



**City of Keller
City Council
Agenda**

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

Tuesday, December 7, 2021

PRE-COUNCIL MEETING 5:30 P.M.

A. CALL TO ORDER - Mayor Armin R. Mizani

B. DISCUSS AND REVIEW AGENDA ITEMS

C. EXECUTIVE SESSION - None

D. WORK SESSION

1. [International Code Council \(ICC\) updates \(building codes, fire codes, etc.\)](#)
2. [Discuss Keller Public Arts Master Plan updates.](#)

Attachments: [PA Master Plan - Policy DRAFT 120121 CLEAN](#)
[PA Master Plan - Policy DRAFT 120121 REDLINE](#)

3. [Old Town Keller \(OTK\) zoning district discussion.](#)

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. PRESENTATIONS

1. [Administer the Oath of Office to Boards and Commission Members](#)

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, November 16, 2021 Regular City Council Meeting.](#)

Attachments: [111621 Minutes.pdf](#)

2. [Consider a resolution casting votes for nominee\(s\) for the Board of Directors of the Tarrant Appraisal District for a two-year term beginning January 1, 2022.](#)

Attachments: [120721 Resolution Nominees for Board of Directors of Tarrant Appraisal Distr](#)

3. [Consider a resolution approving the agreement for City Towing and Recovery Service with AA Wrecker Service of Haltom City, Texas, relating to non-consent police tows; and further authorizes the City Manager to execute said contract on behalf of the City of Keller.](#)

Attachments: [120721 City Towing Resolution](#)
[120721 Towing Contract Attachments.pdf](#)
[2021 Towing Contract.pdf](#)

4. [Consider a resolution approving the purchase and installation of a replacement playground structure for the Chase Oaks Activity Node, from The Playground, Shade and Surfacing Depot, LLC., of Keller, Texas, through the Texas Association of School Boards \(TASB\) BuyBoard Cooperative Purchasing Program, for the Parks and Recreation Department; and authorizing the City Manager to execute all purchase documents relating thereto on behalf of the City of Keller, Texas.](#)

Attachments: [120721 Chase Oaks Playground Resolution](#)
[120721 Chase Oaks Playground Proposal](#)
[120721 Chase Oaks Playground Design Pkg](#)
[120721 Chase Oaks Playground Drawing](#)
[120721 Chase Oaks Playground Concept Aerial Layout](#)
[Playground: Chase Oaks Activity Node Playground Replacement](#)

5. [Consider a resolution approving a professional services agreement with O'Brien Engineering, Inc. of Carrollton, Texas; to provide professional engineering services related to the Citywide Streambank Erosion; and authorizing the City Manager to execute all contract documents relating thereto on behalf of the City of Keller, Texas.](#)

Attachments: [120721 StreambankErosionStudy Resolution](#)
[120721 Streambank Erosion Study proposal](#)

6. [Consider an ordinance amending the City of Keller Code of Ordinances by amending Chapter 18, Traffic, Article II, Speed Limits, by deleting Section 18-210, School Zone Speed Provisions in its entirety, and adding a new Section 18-210; providing a penalty; providing a severability clause; authorizing publication; and establishing an effective date.](#)

Attachments: [120721_SchoolZoneAmendment_Ordinance](#)

G. OLD BUSINESS

1. [Consider an ordinance approving a Specific Use Permit \(SUP\) for the 800 square-foot expansion of an existing 1,200 square-foot accessory structure on property legally described as Lot 1A, Block 1, of the William Slaughter Addition, being 9.83-acres located approximately 200 feet southeast of the intersection of Rufe Snow Drive and Cobblestone Parks Drive, zoned Single-Family Residential - 36,000 Square-Foot Lots \(SF-36\), addressed as 833 Rufe Snow Drive. Jeffrey and Loren Abate, Applicants/Owners. \(SUP-21-0028\)](#)

