



City of Keller City Council Agenda

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

Tuesday, July 16, 2024

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. Adjourn into Open Meeting.

3. Action on Executive Session Item 1 if necessary.

D. WORK SESSION

1. [Receive an update on Enhanced Communication.](#)
2. [Discuss the Sister City idea.](#)
3. [Budget Strategic Planning - Compensation, Benefits and Staffing](#)

Attachments: [D-3 FY2024-25 Personnel Services Proposal](#)

4. [Budget Strategic Planning - Five Year Forecast](#)

Attachments: [D-4 Work Session - Five Year Forecast](#)

5. [Capital Improvement Projects Update](#)

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 Council Member Jessica Juarez](#)

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, July 2, 2024, Regular City Council Meeting.](#)

Attachments: [070224 Minutes](#)

2. [Consider a resolution approving the purchase of four \(4\) LIFEPAK 35 Heart Monitors, from Stryker, through Sourcewell Cooperative, for the Keller Fire Department.](#)

Attachments: [071624 LIFEPAK 35 Heart Monitors](#)
 [071624 Stryker LifePak35 Quote](#)

3. [Consider a resolution approving the purchase of one \(1\) HPE Alletra \(SAN\) data storage array, from Datavox Inc. of Houston, Texas, through the State of Texas Department of Information Resources \(DIR\) Cooperative Purchasing Program, for the Information Technology Department](#)

Attachments: [071624 HPE Res.doc](#)
 [071624 HPE Quote.pdf](#)

4. [Consider adoption of an ordinance authorizing the issuance and sale of City of Keller, Texas Combination Tax and Limited Surplus Revenue Certificates of Obligation, Series 2024, to provide funds for street improvements and for related issuance costs; levying an annual ad valorem tax and providing for the security for and payment of such certificates; approving the Official Statement; providing an effective date; and enacting other matters and provisions relating to the subject.](#)

Attachments: [CO Ordinance v1](#)

G. OLD BUSINESS - None

H. NEW BUSINESS

1. [PUBLIC HEARING: Consider an ordinance approving a Specific Use Permit \(SUP\) for a 1,250 square-foot detached garage with an average height of approximately 17 feet, with](#)

a variance to allow the structure to be located in front of the home, on 1.77 acres of land, 500 feet southeast of the Bourland Road and Lavena Street intersection, legally described as Lot 1, Block 1 of the Diemand-Mueller Addition, zoned Single-Family 36,000 minimum square-foot lots (SF-36), and addressed 569 LaVena Street. Lisa Diemand and Robert Mueller, Owners. Pentavia Custom Homes, Applicant. (SUP-24-0018)

Attachments: [071624 569 Lavena Ordinance](#)
 [071624 569 Lavena SUP MAPS](#)
 [071624 569 Lavena SUP Application-Letter-Elevations](#)
 [H-1 569 Lavena SUP Presentation](#)

2. PUBLIC HEARING: Consider an ordinance approving a Specific Use Permit (SUP) for Mindwell Therapy, in a 1,192 square-foot lease space, on approximately 5.55 acres, at the intersection of Bear Creek Parkway and Town Center Lane, legally described as Lot 7, Block B of the Keller Town Center Addition, zoned Town Center (TC) and addressed 201 Town Center Lane, Ste. 1103. Katherine McCoy, Applicant. T Arthouse TX, LLC, Owner. (SUP-24-0016)

Attachments: [071624 Mindwell Therapy Ordinance](#)
 [071624 Mindwell SUP Aerial Zoning](#)
 [071624 Mindwell SUP Staff Attachment](#)
 [H-2 Mindwell Therapy Presentation](#)

3. PUBLIC HEARING: Consider an ordinance approving a Specific Use Permit (SUP) to allow the property owner to reside in the existing 1,120 square-foot home for the purpose of living in and overseeing construction of a 4,889 square-foot permanent residence, on approximately 3.1 acres of land, 400 feet east of the Bourland Road and Lavena Street intersection, legally described as Lot 1, Block A of the Bird Abode addition, zoned Single-Family 36,000 minimum square-foot lots (SF-36) and addressed 529 Lavena Street. Will Ann Brewer, Applicant/Owner. (SUP-24-0001)

Attachments: [071624 529 Lavena Ordinance](#)
 [071624 529 Lavena SUP Aerial Zoning](#)
 [071624 529 Lavena SUP Staff Attachment](#)
 [071624 529 Lavena SUP Public Opinion](#)
 [H-3 529 Lavena SUP Presentation](#)

