



**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 3, 2024

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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**

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.

- a. [721 Chisholm Trail](#).
- b. [1241 Keller Parkway](#)
- c. [150 Bear Creek Parkway West](#)

2. Section 551.074, Texas Government Code - Personnel Matters. (1) to deliberate the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee;

- a. [City Manager](#)

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

**D. WORK SESSION**

1. [Discussion relating to an Interlocal Agreement with the City of Watauga for fire apparatus repairs and maintenance](#)
2. [Discuss updates to School Zones](#)

**Attachments:** [WS - ISD School Flasher Changes for 2024-25](#)

3. [Receive a Mt. Gilead Road 60% Plan Overview](#)

**Attachments:** [WS - Mt Gilead CC Meeting 60% Roll Plots](#)

4. [Economic Development Updates](#)

## **E. ADJOURN**

### **REGULAR MEETING 7:00 P.M.**

#### **A. CALL TO ORDER – Mayor Armin R. Mizani**

#### **B. INVOCATION - Rev. Dr. Jason Valendy, Keller United Methodist Church**

#### **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. [Presentation of Key to the City to Tarrant County Commissioner Fickes](#)
2. [Recognition of the Kind Hearts Foundation of Keller.](#)
3. [Keller ISD Future Farmers of America \(FFA\) Competition Team](#)
4. [Salvation Army Red Kettle Presentation](#)

#### **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 a resolution casting votes for nominee\(s\) for the Board of Directors of the Tarrant Appraisal District for a two-year term beginning January 1, 2024.](#)

**Attachments:** [120324 Resolution Nominees for Board of Directors of Tarrant Appraisal Distri](#)  
[120324 Ballot Nominees for Board of Directors of Tarrant Appraisal District](#)  
[michael-alfred-bio](#)  
[alan-blalock-bio](#)  
[wendy-burgess-bio](#)  
[fred-campos-bio](#)  
[mattie-peterson-compton-bio](#)  
[eric-crile-bio](#)  
[daryl-davis-bio](#)  
[phyllis-grissom-bio](#)  
[lee-henderson-bio](#)  
[scott-lindgren-bio](#)  
[gary-losada-bio](#)  
[gloria-pena-bio](#)  
[vince-puente-bio](#)  
[sayeda-syed-bio](#)

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, 2024.](#)

**Attachments:** [120324 TeenCourt Resolution](#)  
[120324 Teen Court Exhibit A.docx](#)

3. [Consider a resolution approving the purchase of concrete repair and related services from CI Pavement, of Grand Prairie, Texas, for the replacement of asphalt parking surface at the Municipal Service Center \(MSC\) for the Public Works Department, through The Interlocal Purchasing Systems \(TIPS\) purchasing cooperative, and further authorizing the Interim City Manager to execute all purchase documents relating thereto on behalf of the City of Keller, Texas.](#)

**Attachments:** [120324 ParkingRepairs ProposedResolution](#)  
[120324 ParkingRepairs StaffAttachment](#)

4. [Consider a resolution approving the purchase of Enterprise Asset Management \(EAM\) Public Works Work Order software and implementation services from Tyler Technologies, and further authorizing the Interim City Manager to execute all purchase documents related thereto on behalf of the City of Keller, Texas.](#)

**Attachments:** [120324 TylerEAM Resolution](#)  
[120324 TylerEAM ExhibitA](#)  
[Item F-4 Public Works Work Order Software](#)

5. [Consider a resolution approving a professional services agreement with Sciens LLC, of McKinney, Texas, for professional project management and implementation services related the Public Works Work Order Software Project for the Public Works Department.](#)

through The Interlocal Purchasing System (TIPS) purchasing cooperative; and further authorizing the City Manager to execute all contract documents relating thereto on behalf of the City of Keller, Texas.

**Attachments:** [120324 Sciens Resolution](#)  
[120324 Sciens StaffAttachment](#)

6. Consider a resolution approving a construction contract with Prater, of Rowlett, Texas, for the Pearson Pump Station Backup Generator Project for the Public Works Department, and further authorizing the City Manager to execute all contract documents relating thereto on behalf of the City of Keller, Texas.

**Attachments:** [120324 PearsonGenerator Resolution](#)  
[120324 PearsonGenerator StaffAttachment](#)  
[120324 PearsonGenerator BidTab](#)

7. Consider a resolution approving a construction contract with N.G. Painting, LLC of Kerrville, Texas, for the Rehabilitation of the 1.5 MG Whitley Elevated Storage Tank Project for the Public Works Department, and further authorizing the City Manager to execute all contract documents relating thereto on behalf of the City of Keller, Texas.

**Attachments:** [120324 WhitleyEST Rehab Resolution](#)  
[120324 WhitleyEST Rehab StaffAttachment](#)

8. Consider a resolution rejecting all proposals received for the Water System Capital Improvement Plan Phase 3 Project, for the Public Works Department, and further authorizing the City Manager to execute all documents relating thereto on behalf of the City of Keller, Texas.

