



**City of Keller
City Council
Agenda**

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

Tuesday, June 1, 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 - None

D. WORK SESSION

1. [Budget Strategic Planning - Property Tax Calculations & Homestead Exemption](#)

Attachments: [Item D-1 Property Tax Rate Calcs and HS Exemp](#)

2. [Discuss partnership with the Greater Keller Chamber of Commerce on hosting a local job fair.](#)
3. [Discuss creation of a Keller Sports Park Task Force.](#)
4. [Discuss garage conversions.](#)

Attachments: [Item D-5 Garage Conversion Presentation](#)

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 Keller High School student, Kaelen Dulany for earning the Class 6A State Championship.](#)

2. [Recognition of Former Council Member Mitch Holmes](#)
3. [Tri-County Electric Cooperative Keller Area work plan](#)

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 Wednesday, May 12, 2021 Special City Council Meeting.
2. Consider approval of the Minutes of the Tuesday, May 18, 2021 Regular City Council Member.
3. [Consider a resolution approving an Agreement for Professional Services with Freese and Nichols, Inc., of Fort Worth, Texas, relating to Phase IV of the Utility Master Plan Updates and Assessments Project; and authorizing the City Manager to execute all documents relating thereto on behalf of the City of Keller, Texas.](#)

Attachments: [060121_Phase IV Utility Master Plan_Resolution](#)
[060121_Phase IV Utility Master Plan Exhibit A](#)
[060121_Phase IV Utility Master Plan Project Plan](#)

4. [Consider a resolution approving the purchase of asphalt and concrete repair and related services for the Keller Sports Park and Bear Creek Park, from CI Pavement of Grand Prairie, Texas, through The Interlocal Purchasing System \(TIPS\) Cooperative Purchasing Program, for the Parks and Recreation Department; and authorizing the City Manager to execute all documents relating thereto on behalf of the City of Keller, Texas.](#)

Attachments: [060121_Parking Lot Improvement_Resolution](#)
[060121_KSP Parking Lots](#)
[060121_BCP Parking Lots](#)
[060121_Parking Lot Improvement Spec Variance letter](#)
[060121_Keller Sports Complex Proposal Packet from CI Pavement](#)
[060121_Sports Pkwy and Line Dr Ave Intersection - Proposal Packet from CI P](#)
[060121Shady Ln N Proposal Packet from CI Pavement](#)
[060121_Bear Creek Maint Lot - Concrete - Proposal Packet from CI Pavement](#)
[060121_CI Pavement_TIPS CONTRACT](#)

5. [Consider a resolution approving the purchase of one \(1\) replacement ladder truck, from Metro Fire Apparatus Specialists, Inc., of South Houston, Texas, through the Houston-Galveston Area Council Cooperative Purchasing Program; for the Fire Department; and authorizing the City Manager to execute all purchase documents relating thereto on behalf of the City of Keller, Texas.](#)

Attachments: [060121 Ladder Truck Resolution](#)
[060121 Ladder Truck Proposal](#)

6. [Consider a resolution creating a Keller Sports Park Task Force, appointing members to said Keller Sports Park Task Force, and providing an effective date.](#)

Attachments: [Res. No. 3950](#)

G. OLD BUSINESS - None

H. NEW BUSINESS

1. [Consider a resolution approving a site plan amendment with one variance for The Hills Church, situated on 5.4 acres, located on the northwest corner of Florence Road and Randol Mill Avenue \(Davis Blvd\), being Lot 1R, Block A, Anchor Church Addition, at 2525 Florence Road, and zoned Single-Family 36,000 square-foot minimum lots \(SF-36\). The Hills Church, Owner/Applicant. \(SP-21-0007\)](#)

Attachments: [060121 Hills Church SP Amendment ProposedOrdinance.docx](#)
[060121 Hills Church SP Amendment Maps.pdf](#)
[060121 Hills Church SP Amendment Exhibit A](#)
[Item H-1 The Hills Church](#)

2. [PUBLIC HEARING: Consider an ordinance approving an amendment to an existing Specific Use Permit \(SUP\) to allow the property owner to temporarily reside in a 28-foot by 68-foot \(or 1,904 square-feet\) manufactured home for the purpose of living and overseeing construction of a permanent residence, situated on a 1.995-acre tract of land, located on the west side of South Pearson Lane, approximately 550 feet northwest from the intersection of South Pearson Lane and Union Church Road, being tract 6B01A1, 6B01B, and 6F01, Abstract 498 of the Elston, D E Survey, zoned Single Family - 36,000 square-foot lot \(SF-36\), located at 404 South Pearson Lane. Christopher Cloy, Owner/Applicant. \(SUP-21-0013\)](#)

