



**City of Keller
City Council
Agenda**

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

Tuesday, August 21, 2018

PRE-COUNCIL MEETING 5:00 P.M.

A. CALL TO ORDER - Mayor Pat McGrail

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.

2. Section 551.071, Texas Government Code - Consultation with attorney to seek advice about pending or contemplated litigation or a settlement offer or 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.

a. Johnson Road Coalition, LLC vs. David Hawkins, Planning Manager and City of Keller.

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

D. WORK SESSION

1. [Discussion with Keller ISD Superintendent Dr. Rick Westfall regarding the KISD Tax Ratification Election.](#)

E. ADJOURN

REGULAR MEETING 7:00 P.M.**A. CALL TO ORDER – Mayor Pat McGrail****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**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.

F. CONSENT

1. [Consider approval of the Minutes of the Tuesday, August 7, 2018 Regular City Council Meeting.](#)

Attachments: [080718 Minutes](#)

2. [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: [082118 KCCPD Appointment Res](#)

3. [Consider a resolution approving an agreement with Enterprise Fleet Management for vehicle procurement, mechanical maintenance, and disposal services; and authorizing the City Manager to execute all contract documents relating thereto on behalf of the City of Keller, Texas.](#)

Attachments: [082118 EnterpriseFleetMgmt Resolution](#)
[082118 EnterpriseFleetMgmt Capital Lease Addendum](#)
[082118 EnterpriseFleetMgmt Authorized Signer \(Government\)](#)
[082118 EnterpriseFleetMgmt Addendum](#)
[082118 EnterpriseFleetMgmt Maintenance Agreement](#)
[082118 EnterpriseFleetMgmt Maintenance Mgmt](#)
[082118 EnterpriseFleetMgmt Master Equity Lease Agreement](#)
[082118 EnterpriseFleetMgmt Self-Insurance Addendum](#)
[Presentation](#)

4. [Consider a resolution approving the FY 2018-19 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: [Fleet Replacement Resolution](#)

5. [Consider a resolution rejecting the bids for the construction of the Gabion Wall System Repair - Highland Oaks Crossing Project and authorizing the City Manager to re-advertise the project on behalf of the City of Keller, Texas.](#)

Attachments: [082118 Rejecting bids for Gabion Wall Repair Resolution](#)

G. OLD BUSINESS

[Consider a resolution for a Special Exception to the City of Keller Unified Development Code, Article 8, Zoning Districts, Development Standards, Tree Preservation, Section 8.03 - Old Town Keller Zoning District signage requirements, for Turquoise Gypsy, located on approximately 0.04-acres of land on the west side of South Main Street \(377\), approximately 150 feet southwest of South Main Street \(377\) and West Hill Street intersection, being Lot 12, Block 3, Keller City Addition, at 156 South Main Street \(377\), zoned OTK \(Old Town Keller\). Kasey Jackson, Turquoise Gypsy, applicant; Norma Steward, Steward Realty LLC, owner. \(UDC-18-0010\)](#)

Attachments: [082118 TurquoiseGypsy Resolution](#)
[082118 TurquoiseGypsy ExhibitA Application](#)
[082118 TurquoiseGypsy ExhibitA Site photos](#)
[082118 TurquoiseGypsy ExhibitA UpdatedPicture](#)
[082118 TurquoiseGypsy ExhibitA Petition](#)
[082118 TurquoiseGypsy Photos](#)
[082118 TurquoiseGypsy StaffAttachment](#)
[082118 TurquoiseGypsy Maps](#)
[Presentation](#)

H. NEW BUSINESS

1. [PUBLIC HEARING: Consider an ordinance to approve a Specific Use Permit \(SUP\) for MD Firstwatch Urgent Care to operate a 'Minor medical emergency clinic', in an approximately 3,658 square-foot building, located on a 0.521-acre tract of land on the southeast corner of Keller Parkway \(FM 1709\) and Page Street, being Lot 1R, Block 1, Mays and Sweet Addition, at 310 Keller Parkway \(FM 1709\), and zoned R \(Retail\). Rali Zali LLC, owner. MJ Wright and Associates, applicant/engineer/architect.](#)

Attachments: [082118 MD Firstwatch ProposedOrdinance](#)
[082118 MD Firstwatch Staff Attachment](#)
[082118 MD Firstwatch Exhibit A](#)
[082118 MD Firstwatch Support Petition](#)
[082118 MD Firstwatch Maps](#)
[082118 Staff Attachment Dr. Ali Concern Letter](#)
[Presentation](#)

2. [PUBLIC HEARING: Consider an ordinance approving a Specific Use Permit \(SUP\) for an addition to an accessory building, proposed to be a 1,769 square-foot accessory garage and workshop, with a variance to the building material, on an approximately 2.34-acre tract of land, located on the north side of Simmons Drive, approximately six hundred and fifty feet \(650'\) east of the intersection of Rufe Snow Drive and Simmons Drive, being Lot 18, Block 1, Rolling Oaks Estates Unit 2, at 917 Simmons Drive, and zoned Single Family Residential-36,000 square-foot lot minimum \(SF-36\). Troy Schank, Owner/applicant. \(SUP-18-0018\)](#)

Attachments: [082118 Simmons Drive SUP Ordinance](#)
[082118 Simmons Drive SUP OppositionLetter](#)
[082118 Simmons Drive SUP FinalPlat](#)
[082118 Simmons Drive SUP Exhibit A](#)
[082118 Simmons Drive SUP ExhibitA ApplicationandSupportPetition](#)
[082118 Simmons Drive SUP Maps](#)
[Presentation](#)

3. [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 effective and rollback tax rates; and providing an effective date.](#)

Attachments: [082118 Max Tax Rate Resolution](#)
[Presentation](#)

I. DISCUSSION – None

J. 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.
2. **Section 551.071, Texas Government Code - Consultation with attorney to seek advice about pending or contemplated litigation or a settlement offer or 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.**
 - a. **Johnson Road Coalition, LLC vs. David Hawkins, Planning Manager and City of Keller.**
3. **Adjourn into Open Meeting.**
4. **Action on Executive Session Items 1 and 2 if necessary.**

K. ADJOURN

CITY OF KELLER MISSION STATEMENT

Our mission is to support a vibrant community of high quality neighborhoods, thriving businesses and natural beauty by setting the standard for excellence in municipal efficiency, 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, August 17, 2018 at 5:00 P.M.

Kelly Ballard, 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.

