



**City of Keller
City Council
Agenda**

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

Tuesday, August 17, 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

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

D. WORK SESSION

1. [Receive an update relating to Mental Health initiatives.](#)
2. [Discuss future use of existing Keller Senior Activities Center building.](#)
3. [Capital Improvements Projects Update](#)
4. [Discussion regarding Accessory Structures.](#)

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

1. [Recognition of Marcelo João Jácome III, Keller Boxing Club.](#)

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, August 3, 2021 Regular City Council Meeting.](#)

Attachments: [080321 Minutes](#)

2. [Consider a resolution approving the FY 2021-22 vehicle replacement purchases through Enterprise Fleet Management and authorizing the City Manager to execute all related purchasing documents on behalf of the City of Keller, Texas.](#)

Attachments: [081721 Fleet Replacement Resolution w/exhibit](#)

3. [Consider a resolution approving the purchase of one \(1\) replacement Case 321F Wheel Loader ahead of the Fiscal Year 2021-22 budget adoption from Associated Supply Company, Inc. of Euless, Texas through the Buyboard Cooperative Purchasing Program and authorizing the City Manager to execute all related purchase documents on behalf of the City of Keller, Texas.](#)

Attachments: [081721 Wheel Loader Equipment Resolution](#)
[081721 Wheel Loader ASCO 321F Buyboard Quote](#)

4. [Consider a resolution authorizing the use of the Competitive Sealed Proposal method for the Old Town Keller Bates Street Reconstruction Project as the best value project delivery method for the City of Keller, and delegating authority to the City Manager or his designee, and establishing the limits of that authority as allowed by Texas Government Code Chapter 2269, Subchapter D, to implement the Competitive Sealed Proposal method for the City of Keller, Texas.](#)

Attachments: [081721 Competitive Sealed Proposal Resolution](#)

5. [Consider a resolution rejecting the proposals for Grounds Management Services - Keller Sports Park Athletic Fields, for the Parks and Recreation Department.](#)

Attachments: [081721 Keller Sports Park Mowing Bid Rejection Resolution](#)
[081721 Sports Park Mowing Staff Attachment](#)
[081721 KSP Athletic Field Mowing Quotes 2021](#)

6. [Consider a resolution approving the purchase of the NICE Digital Recording System Upgrade, to include a new audio logging recording server, Inform 9 Professional software, and six screen recording licenses, from Motorola Solutions, for the Regional NETCOM Dispatch & Detention centers as well as the Criminal Investigation and Administrative Division of the Police Department; and authorizing the City Manager to execute all purchase documents relating thereto on behalf of the City of Keller, Texas.](#)

Attachments: [081721 PD NICE Upgrade Resolution](#)
[081721 PD NICE Upgrade Exhibit A](#)

7. [Consider a resolution authorizing the City Manager to execute an Interlocal Agreement with Keller Independent School District, for the funding of two full-time School Resource Officers and one less than full-time School Resource Officer, for the Keller Police Department.](#)

Attachments: [081721 School Resource Officer Resolution.docx](#)
[081721 School Resource Officer Exhibit A](#)

G. OLD BUSINESS

1. [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 Article 8 - Zoning Districts to add provisions regulating garage conversions; authorizing publication; provide for penalties; and establishing an effective date. City of Keller, Applicant. \(UDC-21-0006\)](#)

Attachments: [081721 Garage Conversions Proposed Amendment Exhibit A](#)
[SF 36 Garage Conversion Proposed Amendment](#)
[Presentation:UDC Text Amendment Garage Conversions](#)

H. NEW BUSINESS

1. [PUBLIC HEARING: Consider an ordinance approving an amendment to the previously approved Planned Development zoning by adding medical and office uses and minor medical emergency clinic \(with an approved SUP\) to the use table, situated on a 0.827-acre tract of land, located on the north side of North Tarrant Parkway, approximately 600 feet northeast from the intersection of Rufe Snow Drive and North Tarrant Parkway, legally described as Lot 3, Block A Highland Oaks Crossing, zoned Planned Development - Retail \(PD-R\), and addressed as 861 North Tarrant Parkway \(Account #:42550121\). Dunaway Associates, Applicant; TAK Enterprises, Owner. \(Z-21-0008\)y](#)

Attachments: [081721 ProposedOrdinance.docx](#)
[081721 Maps.pdf](#)
[081721 Exhibit A - Application and Narrative.pdf](#)
[081721 Staff Attachment A - Ordinance No. 1875.pdf](#)
[081721 Staff Attachment B - Trip Generation Forms.pdf](#)
[Presentation: 861 N Tarrant PD Amendment](#)

