



**City of Keller
City Council
Agenda**

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

Tuesday, November 19, 2024

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 551.087, 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.

- a. [8849 Davis Blvd](#)
- b. [150 Bear Creek Parkway and 777 Chisholm Trail](#)
- c. [205 S. Elm Street](#)
- d. [721 Chisholm Trail.](#)

2. 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.

- a. [551 Keller Pkwy](#)

3. Section 551.074, Texas Government Code - Personnel Matters. (1) to deliberate the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee: City Manager

4. Adjourn into Open Meeting.

5. Action on Executive Session Items 1, 2 and 3 if necessary.

D. WORK SESSION

1. [Discuss Unified Development Code amendments related to horse boarding.](#)
2. [Discuss league play for Pickleball.](#)
3. [Capital Improvement Projects](#)

E. ADJOURN

REGULAR MEETING 7:00 P.M.

A. CALL TO ORDER – Mayor Armin R. Mizani

B. INVOCATION

C. PLEDGE OF ALLEGIANCE - Cub Scout Pack 88

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. [Arbor Day Proclamation](#)
2. [Recognition of 2024 Keller Citizens Academy participants.](#)

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 15, 2024, Regular City Council Meeting.](#)
2. [Consider a resolution approving the bid from SRH Landscapes, LLC., of Dallas, Texas for contractual services relating to Keller Town Center Annual Landscape Maintenance Services, for the Parks and Recreation Department, for a three-year term; and authorizing the City Manager to execute all contract documents relating thereto on behalf of the City of Keller, Texas.](#)
3. [Consider a resolution approving the purchase and installation of two replacement playground structures for the Keller Sports Park, from The Playground, Shade and](#)

- Surfacing Depot, LLC., of Keller, Texas, through the Texas Association of School Boards (TASB) BuyBoard Cooperative Purchasing Program, for the Parks and Recreation Department; and authorizing the City Manager to execute all purchase documents relating thereto on behalf of the City of Keller, Texas.
4. Consider a resolution approving the proposal from Allterra for the purchase of Trimble/Allterra Total Station - 3D Scanner/Printer through the Texas Department of Information Resources and authorizing the City Manager to execute all purchase documents relating thereto on behalf of the City of Keller, Texas.
 5. Consider a resolution authorizing the City Manager to execute an agreement with Wilson Bauhaus Interiors, of Dallas, Texas, for the purchase and installation of furniture for the Keller Police Department, through the OMNIA Cooperative Purchasing for Local Government Procurement Program, The Interlocal Purchasing System, and the National Cooperative Purchasing Alliance, for the Police Department, and authorizing the City Manager to execute all purchase documents relating thereto on behalf of the City of Keller, Texas.
 6. Consider a resolution authorizing the City Manager to execute a sixty (60) month rental agreement addendum with UBEO of North Texas, Inc., of Fort Worth, Texas, through the State of Texas Department of Information Resources (DIR) Cooperative Purchasing Program, relating to the replacement, rental, and maintenance of ten (10) Ricoh copier/multi-function devices located throughout city facilities, for the Information Technology Department.
 7. Consider a resolution approving a professional services agreement with Neel-Schaffer, of Arlington, Texas; to provide professional engineering services for the Public Works Department and the Pavement Marking Program; and authorizing the City Manager, or designee, to execute all contract documents relating thereto on behalf of the City of Keller, Texas.
 8. Consider a resolution approving a professional services agreement with Neel-Schaffer, of Arlington, Texas; to provide professional program management and engineering services for the Public Works Department and the Sidewalk Construction Program, and authorizing the City Manager, or designee, to execute all contract documents relating thereto on behalf of the City of Keller, Texas.
 9. Consider a resolution authorizing the use of the Competitive Sealed Proposal method for the Water System Capital Improvements Plan - Phase 3 project and delegating authority to the Interim City Manager, or designee, to implement the Competitive Sealed Proposal method for the construction of said project as allowed under State of Texas Government Code Chapter 2269, Subchapter D.
 10. Consider a resolution implementing a policy pursuant to Texas S.B. No. 1893, prohibiting the use of any TikTok or any other application governed by Chapter 620 of the Texas Government Code on City devices or for official City-related activities.
 11. Consider a resolution approving the purchase of 1.7888 acres of property from 205 S. Elm Street, Keller, Texas; and authorizing the City Manager to execute said documents on

behalf of the City of Keller, Texas.

