



City of Keller

City Council

Meeting Minutes

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

Tuesday, July 19, 2022

PRE-COUNCIL MEETING 5:00 P.M.

A. CALL TO ORDER

Mayor Pro Tem Ross McMullin called the Pre-Council Meeting to order at 5:01 P.M

The following members of the City Council were present:

Mayor Pro Tem Ross McMullin
Council Member Shannon Dubberly
Council Member Sean Hicks
Council Member Jessica Juarez

Mayor Armin Mizani, Council Member Tag Green, and Council Member Chris Whatley were absent.

The following City staff members were present: City Manager Mark Hafner, City Secretary Kelly Ballard, City Attorney Stan Lowry, Director of Administrative Services Aaron Rector, Directory of Community Services Cody Maberry, Director of Public Works Alonzo Liñán, Director of Community Development Julie Smith, Economic Development Specialist Siale Langi, Police Captain Jared Lemoine, Deputy Fire Chief Shane Gainer, Interim Fire Chief Richard Whitten.

B. DISCUSS AND REVIEW AGENDA ITEMS

The City Council discussed and reviewed the agenda items.

C. EXECUTIVE SESSION - None

Executive Session was not held during the Pre-Council Meeting.

D. WORK SESSION

1. [City Council Updates on Boards and Commissions Progress](#)

The City Council discussed updates relating to Boards and Commissions.

2. [Budget Strategic Planning - Compensation, Insurance, & FTEs](#)

Attachments: [Work Session - FY2023 Personnel Services Presentation](#)

Director of Human Resources Marcia Reyna gave a presentation regarding the Fiscal Year 2022-23 Budget in relation to compensation, insurance, and full-time employees.

The Personnel Compensation Committee proposed a 4% pay increase for General Government Employees, a 3.5% pay increase for General Government - Director Level Employees, and a 5% pay increase for Public Safety Employees, for the Fiscal Year 2022-23.

3. [Presentation of the recommendations of the Capital Improvements Advisory Committee \(CIAC\) on the Updated Impact Fee Study and Major Thoroughfare Plan Study.](#)

Attachments: [Work Session - Impact Fees & MTP presentation](#)

Director of Public Works Alonzo Liñán gave a presentation relating to recommendations by the Capital Improvements Advisory Committee (CIAC) on the Updated Impact Fee Study and Major Thoroughfare Plan Study.

The City Council directed staff to open the 30 day public comment period at the August 2, 2022 Regular City Council Meeting, and set September 6, 2022 as the date for the Public Hearing for the Impact Fee Study and Maximum Assessable Impact Fees, and also as the date for the Public Hearing for the Major Thoroughfare Plan.

E. ADJOURN

Mayor Pro Tem Ross McMullin adjourned the Pre-Council meeting at 6:45 P.M.

REGULAR MEETING 7:00 P.M.

A. CALL TO ORDER

Mayor Pro Tem Ross McMullin called the Regular Meeting to order at 7:01 P.M.

B. INVOCATION

Public Works Director Alonzo Liñán gave the invocation.

C. PLEDGE OF ALLEGIANCE

Mayor Pro Tem Ross McMullin led the Pledge to the United States Flag and the Pledge to the Texas Flag.

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 - 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.

Mayor Pro Tem Ross McMullin announced that the City Council is proposing to table the Public Hearing and voting on Agenda Item H-5 to the September 20, 2022 Regular City Council Meeting; and any members of the public that choose to speak on that item may do that under Persons to be Heard.

Ms. Kathy May, 1846 Pearson Crossing; Ms. Brittany Olsen, 1838 Pearson Crossing; Mr. Husam Arafat, 1738 Blevins; and Ms. Monica Sanchez 1904 Pearson Crossing each expressed their concerns with Agenda Item H-5 regarding the request for a Future Land Use Plan (FLUP) Amendment at 1816 Johnson Road and 1908 Pearson Crossing.

