



**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)

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Monday, November 20, 2023

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

**A. CALL TO ORDER - Mayor Armin R. Mizani**

**B. DISCUSS AND REVIEW AGENDA ITEMS**

**C. EXECUTIVE SESSION - None**

**D. WORK SESSION**

1. [Mt. Gilead Road Public Input Meeting Update](#)
2. [Discuss Medical and Spa-related uses, and allowed uses in the Town Center Zoning District](#)

**Attachments:**    [CC Spa SUP Decisions 2016-2023](#)  
[Work Session - TC - MedSpas](#)

3. [Discuss electronic marquees/signage](#)
4. [Discuss Commercial Corridors](#)
5. [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. PRESENTATIONS**

1. [Keller ISD Future Farmers of America \(FFA\) Competition Team](#)

**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 7, 2023 Regular City Council Meeting.](#)

**Attachments:** [110723 Minutes](#)

2. [Consider a resolution authorizing the City Manager to execute an Interlocal Agreement between the Cities of Keller, Southlake, Grapevine and Colleyville, Texas, for participation in the Metroport Teen Court Program, effective October 1, 2023.](#)

**Attachments:** [112023 TeenCourt Resolution](#)  
[112023 Teen Court Exhibit A.pdf](#)

3. [Consider a resolution approving an Interlocal Agreement with Tarrant County for the South Elm Street Reconstruction Project; and authorizing the City Manager to execute said agreement on behalf of the City of Keller, Texas.](#)

**Attachments:** [112023 TCEImBond Resolution](#)  
[112023 TCEImBond InterlocalAgreement](#)  
[112023 TCEImBond StaffAttachment](#)

4. [Consider a resolution approving the bid from CGC General Contractors, Inc., of Haltom City, Texas, for the Town Hall Restroom Renovation Project, for the Facilities Department; and authorizing the City Manager to execute all contract documents relating thereto on behalf of the City of Keller, Texas.](#)

**Attachments:** [Town Hall Restroom Renovation Resolution](#)  
[CGC GENERAL CONTRACTORS](#)  
[Bid Tab Town Hall Restroom Renovations 2023](#)

5. [Consider a resolution approving an agreement for Design Services and Contract Administration with Kimley Horn and Associates, Inc., of Dallas, Texas, relating to the Phase I of the 377 Median Landscape Improvement Project, for the Parks and Recreation Department, and further authorizing the City Manager to execute all contract documents relating thereto on behalf of the City of Keller, Texas.](#)

**Attachments:** [112023 377 Median Landscape Resolution](#)  
[112023 US 377 Medians Keller v3 KH signed](#)

6. [Consider a resolution authorizing the City Manager to execute a sixty \(60\) month rental agreement addendum with UBEO of North Texas, Inc., of Fort Worth, Texas, through the State of Texas Department of Information Resources \(DIR\) Cooperative Purchasing Program, relating to the replacement, rental, and maintenance of five \(5\) Ricoh copier/multi-function devices located throughout city facilities, for the Information Technology Department.](#)

**Attachments:** [112023\\_UBEO\\_Contract\\_Resolution.docx](#)  
[112023\\_UBEO\\_Contract\\_Exhibit\\_A.pdf](#)

## G. ELECTIONS

1. [Consider a resolution canvassing the Special Election duly held in the City of Keller, Texas, on the 7th day of November 2023, for the reauthorization of a local sales and use tax for street maintenance at the rate of one-fourth of one percent.](#)

**Attachments:** [112023\\_Canvassing\\_Nov\\_7\\_Election\\_Res.](#)  
[112023\\_Canvassing\\_Nov\\_7\\_Election\\_Cumulative\\_Results](#)

## H. OLD BUSINESS

1. [Reconsider a resolution approving the proposal from Flock Safety Group for the purchase of Flock Safety Automated License Plate Reader \(ALPR\) system and authorizing the City Manager to execute all purchase documents relating thereto on behalf of the City of Keller, Texas.](#)

