



City of Keller
City Council
Agenda

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

Tuesday, September 5, 2017

PRE-COUNCIL MEETING 5:00 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. Section 551.071, Texas Government Code - Consultation with attorney to seek advice about pending or contemplated litigation or a settlement offer or on a matter in which the duty of the attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with this chapter.

a. Johnson Road Coalition, LLC vs. Taylor Dent, Jennifer Dent, and David Hawkins.

b. Petition for Referendum.

3. Adjourn into Open Meeting.
4. Action on Executive Session Item 1, 2a, and 2b if necessary.

D. WORK SESSION

1. [Discuss processes for video conferencing.](#)
2. [Overview of the US 377 Sewer Line Extension.](#)
3. [FY 2016-17 Quarterly Financial Report through June.](#)

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. PROCLAMATIONS & PRESENTATIONS**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 Regular City Council Meeting on Tuesday, August 15, 2017.](#)
2. [Consider a resolution authorizing the City Manager to execute the Letter of Understanding with CIGNA of Bloomfield, Connecticut, for the City of Keller Employee Medical Insurance, from October 1, 2017 through September 30, 2018.](#)
3. [Consider a resolution authorizing the City Manager to execute a Service Plan with Physio-Control, Inc. for the maintenance and service of equipment for the Fire Department on behalf of the City of Keller, Texas.](#)
4. [Consider a resolution authorizing the City Manager to execute an Interlocal Agreement with the City of Fort Worth, Texas, for participation in the City of Fort Worth Environmental Collection Center Household Hazardous Waste Program.](#)
5. [Consider a resolution adopting and amending the City of Keller Financial Management Policy as approved and recommended by the City of Keller Finance Committee.](#)
6. [Consider a resolution adopting and amending the City of Keller Purchasing Policy as approved and recommended by the City of Keller Finance Committee.](#)
7. [Consider a resolution receiving the Keller Quarterly Investment Report for period ending June 30, 2017, and providing an effective date.](#)

8. [Consider a resolution adopting and amending the City of Keller Investment Policy as approved and recommended by the City of Keller Finance Committee.](#)

G. OLD BUSINESS

1. [Consider an ordinance approving a Planned Development Zoning Change from SF-36 \(Single Family Residential-36,000 square-foot minimum\) to PD-SF-30 \(Planned Development-Single Family Residential-30,000 square-foot minimum\) and PD-SF-20 \(Planned Development-Single Family Residential-20,000 square foot minimum\) for Enclave at Sky Creek, a proposed private and gated residential subdivision consisting of eleven \(11\) residential lots and two \(2\) open space lots, on a portion of an approximately 9.4-acre property, being Tracts 4D, 4E, 4G, 4H and 4J, out of the Lewis A. Clay Survey, Abstract No. 346, located on the south side of the Union Church Road and Pearson Lane intersection, addressed as 2012, 2022, and 2030 Union Church Road. Larry and Gwen Pipes, Ronny and Jeanette Pipes, owners. DR Trinity Land, applicant/developer. Thomas Hoover Engineering, engineer. \(Z-17-0009\)](#)

H. NEW BUSINESS

1. [Present and take action on a Petition For Referendum requiring that the City Council repeal Resolution No. 3909, and the vote of City Council approving a Chapter 380 Economic Development Program Agreement, pursuant to Chapter 380 of the Texas Local Government Code, and pursuant to the City's Economic Development Policy, with The Birch Racquet and Lawn Club, or be submitted to the voters of this City for approval or disapproval.](#)
2. [Consider a resolution approving a variance to the Unified Development Code, Section 8.11, Fencing Requirements in Residential Zoning Districts to allow a four and a half-foot \(4.5'\) tall cedar cross back fence to be allowed in the front yard, located on 0.459-acres of land, on the south side of Ravenwood Drive, approximately one hundred fifteen feet \(115'\) from the Ravenwood Drive intersection, at 2580 Ravenwood Drive, being Lot 11, Block B, Ravenwood Addition, and zoned SF-20 \(Single Family Residential - 20,000 square-foot lot size minimum\). Roark and Jill Waddell, owners/applicants. \(UDC-17-0014\)](#)
3. [PUBLIC HEARING: Consider an ordinance approving a zoning change from SF-36 \(Single Family-36,000 square-foot minimum\) to PD-SF-36 \(Planned Development-Single Family-36,000 square foot minimum\) for a proposed two \(2\) lot subdivision, located on an approximately 1.99-acre tract of land, being Lot 16R, Keller Heights North Addition, located on the east side of Bourland Road, approximately 110 feet south of La Vena Street, at 1117 Bourland Road. Ron Holifield, owner. Karen Mitchell, Karen Mitchell Planning Group, applicant. Texas Surveying, Inc., surveyor. \(Z-17-0011\)](#)

4. [Consider a resolution approving a variance to the City of Keller Unified Development Code, Article 8, Zoning Districts, Development Standards, Tree Preservation, Section 8.08 Landscape Requirements, for Keller ISD New Career and Technology Center, located on approximately 50.60 acres of land bounded on the north by North Tarrant Parkway, bounded on the east by Willis Lane, bounded on the south by Bursey Road and bounded on the west by Whitley Road, at 305 North Tarrant Parkway, being Lot 1, Block A of the K.I.S.D. Bursey Road Addition, and zoned PD-SF-8.4 \(Planned Development-Single Family Residential-8,400 square foot lots\). Keller Independent School District, property owner. Sangeetha Karthik, Corgan & Associates., architect/applicant. \(UDC-17-0015\)](#)
5. [Consider a resolution approving a Site Plan with variances to the City of Keller Unified Development Code for Keller Fire Station No. 2, a proposed 4,978 square-foot additional building, on an approximately 4.5-acre property, located on the east side of Keller Smithfield Road, approximately 1,200 feet north of Johnson Road, at 737 Keller Smithfield Road, being Lot 1, Block 1, Cedar Creek Addition, and zoned SF-36 \(Single Family Residential-36,000 square-foot minimum\). City of Keller, owner/applicant. Teague Nall and Perkins, engineer. \(SP-17-0013\)](#)
6. [PUBLIC HEARING: Consider a proposal to adopt a tax rate of \\$0.42750 per \\$100 of taxable valuation, and announce the vote on the tax rate will be held at 7:00 p.m. on September 19, 2017 at Keller Town Hall, 1100 Bear Creek Parkway, Keller, Texas; in accordance with Chapter 26.06 of the Texas Tax Code.](#)

I. DISCUSSION – None

J. EXECUTIVE SESSION

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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, September 1, 2017 at 5:00 P.M.

Kelly Ballard, 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.