



**City of Keller
City Council
Agenda**

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

Tuesday, April 14, 2020

JOINT MEETING 7:00 P.M.

CITY COUNCIL / PLANNING & ZONING COMMISSION

In accordance with Order of the Office of the Governor issued March 16, 2020 and March 19, 2020, the Keller City Council and Planning and Zoning Commission will conduct the joint meeting scheduled at 7:00 P.M. on Tuesday, April 14, 2020 by telephone and video conference in order to advance the public health goal of limiting face-to-face meetings (also called "social distancing") to slow the spread of the Coronavirus (COVID-19). There will be no public access to the location described above. A recording of the audio and presentations will be made, and will be available to the public.

The live streaming video of the meeting will be available by the City Website and cable channels.

The public toll-free dial-in number to participate in the telephonic meeting is:
(800) 309-2350; Conference ID: 8175629354

Callers may also dial the local number (817) 562-9354 to participate.

A. CALL THE JOINT MEETING TO ORDER

CITY COUNCIL – Mayor Pat McGrail
PLANNING AND ZONING COMMISSION - Chairman Gary Ponder

B. INVOCATION

C. PERSONS TO BE HEARD

This is a time for the public to address the City Council and/or the Planning and Zoning Commission on any subject. However, the Texas Open Meetings Act prohibits the City Council and the Planning and Zoning Commission 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.

D. CITY COUNCIL BUSINESS

1. [Consider approval of the minutes of the Regular City Council Meeting on April 7, 2020.](#)

Attachments: [040720 Minutes.pdf](#)

2. [Consider a resolution canceling Contract No. 19-15-02 and approving an Agreement for Professional Services with Criado and Associates, Inc. of Dallas, Texas; for the purpose of providing construction inspection services 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: [041420 Criado 2nd Agreement Resolution](#)
[041420 Criado 2nd Agreement](#)

E. PLANNING & ZONING COMMISSION BUSINESS

1. [Consider approval of the minutes of the Planning and Zoning Commission Meeting on March 10, 2020.](#)

Attachments: [031020 Minutes](#)

2. [Consider approval of a Replat for Lot 2R1 and 2R2, Block A, Bowden Event Center Addition, being approximately 1.97-acres located north of Keller Parkway, approximately 400-feet northwest of the intersection of Bloomfield Drive and Keller Parkway, addressed as 1745 Keller Parkway and zoned Retail. KP Bowden LLC, Owner/Applicant. Baird, Hampton and Brown, Engineer. \(P-20-0010\)](#)

Attachments: [041420 ReplatAltusP-20-0010 Maps](#)
[041420 ReplatAltusP-20-0010 ProposedPlat](#)
[Item E-2 Presentation](#)

3. [Consider approval of a Replat for Lot 3R1 and 3R2, Block A, Bowden Event Center Addition, being approximately 2.43-acres located north of Keller Parkway, approximately 125-feet northwest of the intersection of Bloomfield Drive and Keller Parkway, addressed as 1807 Keller Parkway and zoned Retail. KP Bowden LLC, Applicant/Owner. Baird, Hampton and Brown, Engineer. \(P-20-0014\)](#)

Attachments: [041420 ReplatAltusP-20-0014 Maps](#)
[041420 ReplatAltusP-20-0014 ProposedPlat](#)
[Item E-3 Presentation](#)

F. JOINT CITY COUNCIL/PLANNING & ZONING COMMISSION BUSINESS

1. [PUBLIC HEARING: Consider a recommendation by the Planning and Zoning Commission, and approval of an ordinance by the City Council, to authorize Specific Use Permits \(SUP\) for a single-story liquor store \(10,000 SF or greater\), located on approximately 1.712-acre property, located on the east side of Keller Smithfield Rd, approximately 425-feet northeast of the intersection of Keller Parkway and Keller Smithfield Road, being a portion of Tract 3A12, Abstract 424, Dunham, J A Survey, zoned Town Center \(TC\), and addressed as 100 Chandler Road \(Account#:03853381\). John McClure, McClure Partners, Applicant; Greenway-Keller, L.P., Owner. \(SUP-20-0010\)](#)

Attachments: [041420 Specs ProposedOrdinance.docx](#)
[041420 Specs Maps.pdf](#)
[041420 Specs Letter of Intent with Concept Plan.pdf](#)
[041420 Specs Elevations.pdf](#)
[041420 Specs Neighborhood Contact Letter.pdf](#)
[041420 Specs Citizen Input letters and emails.pdf](#)
[041420 Specs Add'l Opposition Letters](#)
[041420 Specs Support Emails](#)
[Item F-1 SPECS Presentation](#)

