



## CITY COUNCIL PROJECT UPDATE

Date: 6/4/2021

OPERATING / ADMINISTRATIVE PROJECTS					
Project	Project Summary / Notes	Est. Completion (Calendar Year)	Budget	Status	Contact
Finance Software	Replace STW financial software with Incode 10. Software has been placed on the city's servers. Accounts Payable/Purchasing/Payroll in Incode began in February and Utility Billing began in April.	2021 Q2	\$ 484,719	In Progress	AR
Engineering Design Updates	Review current City engineering and design requirements and compare to professional standards and requirements.	2021 Q2	\$ 89,200	In Progress	AL
CAD-RMS	Replacement of Public Safety Computer Aided Dispatch (CAD) and Records Management System (RMS) due to federal reporting mandates. Implementation Started 12/01/2020. Servers installed, configuration in-progress, projected 16 month implementation	2022 Q1	\$ 500,000	In Progress	BF
ECONOMIC/ COMMUNITY DEVELOPMENT PROJECTS (*Indicates Chapter 380 Agreement)					
Project	Project Summary / Notes	Incentive	Status	Contact	
Baha Grill Site Plan Amendment- 721 Keller Pkwy	Site Plan amendment to extend patio area; Staff comments due on 6/4/2021	\$ -	-	DRC Review	JS
LA Fitness LSW- 1861 S Main Street	Repair and replace portions of the screening wall; Staff sent comments on 6/2/2021	\$ -	-	Pending Submittal	JS
North Main Medical Office Plat- 950 N Main Street	Property to be platted into three lots. Temporary Easement?	\$ -	-	DRC Review	JS
1613 Westminster Trail SUP- 1613 Westminster Trail	The Applicant is requesting an SUP to expand their existing detached garage ( 578 sf) by approximately 1,187 sf. The total square-footage would be 1,765 sf. Will be going forward to PZ on June 22.	\$ -	-	DRC Review	JS
1141 Blackwood Civil Plans- 1141 Blackwood Drive	The Applicant is requesting to relocate the existing water line to ultimately replat/obtain additional property. Comments for Civil Plans are due June 11th.	\$ -	-	DRC Review	JS
KISD Athletic Facility Site Plan and SUP- 601 Pate Orr Road	SUP and Variances for 60,000 sf athletic facility. Processed 3/31/21, comments sent 4/19/21. Received revisions comments due June 2nd.	\$ -	-	DRC Review	JS
Highland Terrace Variances- Highland Terrace MH Park	The applicant is requesting variances to design standards on 21 lots. PZ recommended denial by a vote of 7-0. CC approved 6/1/21	\$ -	-	Completed	JS
Water Werkz Auto - 8801 Davis Blvd	Auto Detailing and additionally services - PZ recommended 7-0 to approve; CC scheduled for 6/15/2021	\$ -	-	PZ/CC	JS
White Bridle Learning and Therapy SUP- 696 Pryor Court	SUP for an in-home daycare ; PZ recommended 7-0 to approve, CC scheduled for 6/15/2021	\$ -	-	PZ/CC	JS
640 Bancroft Road Barn SUP- 640 Bancroft Rd	SUP to expand the existing barn by 1,550 sf (total of approximately 3,324 sf). PZ Approved 7-0, CC scheduled for 6/15/2021	\$ -	-	PZ/CC	JS