**Attachments:** [120324 SWIFT3Rejection Resolution](#)

9. Consider a resolution receiving the Keller Quarterly Investment Report for period ending September 30, 2024, and providing an effective date.

**Attachments:** [120324 FY 24 Q4 Investment Report Resolution](#)  
[2024 09 Keller signed](#)

10. Consider a resolution receiving the Keller Quarterly Financial Report for period ending September 30, 2024 (unaudited) and providing an effective date.

**Attachments:** [120324 FY 24 Q4 Financial Report Resolution](#)  
[090324 FY 24 Q4 Financial Report](#)

11. Consider a resolution authorizing the City Manager to enter into a contract with Tri-County Electric Co-op Inc., of Keller, Texas for installation of electric components related to the Keller Sports Park Renovation Project, for the Parks and Recreation Department, and authorizing the City Manager to execute all related purchase documents on behalf of the City of Keller, Texas.

**Attachments:** [Tri-County Resolution](#)  
[Updated Cost 79161 City of Keller](#)

## G. OLD BUSINESS - None

## H. NEW BUSINESS

1. [PUBLIC HEARING: Consider an ordinance approving an amendment to an existing Specific Use Permit \(SUP\) allowing a one-year extension for the Applicant to complete the required development steps to renovate the space for a Surgical Outpatient Facility, 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. Jim Sager, Transwestern Commercial Real Estate, Applicant. Roger Wilson, Owner Representative. \(SUP-2410-0010\)](#)

**Attachments:** [120324 1220 Keller Parkway SUP Ordinance](#)  
[120324 1220 Keller Pkwy SUP Extension Staff Attachment](#)  
[120324 1220 Keller Pkwy SUP Extension Maps](#)  
[120324 1220 Keller Pkwy SUP Extension Methodist Partnership Info.](#)  
[Item H-1 - 1220 Keller Pkwy SUP Extension](#)

2. [PUBLIC HEARING: Consider an ordinance approving a Specific Use Permit \(SUP\) for a proposed 5,000 square-foot multitenant building, to allow a one-story building, to allow a proposed structure to be less than 6,000 square-feet, to allow a restaurant with drive-thru, and to allow one tenant to be a bank with drive-thru ATM, located directly north of the Keller Parkway and Country Brook Drive intersection, legally described as Tract 2E, Abstract 28 of the Pamela Allen Survey and addressed 1241 Keller Parkway. Ryan McIntosh, Trinity Partners Commercial Real Estate, Applicant/Owner. \(SUP-2410-0009\)](#)

**Attachments:** [120324 1241 Keller Pkwy Parcel 9 SUP Ordinance](#)  
[120324 1241 Keller Pkwy SUP MAPS](#)  
[120324 1241 Keller Pkwy SUP Applicant Proposal](#)  
[120324 1241 Keller Pkwy SUP Survey](#)  
[120324 1241 Keller Pkwy SUP Elevations 1](#)  
[120324 1241 Keller Pkwy SUP Elevations 2](#)  
[120324 1241 Keller Pkwy SUP Concept Plan](#)  
[120324 1241 Keller Pkwy Parcel 9 SUP Trip Generation Form](#)  
[Item H-2 - 1241 Keller Pkwy SUP-2410-0009 Parcel 9](#)

3. [PUBLIC HEARING: Consider an ordinance approving a Specific Use Permit \(SUP\) for a proposed 11,000 square-foot multitenant building. An SUP is requested to allow a one-story building and a restaurant with drive-thru, on a 2.94-acre lot, located directly north of the Keller Parkway and Country Brook Drive intersection, legally described as Tract 2E, Abstract 28 of the Pamela Allen Survey and addressed 1241 Keller Parkway. Ryan McIntosh, Trinity Partners Commercial Real Estate, Applicant/Owner. \(SUP-2410-0012\)](#)

**Attachments:** [120324 1241 Keller Pkwy Parcel 8 SUP Ordinance](#)  
[120324 1241 Keller Pkwy SUP-2410-0012 MAPS](#)  
[120324 1241 Keller Pkwy SUP Survey](#)  
[120324 1241 Keller Pkwy SUP Applicant Proposal](#)  
[120324 1241 Keller Pkwy SUP Concept Plan](#)  
[120324 1241 Keller Pkwy SUP Elevations 1](#)  
[120324 1241 Keller Pkwy SUP Elevations 2](#)  
[120324 1241 Keller Pkwy Parcel 8 SUP Trip Generation Form](#)  
[Item H-3 - 1241 Keller Pkwy SUP-2410-0012 Parcel 8](#)

4. [PUBLIC HEARING: Consider an ordinance approving Whitley Springs, a Planned Development Zoning Change from Commercial \(C\) to Planned Development - Mixed Use \(MU\) consisting of 22 residential lots, two commercial lots and 1.44 acres of open space on approximately 6.43 acres of land, legally described as a portion of Tract 7B, Abstract 692 of the W J Holland Survey, and a portion of the Martins Subdivision public right-of-way dedicated to the City of Keller shown on the plat filed with Tarrant County under document number D205322770, located on the west side of the Rapp Road and Whitley Road intersection, and addressed 1212 Whitley Road, and unaddressed public right-of-way. Huynh and Viyapon, LLC, Owner. Garabedian Properties, Applicant. \(ZONE-2409-0005\)](#)