2. [PUBLIC HEARING: Consider a recommendation by the Planning and Zoning Commission, and approval of an ordinance by City Council, for a Specific Use Permit \(SUP\) for Keller Town Center Addition, to construct a single story 9,755 square-foot multi-tenant building \(rather than two-story structure\), located on a 1.49-acre tract of land, on the north side of Keller Parkway, approximately 1000' west of the Keller Smithfield Road and Keller Parkway \(F.M. 1709\) intersection, being Lot 6, Block G, Greenway Keller Addition, at 1301 Keller Parkway, and zoned TC \(Town Center\). Chapps Investments Keller, owner/applicant. \(SUP-20-0003\)](#)

Attachments: [041420 KellerTCAdditionSUP-20-0003 ProposedOrdinance](#)
[032420 KellerTCAdditionSUP-20-0003 Maps](#)
[032420 KellerTCAdditionSUP-20-0003 Application](#)
[032420 KellerTCAdditionSUP-20-0003 SP and Elevations](#)
[Items F-2, F-3 Marketplace Presentation](#)

3. [Consider a recommendation by the Planning and Zoning Commission, and approval of a Resolution by the City Council, for a site plan with six \(6\) variances for Keller Town Center Addition, a one story, 9,755 square-foot multi-tenant building, located on a 1.49-acre tract of land, on the north side of Keller Parkway, approximately 1000' west of the Keller Smithfield Road and Keller Parkway \(F.M. 1709\) intersection, being Lot 6, Block G, Greenway Keller Addition, at 1301 Keller Parkway, and zoned TC \(Town Center\). Chapps Investments Keller, owner/applicant. \(SP-20-0001\)](#)

Attachments: [041420 ProposedOrdinance](#)
[041420 KellerTCAdditionSP-20-0001 Maps](#)
[041420 KellerTCAdditionSP-20-0001 ExhibitA\(1\)-SP App](#)
[041420 KellerTCAdditionSP-20-0001 ExhibitA\(2\)-SP](#)
[041420 KellerTCAdditionSP-20-0001 ExhibitA\(3\)-Planter/Landscape](#)
[041420 KellerTCAdditionSP-20-0001 ExhibitA\(4\)-Buffer](#)
[041420 KellerTCAdditionSP-20-0001 StaffAttachment\(1\)](#)
[Items F-2, F-3 Marketplace Presentation](#)

4. [Consider a recommendation by the Planning and Zoning Commission and approval of a resolution by City Council, for an appeal to the City of Keller Unified Development Code, Article 8, Zoning Districts, Development Standards, and Tree Preservation, Section 8.19,](#)

Tree and Natural Feature Preservation, located on Lot 3, Block A of Bowden Event Center Addition, on approximately 2.42-acres of land, addressed at 1807 Keller Parkway. Terry Wilkinson, Applicant. Baird Hampton, Engineer. (TB-20-0002)

Attachments: [041420 AltusTreePreservation TB-20-0002 ProposedResolution](#)
[041420 AltusTreePreservation TB-20-0002 Maps](#)
[041420 AltusTreePreservation TB-20-0002 Application](#)
[041420 AltusTreePreservation TB-20-0002 TreeMitigationPlan](#)
[Item F-4, F-5 ALTUS Presentation](#)

5. Consider a recommendation by the Planning and Zoning Commission, and approval of a resolution by the City Council, for a site plan with one variance to the Keller Parkway landscape buffer requirement related to the Altus development of two buildings (4,000 square-foot medical building and 16,722 square-foot general office building), located on approximately 2.42-acres of land on the north side of Keller Parkway, approximately 125 feet northwest of the intersection of Bloomfield Drive and Keller Parkway, being Lot 3, Block A of Bowden Event Center Addition and addressed as 1807 Keller Parkway. KP Bowden LLC, Owner/Applicant. Baird, Hampton and Brown, Engineer. (SP-20-0008)

Attachments: [041420 Altus SP-20-0008 Proposed Resolution](#)
[041420 Altus SP-20-0008 Maps](#)
[041420 Altus SP-20-0008 SitePlan](#)
[041420 Altus SP-20-0008 Elevations](#)
[041420 Altus SP-20-0008 TIA](#)
[Item F-4, F-5 ALTUS Presentation](#)

6. Consider a recommendation by the Planning and Zoning Commission, and approval of a resolution by the City Council, for a Site Plan with seven variances requested by the property owners related to Complete Trailers (Tenant's) use of the 1.73-acre tract of land including a 5,840 square-foot building, on the east side of South Main Street, approximately 400' northeast of the South Main Street and Calverly Place intersection, being Lots 1 and 2, A.W. Crisp Jr Subdivision, addressed as 1425 South Main Street, and zoned Commercial (C). Woodall Properties, owner/applicant. (SP-20-0010)

Attachments: [041420 CompleteTrailersSP-20-0010 ProposedResolution](#)
[041420 CompleteTrailersSP-20-0010 Maps](#)
[041420 CompleteTrailersSP-20-0010 ExhibitA\(1\)](#)
[041420 CompleteTrailersSP-20-0010 ExhibitA\(2\)](#)
[Item F-6 Presentation](#)

G. 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, April 9, 2020 at 5:00 P.M.

Kelly Ballard, TRMC
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.