



City of Keller City Council Agenda

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

Tuesday, June 20, 2023

PRE-COUNCIL MEETING 5:00 P.M.

A. CALL TO ORDER - Mayor Armin R. Mizani

B. DISCUSS AND REVIEW AGENDA ITEMS

C. EXECUTIVE SESSION

1. Section 551.072, Texas Government Code - Deliberation Regarding Real Property; Closed Meeting. A governmental body may conduct a closed meeting to deliberate the purchase, exchange, lease, or value of real property if deliberation in an open meeting would have a detrimental effect on the position of the governmental body in negotiations with a third person.
 - a. [205 S. Elm Street](#)
2. Section 551.074, Texas Government Code - Personnel Matters. (1) to deliberate the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee.
 - a. [City Manager Annual Review](#)
3. Adjourn into Open Meeting.
4. Action on Executive Session Items 1 and 2 if necessary.

D. WORK SESSION

1. [Discuss modifying Unified Development Code guidelines related to private murals.](#)
2. [Budget Strategic Planning - 5 Year CIP and Outstanding Debt for Water/Wastewater & Drainage](#)
3. [City Council Updates on Boards and Commissions](#)

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 Sasha Crawford of Keller High School Track & Field](#)
2. [Recognition of Miss Tarrant County, Miss Roanoke, and Miss Keller's Teen](#)

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 Tuesday, June 6, 2023 Regular City Council Meeting.](#)

Attachments: [060623 Minutes](#)

2. [Consider a resolution approving a professional services agreement with HR Green, Inc. of Plano, Texas; to provide professional engineering services related to drainage evaluation and rehabilitation along Whitley Road in the amount of \\$85,000, and authorizing the City Manager to execute all contract documents relating thereto on behalf of the City of Keller, Texas.](#)

Attachments: [062023 WhitleyDrainage ProposedResolution](#)
[062023 WhitleyDrainage StaffAttachment](#)

3. [Consider a resolution approving the purchase of a replacement sewer easement machine and associated equipment from CLS Equipment Company, Inc. of Richardson, Texas through the Buyboard Purchasing Cooperative; and authorizing the City Manager to execute all documents relating thereto on behalf of the City of Keller, Texas.](#)

Attachments: [062023 SewerEasementMachine ProposedResolution](#)
[062023 SewerEasementMachine StaffAttachment](#)
[062023 SewerEasementMachine StaffAttachment2](#)

4. [Consider a resolution terminating the contract approved by Resolution No. 4442 on November 16, 2021 with A&B Construction, LLC of Dallas, Texas, and authorizing the City Manager to provide the seven \(7\) day written notice per sections 15.02.A.1 and 15.02.B of the contract documents.](#)

Attachments: [062023 SWIFTCancellation ProposedResolution](#)

G. OLD BUSINESS

1. [Consider an ordinance approving two Specific Use Permits \(SUPs\) for an approximately 3,000 square-foot accessory structure with an average height of 15' on .83 acre, on the east side of Willis Lane, approximately 275 feet from the intersection of Calais Drive and Willis Lane, legally described as Lot 15, Block D of the Willis Coves Addition, zoned Planned Development-Single-Family Lots 12,000 square-feet or greater \(PD-SF-12\) and addressed 1517 Willis Lane. 41:10 Construction Group, Applicant. Michael Colangelo, Owner. \(SUP-23-0014\)](#)

Attachments: [062023 1517 Willis Lane SUP Ordinance](#)
[062023 1517WillisSUP AerialZoning](#)
[062023 1517WillisSUP StaffAttachmentA - Application and Narrative](#)
[062023 1517WillisSUP StaffAttachmentB - Access \(per Applicant\)](#)
[062023 1517WillisSUP PublicResponse](#)
[062023 1517WillisLaneSUP Applicant Photos](#)
[G-1 APPLICANT PRESENTATION 1517 Willis Lane Keller, Tx](#)
[G-1 1517 Willis Lane STAFF PRESENTATION](#)

