



**City of Keller**  
**City Council**  
**Meeting Minutes**

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

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**Tuesday, January 21, 2020**

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**COUNCIL MEMBER DINNER 4:30 P.M.**

**PRE-COUNCIL MEETING 5:00 P.M.**

**A. CALL TO ORDER**

Mayor Pro Tem Sean Hicks called the Pre-Council Meeting to order at 5:08 P.M.

Mayor Pat McGrail (joined the 7:00 P.M. Regular City Council meeting at its start)

Mayor Pro Tem Sean Hicks

Council Member Mitch Holmes

Council Member Sheri Almond (arrived at 5:13 P.M.)

Council Member Beckie Paquin

Council Member Chris Whatley (joined the 7:00 P.M. Regular City Council meeting by video conferencing at its start)

Council Member Tag Green

The following City staff members were present: City Manager Mark Hafner, City Attorney Stan Lowry, City Secretary Kelly Ballard, Director of Administrative Services Aaron Rector, Director of Community Services Cody Maberry, Director of Public Services/Economic Development Trina Zais, Director of Public Works Alonzo Liñán, Director of Community Development Julie Smith, Human Resources Director Kandace Tappen, Director of Information Technology Sean Vreeland, Interim Police Chief Tracy Talkington, and Fire Chief David Jones.

**B. DISCUSS AND REVIEW AGENDA ITEMS**

The City Council discussed and reviewed the agenda items.

**C. EXECUTIVE SESSION - None**

**D. WORK SESSION**

1. [Review the City's Mission Statement, Vision Statement, Core Values and Decorum Policy.](#)

**Attachments:** [D-1 Presentation](#)

City Manager Mark Hafner and Public Information Officer Rachel Reynolds presented the City's Mission Statement, Vision Statement, and Core Values to the City Council.

Discussion was held regarding the wording of the statements and values, and the City Council discussed exploring stronger vocabulary for these three items.

City Secretary Kelly Ballard and Public Information Officer Rachel Reynolds gave a presentation relating to the City's policies regarding Persons to be Heard and Public Hearings, as well as the material and speaker cards provided at the City Council meetings. Discussion was held regarding Speaker Time Limits and Enforcement, Card Redesign for Speaker Requests, the possibility to indicate support/opposition without speaking, noting the subject of a Persons to be Heard comment, option of providing whether the Persons to be Heard issue has already been discussed with staff or a City Council member, including of City Council and Department Head contact information, a deadline to turn in speaker card, signature option, options for speakers representing groups/neighborhoods, policy around speaker A/V requests, and an expanded Section on Speaker Decorum.

Further discussion will be held at the work session of the February 4, 2020 Regular City Council Meeting.

## **E. ADJOURN**

Mayor Pro Tem Sean Hicks adjourned the Pre-Council Meeting at 6:31 P.M.

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

### **A. CALL TO ORDER – Mayor Pat McGrail**

Mayor Pat McGrail called the Regular City Council Meeting to order at 7:12 P.M.

### **B. INVOCATION**

Keller Police Chaplain Brian Hamlin gave the invocation.

### **C. PLEDGE OF ALLEGIANCE**

Mayor Pat McGrail led the pledges to the United States Flag and to the Texas Flag.

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. [Proclamation - Health for Humanity Yogathon](#)

**Attachments:** [Yogathon Proclamation.pdf](#)

Council Member Beckie Paquin presented a proclamation to Ms. Swati Singh recognizing a Health for Humanity Yogathon.

## 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, and there shall be a cumulative time limit of thirty (30) minutes allotted for this time of the meeting.

Mr. Rich DeOtte, 112 Keystone, Southlake; as a member of the Tarrant County Appraisal District (TAD) Board of Directors, Mr. DeOtte thanked the City Council for their support and invited the City Council to a TAD Public Hearing on January 23, 2020.

Ms. Shanae Jennings Conley, 1521 Rosewood Drive; expressed her concerns regarding two homes that are uninhabitable due to fires that occurred over 6 and 12 months ago in her neighborhood.

