



**City of Keller
City Council
Agenda**

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

Tuesday, September 21, 2021

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 551.072, Texas Government Code - Deliberate the purchase, exchange, lease, or value of real property.

a. Old Town Keller Phase II - Elm Street Improvements Project

2. Adjourn into Open Meeting.

3. Action on Executive Session Item 1 if necessary.

D. WORK SESSION

1. [Old Town Keller Phase II - Bates Street Public Art Benches](#)

2. [Capital Improvements 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. PROCLAMATIONS & PRESENTATIONS

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 Thursday, August 5, 2021 Special City Council Meeting.
2. Consider approval of the Minutes of the Tuesday, August 24, 2021 Joint City Council and Planning and Zoning Commission Meeting.
3. [Consider approval of the Minutes of the Thursday, August 26, 2021 City Council Budget Work Session.](#)

Attachments: [082621 Minutes - Budget Work Session](#)

4. Consider approval of the Minutes of the Tuesday, September 7, 2021 Regular City Council Meeting.
5. [Consider a resolution approving a Local On-System Agreement with the Texas Department of Transportation for improvements to U.S. Highway 377 at Bates Street and authorizing the City Manager to execute all documents related thereto on behalf of the City of Keller, Texas.](#)

Attachments: [092121 LOSA Hwy 377 Resolution](#)
[092121 LOSA Hwy 377 Exhibit A](#)
[092121 LOSA Hwy 377 Attachment B Location Map](#)
[092121 LOSA Hwy 377 Attachment C Budget](#)

6. [Consider a resolution adopting the 2021 City of Keller Financial Management, Investment, Purchasing, and Fund Balance Policies as approved and recommended by the City of Keller Finance Committee.](#)

Attachments: [092121 Financial Policies Approval Resolution](#)
[092121 Purchasing Policy 2021 Proposed](#)
[092121 Financial Management Policies 2021 Proposed](#)
[092121 Fund Balance Policy 2021 Proposed](#)
[092121 Investment Policy 2021 Proposed](#)

7. [Consider a resolution receiving the Keller Quarterly Financial Report for period ending March 31, 2021, and providing an effective date.](#)

Attachments: [092121 Q2 Financial Report](#)
[092121 Q2 Financial Report Resolution](#)

8. [Consider a resolution receiving the Keller Quarterly Investment Report for period ending March 31, 2021, and providing an effective date.](#)

Attachments: [092121_Q2 Investment Report Resolution](#)

[092121_Q2 Investment Report](#)

9. [Consider a resolution receiving the Keller Quarterly Financial Report for period ending June 30, 2021, and providing an effective date.](#)

Attachments: [092121_Q3 Financial Report Resolution](#)

[092121_Q3 Financial Report](#)

10. [Consider a resolution receiving the Keller Quarterly Investment Report for period ending June 30, 2021, and providing an effective date.](#)

Attachments: [092121_Q3 Investment Report](#)

[092121_Q3 Investment Report Resolution](#)

G. OLD BUSINESS

H. NEW BUSINESS

1. [PUBLIC HEARING: Consider an ordinance approving a zoning change application from Retail \(R\) to Planned Development SF-8.4 \(PD-SF-8.4\) for Beverly Grove subdivision consisting of 33 residential lots and four \(4\) open space lots on approximately 11.38-acres, being legally described as Tract 3E, Abstract 457 out of the John Edmonds Survey, located at the intersections of Rapp Road, Shady Grove Road, and Rufe Snow Drive, and addressed as 1301 Rufe Snow Drive. Sunrise Partners, LLC., Applicant/Developer; Bursey Commercial, Owner; Peloton Land Solutions, Engineering Firm. \(Z-21-0009\)](#)

Attachments: [092121_Beverly Grove PD Ordinance](#)

[092121_Beverly Grove PD Aerial and Zoning Maps.pdf](#)

[092121_Beverly Grove PD Future Land Use Plan Map.pdf](#)

[092121_Beverly Grove PD Exhibit A](#)

[092121_Beverly Grove PD Staff Attachment A - HOA meeting minutes.pdf](#)

[092121_Beverly Grove PD Staff Attachment B - Opposition Letters.pdf](#)

2. [PUBLIC HEARING: Consider a resolution approving a Future Land Use Plan \(FLUP\) Amendment to change the Highland Terrace Mobile Home Park subdivision from Low Density-Single Family \(LD-SF\) to High-Density Single-Family \(HD-SF\) located on approximately 14.90-acres, legally described as Lot 1-Lot 68 in the Highland Terrace subdivision, located near the intersection of Knox Road and Hilltop Lane and legally addressed as 1700, 1701, 1704, 1705, 1708, 1709, 1712, 1713, 1716, 1717, 1720, 1721, 1724, 1728, 1732, 1733, 1736, 1740, 1744, 1748, 1752, 1756, 1760 Highland Drive West; 1704, 1705, 1708, 1709, 1712, 1713, 1716, 1717, 1720, 1724, 1725, 1728, 1729, 1732, 1733 Hilltop Lane; 1800, 1808, 1812, 1816, 1820, 1824, 1827, 1828, 1831, 1832, 1835, 1836, 1839, 1840, 1843, 1844, 1847, 1848, 1851, 1852, 1855, 1856, 1860 Highland Drive East; and 1200, 1228, and 1238 Knox Road. City of Keller, Applicant. \(LUP-21-0006\).](#)

