



# City of Keller City Council Agenda

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

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Tuesday, February 20, 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. 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. PROCLAMATIONS & PRESENTATIONS

1. [Recognition of City Manager Mark Hafner](#)
2. [ISO Class 1 Presentation - Keller Fire Rescue](#)

## 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, February 6, 2024 Regular City Council Meeting.](#)  
**Attachments:** [020624 Minutes](#)
2. [Consider a resolution approving the bid from SRH Landscapes, of Dallas, Texas for contractual services relating to Grounds Management Services - Parks, Facility Grounds, Medians and Parkways, for the Parks and Recreation Department, for a three \(3\) year](#)

period, with one (1) additional one (1) year renewal period, not to exceed four (4) years; and authorizing the City Manager to execute all contract documents relating thereto on behalf of the City of Keller, Texas.

**Attachments:** [Grounds Management Services Resolution Bid No. 24-005](#)  
[Bid Tab 24-005 Grounds Management Services - Parks, Facility Grounds, Medi](#)  
[24-005\\_Grounds\\_Management\\_Svcs\\_Parks\\_Facility\\_Grounds\\_Medians\\_Parkw](#)

4. Consider a resolution authorizing the City Manager to execute an Interlocal Agreement with Tarrant County to rehabilitate and resurface Bear Creek Parkway from Whitley Road to Rufe Snow Drive and Spring Branch Drive from Oak Valley Drive to Cul de Sac, for the Public Works Department; and authorizing the City Manager to execute said agreement.

**Attachments:** [032123\\_BCPRehab\\_Resolution](#)  
[022024\\_BCPRehab\\_ExhibitA](#)  
[022024\\_BCPRehab\\_ExhibitB](#)  
[022024\\_BCPRehab\\_StaffAttachmentA](#)  
[022024\\_BCPRehab\\_StaffAttachmentB](#)

5. Consider a resolution approving a professional services agreement with Freese and Nichols, of Fort Worth, Texas for the Lead and Copper Rule Revision Compliance Program Phase 2 Services 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:** [022024\\_LCRRCompliance\\_Resolution](#)

6. Consider a resolution approving the construction proposal from CI Pavement of Grand Prairie, Texas, for the FY 2022-23 Sidewalk Repair Project, for the Public Works Department, through The Interlocal Purchasing System (TIPS-USA) purchasing cooperative; and authorizing the City Manager to execute all documents relating thereto on behalf of the City of Keller, Texas.

**Attachments:** [022024\\_SidewalkRepairs\\_Resolution](#)  
[022024\\_SidewalkRepairs\\_StaffAttachment](#)

## G. OLD BUSINESS

1. Consider an ordinance approving a Planned Development (PD) amendment for Milestone Church, being 54.28 acres on the north side of Mount Gilead Road, approximately 1,000 feet east of U. S. Hwy. 377, zoned Planned Development 1724-Single Family Residential-15,000 square foot minimum and Planned Development 1724-Patio Homes 6,500 square foot minimum, on the property legally described as Lot 1R, Block A of the Milestone Church Addition and addressed 201 Mount Gilead Road. Andrew Oxley, Oxley Architects, Applicant. Milestone Church, Owner. (Z-23-0007)

**Attachments:** [022024 Milestone Church PD Amendment Ordinance](#)  
[011624 Milestone Church PD Amendment Chapel Rendering](#)  
[011624 Milestone Church PD Amendment MAPS](#)  
[011624 Milestone Church PD Amendment Chapel Elevations](#)  
[011624 Milestone Church PD Amendment Application-Narrative-Corresponder](#)  
[011624 Milestone Church PD Amendment Future Development Concept](#)  
[011624 Milestone Church PD Amendment Chapel - Topography and FFE](#)  
[011624 Milestone Church PD Amendment Existing Conditions](#)  
[011624 Milestone Church PD Amendment Site Plan](#)  
[011624 Milestone Church PD Amendment Opposition Letters](#)  
[Presentation - G-1 Old Business Milestone Church PD Amendment](#)  
[Withdrawal Letters 022024](#)

## H. NEW BUSINESS

1. [PUBLIC HEARING: Consider an ordinance approving a Specific Use Permit \(SUP\) for an event venue in approximately 610 square-feet of an existing lease space, on .14 acres, on the south side of Olive Street, approximately 225 feet southeast from the intersection of South Main Street and Olive Street, legally described as Lot 3R, Block 7 of the Keller, City Addition, zoned Old Town Keller \(OTK\) and addressed 138 Olive Street. Marissa Bryson, Applicant. Main Street Depot, LLC, Owner. \(SUP-23-0038\)](#)

**Attachments:** [022024\\_138OliveSUP\\_ORDINANCE](#)  
[022024\\_138OliveSUP\\_AerialZoning](#)  
[022024\\_138OliveSUP\\_StaffAttachment](#)  
[Presentation - H-1 138 Olive SUP](#)

2. [Consider a resolution approving a mural at Swanky Chic, located on Lot 1, Block 7 of Keller City Addition, being .23-acres at 241 South Main Street, located on the east side of U.S. Hwy 377 and zoned Old Town Keller \(OTK\). Lori Cimonetti, Owner. Swanky Chic Boutique, Applicant. Victoria Zietsman, Artist. \(MUR-23-0001\)](#)

**Attachments:** [022024\\_241\\_S\\_Main\\_Mural\\_RESOLUTION](#)  
[022024\\_241\\_S\\_Main\\_Mural\\_Exhibit\\_A](#)  
[022024\\_241\\_S\\_Main\\_Mural\\_FIG\\_Application](#)  
[022024\\_241\\_S\\_Main\\_Mural\\_Application](#)  
[202024\\_241\\_S\\_Main\\_Mural\\_MAPS](#)  
[Presentation - H-2 241 S Main Mural](#)

3. [Consider a resolution approving Amendment No. 1 to the Construction Manager at Risk \(CMAR\) Services Agreement with AUI Partners, LLC, of Fort Worth, Texas to Establish the Guaranteed Maximum Price \(GMP\) for Keller Police Department Renovation Project, and further authorizes the City Manager to execute said amendment relating thereto on behalf of the City of Keller, Texas.](#)

Attachments:    [KPD Renovation Resolution](#)  
                          [H-3 KPD Renovation Presentation](#)

## I EXECUTIVE SESSION

1. 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. [142 East Vine Street.](#)
2. Adjourn into Open Meeting.
3. 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 15, 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.***