



**City of Keller
City Council
Agenda**

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

Tuesday, December 5, 2023

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 551.071. CONSULTATION WITH ATTORNEY; CLOSED MEETING. A governmental body may not conduct a private consultation with its attorney except:
 - (1) when the governmental body seeks the advice of its attorney about:
 - (A) pending or contemplated litigation; or
 - (B) a settlement offer; or
 - (2) 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. [Short Term Rentals](#)
2. Adjourn into Open Meeting.
3. Action on Executive Session Item 1 if necessary.

D. WORK SESSION

1. [Discuss billboard regulations.](#)

Attachments: [Work Session - Billboards Presentation](#)
2. [Capital Improvement Projects Update](#)

E. 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. PRESENTATIONS

1. [Mayor for the Day - Mr. Matthew Parrott](#)
2. [The Big Event - Co-Chairs Brittany Whitacre and Stephanie O'Dell](#)
3. [Kids Matter International - Marti Conner](#)
4. [Recognition of 2023 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 Monday, November 20, 2023 Regular City Council Meeting.](#)
Attachments: [112023 Minutes](#)
2. [Consider a resolution casting votes for nominee\(s\) for the Board of Directors of the Tarrant Appraisal District for a two-year term beginning January 1, 2024.](#)
Attachments: [120523 Resolution Nominees for Board of Directors of Tarrant Appraisal District](#)
[120523 Ballot Nominees for Board of Directors of Tarrant Appraisal District](#)
3. [Consider a resolution authorizing the City Manager to enter into a Multiple-Use Agreement with the Texas Department of Transportation \(TxDOT\) allowing the installation and operation of Automated License Plate Recognition Cameras in TxDOT right-of-way.](#)
Attachments: [120523 Resolution TXDoT Agreement](#)
[120523 Agreement TXDoT MUA](#)

G. OLD BUSINESS - None

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 2024](#)
[Exhibit A - Keller Farmer's Market License Agreement 2024](#)
[Exhibit B - Keller Farmer's Market 2024](#)
2. [Consider a resolution approving Amendment No. 1 to the Construction Management at Risk \(CMAR\) Services Agreement with Dean Construction of Cedar Hill, Texas, to establish the Guaranteed Maximum Price \(GMP\) for construction of the improvements to](#)

the Keller Sports Park; and authorizing the City Manager to execute all documents relating thereto on behalf of the City of Keller, Texas.

Attachments: [120523 Keller Sports Park GMP Resolution](#)
[120523 KSP Exhibit A A133 Owner CMAR Agreement](#)
[120523 KSP Attachment A Itemized GMP](#)
[120523 KSP Attachment B Schedule](#)
[120523 KSP Attachment C A201General Conditions](#)
[120523 KSP Attachment D Specifications](#)
[120523 KSP Attachment E Drawings](#)
[H-2 Keller Sports Park CMAR GMP Presentation](#)

3. Consideration and action regarding a resolution directing publication of notice of the City's intention to issue combination tax and revenue certificates of obligation to provide funds for parks and recreation improvements and related issuance costs.

Attachments: [120523 KSP NOI Resolution](#)
[H-3 Notice of Intent for COs Presentation](#)

4. Consider a resolution approving four variance requests for one lot in the Highland Terrace Mobile Home Park to reduce the front yard setback to 25 feet in lieu of the required 35 feet, to decrease the minimum dwelling size to 2,000 square-feet in lieu of the 2,400 square-foot requirement, to increase the maximum main building lot coverage to 35% in lieu of the 30% requirement, and to increase the maximum lot coverage to 55% in lieu of the 50% requirement, on the property legally described as Lot 24 of the Highland Terrace Mobile Home Park, being approximately 0.15-acres, situated on the east side of Highland Drive East, zoned Single-Family 36,000 square-foot lots or greater (SF-36), and addressed as 1828 Highland Drive East. Hearthstone Classic Custom Homes Corp. - Jeff Avery, President, Owner/Applicant. (UDC-23-0007)

Attachments: [120523 1828 Highland Dr E Variances Resolution](#)
[120523 1828 Highland Dr. E Variances PLAT](#)
[120523 1828 Highland Dr. E Variances Application](#)
[120523 1828 Highland Dr. E Variances MAPS](#)
[120523 1828 Highland Dr. E Variances Staff Attachment](#)
[H-4 1828 Highland Dr E Variances Presentations](#)

5. PUBLIC HEARING: Consider an ordinance approving Specific Use Permits (SUPs) with a variance to construct an approximately 3,093 square-foot Accessory Dwelling Unit, on approximately 2 acres, on the southeast corner of Whitley Road and Frank Lane, legally described as Lot 2 of the John Edmonds Subdivision, zoned Single-Family 8,400 square-foot lot size or greater (SF-8.4) and addressed 1785 Whitley Road. Randy Sullivan, Applicant. Gary Racine, Owner. (SUP-23-0031)

Attachments: [120523 Ordinance SUP-23-0031](#)
[120523 Aerial & Zoning 1785 Whitley](#)
[120523 Staff Attachment CC 1785 Whitley](#)
[120523 1785 Whitley Compiled for P&Z Redacted](#)
[H-5 1785 Whitley ADU CC Presentations](#)

6. [PUBLIC HEARING: Consider an ordinance approving a Specific Use Permit \(SUP\) for an approximately 576 square-foot detached carport, on .068 acre, approximately 460 feet southeast of the intersection of Hickory Hollow Lane and North Pearson Lane, legally described as Lot 4, Block 1 of Hickory Hollow Estates, zoned Single-Family 20,000 square-foot lot size or greater \(SF-20\) and addressed 2016 Hickory Hollow Lane. Ken Perdue, Owner/Applicant. \(SUP-23-0026\)](#)

Attachments: [120523 2016HickoryHollowSUP Ordinance](#)
[120523 2016HickoryHollowSUP AerialZoning](#)
[120523 2016HickoryHollowSUP Photos](#)
[120523 2016HickoryHollowSUP Application](#)
[120523 2016HickoryHollowSUP PublicResponse](#)
[H-6 2016 Hickory Hollow SUP Presentation](#)

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, December 2, 2023 at 12:00 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.