Mr. Mark Mathews, 516 Llano Court; thanked the City Council for their service, requested accountability for the additional \$100,000 spent on the proposed 2019 Future Land Use Plan Update, and addressed the City Council regarding the traffic on Mt. Gilead Road.

Mr. Dave Martella, 1635 Highland Oaks Drive; thanked the City Council and City staff for their work, and encouraged the City Council to make decisions based on facts and by what is best for the City's future.

## F. CONSENT

The next order of business was for the City Council to consider the consent agenda items, which were deemed to need little or no discussion, and were acted upon as one business item.

**A motion was made by Council Member Tag Green, seconded by Council Member Beckie Paquin, to approve Items 1-5 on the Consent Agenda. The motion carried unanimously.**

1. [Consider approval of the Minutes of the Tuesday, December 17, 2019 Regular City Council Meeting.](#)

**Attachments:** [121719 Minutes.pdf](#)

Approved

2. [Consider a resolution adopting the Tarrant County Hazard Mitigation Action Plan, January 2020 as the City of Keller's Multi-Hazard Action Plan.](#)

**Attachments:** [012120\\_TarrantCountyHazardMitigationPlan\\_Resolution](#)  
[012120\\_TarrantCountyHazardMitigationPlan\\_TDEMExhibitA](#)  
[012120\\_TarrantCountyHazardMitigation\\_IntroExhibitB](#)  
[012120\\_TarrantCountyHazardMitigationPlan\\_KellerAnnexExhibitC](#)  
[F-2 Tarrant County HAZMAP Presentation](#)

Resolution No. 4206

3. [Consider a resolution approving the purchase of Self-Contained Breathing Apparatus \(SCBA\) Units and Equipment through the BuyBoard Cooperative Purchasing Program, for the City of Keller Fire Department; and authorizing the City Manager to execute all purchase documents relating thereto on behalf of the City of Keller.](#)

**Attachments:** [012120\\_SCBAGrantPurchase\\_Resolution](#)  
[012120\\_SCBAGrantPurchase\\_Quote](#)  
[F-3 SCBA Grant Presentation](#)

Resolution No. 4207

4. [Consider a resolution approving an amendment to the Management Services Agreement with the Humane Society of North Texas Inc., relating to services provided at the Regional Animal Adoption Center; located at the Keller Police Facility, 330 Rufe Snow Drive, Keller, Texas; and authorizing the City Manager to execute all documents relating thereto on behalf of the City of Keller, Texas.](#)

**Attachments:** [012120\\_HSNT Amendment Resolution](#)  
[012120\\_HSNT Management Services Amedment Exhibit A](#)  
[012120\\_2013 Agreement and Original Res. No. 3426 HSNT](#)

Resolution No. 4208

5. [Consider a resolution supporting the North Central Texas Council of Governments' comprehensive, coordinated, interagency approach to Freeway Incident Management.](#)

**Attachments:** [012120 Freeway Incident Management Resolution](#)  
[012120 Freeway Incident Management 2020 Call for Projects](#)  
[012120 Freeway Incident Management TIM Resolution 08-10](#)

Resolution No. 4209

6. Consider an ordinance amending the City of Keller Code of Ordinances by amending Chapter 18, Traffic, Article III, Parking Zones, Section 18-300, No Parking Zones, by adding a new paragraph (1)x; providing a severability clause; providing a penalty; authorizing publication; and establishing an effective date.

**Attachments:** [012120\\_Cindy St No Parking Zone\\_Ordinance](#)  
[012120\\_Cindy St No Parking Zone\\_Exhibit A](#)

No action was taken on this Agenda Item.

