



**City of Keller
City Council
Agenda**

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

Tuesday, May 1, 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.

a. 100 Keller Parkway (FM1709)

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.

b. Deborah Thompson vs. City of Keller.

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

D. WORK SESSION

1. [Receive and discuss a presentation regarding funding for Metroport Meals on Wheels.](#)

2. [Budget Strategic Planning - TIRZ and Economic Development Update](#)

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, April 17, 2018 Regular City Council Meeting.](#)

Attachments: [041718 Minutes](#)

2. [Consider a resolution of the City of Keller, Texas, finding that Oncor Electric Delivery Company LLC's application for approval of a Distribution Cost Recovery Factor pursuant to 16 Tex. Admin. Code § 25.243 to increase distribution rates within the city should be denied; finding that the City's reasonable rate case expenses shall be reimbursed by the company; finding that the meeting at which this resolution is passed is open to the public as required by law; requiring notice of this resolution to the company and legal counsel.](#)

Attachments: [050118 Oncor DCRF Resolution](#)

G. OLD BUSINESS

1. [PUBLIC HEARING: Consider an ordinance approving amendments to the City of Keller Unified Development Code, adopted by Ordinance No 1746, dated July 7, 2015 to prohibit flag lots and amend the definition for lot width, building setback line, and flag lot and a definition for building line by amending Article 3 Definitions, and Article 5, Subdivision Design and Improvement Requirements, Section 5.13 Lots, providing a conflicting ordinance clause; authorizing publication; and establishing an effective date. City of Keller, applicant. \(UDC-18-0005\)](#)

Attachments: [050118 UDC Text Amend Flag Lots Proposed Ordinance](#)
[050118 UDC Text Amend Flag Lots Exhibit A](#)

H. NEW BUSINESS

1. [PUBLIC HEARING: Consider an ordinance approving a Specific Use Permit \(SUP\) to allow Body Speak to provide massage therapy services within Crossfit PAF, a 2,400 square-foot lease space within a 4,941 square-foot building, located on a 0.41-acre tract of land, approximately 340 feet south from the intersection of Pecan Street and South Elm Street, being Lot 1-R, Block I, Bear Creek Commercial Addition, at 322 South Elm Street, and zoned OTK \(Old Town Keller\). Linda Deaton-Gilbert, applicant. James Dyer, owner. \(SUP-18-0009\).](#)

Attachments: [050118 BodySpeak ProposedOrdinance](#)
[050118 BodySpeak ExhibitA Narrative and FloorPlan](#)
[050118 BodySpeak PZ Minutes 04092018](#)
[050118 BodySpeak StaffAttachment KellerCodeofOrdinances](#)
[050118 BodySpeak Maps](#)
[050118 BodySpeak StaffAttachment Support Letters](#)

2. [PUBLIC HEARING: Consider an ordinance approving a Specific Use Permit \(SUP\) for Jason's Deli, a single story 9,000 square-foot restaurant with drive-thru, located on a 1.58-acre lot, on the south side of Keller Parkway \(FM1709\), approximately four hundred seventy feet \(470'\) west of the Keller Smithfield South and Keller Parkway \(FM1709\) intersection, being Lot 3, Block E, Keller Town Center Addition, at 1400 Keller Parkway \(FM1709\), and zoned TC \(Town Center\). Pinpoint Bear Creek Land Holdings, LLC, owner. Bomac Partners, Ltd or assigns \(Trinity Partners\), applicant. \(SUP-18-0004\)](#)

Attachments: [050118 Jason'sDeliSUP-18-0004 ProposedOrdinance](#)
[050118 Jason'sDeliSUP-18-0004 ExhibitA](#)
[050118 Jason'sDeliSUP-18-0004 Maps](#)
[050118 Jason'sDeliSUP-18-0004 StaffAttachment](#)
[050118 Jason'sDeliSUP-18-0004 StaffAttachment-LettersToPropertyOwners](#)

3. [PUBLIC HEARING: Consider an ordinance approving a Specific Use Permit \(SUP\) to allow Randolph Brooks Federal Credit Union to operate a proposed "Bank, saving, loan, and credit unions, including automated teller", located in an existing 8,049 square foot building, on 1.38-acres, located on the southeast corner of the Keller Parkway \(FM1709\) and South Main Street \(HWY377\) intersection, at 100 Keller Parkway \(FM1709\), being Lot 1, Block A, Hibernia-Keller Addition, and zoned OTK \(Old Town Keller\). Cross Development, owner/applicant. \(SUP-18-0007\)](#)

Attachments: [050118_SUPRandolphBrooks_ProposedOrdinance](#)
[050118_SUP_RandolphBrooks_ExhibitA](#)
[050118_SUP_RandolphBrooks_Maps](#)
[050118_SUP_RandolphBrooks_StaffAttachement_Support Letters](#)
[050118_SUP_RandolphBrooks_Staff Attachment_Res No. 2220](#)
[050118_SUP_RandolphBrooks_Staff Attachment_Res No. 3013](#)

I. DISCUSSION – None

J. EXECUTIVE SESSION

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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 Thursday, April 26, 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.