



**City of Keller
City Council
Agenda**

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

Tuesday, March 16, 2021

CITY COUNCIL DINNER 5:00 P.M.

PRE-COUNCIL MEETING 5:30 P.M.

A. CALL TO ORDER - Mayor Armin R. Mizani

B. DISCUSS AND REVIEW AGENDA ITEMS

C. EXECUTIVE SESSION

D. WORK SESSION

1. [Discuss the Johnson Road reconstruction project.](#)
2. [Discuss the Future Land Use Plan.](#)

Attachments: [031621_FLUP Draft for CC WS](#)

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 - None

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 16, 2021 Emergency City Council Meeting.](#)
Attachments: [021621 Minutes](#)
2. [Consider approval of the Minutes of the Wednesday February 24, 2021 Rescheduled Regular City Council Meeting.](#)
Attachments: [022421 Minutes.pdf](#)
3. [Consider approval of the Minutes of the Tuesday, March 2, 2021 Regular City Council Meeting.](#)
Attachments: [030221 Minutes.pdf](#)
4. [Consider a resolution adopting 45,400 as the official population as of January 1, 2020, for the City of Keller, Texas.](#)
Attachments: [031621 Population Res. No](#)
5. [Consider a resolution approving the construction bid from Quality Excavation of Aubrey, Texas; for the 2020 Residential Street Reconstruction 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: [031621_2020 Residential Street Rehab Project_Resolution](#)
[031621_2020 Residential Street Rehab Project_Bid Summary](#)
[031621_2020 Residential Street Rehab Project_Location Map](#)

G. OLD BUSINESS - None

H. NEW BUSINESS

1. [Consider a resolution approving an Interlocal Agreement with the Town of Westlake, Texas, for consolidated full-time fire protection/prevention and emergency medical services; for a term of sixteen \(16\) months commencing April 1, 2021; to include an equally shared feasibility study regarding said consolidated services; and authorizing the City Manager to execute all documents relating thereto on behalf of the City of Keller, Texas.](#)
Attachments: [031621 Westlake Fire ILA Resolution](#)
[031621 Westlake Fire ILA Exhibit A](#)
[Item H-1 Presentation: Westlake Fire Interlocal](#)
2. [PUBLIC HEARING: Consider an ordinance approving the creation of a Tax Increment Reinvestment Zone containing approximately 795.19 acres of land generally located along the U.S. Hwy 377 commercial corridor and being wholly located within the corporate city limits of the City of Keller, Texas and a preliminary Reinvestment Zone Financing Plan, as authorized under section 311.003 of the Texas Tax Code.](#)

Attachments: [031621 TIRZ No 2 Creation Ordinance](#)
[Item H-2 Presentation: TIRZ Public Hearing](#)
[031621 TIRZ No 2 Creation Exhibit A](#)

3. [Consider a resolution approving citywide Utility Billing adjustments as a result of the February 2021 winter storm.](#)

Attachments: [031621 Utility Adjustment Resolution](#)
[Item H-3 Presentation: Utility Billing Adjustments](#)

4. [PUBLIC HEARING: Consider an ordinance approving a Specific Use Permit \(SUP\) for Glam Bam Paws, a proposed 'pet grooming' facility, to occupy a 1,050 square-foot lease space within a 31,630 square-foot multi-tenant building, situated on a 3.477-acre tract of land, located on the east side of Rufe Snow Drive, approximately 400 feet southeast from the intersection of North Tarrant Parkway and Rufe Snow Drive, being Lot 5, Block A, Keller Place Addition, zoned Retail \(R\), located at 2041 Rufe Snow Drive Suite 317, Whitestone Keller Place, owner. Vanessa Lockett, applicant. \(SUP-21-0002\)](#)

Attachments: [0031621 GlamBamPaws ProposedOrdinance](#)
[031621 GlamBamPaws Maps.pdf](#)
[031621 GlamBamPaws Staff Attachment - Application.pdf](#)
[Item H-4 Presentation: Glam Bam Paws](#)

5. [PUBLIC HEARING: Consider an ordinance approving a Specific Use Permit \(SUP\) to allow the property owner to temporarily reside in a modular home for the purpose of living and overseeing construction of a permanent residence, and to convert an existing 980 square-foot accessory structure into an accessory dwelling unit, situated on a 1.995-acre tract of land, located on the west side of South Pearson Lane, approximately 550 feet northwest from the intersection of South Pearson Lane and Union Church Road, being tract 6B01A1, 6B01B, and 6F01, Abstract 498 of the Elston, D E Survey, zoned Single Family - 36,000 square-foot lot \(SF-36\), located at 404 South Pearson Lane. Randal Snow, Owner. Christopher Cloy, Applicant. \(SUP-21-0004\)](#)

Attachments: [031621 S Pearson SUP ProposedOrdinance](#)
[031621 S Pearson SUP Maps.pdf](#)
[031621 S Pearson SUP Staff Attachment - Application.pdf](#)
[Item H-5 Presentation: 404 S Pearson SUP](#)

6. [PUBLIC HEARING: Consider an ordinance approving amendments to the City of Keller Unified Development Code \(UDC\), adopted by Ordinance No. 1746 dated July 7, 2015, by amending provisions related to hotel/motel to require a Specific Use Permit \(SUP\) in Commercial \(C\) and Industrial Park \(IP\) zoning districts, located in Article Eight -Zoning Districts, Development Standards, Tree Preservation, and modifying Article Three - Definitions; providing penalties; providing a severability clause; providing a conflicting of ordinances clause; authorizing publication; and establishing an effective date. \(UDC-21-0001\)](#)