## G. OLD BUSINESS - None

## H. NEW BUSINESS

1. [PUBLIC HEARING: Consider an ordinance approving amendments to the City of Keller Code of Ordinances, by adopting a new Chapter 12 - Parks and Recreation, Section 12-160 - Youth Programs Standards of Care; providing a severability clause; and providing an effective date.](#)

**Attachments:** [012120 YouthProgramsStandardsofCare Ordinance](#)  
[012120 YouthProgramsStandardsofCare ExhibitA](#)  
[H-1 Youth Standards of Care Presentation](#)

Recreation Supervisor Michael Beaver gave a presentation relating to amendments to the Youth Programs Standards of Care.

Mayor Pat McGrail opened the public hearing. No public comments were received.

**A motion was made by Council Member Mitch Holmes, seconded by Council Member Sheri Almond, to close the public hearing. The motion carried unanimously.**

**A motion was made by Mayor Pro Tem Sean Hicks, seconded by Council Member Mitch Holmes, to approve Ordinance No. 1961 approving amendments to the City of Keller Code of Ordinances, by adopting a new Chapter 12 - Parks and Recreation, Section 12-160 - Youth Programs Standards of Care; providing a severability clause; and providing an effective date. The motion carried unanimously.**

- 2. PUBLIC HEARING: Consider an ordinance approving a rezone from Single Family Residential - 36,000 square-foot minimum (SF-36) to Single Family Residential - 25,000 square-foot minimum (SF-25), on a 5.173-acre tract of land, being Tract 1B01, Abstract 1651 of Weatherford, Hardin Survey, and Block 1, Lot 1, of the Gary Addition-Keller, located on the east side of Keller Smithfield Road South, situated at the intersection of Village Trail and Keller Smithfield Road, addressed as 1085 Keller Smithfield Road and 1109 Village Trail, in the City of Keller, Tarrant County, Texas; providing a penalty; and authorizing publication. Brian and April Adams, Owner. Sage Group, Inc. for Burk Collins Company, Applicant/Developer. (Z-19-0003)**

**Attachments:** [012120 CollinsRezoneZ-19-0003 ProposedOrdinance](#)  
[012120 CollinsRezoneZ-19-0003 Maps](#)  
[012120 CollinsRezoneZ-19-0003 ExhibitA\(1of3\)](#)  
[012120 CollinsRezoneZ-19-0003 ExhibitA\(2of3\)](#)  
[012120 CollinsRezoneZ-19-0003 ExhibitA\(3of3\)](#)  
[012120 CollinsRezoneZ-19-0003 StaffAttachment\(1of3\)](#)  
[012120 CollinsRezoneZ-19-0003 StaffAttachment\(2of3\)](#)  
[012120 CollinsRezoneZ-19-0003 StaffAttacment\(3of3\)](#)  
[Opposition- Keller-Smithfield Rezone](#)  
[Additional Opposition- Center Stage and Keller-Smithfield Rezone](#)  
[Support- Keller-Smithfield Rezone](#)  
[H-2 Collins Rezone Presentation](#)

Community Development Director Julie Smith gave a presentation relating to a request for a rezone from (SF-36) to (SF-25) at 1085 Keller Smithfield Road and 1109 Village Trail.

Mr. Curtis Young, Sage Group, gave a presentation relating to the proposal.

The following individuals spoke in opposition to the proposal: Mr. Britton Devillier, 1109 Sendero Drive; Mr. Michael Cardamone, 1108 Sendero Drive; Mr. Cheney T. de Groot, 1105 Sendero Drive; Ms. Pamela Turner, 1116 Keller Smithfield Road South; Ms. Sharon Hernandez, 1100 Sendero Drive; Mr. Craig Corato, 945 Keller Smithfield Road South; Mr. Dean Dalquist, 1104 Sendero Drive; Ms. Debbie Bryan, 760 Mt. Gilead Road; Mrs. Melinda Ring, 1132 Village Trail; and Ms. Joan Boyle, 1262 Oak Hill Road.

Discussion was held by the City Council. The City Council discussed with the applicant the want for them to work with the public and come to an agreement. They will table with the intent for the applicant to make changes to the proposal and start back at Planning and Zoning Commission.