F. CONSENT

The next order of business was for the City Council to consider the consent agenda items, which were deemed to need little to no discussion, and were acted upon as one business item.

A motion was made by Council Member Shannon Dubberly, seconded by Council Member Sean Hicks, to approve the Consent Agenda. The motion carried unanimously.

1. [Consider approval of the Minutes of the Tuesday, July 5, 2022 Regular City Council Meeting.](#)

Attachments: [070522 Minutes.pdf](#)

Approved

2. [Consider a resolution with Idea Contracting LLC for the demolition of a small utility building at the Keller Police Station, and authorizing the City Manager to execute all documents relating thereto on behalf of the City of Keller, Texas.](#)

Attachments: [071922 Idea Construction Resolution](#)
[071922 Structure at 330 Rufe Snow](#)
[071922 Bid Tab 22-009](#)

Resolution No. 4535 hereby approves the bid for the demolition of structures at 330 Rufe Snow Drive from Idea Contracting LLC, in the amount of \$58,344.00; and further authorizes the City Manager to execute all documents relating thereto on behalf of the City of Keller, Texas.

G. OLD BUSINESS - None

H. NEW BUSINESS

1. [PUBLIC HEARING: Consider an ordinance approving a Specific Use Permit \(SUP\) to construct an attached carport, on approximately 0.18 acre of land, approximately 300 feet northeast of the intersection of East Vine Street and Travis Street, legally described as Lot 7 and a portion of Lot 8, Block 3 of the Mays and Sweet Addition, Zoned Single-Family 8,400 square-feet or greater \(SF-8.4\), and addressed 145 Travis Street. Roger Locke, Owner/Applicant. \(SUP-22-0023\)](#)

Attachments: [071922 145 Travis SUP ORDINANCE](#)
[071922 145 Travis Maps](#)
[071922 145 Travis SUP Staff Attachment A - Application, information and photos.pdf](#)
[071922 145 Travis SUP Staff Attachment B - Support petition](#)
[Item H1 Travis Carport SUP Presentation](#)

Director of Community Development Julie Smith gave a presentation relating to a Specific Use Permit (SUP) to construct an attached carport at 145 Travis Street.

Mayor Pro Tem Ross McMullin opened the public hearing. No public comments were received.

A motion was made by Council Member Sean Hicks, seconded by Council Member Shannon Dubberly, to close the public hearing. The motion carried unanimously.

A motion was made by Council Member Sean Hicks, seconded by Council Member Shannon Dubberly, to approve Ordinance No 2076 approving a Specific Use Permit (SUP) for the construction of an attached carport on approximately 0.18 acre of land, approximately 300 feet northeast of the intersection of East Vine Street and Travis Street, legally described as Lot 7 and a portion of Lot 8, Block 3 of the Mays and Sweet Addition, Zoned Single-Family 8,400 square-feet or greater (SF-8.4), and addressed 145 Travis Street, with the following condition:

1. An SUP to construct an approximately 220 square-foot attached carport shall be allowed.

The motion carried unanimously.

- 2. [PUBLIC HEARING: Consider an ordinance approving a Specific Use Permit \(SUP\) to allow the property owner to reside in the existing 2,172 square-foot home for the purpose of residing in and overseeing the construction of a 6,343 square-foot permanent residence, on approximately 1.44 acre of land, approximately 1,100 feet southeast of the intersection of Bandit Trail and Davis Boulevard, legally described as Lot 1, Block A of Mick Estates, zoned Single-Family 36,000 square-feet or greater \(SF-36\), and addressed 745 Bandit Trail. Michelle Hasbun, Owner/Applicant. \(SUP-22-0017\)](#)**

Attachments: [071922 745 Bandit SUP ORDINANCE](#)
[071922 745 Bandit SUP Maps](#)
[071922 745 Bandit SUP StaffAttachment.pdf](#)
[Item H2 Bandit Trail SUP Presentation](#)

Director of Community Development Julie Smith gave a presentation relating to a Specific Use Permit (SUP) to allow the property owner to reside in the existing home for the purpose of residing in and overseeing the construction of a new permanent residence at 745 Bandit Trail.