Attachments: [031621 UDC Amend Hotel-Motel ProposedOrdinance.docx](#)
[031621 UDC Amend Hotel-Motel Exhibit A - Proposed Amendments.pdf](#)
[Item H-6 Presentation: UDC Text amendment](#)

7. [PUBLIC HEARING: Consider an ordinance approving a Specific Use Permit \(SUP\) for Tindahan ni Kuya, a proposed restaurant/grocery store to occupy a 1,400 square-foot lease space within a 13,140 square-foot multi-tenant building, situated on a 1.97-acre tract of land, located on the east side of South Main Street, approximately 1,700 feet north from the intersection of Wall-Price Keller Road and South Main Street, legally described as Lot 2, Block A, Whitley Place Addition, zoned Commercial \(C\), located at 801 South Main Street Suite 101. Denton Highway Center, owner. Randy German, applicant. \(SUP-21-0001\)](#)

Attachments: [031621 TindahanSUP ProposedOrdinance](#)
[031621 TindahanSUP Maps](#)
[031621 TindahanSUP Application](#)
[031621 TindahanSUP Pictures](#)
[Item H-7 Presentation: Tindahan Ni Kuya](#)

8. [PUBLIC HEARING: Consider an ordinance approving two Specific Use Permits \(SUP\) to permit the applicant to construct a 1,408 square-foot Accessory Dwelling Unit situated on a 2.65-acre tract of land, located on the east side of Bourland Road, approximately 350 feet southeast from the intersection of Bancroft Road and Bourland Road, legally described as Lot 3, Block 1 Village Mill Addition, zoned Single Family - 36,000 square-foot lot \(SF-36\), located at 921 Bourland Road. Jeff Aldredge, owner. Jeff Ground, applicant. \(SUP-21-0003\)](#)

Attachments: [031621 BourlandDwellingUnit ProposedOrdinance](#)
[031621 BourlandDwellingUnit Maps](#)
[031621 BourlandDwellingUnit Application](#)
[031621 BourlandDwellingUnit SupportingDocumentation](#)
[031621 BourlandDwellingUnit FinalPlat](#)
[Item H-8 Presentation: 921 Bourland ADU](#)

9. [PUBLIC HEARING: Consider a resolution approving an amendment to the Future Land Use Map from Industrial Commercial \(IC\) to Mixed-Use \(MU\) for approximately 21.98 -acres of land, legally described as Tract 9C02K, Tract 9C02, Tract 9C02J, Tract 9C02H, Tract 9C02E, Tract 9C02F, Tract 9C02B, Tract 9C02C, Tract 9C02D out of the Holland, WJ Survey, Abstract No. 692, located on the northwest corner of the Wall-Price Keller Road and Whitley Road intersection. Garland All Storage Associates, owner. Contour Real Estate and Development; applicant. \(LUP-21-0001\)](#)

Attachments: [031621_WimberleyFLUPAmendment_ProposedResolution](#)
[031621_WimberleyFLUPAmendment_Maps](#)
[031621_WimberleyFLUPAmendment_1998FLUPMap](#)
[031621_WimberleyFLUPAmendment_1998FLUPDocument](#)
[031621_WimberleyFLUPAmendment_ExhibitA_\(1_of_2\)_Application](#)
[031621_WimberleyFLUPAmendment_ExhibitA_\(2_of_2\)_DetailedPlan](#)
[031621_WimberleyFLUPAmendment_Opposition](#)
[Presentations: Items H-9, H-10, H-11 Wimberley](#)

10. [PUBLIC HEARING: Consider an ordinance approving an amendment to the City of Keller Unified Development Code \(UDC\), adopted by Ordinance No. 1746 dated July 7, 2015, by amending provisions to add a Single-Family Mixed-Use zoning district, located in Article Eight -Zoning Districts, Development Standards, Tree Preservation, and; providing penalties; authorizing publication; and establishing an effective date. \(UDC-21-0002\)](#)

Attachments: [031621_WimberleyEstatesPD_ProposedOrdinance](#)
[031621_WimberleyEstatesPD_SF-MU_BaseZoningDistrict](#)
[031621_WimberleyEstatesPD_Opposition](#)
[Presentations: Items H-9, H-10, H-11 Wimberley](#)

11. [PUBLIC HEARING: Consider an ordinance approving a zoning change from Commercial to Planned Development Single-Family Mixed-Use for an approximately 21.98 -acre tract of land, legally described as Tract 9C02K, Tract 9C02, Tract 9C02J, Tract 9C02H, Tract 9C02E, Tract 9C02F, Tract 9C02B, Tract 9C02C, Tract 9C02D out of the Holland, WJ Survey, Abstract No. 692, located on the northwest corner of the Wall-Price Keller Road and Whitley Road intersection. Garland All Storage Associates, Owner. Contour Real Estate and Development; Applicant. \(Z-21-0001\)](#)

Attachments: [031621_WimberleyEstatesPD_ProposedOrdinance](#)
[031621_WimberleyEstatesPD_Maps](#)
[031621_WimberleyEstatesPD_ExhibitA_DetailedPlan](#)
[031621_WimberleyEstatesPD_NarrativeStatement_and_PDStandards](#)
[031621_WimberleyEstatesPD_ApprovedTIA](#)
[031621_WimberleyEstatesPD_Elevations](#)
[031621_WimberleyEstatesPD_Landscaping](#)
[031621_WimberleyEstatesPD_Single-FamilyMixed-Use](#)
[031621_WimberleyEstatesPD_Opposition](#)
[Presentations: Items H-9, H-10, H-11 Wimberley](#)

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 Thursday, March 11, 2021 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.