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921 Bourland SUP- 921 Bourland Road	Sent in plans 4/21/2021. The applicant is proposing a 2,733 sf shop use to utilize the space for storage of an RV and shop tools. PZ recommended approval by a vote of 7-0, CC approved 6/1/21	\$	-	Completed	JS
Cryo Nation SUP- 1627 Keller Parkway	CC approved 12/1/2020; building permit approved, however awaiting fire permits.	\$	-	Pending Submittal	JS
Greenway Park PD- 1100/1130 N Main St	Planned Development for 37 residential lots; Approved by CC on May 18, 2021 and awaiting Civils and Plat	\$	-	Pending Submittal	JS
Keystone Church- 1939 Keller Parkway	Keystone to resubmit a Site Plan amendment. The new general contractor is working to get all information for the site to submit the amendment.	\$	-	Pending Submittal	JS
Main Street Suites- 950 N. Main	Civil Plans have been approved. Awaiting final copies to be stamped and the Developer Agreement is to follow	\$	-	Pending Submittal	JS
Milestone Church Building Expansion- 201 Mount Gilead Rd.	Staff is reviewing TIA in regards to the 50,500SF building expansion; awaiting on plat and site plan amendment application	\$	-	Pending Submittal	JS
Overton Ridge Park- 821 Weybridge	Staff civil comments on 4/19/2021 in response to the drainage report (plans are fine); awaiting update to report	\$	-	Pending Submittal	JS
The Learning Experience- 150 Ridgepoint Pkwy	Site Plan amendment due to parking changes,. Staff sent the denial letter on 2/26/2021 as comments have not been addressed and the 30-day shot-clock was expiring.	\$	-	Pending Submittal	JS
Trailhead at Bear Creek PD Amendment- 501 Rufe Snow Dr	City council approved PD on 12/1/2020 7-0; awaiting Site/Civil Plans (expected in April 2021).	\$	-	Pending Submittal	JS
1000 Hillside Drive SUP (Detached Garage)- 1000 Hillside Drive	PZ recommended approval by a vote of 7-0. Approved unanimously by Council on May 4th with the condition that the new building not be utilized for non-residential use. Awaiting building permits.	\$	-	Pending Submittal	JS
Bar H Estates PSE/Civils/Plat- 148 Frank Lane	Comments for PSE/Civils were sent February 2nd. Comments for the Plat were sent February 2nd. Awaiting revisions.	\$	-	Pending Submittal	JS
Bliss Nails and Spa SUP- 2041 Rufe Snow Suite 311, 315	PZ recommended approval by a vote of 7-0. Approved unanimously by Council on May 4th.	\$	-	Completed	JS
Goody Goody SUP- 730 S Main	The applicant is proposing an approximately 15,742 sf liquor store. PZ recommended approval by a vote of 7-0. Approved 5-1 by Council with conditions that the west façade is brick, the signage " Liquor, Beer, and Wine" to be removed, and green Goody Goody signage only be utilized.	\$	-	Pending Submittal	JS
Landscape Systems SP/Civils- 1823 Keller Parkway	CC approved SUP 12/1/2020 for light manufacturing (furniture). Currently the site has many zoning violations. Per conversation on 2/2/21, applicant indicated they will be pursuing variances. Recieved revisions on 3/16/21, comments sent March 23rd. Awaiting revisions.	\$	-	Pending Submittal	JS
2009 Lazy Lane Carport- 2009 Lazy Lane	The Applicant has built a 600 sf carport without the requisite permits and is seeking compliance. The carport will be used to cover the applicant's boat. Awaiting inspections before going to PZ.	\$	-	Pending Submittal	JS
Village Trail PSE/Plat/Civils- 1085 Keller-Smithfield Rd	PSE and Replat were approved unanimously. Signatures have been obtained, address has been assigned. Waiting on requisite building permits.	\$	-	Pending Submittal	JS



**CITY COUNCIL PROJECT UPDATE**

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1490 Randol Mill Avenue Plat with variance- 1490 Randol Mill	The Applicant is requesting a variance to the lot width to be at 107' in lieu of the 120' requirement. Comments sent back on May 25th, awaiting revisions.	\$	-	Pending Submittal	JS
Center Stage- 1440 N Main	Concept approved by CC on 01.21.20 4-3 - Concept Plan and Ordinance finalized - Phase I Detailed Site Pan approved by C.C. 12.1.20; pending sanitary sewer discussions. Civil plans processed, comments sent to appropriate parties on 3/19/21. Processed revisions on 4/6/21, comments sent 4/20/21. Awaiting revisions on Civils, Building Permits, and Plat.	\$	-	DRC Review	JS
Antique lighting in Town Center-	Staff to make a list of what is missing or to be replaced with the correct fixture.	\$	-	Idle	JS
Highland Oaks Crossing Lot 4- 881 N. Tarrant Pkwy	Staff approved the Site Plan on 12/5/2019; Dr. Perry is still working on interior design but is unsure when he will submit due to the current pandemic.	\$	-	Idle	JS
Las Palapas SUP- 455 Keller Pkwy	CC approved by a vote of 7-0; awaiting Site plan.	\$	-	Idle	JS
Moore Hill Addition- 1215 S Main St	Waiting on submittal for Site plan & civil plans	\$	-	Idle	JS
Plat into two lots- 901 & 811 Barbara Lane	The property owners are subdividing the property from one lot into two lots. Staff sent comments on 4/22/2021, awaiting 2nd submittal	\$	-	Idle	JS
Samantha Springs Estates- 1451 England Dr	Received plat: needs to be signed by Staff and PZ Chairperson	\$	-	Idle	JS
Abundant Town Center Addition- 315 Keller Pkwy	Received first submittal 6/1/20 - Returned 1st SP Submittal comments 6/16/20 - awaiting new SP submittal - Plat review will follow SP	\$	-	Idle	JS
Nursing Home SUP/Site Plan Amendment- 765 Bandit Trail	Comments were sent out on 8/5/2020, waiting for revisions. Lien has been placed on the property for high grass and weeds.	\$	-	Idle	JS
Bloomfield Office Park Lot 2- 1686 Keller Pkwy	Building permit issued 6/10/20	\$	-	Under Construction	JS
Bloomfield Office Park Lot 5- 1722 Keller Pkwy	Building permit issued 10/9/20	\$	-	Under Construction	JS
Creekside Vet - Site Plan amendment- 8830 Davis Blvd.	Site Plan amendment due to elevation changes, approved 2/17/2021	\$	-	Under Construction	JS
Creekside Vet Clinic - 2nd shot clock- 8830 Davis Blvd.	Building permit released on November 20, 2020.	\$	-	Under Construction	JS



