



**City of Keller
City Council
Agenda**

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

Tuesday, February 7, 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 551.072, Texas Government Code - Deliberation Regarding Real Property; Closed Meeting. A governmental body may conduct a closed meeting to deliberate the purchase, exchange, lease, or value of real property if deliberation in an open meeting would have a detrimental effect on the position of the governmental body in negotiations with a third person.

a. 541 Keller Parkway

2. Section 551.071, Texas Government Code - CONSULTATION WITH ATTORNEY; CLOSED MEETING. A governmental body may not conduct a private consultation with its attorney except:
 - (1) when the governmental body seeks the advice of its attorney about:
 - (A) pending or contemplated litigation; or
 - (B) a settlement offer; or
 - (2) 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.

1. 1823 Keller Parkway

3. Adjourn into Open Meeting.
4. Action on Executive Session Items 1 and 2 if necessary.

D. WORK SESSION

1. [Discuss and receive an update regarding the winter storm.](#)
2. [Discuss the littering ordinance and fines associated with littering.](#)
3. [Tale Trail Project Update](#)

4. [Consideration of car wash locations in the City of Keller](#)
5. [Capital Improvement 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

1. [International Angelman Day Proclamation](#)

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, January 17, 2023 Regular City Council Meeting.](#)
2. [Consider a resolution approving the bid from Central North Construction, LLC., of Allen, Texas, for the construction of the US 377 Landscape Enhancements Green Ribbon Project, for the Parks and Recreation Department; and authorizing the City Manager to execute all contract documents relating thereto on behalf of the City of Keller, Texas.](#)
3. [Consider a resolution with Metro Fire Apparatus, Inc. for replacement of the suspension system on a ladder truck, and authorizing the City Manager to execute all related purchase documents on behalf of the City of Keller, Texas.](#)

G. OLD BUSINESS

1. [PUBLIC HEARING: Consider an ordinance approving a Specific Use Permit \(SUP\) for fuel pumps/sales as an accessory use to a grocery store on 6.6 acres located on the east side of Rufe Snow Drive, approximately 440 feet southeast from the intersection of North Tarrant Parkway and Rufe Snow Drive, legally described as Lot 2R1, Block A of Keller Place Addition, zoned Retail \(R\) and addressed 2061 Rufe Snow Drive. Whitestone Keller Place, LLC, Owner; Kroger Texas - Richard Binkley, Applicant. \(SUP-22-0038\)](#)

H. NEW BUSINESS

1. [Consider a resolution calling the General Election for Mayor, City Council Place 5, and City Council Place 6 for the City of Keller, to be held on May 6, 2023, as set forth by the City Charter and Texas Election Code.](#)
2. [PUBLIC HEARING: Consider an ordinance approving a Specific Use Permit \(SUP\) for a grocery store/restaurant on 1.25 acres located on the south side of Keller Parkway, approximately 160 feet east of the intersection of Keller Parkway and Town Center Lane, legally described as Lot 3, Block B of Keller Town Center Addition, zoned Town Center \(TC\) and addressed 1110 Keller Parkway. VC Keller Parkway LLC, Owner; Srinivas Chigullapalli, Applicant. \(SUP-22-0036\)](#)
3. [Consider a resolution approving a Detailed Site Plan for the retail building that includes Black Rock Coffee, as part of the Center Stage Planned Development on approximately 1.18-acres of property, legally described as Lot 1, Block A of Center Stage Addition, located at the southeast corner of the intersection of Ridge Point Parkway and North Main Street, zoned Planned Development - Commercial \(PD-C\), and addressed as 1600 North Main Street. Realty Capital Management, LLC, owner/applicant/developer. Middleton and Associates, engineer/architect. \(SP-22-0040\)](#)

I. EXECUTIVE SESSION

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- a. **541 Keller Parkway**

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1. 1823 Keller Parkway

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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, February 2, 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.