



# 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)

---

Tuesday, December 1, 2020

---

## PRE-COUNCIL MEETING 4:30 P.M.

- A. CALL TO ORDER - Mayor Pat McGrail**
- B. DISCUSS AND REVIEW AGENDA ITEMS**
- C. WORK SESSION**
  - 1. [Center Stage informational piece update](#)
- D. ADJOURN**

## REGULAR MEETING 7:00 P.M.

- A. CALL TO ORDER – Mayor Pat McGrail**
- 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 Mayor Pat McGrail](#)

## **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, November 17, 2020 Regular City Council Meeting.](#)
- 2. [Consider a resolution approving an amendment to the Keller Sports Park Operating Policies, for the Parks and Recreation Department, in the City of Keller, Tarrant County, Texas.](#)

**Attachments:** [120120 Resolution - KSP Operating Policies](#)  
[120120 Exhibit A - KSP User Agreement - Updated 11.4.2020.](#)

3. [Consider a resolution authorizing the City Manager to execute an Interlocal Agreement with Tarrant County for the rehabilitation of Roanoke Road from Melody Lane to Knox Road and Johnson Road from Rhonda Road to Pearson Lane, 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:** [120120 Road Rehab Resolution](#)  
[120120 Road Rehab Location map](#)  
[120120 Road Rehab Exhibit A Interlocal agreement](#)

4. [Consider a resolution authorizing the City Manager to execute an agreement with Datavox, of Houston, Texas, for the purchase, programming, and installation of audio visual, paging, and access control equipment and software for Keller Senior Activities Center, through the State of Texas Department of Information Resources \(DIR\) Cooperative Purchasing Program, for the Information Technology Department.](#)

**Attachments:** [120120 KSAC Datavox Resolution.doc](#)  
[120120 KSAC Paging Proposal DIR Quote.pdf](#)  
[120120 KSAC Access Control DIR Quote.pdf](#)  
[120120 KSAC AV, DIR - Quote Rev3.pdf](#)

## **G. OLD BUSINESS - None**

## **H. NEW BUSINESS**

1. [PUBLIC HEARING: Consider an ordinance approving a Specific Use Permit \(SUP\) for Cryo Nation, a proposed 'spa' use to occupy an approximately 2,000 square-foot lease space within a 7,548 square-foot multi-tenant building, located on a 0.97-acre tract of land, located on the north side of Keller Parkway \(FM 1709\), approximately 430 feet northeast of the intersection of Chandler Road and Keller Parkway, being Lot 2, Block A, Cook Addition, zoned Retail \(R\), located at 1627 Keller Parkway, Suite 300. 1627 KP LTD, owner. Josh Brown, applicant. \(SUP-20-0021\)](#)

**Attachments:** [120120 CryoNation Proposed Ordinance.docx](#)  
[120120 CryoNation SUP Maps.pdf](#)  
[120120 CryoNation SUP Application, Narrative and Floor Plan.pdf](#)  
[H-1 Cryo Nation Presentation](#)

2. [PUBLIC HEARING: Consider an ordinance approving a Planned Development Amendment to change the previously approved Planned Development by modifying the landscape buffer setback and the screening wall on the east side of 501 Rufe Snow Drive \(Account #: 42139218\), on a 2.35-acre tract of land, located on the east side of Rufe Snow Drive, at the intersection of Rufe Snow Drive and Driscoll Place, being Lot 36, Block A, Trails at Bear Creek. ACLC Ventures, LLC., owner. Chris Anderson, Acres Development Corporation, applicant. \(Z-20-0007\)](#)

**Attachments:** [120120\\_Trails at BC PD Amend\\_Proposed Ordinance](#)  
[120120\\_Trails at BC PD Amend\\_Maps.pdf](#)  
[120120\\_Trails at BC PD Amend\\_Exhibit A - Application, narrative, and elevati](#)  
[120120\\_Trails at BC PD Amend\\_Exhibit A \(2\) - Conceptual Plan.pdf](#)  
[120120\\_Trails at BC PD Amend\\_Exhibit A \(3\) - Zoom meeting and notes.pdf](#)  
[120120\\_Trails at BC PD Amend\\_Opposition Letter.pdf](#)  
[H-2 Trailhead PD](#)

3. [PUBLIC HEARING: Consider an ordinance approving a Specific Use Permit \(SUP\) for an Automobile Repair, Sales and Service use, for Windshields R Us, proposed in an approximately 2,500 square-foot space, on an approximately 1.67-acre property, located on the west side of Sports Parkway, approximately 250 feet southwest of the intersection of Keller Parkway and Sports Parkway, zoned Commercial \(C\), located at 112 Sports Parkway, Suite B. Mike Pennington, applicant. Tamara Thomas, owner. \(SUP-20-0020\)](#)