**A motion was made by Council Member Mitch Holmes, seconded by Council Member Tag Green, to close the public hearing. The motion carried unanimously.**

**A motion was made by Mayor Pat McGrail, seconded by Council Member Tag Green, to deny the zoning change request. The motion carried unanimously.**

**Mayor Pat McGrail recessed the meeting at 9:08 P.M.**

**Mayor Pat McGrail called the meeting to back order at at 9:21 P.M.**

3. [PUBLIC HEARING: Consider an ordinance approving a Planned Development Zoning Change from C \(Commercial\) to PD-Mixed Use \(Planned Development - Mixed-Use - Commercial/Residential\), for Center Stage, a planned development consisting of seventy \(70\) single-family residential lots, five-hundred and fifty \(550\) Urban Residential Lofts, 59,500 square-feet of commercial uses \(retail, restaurants, office\), and 5.7 acres of open space, on an approximately 38-acre property, being Roberts, JJ Survey abstract 1305 Tract 1A1 & 3B, located on the east side of North Main Street, directly northeast of the North Main Street and Mount Gilead Road intersection, addressed as 1440 North Main Street. Realty Capital Management, LLC, applicant/developer. Engler Acquisition Partners, owner. Wier and Associates, surveyor/engineer.](#)

**Attachments:** [012120\\_CenterStageZ-19-0002\\_ProposedOrdinance](#)  
[012120\\_CenterStageZ-19-0002\\_Maps](#)  
[012120\\_CenterStageZ-19-0002\\_ExhibitA](#)  
[012120\\_CenterStageZ-19-0002\\_ExhibitB](#)  
[012120\\_CenterStageZ-19-0002\\_ExhibitC](#)  
[012120\\_CenterStageZ-19-0002\\_ExhibitD](#)  
[011420\\_CenterStageZ-19-0002\\_ExhibitE](#)  
[011420\\_CenterStageZ-19-0002\\_Staff Attachment1 Economic Analysis](#)  
[011420\\_CenterStageZ-19-0002\\_Topography](#)  
[011420\\_CenterStageZ-19-0002\\_Survey Legal Description](#)  
[Opposition- Center Stage](#)  
[Additional Opposition- Center Stage and Keller-Smithfield Rezone](#)  
[Support- Center Stage](#)  
[Additional Support- Center Stage](#)  
[Center Stage Presentation](#)

Director of Community Development Julie Smith gave a presentation relating to the request for the Center Stage Planned Development proposal. It was announced that the number of lots has changed from seventy (70) single-family residential lots to fifty-seven (57) single-family residential lots.

Mr. Richard Myers, Managing Director, Realty Capital; and Mr. Dick LeBlanc, potential property owner, addressed the City Council regarding the proposal.

The following individuals spoke in support of the proposal: Mr. Bob Stephenson, 904 Keller Smithfield Road S; Mr. Fernando Ospina, 313 Creekhaven Court; Mr. Armin Mizani, 896 Randol Mill Avenue; Mr. Mark Mathews, 516 Llano Court; Mr. Chip Roop, 1953 Denali Lane; Mrs. Laury Roop, 1953 Denali Lane; Mr. JR Thulin, 1224 Westwood Drive; Mr. Bill McCrea, 701 Muirfield Road; Mr. Ron Lewandowski, 917 Glenmont Road; and Mr. Craig Hill, 628 Rockhurst Trail.