**Attachments:** [KPD\\_Flock\\_Resolution](#)  
[Quote\\_20230605\\_164352](#)  
[Attestation\\_of\\_Data\\_Deletion](#)  
[Work\\_Session\\_Flock\\_Safety\\_ALPR\\_Presentation](#)

## I. NEW BUSINESS

1. [PUBLIC HEARING: Consider an ordinance approving a Specific Use Permit \(SUP\) for Beauty Boss Studio, a lash studio in an existing 728 square-foot lease space on 0.172 acres, situated at the intersection of South Main and West Olive streets, legally described as a portion of Lot 3, Block 5 of the Keller, City Addition zoned Old Town Keller \(OTK\) and addressed as 234 S. Main St., Ste. B. Hannah Bland, Applicant. Cary Moon, Owner. \(SUP-23-0028\)](#)

**Attachments:** [112023\\_BeautyBossSUP\\_Ordinance](#)  
[112023\\_BeautyBossSUP\\_AerialZoning](#)  
[112023\\_BeautyBossSUP\\_StaffAttachment](#)  
[I-1\\_Beauty\\_Boss\\_SUP\\_Presentation](#)

2. [PUBLIC HEARING: Consider an ordinance approving a Specific Use Permit \(SUP\) for a Surgical Outpatient Facility, for Millrock Investment Fund 1, LLC, in an existing 10,389 square-foot building on approximately 1.72 acres, legally described as Lot 10, Block B of Keller Town Center Addition, situated approximately 300 feet southwest of the intersection of Country Brook Drive and Keller Parkway, zoned Town Center Medical Overlay District and addressed as 1220 Keller Parkway. Brent Smith, Millrock Investment Fund 1, LLC, Owner/Applicant. \(SUP-23-0030\)](#)

**Attachments:** [112023\\_1220 Keller Pkwy SUP Ordinance](#)

[112023\\_1220 Keller Pkwy SUP MAPS](#)

[112023\\_1220 Keller Pkwy SUP Site and Floor Plan](#)

[112023\\_1220 Keller Pkwy SUP App and Narrative](#)

[I-2\\_1220 Keller Pkwy SUP Presentation](#)

3. [Consider a resolution appointing members and a chairperson to the Public Arts Board.](#)

**Attachments:** [112023\\_Public Arts Board Resolution](#)

4. [Consider a resolution appointing members to the Keller Economic Development Board.](#)

**Attachments:** [112023\\_Economic Development Board Resolution](#)

5. [Consider a resolution appointing members and a chairperson to the Zoning Board of Adjustment.](#)

**Attachments:** [112023\\_Zoning Board of Adjustment Resolution](#)

6. [Consider a resolution appointing members and a chairperson to the Library Board.](#)

**Attachments:** [112023\\_Library Board Resolution](#)

7. [Consider a resolution appointing members and a chairperson to the Parks and Recreation Board.](#)

**Attachments:** [112023\\_Parks and Recreation Resolution](#)

8. [Consider a resolution appointing members and a chairperson to the Planning and Zoning Commission.](#)

**Attachments:** [112023\\_P & Z Commission Resolution](#)

9. [Consider a resolution appointing members and a chairperson to the Senior Citizens Advisory Board.](#)

**Attachments:** [112023\\_Senior Citizens Advisory Board Resolution](#)

10. [Consider a resolution appointing members to the Board of Directors for the Keller Crime Control and Prevention District Board, as provided for in Section 363.101 of the Texas Local Government Code.](#)

**Attachments:** [112023\\_KCCPD Appointment Resolution](#)

11. [Consider a resolution appointing members to the Keller Development Corporation Board of Directors.](#)

**Attachments:** [112023\\_KDC Appointments Resolution](#)

12. [Consider a resolution appointing a member to the Metroport Teen Court Advisory Board.](#)

**Attachments:** [112023\\_Metroport Teen Court Resolution](#)

## J. EXECUTIVE SESSION - None

## 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, November 16, 2023 at 5:00 P.M.*

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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.***