4. PUBLIC HEARING: Consider an ordinance approving a Specific Use Permit (SUP) with variances for an existing detached carport on 0.15 acres located on the east side of Highland Drive East, approximately 95 feet southeast from the intersection of Highland Drive East and Knox Road, legally described as Lot 31 of the Highland Terrace Mobile Home Park subdivision, zoned Single-Family 36,000 square-foot lot size or greater (SF-36) and addressed 1856 Highland Drive East. Jose Ortiz Rivera, Owner/Applicant. (SUP-24-0017)

Attachments: [071624 1856 Highland Dr Ordinance](#)
[071624 1856 Highland Dr E Maps](#)
[071624 1856 Highland Dr E Application Packet](#)
[071624 1856 Highland Dr E Code Case Exhibit](#)
[071624 1856 Highland Dr E Public Opinion Letters](#)
[H-4 1856 Highland Dr SUP Presentation](#)

5. [PUBLIC HEARING: Consider a resolution approving the Fiscal Year 2024-25 City of Keller Crime Control and Prevention District Budget.](#)

Attachments: [071624 FY25 KCCPD Budget Resolution](#)
[071624 FY25 KCCPD Budget Exhibit A](#)
[H-5 KCCPD Budget FY25](#)

6. [PUBLIC HEARING: Fiscal Year 2024-25 Keller Development Corporation Budget.](#)

Attachments: [Memo KDC Budget FY2024-25](#)
[Parks & Rec 5-yr CIP Schedule](#)
[H-6 KDC Budget Presentation Final FY2024-25](#)

7. [Consider an ordinance approving a Planned Development Zoning Change from Commercial \(C\) and Planned Development 1406 - Single Family Residential 36,000 square-foot minimum lots to Planned Development - Single Family 5,000 square-foot lots, Single Family 12,000 square-foot lots and Single Family 20,000 square foot lots for Keller Springs, a proposed Planned Development consisting of 96 residential lots and approximately 5.17 acres of open space on 34.48 acres of land, legally described as a portion of a 15.874 acre tract of land described in Exhibit B in deed in favor of John M. Perrigo and Ida C. Perrigo Trustees of the John M & Ida C. Perrigo Trust, recorded in Instrument Number D202180426 of the Official Public Records of Tarrant County, Texas, Lot 1, Block A of the Greenway Park and Perrigo Place Addition, and Lot 1, Block 1 of the Harmonson Acres Addition, located on the east side of N. Main St., 300 feet southeast of the Park Avenue and N. Main St. intersection, and addressed as 1000, 1004 and 1008 N. Main St. Mark Weatherford, Applicant. Sue Salstrand and Anne Burfitt, Charis Land Holdings LLC, Owner. \(Z-24-0002\) *This application has been withdrawn by the applicant.*](#)
8. [Consider a request for a Future Land Use Plan \(FLUP\) amendment from Mixed-Use \(MU\), Medium-Density Single Family - 15,000 to 35,999 square-foot lots \(MD-SF\) and Low-Density Single Family - 36,000 square-foot lots and above to Patio/Garden/Townhome \(PGT\), High Density Single Family 8,000 - 14,999 square-foot lots \(HD-SF\) and Medium Density Single Family 15,000 - 35,999 square-foot lots \(MD-SF\) for Keller Springs, a proposed Planned Development consisting of 96 residential lots and approximately 5.17 acres of open space on 34.48 acres of land, legally described as a portion of a 15.874 acre tract of land described in Exhibit B in deed in favor of John M. Perrigo and Ida C. Perrigo Trustees of the John M & Ida C. Perrigo Trust, recorded in Instrument Number D202180426 of the Official Public Records of Tarrant County, Texas, Lot 1, Block A of the Greenway Park and Perrigo Place Addition, and Lot 1, Block 1 of the Harmonson Acres Addition, located on the east side of N. Main St., 300 feet southeast of](#)

the Park Avenue and N. Main St. intersection, and addressed as 1000, 1004 and 1008 N. Main St. Mark Weatherford, Applicant. Sue Salstrand and Anne Burfitt, Charis Land Holdings LLC, Owner. (LUP-24-0003) *This application has been withdrawn by the Applicant.*

I. 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. **Adjourn into Open Meeting.**
3. **Action on Executive Session Item 1 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 Friday, July 12, 2024 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.