2. [PUBLIC HEARING: Consider an ordinance approving a Specific Use Permit \(SUP\) for Breeze Urgent Care \(Texas Health Resources\) to occupy a 3,420 square-foot lease space, within a 5,958 square-foot multi-tenant building, on a 0.827-acre tract of land, located on the north side of North Tarrant Parkway, approximately 600 feet northeast from the intersection of Rufe Snow Drive and North Tarrant Parkway, legally described as Lot 3, Block A Highland Oaks Crossing, zoned Planned Development - Retail \(PD-R\), and addressed as 861 North Tarrant Parkway Suite 100 \(Account #:42550121\). DLR Group, Applicant; TAK Enterprises, Owner. \(SUP-21-0026\)](#)

Attachments: [081721 Breeze Urgent Care SUP ProposedOrdinance.docx](#)
[081721 Breeze Urgent Care SUP Maps.pdf](#)
[081721 Breeze Urgent Care SUP Staff Attachment A - Application and Informa](#)
[Presentation: Breeze Urgent Care SUP](#)

3. [PUBLIC HEARING: Consider a resolution approving a Final Plat with a variance request to Section 8.03 of the Unified Development Code for Lot 1, Block A Rise Realty Addition, being 0.79-acres located on the east side of Woodlawn Court, zoned Single-Family 20,000 square-foot lots \(SF-20\), currently addressed as 1490 Randol Mill Avenue, to be addressed as 1483 Woodlawn Court if approved. Bryson Connally, applicant; Rise Realty DFW, LLC, owner. \(P-21-0023\)](#)

Attachments: [081721 1490 Randol Mill Proposed Resolution](#)
[081721 1490 Randol Mill Aerial and Zoning Maps](#)
[081721 1490 Randol Mill Proposed Plat](#)
[081721 1490 Randol Mill Application](#)
[Presentation: Randol Mill Plat](#)

4. [PUBLIC HEARING: Consider an ordinance approving a zoning change application from Retail to Single-Family 36,000 square-foot lots or larger, for a 6,363 square-foot building, on 1.41-acres, located on the south side of Bandit Trail, situated approximately 300-feet from the intersection of Davis Boulevard and Bandit Trail, located at 765 Bandit Trail, legally described as Lot 1, Block A, Bandit Addition and zoned Retail \(R\). Xuwei Jiang owner/applicant. \(Z-21-0007\)](#)

Attachments: [081721 765 Bandit Trail Rezone Proposed Ordinance](#)
[081721 765 Bandit Rezone Aerial and Zoning Maps](#)
[081721 765 Bandit Rezone Staff Attachment A Application and Existing Condi](#)
[081721 765 Bandit Rezone Staff Attachment B Future Land Use Map](#)
[Presentation: 765 Bandit Trail Rezone](#)

5. [PUBLIC HEARING: Consider an ordinance approving a Specific Use Permit \(SUP\) for a 600 square-foot carport situated on a .67-acre tract of land, located on the north side of Lazy Lane, approximately 425 feet northeast from the intersection of Lazy Lane and North Pearson Lane, legally described as Lot 22, Block 3 Hickory Hollow Estates, zoned Single Family - 20,000 square-foot lot \(SF-20\), located at 2009 Lazy Lane. Marc Clemons, Owner/Applicant. \(SUP-21-0015\)](#)

Attachments: [081721_Carport SUP_Proposed Ordinance](#)
[081721_Carport SUP_Aerial and Zoning Maps](#)
[081721_Carport SUP_Staff Attachment A- Application and Plans](#)
[081721_Carport SUP_Staff Attachment B- Opposition Letters](#)
[081721_Carport SUP_Staff Attachment C- Opposition Map](#)
[081721_Carport SUP_Staff Attachment D- Pictures](#)
[081721_Carport SUP_Staff Attachment E- Email Requesting to Table](#)
[Carport SUP Presentation](#)
[Presentation: Lazy Lane Carport SUP](#)

6. [Consider a resolution of the City Council of the City of Keller, Texas, to consider a proposal to adopt a tax rate that will be lower than the no new revenue and voter-approval tax rates; and providing an effective date.](#)

Attachments: [081721_Max Tax Rate Resolution](#)
[Presentation: Max Tax Rate](#)

I. EXECUTIVE SESSION

1. **Adjourn into Open Meeting.**
2. **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, August 12, 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.