 8.11, Fencing Requirements in Residential Zoning Districts, to allow the installation of a six-foot \(6'\) wrought iron fence in the front yard, located on 1.9910-acres of land on the west side of Willis Lane, approximately 2,400-feet northwest of North Tarrant Parkway and Willis Lane intersection, being Lot 1, Block A, of the Hopkins Addition, at 1804 Willis Lane, and zoned SF-36 \(Single Family Residential - 36,000 square-foot lot size minimum\). Joseph Hopkins, owner/applicant. \(UDC-19-0011\)](#)

Attachments: [070219 HopkinsUDC-19-0011 Resolution](#)
[070219 HopkinsUDC-19-0011 ExhibitA\(ApplicationandNarrative\)](#)
[070219 HopkinsUDC-19-0011 ExhibitA\(FencePhotos\)](#)
[070219 HopkinsUDC-19-0011 ExhibitA\(Signatures\)](#)
[070219 HopkinsUDC-19-0011 StaffAttachment\(Plat\)](#)

2. [Consider a resolution approving variances to the City of Keller Unified Development Code, Article 8, Zoning Districts, Development Standards, Tree Preservation, Section 8.07, Off-Street Parking and Loading Requirements, to allow an attached front facing garage be located in front of the main structure with a total of 240 square-feet of garage door exposure to the street, located on 1.9910-acres of land on the west side of Willis Lane, approximately 2,400-feet northwest of North Tarrant Parkway Willis Lane intersection, being Lot 1, Block A, of the Hopkins Addition, at 1804 Willis Lane, and zoned SF-36 \(Single Family Residential - 36,000 square-foot lot size minimum\). Joseph Hopkins, owner/applicant. \(UDC-19-0009\)](#)

Attachments: [070219 HopkinsUDC-19-0009 Resolution](#)
[070219 HopkinsUDC-19-0009 ExhibitA\(ApplicationandNarrative\)](#)
[070219 HopkinsUDC-19-0009 ExhibitA\(Renderings\)](#)
[070219 HopkinsUDC-19-0009 ExhibitA\(SitePlan\)](#)
[070219 HopkinsUDC-19-0009 ExhibitA\(Signatures\)](#)
[070219 HopkinsUDC-19-0009 StaffAttachment\(Plat\)](#)

3. [Consider a resolution approving an amendment to the City of Keller Unified Development Code, Article 8, Zoning Districts, Development Standards, and Tree Preservation, Section 8.19, Tree and Natural Feature Preservation to allow advanced tree removal and lot grading for residential Lots 17-19, 2-3 Block G; Lots 19-21 & 23, Block D of Marshall Ridge Phase 1 South, a residential development consisting of 47 residential lots and 3 open space lots, located on approximately 25.166 acres of land, on the south side of Ridge Point Parkway, approximately 1,790 feet east of the North Main Street \(U.S. HWY 377\) and Ridge Point Parkway Intersection, and zoned Planned Development - Single Family Residential-15,000 square foot minimum \(PD-SF-15\). Meritage Homes of Texas, LLC, owner/applicant. \(TB-18-0002\)](#)

Attachments: [070219 MarshallRidgeTreePlan Amend Resolution](#)
[070219 MarshallRidgeTreePlan Amend Map](#)
[070219 MarshallRidgeTreePlan Amend ExhibitA TreeSurvey&MitigationPlan](#)
[070219 MarshallRidgeTreePlan Amend TreeMitigationOverview](#)
[070219 MarshallRidgeTreePlan Amend Grading&ErosionControlPlans](#)
[070219 MarshallRidgeTreePlan Amend FinalPlat](#)
[070219 MarshallRidgeTreePlan Amend StaffAttachment Approvedplans](#)
[070219 MarshallRidgeTreePlan Amend Mitigation Summary](#)

4. [Consider a resolution approving an amendment to the City of Keller Unified Development Code, Article 8, Zoning Districts, Development Standards, and Tree Preservation, Section 8.19, Tree and Natural Feature Preservation to allow advanced tree removal and lot grading for residential Lots 13-32, Block B; Lots 8-14, Block F; Lots 1-14, Block G, and one open space lot of Gean Estates Phase 3, a residential development consisting of forty-one \(41\) residential lots and two \(2\) open space lots, located on approximately 40.73 acres of land, on the south side of Bancroft Road, approximately 2,550 feet east of the Bancroft and Bourland Road Intersection, at 740 Bancroft Road, and zoned Single Family Residential-36,000 square foot minimum \(SF-36\). Kyle Dickerson, Lennar Homes of Texas Land and Construction, owner/applicant. LJA Engineering, Inc., Engineer. \(TB-18-0001\).](#)

Attachments: [070219_GeanEstatesPh3_GeanEstatesResolution](#)
[070219_GeanEstatesPh3_1stGeanEstatesMemoPh3](#)
[070219_GeanEstatesPh3_TableforAlternative2](#)
[070219_GeanEstatesPh3_TableforAlternative1](#)
[070219_GeanEstatesPh3_TreeTableforAlternative1](#)
[070219_GeanEstatesPh3_TreeTableforAlternative1.A](#)
[070219_GeanEstatesPh3_TreeTableforAlternative2](#)
[070219_GeanEstatesPh3_TreeTableforAlternative2.A](#)

5. [Consider a resolution approving a Site Plan Amendment for the Keller Regional Adoption Center, a 9,884 square-foot animal shelter located within Keller Municipal Building on an approximately 6.731-acre tract of land, located on the west side of Rufe Snow Drive, situated 650 feet north of the Rufe Snow Drive and Bear Creek Parkway Intersection, being Lot 1R, Block 1, Public Safety Addition, at 330 Rufe Snow Drive, and zoned City-Owned Property \(COP\). City of Keller, owner/applicant. \(SP-19-0009\)](#)

Attachments: [070219_ShadeStructureSP-19-0009_Resolution](#)
[070219_ShadeStructureSP-19-0009_ExhibitA\(1of4\)](#)
[070219_ShadeStructureSP-19-0009_ExhibitA\(2of4\)](#)
[070219_ShadeStructureSP-19-0009_ExhibitA\(3of4\)](#)
[070219_ShadeStructureSP-19-0009_ExhibitA\(4of4\)](#)
[070219_ShadeStructureSP-19-0009_Maps](#)

I. DISCUSSION – None

J. EXECUTIVE SESSION

1. Section 551.087, Texas Government Code - Deliberation Regarding Economic Development Negotiations.

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2. Adjourn into Open Meeting.

3. Action on Executive Session Item 1 if necessary.

K. ADJOURN

**CITY OF KELLER
MISSION STATEMENT**

Our mission is to support a vibrant community of high quality neighborhoods, thriving businesses and natural beauty by setting the standard for excellence in municipal efficiency, 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 Friday, June 28, 2019 at 5:00 P.M.

Kelly Ballard, TRMC
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.