



**City of Keller**  
**City Council**  
**Agenda**

Keller Town Hall  
1100 Bear Creek Parkway  
Keller, TX 76248  
817-743-4000  
[www.cityofkeller.com](http://www.cityofkeller.com)

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Tuesday, November 19, 2024

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**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.](#)

**Attachments:** [CODE OF ORD Sec. 3 100. Definitions \(1\)](#)  
[UDC Section 3.01 Definitions \(1\)](#)  
[UDC Section 9.11 Supplemental Regulations](#)  
[UDC Section SF-36 SF-30 SF-25](#)

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 1, 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.](#)

**Attachments:** [Keller Town Center Annual Landscape Maintenance Resolution 2024](#)  
[Bid Tabulation by Supplier Spreadsheet](#)  
[Itemized Bid Tabulation by Supplier Spreadsheet](#)

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.](#)

**Attachments:** [Keller Sports Park Playground Replacements Resolution](#)  
[Keller Sports Park Playground Final Proposal](#)  
[Keller Sports Park 5-12 Opt2 Design Pkg \(002\)](#)  
[Keller Sports Park 5-12 Net Design Pkg \(002\)](#)  
[Keller Sports Park 5-12 Opt2 Drawing](#)  
[Keller Sports Park 50x34 Shade Drawing](#)  
[Keller Sports Park 2-5 Playground Design Pkg](#)  
[Keller Sports Park 2-5 Drawing Final](#)  
[Keller Sports Park 2-5 38x38 Hip Shade Drawing](#)  
[The Keller Sports Park Playground Replacements](#)

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.](#)

**Attachments:** [KPD Allterra Resolution](#)  
[Keller PD 103124 Quote](#)

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.](#)

**Attachments:** [111924 KPD Furniture Resolution](#)  
[111924 KPD Furniture Staff Attachment A](#)  
[111924 KPD Furniture Staff Attachment B](#)

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.](#)

**Attachments:** [111924 Ricoh Copiers Resolution.docx](#)

[111924 Ricoh Copiers Exhibit A.pdf](#)

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.](#)

**Attachments:** [111924 PavementMarkings Resolution](#)

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.](#)

**Attachments:** [111924 SidewalkGaps Resolution](#)

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.](#)

**Attachments:** [111924 SWIFTIIICSP Resolution](#)

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.](#)

**Attachments:** [SB 1893 Resolution](#)

[Draft Policy for Preventing Use of Prohibited Technology and Covered Applicati](#)

[Texas S.B. No. 1893](#)

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.](#)

**Attachments:** [111924\\_205SElm\\_Resolution](#)

[111924\\_205SElm\\_StaffAttachment](#)

## **G. BOARD AND COMMISSION APPOINTMENTS**

1. [Consider a resolution appointing members and a chairperson to the Public Arts Board.](#)

**Attachments:** [111924 Public Arts Board Resolution](#)

2. [Consider a resolution appointing members to the Keller Economic Development Board.](#)

**Attachments:** [111924 Economic Development Board Resolution](#)

3. [Consider a resolution appointing members and a chairperson to the Zoning Board of Adjustment.](#)

**Attachments:** [111924 Zoning Board of Adjustment Resolution](#)

4. [Consider a resolution appointing members and a chairperson to the Library Board.](#)

**Attachments:** [111924 Library Board Resolution](#)

5. [Consider a resolution appointing members and a chairperson to the Parks and Recreation Board.](#)

**Attachments:** [111924 Parks and Recreation Resolution](#)

6. [Consider a resolution appointing members and a chairperson to the Planning and Zoning Commission.](#)

**Attachments:** [111924 P & Z Commission Resolution](#)

7. [Consider a resolution appointing members and a chairperson to the Senior Citizens Advisory Board.](#)

**Attachments:** [111924 Senior Citizens Advisory Board Resolution](#)

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.](#)

**Attachments:** [111924 KCCPD Appointment Resolution](#)

9. [Consider a resolution appointing a member to the Metroport Teen Court Advisory Board.](#)

**Attachments:** [111924 Metroport Teen Court Resolution](#)

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.](#)

**Attachments:** [Keller Farmer's Market Resolution 2025](#)

[KFM SPERT 2025](#)

[Exhibit A - Keller Farmer's Market License Agreement 2025](#)

[Exhibit B - Keller Farmers Market 2025 Calendar](#)

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. \(UDC-2409-0003\)](#)

**Attachments:**    [111924 DeVivo SE Resolution](#)  
[111924 DeVivo Maps](#)  
[111924 DeVivo Staff Attachment](#)  
[111924 DeVivo Exhibit A](#)  
[H-2 DeVivo Sign Presentation](#)

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. \(SUP-2409-0008\).](#)

**Attachments:**    [111924 House With Books SUP Ordinance](#)  
[111924 House With Books SUP Maps](#)  
[111924 House With Books SUP Staff Attachment](#)  
[H-3 - A House With Books SUP Presentation](#)

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. \(SUP-2409-0007\)](#)

**Attachments:**    [111924 Masters of Barbering SUP Ordinance](#)  
[111924 Masters of Barbering SUP Maps](#)  
[111924 Masters of Barbering SUP Application Packet](#)  
[H-4 Masters of Barbering Presentation](#)

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. \(ZONE-2409-0006\).](#)

**Attachments:** [111924 Mountain Blue PD Ordinance](#)  
[111924 Mount Blue PD Exhibit A revised 11.14.24](#)  
[111924 Mount Blue PD Maps](#)  
[102224 Mount Blue PD Staff Attachment A](#)  
[102224 UDC SF36](#)  
[102224 Mount Blue Public Opinion Letters](#)  
[H-5 - Mountain Blue Presentation](#)

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.](#)

**Attachments:** [LSG Policy Resolution](#)  
[Appendix A - LSG Policy \(including appendices\)](#)

## I. EXECUTIVE SESSION

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4. Adjourn into Open Meeting.

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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 Thursday, November 14, 2024 at 5:00 P.M.*

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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.***