12. Consider an ordinance of the City Council of the City of Keller, Texas, amending the City of Keller Code of Ordinances, by amending Article XV, Economic Development Board, by deleting Section 2-1500, Creation; composition; appointment of members; appointment of chairperson, in its entirety and adding a new Section 2-1500; and by amending Chapter 12, Parks and Recreation, by deleting Article III, Board of Parks and Recreation, in its entirety and by adding a new Article III, Board of Parks and Recreation; and by deleting Article IX. Senior Citizens Advisory Board, in its entirety and adding a new Article IX. Reserved; authorizing publication; and establishing an effective date.

G. BOARD AND COMMISSION APPOINTMENTS

1. Consider a resolution appointing members and a chairperson to the Public Arts Board.
2. Consider a resolution appointing members to the Keller Economic Development Board.
3. Consider a resolution appointing members and a chairperson to the Zoning Board of Adjustment.
4. Consider a resolution appointing members and a chairperson to the Library Board.
5. Consider a resolution appointing members and a chairperson to the Parks and Recreation Board.
6. Consider a resolution appointing members and a chairperson to the Planning and Zoning Commission.
7. Consider a resolution appointing members and a chairperson to the Senior Citizens Advisory Board.
8. Consider a resolution appointing members to the Board of Directors for the Keller Crime Control and Prevention District Board, as provided for in Section 363.101 of the Texas Local Government Code.
9. Consider a resolution appointing a member to the Metroport Teen Court Advisory Board.
10. Administer the Oath of Office to Board and Commission Members.

H. NEW BUSINESS

1. Consider a resolution approving a contract with the Keller Farmers Market to conduct a recurring farmers market at Bear Creek Park; and authorizing the City Manager to execute all documents related thereto on behalf of the City of Keller.
2. Consider a resolution approving a special exception to the City of Keller Unified Development Code, Article 9, Development Standards, Section 9.05 - Sign Regulations for two attached wall signs for DeVivo Bros. Eatery, a restaurant in an existing 4,966 square-foot lease space, within a 33,955 square-foot multi-tenant building, located approximately 970 feet southwest from the intersection of Bear Creek Parkway and South Main Street, legally described as Lot 5, Block A of the Bear Creek Plaza Addition, zoned

Commercial (C), and addressed as 750 S. Main Street, Suite 165. Bob Williams, Applicant. Bear Creek Plaza LTD, Owner. (UDC-2409-0003)

3. PUBLIC HEARING: Consider an ordinance approving a Specific Use Permit (SUP) for A House With Books, to operate a retail store with used goods and merchandise sales, located in an approximately 1,600 square-foot lease space, on approximately 5.55 acres located at the intersection of Bear Creek Parkway and Town Center Lane, legally described as Lot 7, Block B of the Keller Town Center Addition, zoned Town Center (TC) and addressed to 201 Town Center Lane, Suite 3123. Hayley Smith, Applicant. T Arthouse, TX, LLC, Owner. (SUP-2409-0008).
4. PUBLIC HEARING: Consider an ordinance approving a Specific Use Permit (SUP) for Masters of Barbering, a spa proposed in an existing 1,711 square-foot lease space on approximately 1.4 acres, located at the northwest corner of the intersection of N. Main Street and Keller Hicks Road, legally described as Lot 1, Block 1 of the Tommy Tackett Addition, zoned Old Town Keller and addressed 413 N. Main Street. Cody Perez, Applicant. Budribrohers Real Estate LLC, Owner. (SUP-2409-0007)
5. PUBLIC HEARING: Consider an ordinance approving a Planned Development Zoning Change for Mountain Blue, from Single Family Residential-36,000 square-foot lots (SF-36) to Planned Development - Single Family Residential-36,000 square-foot lots, consisting of one residential lot on approximately 10.6 acres of land, legally described as Lot 1, Block A and Lot 1, Block B of the Mountain Blue Addition, and Abstract 592 Tract 8C03, Abstract 592 Tract 8C04, and Abstract 592 Tract 8C1 & 8C2 of the Jesse Gibson Survey, located on the north side of Lambert Lane East, approximately 680 feet west of the Lambert Lane East and Ottinger Road intersection, and addressed as 5899, 5909, 5943, and 13492 Lambert Lane East. Joey Feste Jr., Owner. Janet Sipes, Applicant. (ZONE-2409-0006)
6. Consider a resolution approving the terms and conditions of a Life Safety Grant Program to promote economic development and stimulate business and commercial activity in the city; establishing guidelines and criteria for approval of incentives related to life safety code requirements; and providing an effective date.

I. EXECUTIVE SESSION

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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 Saturday, November 16, 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.