**Attachments:** [120324 Whitley Springs PD Ordinance](#)  
[120324 Whitley Springs PD Retail and Commercial Zoning](#)  
[120324 Whitley Springs PD Landscape Plan](#)  
[120324 Whitley Springs PD Zoning Narrative](#)  
[120324 Whitley Springs PD Example Commercial Building](#)  
[120324 Whitley Springs PD MAPS](#)  
[120324 Whitley Springs PD Proposed Design Standards](#)  
[120324 Whitley Springs PD Trip Generation Form](#)  
[120324 Whitley Springs Commercial Proposed Uses - COMPARISON](#)  
[120324 Whitley Springs PD Concept Plan](#)  
[120324 Whitley Springs PD Public Comment](#)  
[Item H-4 - Whitley Springs PD](#)

5. [PUBLIC HEARING: Consider a resolution approving a Future Land Use Plan \(FLUP\) amendment from Retail/Commercial to Patio-Garden-Townhome for a portion of 6.43 acres legally described as portions of Tract 7B, Abstract 692 of the W J Holland Survey, and a portion of the Martins Subdivision public right-of-way dedicated to the City of Keller shown on the plat filed with Tarrant County under document number D205322770, located on the west side of the Rapp Road and Whitley Road intersection, and addressed 1212 Whitley Road, and unaddressed public right-of-way. Huynh and Viyapon, LLC, Owner. Garabedian Properties, Applicant. \(PA-2409-0002\)](#)

**Attachments:** [120324 Whitley Springs FLUP Amendment Resolution](#)  
[120324 Whitley Springs PD FLUP Exhibit](#)  
[120324 Whitley Springs PD Zoning Narrative](#)  
[120324 Whitley Springs PD Current FLUP Map](#)  
[Item H-5 - Whitley Springs FLUP](#)

6. [PUBLIC HEARING: Consider an ordinance approving FLEXD Keller, a Planned Development Zoning Change from Commercial \(C\) and Neighborhood Services \(NS\) to Planned Development - Tech Flex, consisting of two separate commercial lots totaling approximately 10.77 acres of land, one lot being legally described as Tract 14C03A, Abstract 457 of the John Edmonds Survey, located approximately 750 feet southeast of the Bear Creek Parkway West and Chisholm Trail intersection and addressed 777 Chisholm Trail, and the second lot being legally described as Lot 1, Block A of the Bear Creek Office Park Addition, located at the southeast corner of the Bear Creek Parkway West and Chisholm Trail intersection and addressed 150 Bear Creek Parkway West. Jordan Rymer, Flexd Development, Applicant. Legendary Properties LLC, Owner. \(ZONE-2409-0004\)](#)

**Attachments:** [120324 FLEXD PD Ordinance](#)  
[120324 FLEXD Keller Neighbor Engagement](#)  
[120324 FLEXD Keller Elevations](#)  
[120324 FLEXD Keller Concept Plan & Aerial Overview](#)  
[120324 FLEXD Keller Applicant Narrative](#)  
[120324 FLEXD Keller MAPS](#)  
[120324 FLEXD PD Staff Attachment](#)  
[120324 FLEXD Keller Proposed Development Standards](#)  
[FlexD Keller Presentation - APPLICANT PRESENTATION](#)  
[FLEXD Proposed Uses - COMPARISON](#)  
[Item H-6 - FLEXD PD](#)

7. [Consider an ordinance amending the City of Keller Code of Ordinances by amending Chapter 18, Traffic, Article II, Speed Limits, Section 18-200, Various speed limits on public streets, Paragraph \(3\) a., Mt. Gilead Road, in order to reflect a reduction in the speed limit from 40 miles per hour to 35 miles per hour, establishing an effective date; and authorizing publication.](#)

**Attachments:** [120324 Mt.GileadSpeedLimit Ordinance](#)  
[Item H-7 - Mt Gilead Speed Limit Recommendation](#)

8. [Consider a resolution approving Amendment #1 to the Chapter 380 Economic Development Program Agreement, approved by the City Council by Resolution No. 4604 on December 6, 2022, with R&K Sales, Inc dba Penguin Patch, establishing new grant limits and deadline for substantial completion, and authorizing the City Manager to execute said amendment to said Agreement on behalf of the City.](#)

**Attachments:** [Item H-8 - Penguin Patch Incentive Amendment 1](#)

## 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.

a. [721 Chisholm Trail](#).

b. [1241 Keller Parkway](#)

c. [150 Bear Creek Parkway West](#)

### 2. Section 551.074, Texas Government Code - Personnel Matters. (1) to deliberate the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee;

a. [City Manager](#)

### 3. Adjourn into Open Meeting.

### 4. Action on Executive Session Items 1 and 2 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 Friday, November 29, 2024 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.***