



**City of Keller  
City Council  
Agenda**

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

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Tuesday, December 18, 2018

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**PRE-COUNCIL MEETING 5:00 P.M.**

**A. CALL TO ORDER - Mayor Pat McGrail**

**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.

2. Section 551.071, Texas Government Code - Consultation with attorney to seek advice about pending or contemplated litigation or a settlement offer or on a matter in which the duty of the attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with this chapter.

a. 128 Keller Parkway.

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

a. Block 3 W 50' 7 & 8, Keller City Addition, Keller, TX

4. Adjourn into Open Meeting.

5. Action on Executive Session Items 1, 2, and 3 if necessary.

**D. WORK SESSION**

1. [Discuss proposed changes to City Council agenda format.](#)

**Attachments:** [121818\\_Sample Agenda](#)

**E. 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. 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.

**F. CONSENT**

1. [Consider approval of the Minutes of the Tuesday, December 4, 2018 Regular City Council Meeting.](#)

**Attachments:** [120418 Minutes](#)

2. [Consider a resolution approving the purchase of one \(1\) replacement dump truck from Bruckner Truck Sales, Inc. of Fort Worth, Texas through the Buyboard Cooperative Purchasing Program; and authorizing the City Manager to execute all purchase documents relating thereto on behalf of the City of Keller, Texas.](#)

**Attachments:** [121818 Dump Truck Resolution](#)

[121818 Dump Truck Exhibit A](#)

3. [Consider a resolution approving Amendment No. 2 to the Agreement for Water Service with the City of Fort Worth, Texas to clarify the ownership of the improvements at the Alta Vista Pump Station and wholesale water meter vault to serve additional capacity; and authorizing the City Manager to execute all contract documents relating thereto on behalf of the City of Keller, Texas.](#)

**Attachments:** [121818 Water Service Resolution](#)

[121818 Water Service Amendment No. 2](#)

4. [Consider a resolution approving a Professional Services Agreement with 360 Lifeview, LLC of Fort Worth, Texas, for the purpose of providing digital photography, videography and marketing services for the Economic Development Department, in an amount not to](#)

exceed \$280,000.00; and further authorizes the City Manager to execute all contract documents.

**Attachments:** [121818\\_360 Lifeview Resolution](#)  
[121818\\_360 Lifeview RFP](#)  
[121818\\_360 Lifeview Exhibit A - PSA](#)

5. Consider a resolution rejecting the bid for Water/Sewer Line Parts from Ferguson Waterworks of Fort Worth, Texas and authorizing the City Manager to re-advertise the bid on behalf of the City of Keller, Texas.

**Attachments:** [121818\\_water/sewer line part bid rejection Resolution](#)

## G. OLD BUSINESS

1. Consider a resolution approving a mural for Artful Mayhem, located at 128 Keller Parkway, and zoned OTK (Old Town Keller). Susan Clark, owner; Artful Mayhem Studio LLC, applicant.

**Attachments:** [121818\\_ArtfulMayhemMural Resolution](#)  
[121818\\_ArtfulMayhemMural Exhibit A](#)

## H. NEW BUSINESS

1. PUBLIC HEARING: Consider an ordinance approving a Planned Development Amendment from PD-O (Planned Development-Office) to PD-O (Planned Development-Office), amending the Bloomfield Office Park (Ordinance No. 1036), an office development located on a 4.15-acre tract of land, Bloomfield Addition, Lots 1 through 8, block A, amending lots 1 and 5, allowing the buildable area to increase no greater than 8,612 square feet, and to allow the building peak to increase no greater than 39 feet, with an average build height of 30 feet, on the south side of Keller Parkway (FM 1709) approximately 400 feet east of Bear Hollow drive, 1722 Keller Parkway (FM 1709), zoned PD-O (Planned Development-Office), 170 Players, LLC, owner/applicant. (Z-18-0004).