Mayor Pro Tem Ross McMullin opened the public hearing. No public comments were received.

A motion was made by Council Member Sean Hicks, seconded by Council Member Jessica Juarez, to close the public hearing. The motion carried unanimously.

A motion was made by Council Member Shannon Dubberly, seconded by Council Member Sean Hicks, to approve Ordinance No. 2077 authorizing a Specific Use Permit (SUP) for the property owner to reside in the existing 2,172 square-foot home for the purpose of living in and overseeing the construction of a 6,343 square-foot permanent residence, on approximately 1.44 acre of land, approximately 1,100 feet southeast of the intersection of Bandit Trail and Davis Boulevard, legally described as Lot 1, Block A of Mick Estates, zoned Single-Family 36,000 square-feet or greater (SF-36), and addressed 745 Bandit Trail, with the following condition:

1. A Specific Use Permit to allow the property owner to reside in the existing 2,172 square-foot home while overseeing the construction of a 6,343 square-foot permanent residence for up to 24 months, with the condition that the existing home be demolished prior to final inspection of the new home shall be allowed.

The motion carried unanimously.

3. [PUBLIC HEARING: Consider an ordinance approving a Specific Use Permit \(SUP\) to allow the addition of a drive-thru for Jeremiah's Italian Ice, on an approximately 4.5 acre tract of land on the west side of Rufe Snow Drive, approximately 780 feet northwest from the intersection of Bursey Road and Rufe Snow Drive, legally described as Lot 1, Block A of Keller Commons Addition, zoned Retail \(R\) and addressed 2122 Rufe Snow Drive, Suite 102. Retail Opportunity Keller, LLC., Owner/Applicant. \(SUP-22-0019\)](#)

Attachments: [071922 Jeremiahs Italian Ice SUP ORDINANCE](#)
[071922_Jeremiahs Italian Ice SUP_AerialZoningMaps.pdf](#)
[071922 Jeremiahs Italian Ice SUP Application.pdf](#)
[Item H3 Jeremiahs SUP Presentation](#)

Director of Community Development Julie Smith gave a presentation relating to Specific Use Permit (SUP) to allow the addition of a drive-thru for Jeremiah's Italian Ice at 2122 Rufe Snow Drive, Suite 102.

Mayor Pro Tem Ross McMullin opened the public hearing. No public comments were received.

A motion was made by Council Member Shannon Dubberly, seconded by Council Member Sean Hicks, to close the public hearing. The motion carried unanimously.

A motion was made by Council Member Sean Hicks, seconded by Council Member Jessica Juarez, to approve Ordinance No. 2078 authorizes the use a drive-thru for Jeremiah's Italian Ice, on an approximately 4.5 acre tract of land on

the west side of Rufe Snow Drive, approximately 780 feet northwest from the intersection of Bursey Road and Rufe Snow Drive, legally described as Lot 1, Block A of Keller Commons Addition, zoned Retail (R) and addressed 2122 Rufe Snow Drive, Suite 102, as if fully set forth with the following condition:

1. A Specific Use Permit to allow the use of a drive-thru on the south side of a multi-tenant building at 2122 Rufe Snow Drive, Suite 102, for Jeremiah's Italian Ice with the hours of operation being 12 PM to 10 PM on Sunday through Thursday and 12 PM to 11 PM on Friday and Saturday, shall be allowed.

The motion carried unanimously.