The following individuals spoke in opposition of the proposal: Mr. David Tashman, 1705 Everest Road; Mr. Eric Schmidt, 1104 Manor Way; Mr. Kerron Moore, 5632 Oak Haven Drive; Ms. Mackenzi Hellman, 22025 Hickory Hollow; Ms. Kathy Cromer, 424 N. Pearson Lane; Mr. Sessa Giri, 1632 Goldenrod Lane; Ms. Linda Taylor, 1201 Bourland Road; Ms. Joan Boyle, 1262 Oak Hill Road; Ms. Debbie Bryan, 760 Mount Gilead; Ms. Pamela Turner, 1116 Keller Smithfield Road South; Ms. Lara Legvold, 974 Bask Lane; Ms. Kyle Mills, 1349 Woods Drive; Mr. Samuel Zakster, 1624 Goldenrod Lane; Mr. Bill Dedic, 1517 N. Sharpshire Court; Mr. R. Kent Burleson, 1421 Lizzy Court; Mr. Tim Stapula, 1970 Lewis Crossing Drive; Mr. Robert Pursell, 1800 Lewis Crossing Drive; and Mr. Satish Beerreddy, 1524 Goldenrod Lane.

**A motion was made by Council Member Mitch Holmes, seconded by Council Member Sheri Almond, to close the public hearing. The motion carried**

unanimously.

A motion was made by Council Member Chris Whatley, seconded by Council Member Tag Green, to deny the Planned Development Zoning Change request. The motion failed by the following vote:

**AYE:** Mayor Pat McGrail, Council Member Chris Whatley, and Council Member Tag Green.

**NAY:** Council Member Mitch Holmes, Mayor Pro Tem Sean Hicks, Council Member Sheri Almond, and Council Member Beckie Paquin.

A motion was made by Mayor Pro Tem Sean Hicks, seconded by Council Member Mitch Holmes, to approve Ordinance No. 1962 approving a Planned Development Zoning Change from C (Commercial) to PD-Mixed Use (Planned Development - Mixed-Use - Commercial/Residential), for Center Stage, a planned development consisting of seventy (70) single-family residential lots, five-hundred and fifty (550) Urban Residential Lofts, 59,500 square-feet of commercial uses (retail, restaurants, office), and 5.7 acres of open space, on an approximately 38-acre property, being Roberts, JJ Survey abstract 1305 Tract 1A1 & 3B, located on the east side of North Main Street, directly northeast of the North Main Street and Mount Gilead Road intersection, addressed as 1440 North Main Street with the following conditions:

1. Reduce the maximum number of apartments to 475.
2. Reduce the maximum number of Single-Family Residential lots to 57.
3. All building facades must meet a minimum of 80% masonry, in line with the UDC.
4. 15% of open space must be met excluding landscape buffers.
5. All apartment balconies be minimum 5' depth.
6. Satellite dishes will not be allowed to face 377 or Milestone Church.
7. Fire suppression system (sprinklers) required in all buildings.
8. The developer will conduct a noise study as it relates to the adjacent highway and railroad, and adjust building materials, insulation levels, etc. appropriately per health and safety guidelines
9. Cross-connection with Milestone Church, trails, open spaces and the proposed stage will be built in the first phase, and commercial buildings will likewise be built

in tandem with each residential phase.

10. The developer will contribute \$100,000 to the effort if the city is willing to close trail gaps between the development and Town Center

11. The developer agreed to a list of features to ensure “luxury”-level interior finishes in residential units.

The motion carried by the following vote:

**AYE:** Council Member Mitch Holmes, Mayor Pro Tem Sean Hicks, Council Member Sheri Almond, and Council Member Beckie Paquin.

**NAY:** Mayor Pat McGrail, Council Member Chris Whatley, and Council Member Tag Green.

- 4. [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 2, 2020, as set forth by the City Charter and Texas Election Code.](#)

Attachments: [012120 Order Election Resolution 050220](#)  
[H-4 Election Presentation](#)

A motion was made by Council Member Mitch Holmes, seconded by Council Member Sheri Almond, to approve Resolution No. 1410 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 2, 2020, as set forth by the City Charter and Texas Election Code. The motion carried unanimously.

**I. DISCUSSION – None**

**J. EXECUTIVE SESSION - None**

**K. ADJOURN**

A motion was made by Council Member Sheri Almond, seconded by Council Member Beckie Paquin, to adjourn the meeting at 1:35 A.M. on January 22, 2020. The motion carried unanimously.

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Mayor

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City Secretary