H. NEW BUSINESS

1. [PUBLIC HEARING: Fiscal Year 2023-24 Keller Development Corporation Budget.](#)

Attachments: [060623 Memo KDC Budget FY2023-24](#)
[060623 Parks & Rec 5-yr CIP Schedule](#)
[060623 KDC Proposed Budget Presentation FY23-24](#)

2. [PUBLIC HEARING: Consider an ordinance approving two Specific Use Permits \(SUPs\) to allow the property owner to reside in the existing 1,250 square-foot structure while a new main structure is being built, and to allow the 1,250 square-foot structure to remain on the property as an accessory structure after the new home is completed, on property legally described as Lot 1, Block A of the Herrera Addition \(listed as Bancroft Addition with the Tarrant Appraisal District\), being 1.08-acres, located on the north side of Bancroft Road, at the intersection of Bancroft Road and Double Springs Lane, zoned Single-Family 36,000 square-foot lots or greater \(SF-36\) and addressed as 1125 Bancroft Road. Mariel Herrera-Ledezma, Owner/Applicant. \(SUP-23-0017\).](#)

Attachments: [062023 1125 Bancroft SUP Ordinance](#)
[062023 1125 Bancroft SUP MAPS](#)
[062023 1125 Bancroft SUP Application and Narrative](#)
[062023 1125 Bancroft SUP Road Pictures](#)
[H-2 1125 Bancroft SUP STAFF PRESENTATION](#)

3. [PUBLIC HEARING: Consider an ordinance approving a Specific Use Permit \(SUP\) for Golden Haus to operate a Spa to include Cosmetologists \(Hair, Nails, Face\) and Massage in an existing 1,048 square-foot structure, on .17 acres located on the south side of Taylor Street, approximately 300 feet southwest of the intersection of South Elm Street and Taylor Street, legally described as Lot 3R, Block 11 of Keller City Addition, zoned Old Town Keller and addressed 126 Taylor Street. Domenic Seminara, Owner, Janae Samuel, Applicant. \(SUP-23-0016\)](#)

Attachments: [062023 Golden Haus SUP Ordinance](#)
[062023 126 Taylor SUP Application and Narrative](#)
[062023 126 Taylor SUP MAPS](#)
[H-3 126 Taylor SUP STAFF PRESENTATION](#)

4. [Consider a resolution approving a Site Plan with variances for a new 4,315 square-foot shell building, on .20-acre, located on the east side of South Elm Street, approximately 100 feet northwest of the Olive Street and South Elm Street intersection, located at 207 South Elm Street, legally described as Abstract 1171 Tract 10A and 12 C of Samuel Needham Survey and zoned Old Town Keller \(OTK\). Brian Palfrey, Owner/Applicant. \(SP-23-0007\)](#)

Attachments: [062023 207 S Elm SP Resolution](#)
[062023 207 S Elm SP Application](#)
[062023 207 S Elm SP MAPS](#)
[062023 207 S Elm Site Plan](#)
[062023 207 S Elm SP Applicant Petition](#)
[H-4 207 S Elm SP STAFF PRESENTATION](#)

5. [Consider an ordinance amending the City of Keller Code of Ordinances by amending Article I - Technical Codes, Section 4-120, Specific Amendments to the 2021 International Building Code and Section 4-135, Specific Amendments to the 2021 International Fire Code related to inconsistencies in references to fire area for structures over 6,000 square-feet; providing a cumulative clause; providing a severability clause; providing a savings clause; authorizing publication; and establishing an effective date.](#)

Attachments: [062023 Fire Area Ordinance](#)
[062023 Fire Area Exhibit A](#)
[H-5 Fire Building Code Amendment STAFF PRESENTATION](#)

I. EXECUTIVE SESSION

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 - a. [City Manager Annual Review](#)
3. **Adjourn into Open Meeting.**

4. Action on Executive Session Items 1 and 2 if necessary.**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, June 15, 2023 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.