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Highland Oaks Crossing Lot 3- 861 North Tarrant Road	Under Construction. Foundation approved, awaiting all seconds inspections.	\$ -	Under Construction	JS
Learning Experience- 150 Ridge Point Parkway	Building permit released on 12/12/2018. Modifications to parking were made, a site plan amendment is needed.	\$ -	Under Construction	JS
Milestone Church Parking Lot Expansion- 201 Mount Gilead Rd.	Precon held 8/18/2020 and Applicant can begin work.	\$ -	Under Construction	JS
MSC - 151 Bear Creek Pkwy	Approved 8/27/2020; Construction anticipated to begin this spring.	\$ -	Under Construction	JS
N TX VET- 1100 Whitley Rd	Building permit released on 5/21/2020	\$ -	Completed	JS
Senior Center- Keller Senior Center	Building permit released December 2020.	\$ -	Under Construction	JS
Specs- 100 Chandler Rd	Building permit released on 9/21/2020; applicant currently constructing on-site.	\$ -	Under Construction	JS
113 Lorine Street (Previously Cowboys & Angels)- 113 Lorine Street	Site Plan approved on 10/16/20; awaiting final copy of Site Plan. Building Permit Approved	\$ -	Under Construction	JS
Greenway - 1521 Keller Parkway	Site Plan Approved. Civils Approved. Plat was approved 3/2/2020. Amended Plat approved - DA has been signed. Building Permit has been issued.	\$ -	Under Construction	JS
Just for Grins- 466-468 N Main	Site Plan was approved on 10/16/20. Civils approved 2/8/21 . Plat approved on 3/1/21. Building Permit issued on May 6, 2021.	\$ -	Under Construction	JS
Keller Town Center Addition (Chapps)- 1301 Keller Parkway	Approved CC on 4/14/20 for Site Plan (variances) and SUP (1 story). Amended SP approved by CC 7/21 - awaiting LSW submittal - DA signed & approved, Plat signed. Precon scheduled for 2/4/21. Awaiting Building Permit.	\$ -	Under Construction	JS
Oakbrook Hills- 1732 Roanoke Road	Staff is awaiting Landscape/screening wall application; the developer is working to become compliant. Code Compliance is periodically inspecting the property.	\$ -	Citation	JS

### CAPITAL IMPROVEMENT PROJECTS

Project	Project Summary / Notes	Est. Completion	Budget	Phase	Contact
Senior Activity Center	Underground utilities complete, slab poured.	2021 Q4	\$ 9,600,000	Under Construction	CM
Barbara Lane Drainage Project	Drainage & SS line improvements	2021 Q4	\$ 800,000	Design - 90%	AL
Drainage Master Plan	Master plan	2021 Q3	\$ 350,000	Study/Preliminary Engrg	AL
Keller-Hicks Road Widening	Road improvements w/ CFW	2022 Q1	\$ 2,195,000	Design - 90%	AL
Johnson Road / Keller Smithfield Roundabout	Intersection improvements	2022 Q2	\$ 925,000	Bid/Award	AL



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Bear Creek Pkwy / Whitley Round-A-Bout	ROW and easement negotiations completed with all properties; utility work to begin in the coming weeks.	2022 Q1	\$ 2,154,000	Bid/Award	AL
Johnson Rd - Rufe Snow to K-S	Corridor improvements	2022 Q2	\$ 5,016,000	Bid/Award	AL
Highway 377 12" Waterlines	Water line improvements	2021 Q3	\$ 866,095	Bid/Award	AL
Big Bear Interceptor Phase 2	SS improvements to existing line on 1709	2021 Q3	\$ 259,805	Bid/Award	AL
COG signal Minor Mods	Signal Communication	2021 Q2	\$ 115,760	Under Construction	AL
Overton Ridge Park Development	General park improvements at Overton Ridge Park	2022 Q1	\$ 2,472,603	Bid/Award	CM
Parking Lot Improvements	Full Depth Recycling E Pad Lot at Keller Sports Park	2021 Q4	\$ 600,000	Bid/Award	CM
Parking Lot Improvements	Shady Lane Parking Lot and Maintenance Lot at Bear Creek Park	2021 Q4	\$ 225,000	Bid/Award	CM
Bear Creek Park Pond Dredging	Bear Creek Park Pond	2021 Q4	\$ 215,000	Under Construction	CM

### CONTACT LIST

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