4. [PUBLIC HEARING: Consider an ordinance approving a Specific Use Permit \(SUP\) to operate an indoor entertainment facility for Hatchet House BBQ to occupy a 6,500 square-foot lease space, within a 13,200 square-foot multi-tenant building, located on the east side of South Main Street, approximately 1,700 feet south of the Bear Creek Parkway and South Main Street intersection, on 1.97 acres, legally described as Lot 2, Block A of the Whitley Place Addition, zoned Commercial \(C\), and situated at 801 South Main Street, Suite 109. Mohammed Ebrahimi, Denton Hwy Center Inc., Owner. Hatchet House BBQ, Applicant. \(SUP-22-0021\)](#)

Attachments: [071922 Hatchet House SUP ORDINANCE](#)

[071922 Hatchet House SUP Maps](#)

[071922 Hatchet House SUP Staff Attachment A - Application and Information](#)

[071922 Hatchet House SUP Staff Attachment B - Support letters](#)

[Item H4 Hatchet BBQ SUP Presentation](#)

Director of Community Development Julie Smith gave a presentation relating to a Specific Use Permit (SUP) to operate an indoor entertainment facility for Hatchet House BBQ at 801 South Main Street, Suite 109.

Mayor Pro Tem Ross McMullin opened the public hearing. No public comments were received.

A motion was made by Council Member Shannon Dubberly, seconded by Council Member Sean Hicks, to close the public hearing. The motion carried unanimously.

A motion was made by Council Member Sean Hicks, seconded by Council Member Shannon Dubberly, to approve Ordinance No. 2079 authorizing a Specific Use Permit for the operation of an indoor entertainment facility for Hatchet House BBQ in a 6,500 square-foot lease space, within a 13,200 square-foot multi-tenant building, located on the east side of South Main Street, approximately 1,700 feet south of the Bear Creek Parkway and South Main Street intersection, on 1.97 acres, legally described as Lot 2, Block A of the Whitley Place Addition, zoned Commercial (C), and situated at 801 South Main Street, Suite 109, as if fully set forth with the operation hours of 11 AM to 11 PM on Tuesday through Thursday, 11 AM to 12 AM on Friday and Saturday, 11 AM to 7 PM, and

Closed on Monday.

The motion carried unanimously.

5. [PUBLIC HEARING: Consider a resolution approving an amendment to the Future Land Use Plan \(FLUP\) from Low-Density Single Family \(LD-SF\) to Retail/Commercial \(RTC\), for approximately 3.52 acres, legally described as Tract 1D01B of the John Martin Survey, Abstract 1153 \(account # 42818999\), and a portion of Lot 7, Block 1, Pearson Crossing, and addressed as 1816 Johnson Road and 1908 Pearson Crossing. Ed Ruibal, Landscape Systems, Applicant/Owner; Don Dinger, Owner. \(LUP-22-0001\)](#)

Attachments: [071922 Landscape Systems FLUP Resolution.docx](#)
[071922 Landscape Systems FLUP Amend Maps](#)
[071922 Landscape Systems FLUP Amend Staff Attachment - Application and Information.pdf](#)
[Item H5 Landscape Systems FLUP Amendment Presentation](#)

Tabled to Sept 20, 2022

A motion was made by Council Member Sean Hicks, seconded by Council Member Jessica Juarez, to table this item to the September 20, 2022 meeting: **PUBLIC HEARING: Consider a resolution approving an amendment to the Future Land Use Plan (FLUP) from Low-Density Single Family (LD-SF) to Retail/Commercial (RTC), for approximately 3.52 acres, legally described as Tract 1D01B of the John Martin Survey, Abstract 1153 (account # 42818999), and a portion of Lot 7, Block 1, Pearson Crossing, and addressed as 1816 Johnson Road and 1908 Pearson Crossing. Ed Ruibal, Landscape Systems, Applicant/Owner; Don Dinger, Owner. (LUP-22-0001) The motion carried unanimously.**

6. [Consider a resolution approving a Site Plan Amendment with a variance for The Learning Experience, in an existing 10,209 square-foot building, situated on 1.54-acre property, located on the south side of Ridge Point Parkway, approximately 350 feet east of the Ridge Point Parkway and North Main Street \(HWY 377\) intersection, being Lot 1, Block A of the TLE Keller Addition, zoned Commercial \(C\), and addressed as 150 Ridge Point Parkway. Ramesh Tinnanooru, Applicant; Keller Entrepreneurs Group, LLC., Owner. \(SP-22-0019\)](#)