Attachments: [120721_833 Rufe Snow Proposed Ordinance.docx](#)
[120721_833 Rufe Snow SUP_Maps.pdf](#)
[120721_Staff attachment A - Application and Information.pdf](#)
[120721_Staff attachment B - Opposition letters and map.pdf](#)
[120721_Staff attachment C - Support letters.pdf](#)
[120721_Staff attachment D - Images with trees planted.pdf](#)
[Presentation: 833 Rufe Snow Dr](#)

H. NEW BUSINESS

1. [Consider a resolution approving the Matching Funds Program Application with the Pace Family, for the purchase and installation of a Junior Log Cabin for the Overton Ridge Park Playground, from The Playground, Shade and Surfacing Depot, of Keller, Texas, for the Parks and Recreation Department; and authorizing the City Manager to execute all agreement documents relating thereto on behalf of the City of Keller.](#)

Attachments: [120721_KDC Pace Family Matching Grant_Resolution](#)
[120721_KDC Pace Family Matching Grant_Specifications Sheet](#)
[120721_KDC Pace Family Matching Grant_Proposal](#)
[Presentation: KDC Matching Grant Application](#)

2. [PUBLIC HEARING: Consider an ordinance approving a Specific Use Permit \(SUP\) for Chick-Fil-A, an existing 4,779 square-foot restaurant on an approximately 1.46-acre tract of land, located on the south side of Keller Parkway \(F.M. 1709\), situated at the intersection of Rufe Snow Drive and Keller Parkway, being a portion of Lot 1R, Block A, Keller Town Center, at 1002 Keller Parkway, and zoned Town Center \(TC\). Regency Centers, LP, Owner. Interplan, LLC, Applicant/Developer. \(SUP-21-0036\)](#)

Attachments: [120721_ProposedOrdinance_Chickfila.docx](#)
[120721_Maps.pdf](#)
[120721_Staff Attachment A - Application and narrative.pdf](#)
[Presentation: Chick-Fil-A](#)

3. [PUBLIC HEARING: Consider an ordinance approving a Specific Use Permit \(SUP\) to allow the use of spa services, for Nail Bar One, in a 2,500 square-foot lease space, within a 21,895 square-foot multi-tenant building, on 2.93-acres, approximately 1,000-feet northwest from South Main Street and Wall-Price Keller Road intersection, and situated on the west side of South Main Street, located at 800 South Main Street Suite 224, legally described as Lot 3, Block A, Bear Creek Plaza Addition and zoned Retail \(R\). BC III Shopping Center, LLC, Owner. Nail Bar One, Applicant. \(SUP-21-0035\)](#)

Attachments: [120721_ProposedOrdinance_Nail Bar One.docx](#)
[120721_Maps.pdf](#)
[120721_Staff Attachment A - Application, letter, and photos.pdf](#)
[Presentation: Nail Bar One](#)

4. [Consider a resolution approving four variances to the Unified Development Code, Article 8 - Zoning Districts, Development Standards, Tree preservation, Section 8.03 Zoning districts, regarding one lot in the Highland Terrace Mobile Home Park, to decrease the Minimum Dwelling Size to 2,000 square feet in lieu of the 2,400 square-foot requirement, to increase the main building lot coverage to 35 percent in lieu of the 30 percent requirement, to increase the maximum lot coverage to 55 percent in lieu of the 50 percent requirement, and to modify the front setback from 35 feet to 25 feet, legally described as Lot 27 of Highland Terrace Mobile Home Park, addressed as 1840 Highland Drive East and zoned Single-Family 36,000 square-foot lots or greater \(SF-36\). Mike Garabedian, GPLM, LLC, Owner/Applicant. \(UDC-21-0009\)](#)

Attachments: [120721_1840 Highland Drive E_ProposedResolution.docx](#)
[120721_1840 Highland Drive EMaps.pdf](#)
[120721_1840 Highland Drive E_Staff Attachment A - Application, narrative lette](#)
[Presentation: 1840 Highland Drive East](#)

I. EXECUTIVE SESSION - None

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, December 2, 2021 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.