



# City of Keller City Council Agenda

Keller Town Hall  
1100 Bear Creek Parkway  
Keller, TX 76248  
817-743-4000  
[www.cityofkeller.com](http://www.cityofkeller.com)

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Tuesday, June 21, 2022

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## **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. Old Town Keller Phase II: 142 E. Vine 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](#)
3. Adjourn into Open Meeting.
4. Action on Executive Session Items 1 and 2 if necessary.

### **D. WORK SESSION**

1. [Budget Strategic Planning - 5 Year CIP and Outstanding Debt](#)  
**Attachments:** [Work Session - CIP and Debt](#)
2. [Discussion on Marshall Point/Ridge Drainage](#)
3. [Discussion relating to the Fence Ordinance and the Food Truck Ordinance.](#)
4. [City Council Updates on Boards and Commissions Progress](#)

### **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 - None****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 7, 2022 Regular City Council Meeting.](#)

**Attachments:**     [060722 Minutes](#)

2. [Consider a resolution approving an Agreement for Engineering Services with Baird, Hampton & Brown of Grapevine, Texas; for the purpose of providing Phase 3 of the Master Drainage Plan for the Public Works Department; and authorizing the City Manager to execute all documents relating thereto on behalf of the City of Keller, Texas.](#)

**Attachments:**     [062122 DrainageMasterPlanPh3 Resolution](#)  
                              [062122 DrainageMasterPlanPh3 ExhibitA](#)

3. [Consider a resolution authorizing the City Manager to execute an Interlocal Agreement between the Cities of Keller, Southlake, Grapevine and Colleyville, Texas, for participation in the Metroport Teen Court Program, effective October 1, 2021.](#)

**Attachments:**     [062122 TeenCourt Resolution](#)  
                              [062122 TeenCourt Exhibit A](#)

**G. OLD BUSINESS - None****H. NEW BUSINESS**

1. [PUBLIC HEARING: Consider an ordinance approving a Specific Use Permit \(SUP\) for Freedom Freeze, a seasonal snow cone stand on approximately 0.36-acre tract of land on the south side of Keller Parkway \(FM 1709\), approximately 650 feet southwest from the intersection of Pate Orr Road and Keller Parkway, legally described as Lot 1R1, Block 1 of Burke Simonak Addition, zoned Retail \(R\) and addressed 804 Keller Parkway. 22Thirty Properties, LLC, Owner. Emily Bulkley, Applicant. \(SUP-22-0012\)](#)

**Attachments:**    [062122\\_Freedom Freeze SUP ORDINANCE](#)  
                          [062122\\_FreedomFreeze SUP MAPS](#)  
                          [062122\\_FreedomFreeze SUP StaffAttachmentA](#)  
                          [062122\\_FreedomFreeze SUP StaffAttachmentB](#)  
                          [Item H-1 Freedom Freeze SUP Presentation](#)

2. [PUBLIC HEARING: Consider an ordinance approving three Specific Use Permits \(SUPs\) for a 2,948 square-foot detached accessory structure with an average height of 17 ½ feet, located on 1.07 acre, situated on the east side of Willis Lane, approximately 1,318 feet northeast of the intersection of Willis Lane and North Tarrant Parkway, legally described as Lot 17, Block 1 of Ashley-Alden addition, zoned Single-Family 36,000 square-foot lot size or greater \(SF-36\) and addressed 1909 Willis Lane. Steven Townsend, Owner/Applicant. \(SUP-22-0013\)](#)

**Attachments:**    [062122\\_1909 Willis Ln SUP ORDINANCE](#)  
                          [062122\\_WillisLane SUP MAPS](#)  
                          [062122\\_WillisLane SUP Example Structure](#)  
                          [062122\\_WillisLane SUP Staff Attachment A - Application and Site Plan](#)  
                          [062122\\_WillisLane SUP Staff Attachment B - Proposed Elevations and Floor P](#)  
                          [062122\\_WillisLane SUP Staff Attachment C - Updated Elevations and Floor Pl](#)  
                          [Item H-2 Willis Lane SUP Presentation](#)

3. [PUBLIC HEARING: Consider an ordinance approving a Specific Use Permit \(SUP\) for Aloha Nails and Spa, on an approximately 0.77-acre tract of land on the west side of Davis Boulevard, approximately 325 feet southwest from the intersection of Davis Boulevard and Bear Creek Parkway, legally described as Lot 6, Block A of Hidden Lakes Center - Keller Addition, zoned Commercial \(C\) and addressed 8825 Davis Boulevard, Suite 125. Fraz LLC, Owner. Mai Thi Phuong Nguyen, Applicant. \(SUP-22-0014\)](#)

**Attachments:**    [062122\\_Aloha Nails SUP ORDINANCE](#)  
                          [062122\\_Aloha Nails SUP MAPS](#)  
                          [062122\\_Aloha Nails Staff Attachment](#)  
                          [Item H-3 Aloha Nails SUP Presentation](#)

4. [PUBLIC HEARING: Consider an ordinance approving an amendment to the City of Keller Unified Development Code \(UDC\), adopted by Ordinance No. 1746 dated July 7, 2015, by amending Article 3 - Definitions and Article 8 - Zoning Districts, Development Standards, Tree Preservation, related to kennels, veterinarian clinics and grooming facilities; authorizing publication; provide for penalties; and establishing an effective date. City of Keller, applicant. \(UDC-22-0003\)](#)

**Attachments:**    [062122\\_UDC Amend-Kennels ORDINANCE](#)  
                          [062122\\_UDC Amend-Kennels Staff Attachment](#)  
                          [062122\\_UDC Amend-Kennels Exhibit A](#)  
                          [Item H-4 UDC Amend Kennels Presentation](#)

## 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.  
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## 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 16, 2022 at 5:00 P.M.*

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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.***