Attachments: [071922 TLE SP Amendment Resolution](#)
[071922 TLE SP Amendment Maps](#)
[071922 TLE SP Amendment Staff Attachment - Approved Site Plan](#)
[071922 TLE SP Amendment Parking Supporting Data](#)
[071922 TLE SP Amendment Combined Plans](#)
[Item H6 Learning Experience SP Amendment Presentation](#)

Director of Community Development Julie Smith gave a presentation relating to a Site Plan Amendment with a variance for The Learning Experience, at 150 Ridge Point Parkway.

A motion was made by Council Member Sean Hicks, seconded by Council Member Shannon Dubberly, to approve Resolution No. 4536 Site Plan Amendment for The Learning Experience, a child daycare facility in an existing 10,209 square-foot building, situated on 1.54-acre property, located on the south side of Ridge Point Parkway, approximately 350 feet east of the Ridge Point Parkway and North Main Street (HWY 377) intersection, being Lot 1, Block A of the TLE Keller Addition, zoned Commercial (C), and addressed as 150 Ridge Point Parkway, is approved with the following variance and condition:

1. A variance to allow 44 spaces in lieu of the required 48 spaces shall be allowed.
2. The storage container shall be removed from the property prior to the opening of the business.

The motion carried unanimously.

7. [PUBLIC HEARING: Consider a resolution approving an amendment to the Future Land Use Plan \(FLUP\) from Mixed Use \(MU\) to Retail/Commercial \(RTC\) for the following properties located north of the intersection at Bear Creek Parkway and South Main Street: 680 South Main Street, Block A Lot 1 of Spring Creek Keller Addition; 660 South Main Street, Block A Lot 2 of Spring Creek Keller Addition; 620 South Main Street, Block A Lot 1 of Emerus Hospital Addition; 601 South Main Street, Block A Lot 1 of Baylor Medical Plaza Addition; 651 South Main Street, Block A Lot 1 of Bear Creek 97 Subdivision; 681 South Main Street., Block A Lot 3 of Bear Creek 97 Subdivision; and 180 Bear Creek Parkway - approximately 12.66 acres total, Block A Lot 2 of Bear Creek 97 Subdivision. City of Keller, Applicant. \(LUP-22-0002\)](#)

Attachments: [071922_OTK_S_FLUP_Resolution](#)
[071922_OTK_S_FLUP_Amendment_AerialMap](#)
[071922_OTK_S_FLUP_Amendment_FLUP_MAP](#)
[Item H7_OTK_S_FLUP_Amendment_Presentation](#)

Director of Community Development Julie Smith gave a presentation relating to an amendment to the Future Land Use Plan (FLUP) from Mixed Use (MU) to Retail/Commercial (RTC) for several properties located north of the intersection at Bear Creek Parkway and South Main Street.

Mayor Pro Tem Ross McMullin opened the public hearing. No public comments were received.

A motion was made by Council Member Sean Hicks, seconded by Mayor Pro Tem Ross McMullin, to close the public hearing. The motion carried unanimously.

A motion was made by Council Member Shannon Dubberly, seconded by Council Member Sean Hicks, to approve Resolution No. 4537 authorizes approval of an amendment to the 2021 Future Land Use Plan from Mixed Use (MU) to Retail/Commercial (RTC) for the following properties located north of the intersection at Bear Creek Parkway and South Main Street: 680 South Main Street,

Block A Lot 1 of Spring Creek Keller Addition; 660 South Main Street, Block A Lot 2 of Spring Creek Keller Addition; 620 South Main Street, Block A Lot 1 of Emerus Hospital Addition; 601 South Main Street, Block A Lot 1 of Baylor Medical Plaza Addition; 651 South Main Street, Block A Lot 1 of Bear Creek 97 Subdivision; 681 South Main Street., Block A Lot 3 of Bear Creek 97 Subdivision; and 180 Bear Creek Parkway - approximately 12.66 acres total, Block A Lot 2 of Bear Creek 97 Subdivision in the City of Keller, Tarrant County, Texas, and incorporated herein. The motion carried unanimously.

