



City of Keller City Council Agenda

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

Tuesday, October 17, 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 551.087, Texas Government Code - Deliberation Regarding Economic Development Negotiations.

(1) To discuss or deliberate regarding commercial or financial information that the governmental body has received from a business prospect that the governmental body seeks to have locate, stay, or expand in or near the territory of the governmental body and with which the governmental body is conducting economic development negotiations; or

(2) To deliberate the offer of a financial or other incentive to a business prospect described by Subdivision.

1. [401 Golden Triangle Boulevard](#)
2. [137 Hill Street](#)

2. Adjourn into Open Meeting.
3. Action on Executive Session Item 1 if necessary.

D. WORK SESSION

1. [Discuss Medical and Spa-related uses, and allowed uses in the Town Center Zoning District](#)

Attachments: [Medical Facilities UDC Definitions](#)
[101723 TC Use Chart Considerations](#)
[Work Session - TC - MedSpas](#)

2. [Receive an update on the Mt Gilead Road reconstruction project.](#)
3. [City Council Updates on Boards and Commissions](#)

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 Tuesday, October 3, 2023 Regular City Council Meeting.](#)

Attachments: [100323 Minutes](#)

2. [Consider a resolution approving an Interlocal Agreement with the City of Fort Worth for the Keller Hicks Road Improvements Project, for the Public Works Department; and authorizing the City Manager to execute said agreement in the amount of \\$1,450,363.73 on behalf of the City of Keller, Texas.](#)

Attachments: [101723 KellerHicksILA Resolution](#)
[101723 KellerHicksILA ExhibitA](#)

3. [Consider adoption of an ordinance authorizing the issuance and sale of City Of Keller, Texas Combination Tax and Surplus Revenue Certificates of Obligation, Series 2023, to provide funds for water system improvements and for related issuance costs; levying an annual ad valorem tax and providing for the security for and payment of such certificates; providing an effective date; and enacting other matters and provisions relating to the subject.](#)

Attachments: [101723 CO TWDB Ordinance](#)
[101723 Keller 2023 CO SWIFT Final numbers](#)

G. OLD BUSINESS

1. [Consider a resolution approving a Chapter 380 Economic Development Agreement, pursuant to Chapter 380 of the Texas Local Government Code, and pursuant to the City's Economic Development Policy, with Calli Wang of North Texas Whole Health Wellness Center, owner of the property located at 413 Keller Parkway, Keller, TX 76248 for a City of](#)

Keller Façade Improvement Grant.

- Attachments:** [10172023 Exhibit A.1 Resolution 413 Keller Pkwy](#)
[10172023 Exhibit A Proposed 380 Agreement 413 Keller Pkwy](#)
[10172023 Exhibit A.2 413 Keller Pkwy FIG Application](#)
[10172023 Exhibit A.3 Resolution No. 4371](#)
[G-1 - 413 Keller Pkwy FIG Presentation](#)

H. NEW BUSINESS

1. PUBLIC HEARING: Consider an ordinance approving a Planned Development zoning change from Retail (R) to Planned Development Single-Family 8,400 square-foot minimum lots (PD-SF-8.4) for Bella Casa, a Planned Development, consisting of 31 residential lots and approximately 1.6 acres of open space on approximately 10.9 acres of land, legally described as Tract 3D08, Abstract 457 of the John Edmonds Survey, located on the southwest corner of the Rufe Snow Drive and Rapp Road intersection, and addressed as 1300 Rufe Snow Drive, Jim Tchoukaleff, Applicant. Aamer Patel, Owner. (Z-23-0004)

- Attachments:** [101723 Bella Casa Ordinance](#)
[101723 Bella Casa Ordinance Exhibit A](#)
[101723 Bella Casa PD AerialZoning](#)
[101723 Bella Casa PD Proposal and Application](#)
[101723 Bella Casa PD Staff Attachment A](#)
[101723 Bella Casa PD Public Response](#)
[H-1 Bella Casa Staff Presentation](#)

2. Consider a resolution approving a Chapter 380 Economic Development Program Agreement, pursuant to Chapter 380 of the Texas Local Government Code, and pursuant to the city's economic development policy, with Houghton Horns LLC, who is expanding their business to 137 Hill Street on 0.5932 acres legally described as Lot 1, Block A, Lucas & Thompson Addition; and authorizing the City Manager to execute said documents on behalf of the City of Keller, Texas.
3. Consider a resolution approving a Chapter 380 Economic Development Agreement pursuant to Chapter 380 of the Texas Local Government Code, specifically approving a ground lease agreement with ME Development LLC.

I. EXECUTIVE SESSION

1. Section 551.087, Texas Government Code - Deliberation Regarding Economic Development Negotiations.

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(2) To deliberate the offer of a financial or other incentive to a business prospect described by Subdivision.

1. [401 Golden Triangle Boulevard](#)

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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, October 12, 2023 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.