Attachments: [092121_HighlandTerraceFLUPHDSF_Resolution](#)
[092121_HighlandTerraceFLUPHDSF_AerialMap](#)
[092121_HighlandTerraceFLUPHDSF_BufferMap](#)
[092121_HighlandTerraceFLUPHDSF_FLUPDesignationChange](#)
[092121_HighlandTerraceFLUPHDSF_FLUPDesignationChange_Aerial](#)
[092121_HighlandTerraceFLUPHDSF_LettersofOpposition](#)
[092121_HighlandTerraceFLUPHDSF_LettersofSupport](#)

3. [PUBLIC HEARING: Consider an ordinance approving a Zoning Change from Single-Family 36,000 square-foot lots or greater \(SF-36\) to Single-Family 10,000 square-foot lots or greater \(SF-10\) located on approximately 14.90-acres, legally described as Lot 1-Lot 68 in the Highland Terrace Mobile Home Park Subdivision, located near the intersection of Knox Road and Hilltop Lane and legally addressed as 1700, 1701, 1704, 1705, 1708, 1709, 1712, 1713, 1716, 1717, 1720, 1721, 1724, 1728, 1732, 1733, 1736, 1740, 1744, 1748, 1752, 1756, 1760 Highland Drive West; 1704, 1705, 1708, 1709, 1712, 1713, 1716, 1717, 1720, 1724, 1725, 1728, 1729, 1732, 1733 Hilltop Lane; 1800, 1808, 1812, 1816, 1820, 1824, 1827, 1828, 1831, 1832, 1835, 1836, 1839, 1840, 1843, 1844, 1847, 1848, 1851, 1852, 1855, 1856, 1860 Highland Drive East; and 1200, 1228, and 1238 Knox Road. City of Keller, Applicant. \(Z-21-0010\).](#)

Attachments: [092121_HTZoningChange_Ordinance](#)
[092121_HTZoningChange_AerialMap](#)
[092121_HTZoningChange_ZoningMap](#)
[092121_HTZoningChange_LettersofOpposition](#)
[092121_HTZoningChange_LettersofSupport](#)
[092121_HTZoningChange_StaffAttachment](#)

4. [Consider a resolution awarding a contract for construction of the Bear Creek Parkway Intersection Improvements Project to GRod Construction, LLC and authorizing the City Manager to execute all related documents on behalf of the City of Keller, Texas.](#)

Attachments: [092121_BCPRoundaboutConstruction_Resolution](#)
[092121_BCPRoundaboutConstruction_BidSummary](#)

5. [Consider a resolution approving an Agreement for Professional Services with Kimley-Horn of Fort Worth, Texas; for the purpose of providing construction phase services, relating to the Bear Creek Parkway and Whitley Road Roundabout 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: [092121_BCPIntersection_Resolution](#)
[092121_BCPIntersection_ExhibitA](#)

6. [PUBLIC HEARING: Consider an ordinance approving certain amendments to the Fiscal Year 2020-21 Annual Operating Budget for the City of Keller, Texas, in accordance with Article VIII, Section 8.13, of the Keller City Charter.](#)

Attachments: [092121_BudgetAmendments_Ordinance](#)

7. [PUBLIC HEARING: Consider an ordinance adopting the annual budget for the City of Keller, Texas, for the Fiscal Year beginning October 1, 2021 and ending September 30, 2022, including the 2021-22 Capital Improvements Program, and adopting the Fiscal Year 2021-22 Fee Schedule for the City of Keller, Texas.](#)

Attachments: [092121_Budget Adoption Ordinance](#)
 [092121_FY 2021-22 Fee Schedule](#)

8. [Consider a resolution ratifying the tax revenue for the Tax Year 2021 \(Fiscal Year 2021-22\) for the City of Keller, Texas.](#)

Attachments: [092121_Tax Ratification Resolution](#)

9. [Consider an ordinance levying taxes to be assessed on all taxable properties within the city limits of the City of Keller, Texas for the Tax Year 2021 \(Fiscal Year 2021-22\).](#)

Attachments: [092121_Tax Rate Adoption Ordinance](#)

I. EXECUTIVE SESSION

1. **Section 551.072, Texas Government Code - Deliberate the purchase, exchange, lease, or value of real property.**
 - a. **Old Town Keller Phase II - Elm Street Improvements Project**
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, September 16, 2021 at 5:00 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.