8. [PUBLIC HEARING: Consider an ordinance approving a request for a Zoning Change from Old Town Keller \(OTK\) to Retail \(R\), for the following properties located north of the intersection at Bear Creek Parkway and South Main Street: 680 South Main Street, Block A Lot 1 of Spring Creek Keller Addition; 660 South Main Street, Block A Lot 2 of Spring Creek Keller Addition; 620 South Main Street, Block A Lot 1 of Emerus Hospital Addition; 601 South Main Street, Block A Lot 1 of Baylor Medical Plaza Addition; 651 South Main Street, Block A Lot 1 of Bear Creek 97 Subdivision; 681 South Main Street., Block A Lot 3 of Bear Creek 97 Subdivision; and 180 Bear Creek Parkway - approximately 12.66 acres total, Block A Lot 2 of Bear Creek 97 Subdivision. City of Keller, Applicant. \(Z-22-0002\)](#)

Attachments: [071922_OTK_S_Rezone_ORDINANCE](#)
[071922_OTK_S_Rezone_ZoningMap](#)
[071922_OTK_S_Rezone_AerialMap](#)
[Item H8 OTK S Rezone Presentation](#)

Director of Community Development Julie Smith gave a presentation relating to a Zoning Change from Old Town Keller (OTK) to Retail (R) for several properties located north of the intersection at Bear Creek Parkway and South Main Street.

Mayor Pro Tem Ross McMullin opened the public hearing. No public comments were received.

A motion was made by Council Member Shannon Dubberly, seconded by Council Member Sean Hicks, to close the public hearing. The motion carried unanimously.

A motion was made by Council Member Sean Hicks, seconded by Council Member Shannon Dubberly, to approve Ordinance No. 2080 amending the City of Keller Zoning Map by changing the zoning from Old Town Keller (OTK) to Retail (R), for the following properties located north of the intersection at Bear Creek Parkway and South Main Street: 680 South Main Street, Block A Lot 1 of Spring Creek Keller Addition; 660 South Main Street, Block A Lot 2 of Spring Creek Keller Addition; 620 South Main Street, Block A Lot 1 of Emerus Hospital Addition; 601 South Main Street, Block A Lot 1 of Baylor Medical Plaza Addition; 651 South Main Street, Block A Lot 1 of Bear Creek 97 Subdivision; 681 South Main Street., Block A Lot 3 of Bear Creek 97 Subdivision; and 180 Bear Creek Parkway - approximately 12.66 acres total, Block A Lot 2 of Bear Creek 97 Subdivision, in the City of Keller, Tarrant County, Texas, is hereby approved, and incorporated herein as if fully set forth as submitted. The motion carried unanimously.

9. [PUBLIC HEARING: Fiscal Year 2022-23 Keller Development Corporation Budget.](#)

Attachments: [071922_Memo_KDC Budget FY2022-23](#)

[071922_Parks CIP_DRAFT](#)

[Item H9 KDC Budget Presentation Final FY2022-23](#)

Director of Community Services Cody Maberry and Director of Administrative Services Aaron Rector gave a presentation relating to the Fiscal Year 2022-23 Keller Development Corporation Budget.

Mayor Pro Tem Ross McMullin opened the public hearing. No public comments were received.

A motion was made by Council Member Shannon Dubberly, seconded by Council Member Sean Hicks, to close the public hearing. The motion carried unanimously.

I. EXECUTIVE SESSION - None

Executive Session was not held during the Regular Meeting.

J. ADJOURN

A motion was made by Council Member Shannon Dubberly, seconded by Council Member Jessica Juarez, to adjourn the meeting at 8:29 P.M. The motion carried unanimously.

Mayor

City Secretary