Attachments: [060121 ProposedOrdinance.docx](#)
[060121 Maps.pdf](#)
[060121 Staff Attachment A - Application and Information.pdf](#)
[060121 Staff Attachment B - Email Opposition .pdf](#)
[Presentation: Item H-2 404 S Pearson](#)

3. [PUBLIC HEARING: Consider an ordinance approving two Specific Use Permits \(SUP\) to allow the Applicant to construct an approximately 2,733 square-foot accessory structure \(shop use\) situated on a 2.65-acre tract of land, located on the east side of Bourland Road, approximately 350 feet southeast from the intersection of Bancroft Road and Bourland Road, legally described as Lot 3, Block 1 Village Mill Addition, zoned Single Family - 36,000 square-foot lot \(SF-36\), located at 921 Bourland Road. Jeff Aldredge, owner. Jeff Ground, Applicant. \(SUP-21-0014\)](#)

Attachments: [060121 BourlandSUP Proposed Ordinance.docx](#)
[060121 BourlandSUP Maps](#)
[060121 BourlandSUP Application](#)
[060121 BourlandSUP SupportingDocumentation](#)
[Presentation: Item H-3 Bourland Shop](#)

4. [PUBLIC HEARING: 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; Section 8.10, relating to breezeway connections; authorizing publication; provide for penalties; and establishing an effective date. City of Keller, applicant. \(UDC-21-0005\)](#)

Attachments: [060121 Breezeway Amendment Proposed Ordinance](#)
[060121 Breezeway Amendment Current Language](#)
[Item H-4 UDC Text Amendment](#)

5. [Consider a resolution approving three variances to the Unified Development Code, Article 8 - Zoning Districts, Development Standards, Tree preservation, Section 8.03 Zoning districts, regarding 21 lots in the Highland Terrace Mobile Home Park, to decrease the Minimum Dwelling Size to 2000 square feet in lieu of the 2400 square-foot requirement, to increase the main building lot coverage to 35 percent in lieu of the 30 percent requirement, and to increase the maximum lot coverage to 55 percent in lieu of the 50 percent requirement, located at 1700 Highland Drive West, 1704 Highland Drive West, 1736 Highland Drive West, 1740 Highland Drive West, 1744 Highland Drive West, 1748 Highland Drive West, 1752 Highland Drive West, 1832 Highland Drive East, 1844 Highland Drive East, 1852 Highland Drive East, 1847 Highland Drive East, 1843 Highland Drive East, 1839 Highland Drive East, 1835 Highland Drive East, 1733 Hilltop Lane, 1729 Hilltop Lane, 1725 Hilltop Lane, 1733 Highland Drive West \(legally two lots\), 1717 Highland Drive West, 1713 Highland Drive West, legally described as Lot 1, 2, 10, 11, 12, 13, 14, 25, 28, 30, 36, 37, 38, 39, 42, 43, 44, 60, 61, 64, 65, Highland Terrace Mobile Home Park and zoned Single-Family 36,000 square-foot lots or greater \(SF-36\). Double B Texas Ventures, LLC and Patricia McCoy owners. Jeff Avery, applicant. \(UDC-21-0003\)](#)

Attachments: [060121 HighlandTerraceVariance Proposed Resolution](#)
[060121 HighlandTerraceVariance Maps](#)
[060121 HighlandTerraceVariance Application](#)
[060121 HighlandTerraceVariance Final Plat](#)
[060121 HighlandTerraceVariance Variance Flow Chart](#)
[Presentation: Item H-5 Highland Terrace Variances](#)

6. [Consider a resolution amending the City of Keller Façade Improvement Grant Program Policy approved by Resolution No. 4037, on September 18, 2018, by amending the policy criteria and process of the Façade Improvement Grant Program.](#)

Attachments: [060121 Facade Grant Update Resolution](#)
[060121 Facade Grant Policy](#)
[060121 Current City of Keller Facade Improvement Grant Policy Updated in 20](#)
[Presentation: Item H-6 Facade Improvement Grant Update](#)

I. EXECUTIVE SESSION - None

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, May 27, 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.