**Attachments:** [12182018 BloomfieldOfficePark Ordinance](#)  
[12182018\\_BloomfieldOfficePark StaffAttachment 2000ConceptPlan](#)  
[12182018 BloomfieldOfficePark StaffAttachment ProposedSitePlan](#)  
[12182018\\_BloomfieldOfficePark Maps](#)  
[12182018 BloomfieldOfficePark ExhibitA Plat](#)

2. PUBLIC HEARING: Consider an ordinance approving amendments to the City of Keller Code of Ordinances by adding a new Chapter 12 - Parks and Recreation, Section 12-160 - Youth Programs Standards of Care; providing a severability clause; authorizing publication; and providing an effective date.

**Attachments:** [121818 Ordinance - Youth Programs Standards of Care](#)  
[121818 Standards of Care](#)

3. Consider a resolution approving a variance to the City of Keller Unified Development Code, Article 8, Zoning/Development Standards, Tree Preservation, Section 8.07.

Off-Street Parking and Loading Requirements, to allow front facing garage doors, approximately one hundred and forty four (144) square feet in total, exceeding the maximum allowed seventy-two (72) square feet of front facing garage door exposure to the street, located on an approximately 9.3306-acre tract of land on the south side of Union Church Road, located at the intersection of South Pearson Lane and Union Church Road, being Lots 1-13, Block A, The Enclave at Sky Creek, and zoned Planned Development Single-Family - 30,000 square foot minimum lot sizes (PD-SF-30). Calais Custom Homes, owner/applicant. (UDC-18-0022)

**Attachments:** [121818 EnclaveatSkyCreek proposedresolution](#)  
[121818 EnclaveatSkyCreek ExhibitA Application](#)  
[121818 EnclaveatSkyCreek ExhibitA Photos](#)  
[121818 EnclaveatSkyCreek Maps](#)  
[121818 StaffAttachment TheEnclaveatSkyCreekApprovedPlat](#)

4. Consider a resolution approving a variance to the City of Keller Unified Development Code, Article 5, Subdivision Design and Improvement Requirements, Section 5.13, Lots, to allow an existing 17.92 foot street width frontage and to extend into the lot for approximately 385 feet, located on a 4.75 acre tract of land, being Lot 8A of the Estes Farm Tracts, located on the south side of Shady Grove Road, approximately 440 feet southwest of the intersection of Keller Smithfield Road and Shady Grove Road, at 7224 Shady Grove Road, and zoned Single Family Residential - 36,000 square-foot lot size minimum (SF-36). Richard Holmes, applicant. Tina Pizarro, Pizarro Properties, owner. (UDC-18-0023)

**Attachments:** [121818 ShadyGrove-UDCVariance ProposedResolution](#)  
[121818 ShadyGrove-UDCVariance ExhibitA Application](#)  
[121818 ShadyGrove-UDCVariance Maps](#)  
[121818 ShadyGrove-UDCVariance StaffAttachment](#)

5. PUBLIC HEARING: Consider an ordinance replacing the City of Keller Land Use Element of the Keller Master Plan, adopted by Resolution No. 1051, dated August 31, 1998; bringing into conformance with state and federal laws and professional best practices; providing a conflicting ordinance clause; authorizing publication; and establishing an effective date.

**Attachments:** [121818 FLUP ProposedOrdinance](#)  
[121818 FLUP StaffAttachment](#)

6. Consider a resolution accepting the proposed Old Town Keller Phase II Implementation Plan and Conceptual Layout.

**Attachments:** [121818 OTK PH II Plan-Layout Resolution](#)  
[121818 OTK PH II Exhibit A](#)

## **I. DISCUSSION – None**

## **J. EXECUTIVE SESSION**

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a. 128 Keller Parkway.

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

a. Block 3 W 50' 7 & 8, Keller City Addition, Keller, TX

**4. Adjourn into Open Meeting.**

**5. Action on Executive Session Items 1, 2, and 3 if necessary.**

**K. ADJOURN**

**CITY OF KELLER  
MISSION STATEMENT**

*Our mission is to support a vibrant community of high quality neighborhoods, thriving businesses and natural beauty by setting the standard for excellence in municipal efficiency, 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, December 13, 2018 at 5:00 P.M.*

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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.***