**Attachments:** [120120\\_WindshieldsRUS\\_SUP-20-0020\\_ProposedOrdinance](#)  
[120120\\_WindshieldsRUS\\_SUP-20-0020\\_Maps](#)  
[120120\\_WindshieldsRUS\\_SUP-20-0020\\_Application](#)  
[120120\\_WindshieldsRUS\\_SUP-20-0020\\_Pictures](#)  
[Item H-3 Windshields R Us Presentation](#)

4. [PUBLIC HEARING: Consider an ordinance approving a Specific Use Permit \(SUP\) for a Light Manufacturing use, for Landscape Systems, proposed in an approximately 984 square-foot space, on an approximately 5.28-acre property, located on the north side of Keller Parkway, approximately 100 feet northeast of the intersection of Keller Parkway and Bloomfield Drive, being Block A, Lot 1R, Sutton's Nursery, zoned Retail \(R\), located at 1823 Keller Parkway. Landscape Systems, applicant. Ruibal Properties, owner. \(SUP-20-0023\)](#)

**Attachments:** [120120\\_1823KellerParkway\\_SUP-20-0023\\_ProposedOrdinance](#)  
[120120\\_1823KellerParkway\\_SUP-20-0023\\_Maps](#)  
[120120\\_1823KellerParkway\\_SUP-20-0023\\_Application](#)  
[120120\\_1823KellerParkway\\_SUP-20-0023\\_Supporting\\_Documentation](#)  
[Item H-4 Landscape Systems Presentation](#)

5. [PUBLIC HEARING: Consider an ordinance approving a Specific Use Permit \(SUP\) to allow the use of "outside storage" for the business, Complete Trailers, located on a 1.72-acre-lot on the east side of South Main Street, approximately 1,300 feet north from the intersection of South Main Street and Calverley Place, being A.W. Crisp, Jr Addition, Lot 1A and 2A, Block 1, at 1425 South Main Street zoned Commercial \(C\). Complete Trailers, applicant; Woodall Properties, owner \(SUP-20-0022\).](#)

**Attachments:** [120120 CompleteTrailers SUP-20-0022 ProposedOrdinance](#)  
[120120 CompleteTrailers SUP-20-0022 Maps](#)  
[120120 CompleteTrailers SUP-20-0022 Application](#)  
[120120 CompleteTrailers SUP-20-0022 Supporting Documentation](#)  
[120120 CompleteTrailers SUP-20-0022 ApprovedSitePlan](#)  
[Item H-5 Complete Trailers Presentation](#)

6. [Consider a resolution approving Phase I of the Detailed Site Plan for Center Stage, a planned development consisting of four hundred and seventy five \(475\) Urban Residential Lofts, 24,000 square-feet of commercial uses, a community lawn \(music stage\), and related open space on approximately 26.8-acres of property, being Roberts, JJ Survey abstract 1305 Tract 1A1 & 3B, located on the east side of North Main Street, directly northeast of the North Main Street and Mount Gilead Road intersection, addressed as 1440 North Main Street. Realty Capital Management, LLC, owner. Greystar Development Central, LLC, applicant/developer. Kimley-Horn, engineer/architect.](#)

**Attachments:** [120120 CenterStagePhaseISP-20-0037 ProposedResolution](#)  
[120120 CenterStagePhaseISP-20-0037 Maps](#)  
[120120 CenterStagePhaseISP-20-0037 ExhibitA\(ConceptPlan\)](#)  
[120120 CenterStagePhaseISP-20-0037 ExhibitB\(ApprovedOrdinance\)](#)  
[120120 CenterStagePhaseISP-20-0037 ExhibitC\(DetailSitePlan\)](#)  
[120120 CenterStagePhaseISP-20-0037 ExhibitD\(NoiseStudy\)](#)  
[120120 CenterStagePhaseISP-20-0037 ExhibitE\(TIA\)](#)  
[120120 CenterStagePhaseISP-20-0037 ExhibitF\(WaterStudy\)](#)  
[120120 CenterStagePhaseISP-20-0037 ExhibitG\(Applications\)](#)  
[120120 CenterStagePhaseISP-20-0037 ExhibitH\(PDstandards\)](#)

**I. DISCUSSION – None**

**J. EXECUTIVE SESSION**

**K. 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 Wednesday, November 25, 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.***