



**City of Keller**  
**City Council**  
**Meeting Minutes**

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

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**Tuesday, November 17, 2020**

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**PRE-COUNCIL MEETING 6:00 P.M.**

**A. CALL TO ORDER - Mayor Pat McGrail**

Mayor Pat McGrail called the Pre-Council Meeting to order at 6:02 P.M.

The following City Council Members were present:

Mayor Pat McGrail  
Council Member Mitch Holmes  
Mayor Pro Tem Sean Hicks  
Council Member Sheri Almond  
Council Member Beckie Paquin  
Council Member Chris Whatley  
Council Member Tag Green  
Council Member Ross McMullin

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, Director of Community Services Cody Maberry, Director of Public Works Alonzo Liñán, Director of Community Development Julie Smith, Police Chief Bradley G. Fortune, and Fire Chief David Jones.

**B. DISCUSS AND REVIEW AGENDA ITEMS**

The City Council discussed and reviewed the agenda items.

**C. WORK SESSION**

1. [Discuss the Center Stage development.](#)

Mayor Pro Tem Sean Hicks and Council Member Beckie Paquin led a discussion regarding communication of facts about the Center Stage Development.

Mayor Pat McGrail took an informal poll of the City Council in regards to directing city staff to work with Mayor Pro Tem Sean Hicks and Council Member Beckie Paquin to prepare info-graphic information for distribution.

Council Member Tag Green suggested that Council Member Chris Whatley work with city staff on the project, due to conflicting views regarding the development.

The City Council unanimously directed city staff to work with Council Member Beckie

Paquin and Council Member Chris Whatley to prepare an info-graphic for distribution.

## **D. ADJOURN**

Mayor Pat McGrail adjourned the Pre-Council Meeting at 6:38 P.M.

### **REGULAR MEETING 7:00 P.M.**

## **A. CALL TO ORDER – Mayor Pat McGrail**

Mayor Pat McGrail called the Regular City Council Meeting to order at 7:00 P.M.

## **B. INVOCATION**

Mr. Trey Grant, The Well Church, gave the invocation.

## **C. PLEDGE OF ALLEGIANCE**

Mayor Pat McGrail led the Pledge to the United States Flag and the Pledge to 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**

1. [Recognition of Sidewalk Scout volunteers](#)

Director of Public Works Alonzo Linan and Administrative Coordinator Argieree Potter addressed the City Council and gave a presentation regarding the Sidewalk Scouts program. Ms. Potter recognized Public Works Customer Service Supervisor Toni Flores and Public Works Customer Service Technician Jessica Chenault for their work on the project.

Mr. Linan and Ms. Potter presented Certificates of Recognition to the following volunteers: Linda Ashford, David Blackwell, Linda Blackwell, Bob Bliss, Toni Bliss, Tika Cadambi, Kenny Carr, John Collins, Melissa Collins, Kerri Dorsett, Adam Dougherty, Kerry Dydyk, Kevin Dydyk, Colleen Filak, Shelley Hammel, Rodney Hill, Dan Hubbard, Judie Kumpel, Mike Kumpel, Harmony Lokash, Cindy Lumbert, Alan Morgan, Marybeth Norrell, Joe Pelly, Gretchen Reeves, Pat Reeves, Mary Reichenbach, Roy Reichenbach, Melinda Ring, Ciara Rogers, and Madison Thomas.

## **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.

Mr. David Tashman, 1705 Everest Road, thanked Council Member Tag Green for his

service to the City of Keller, and also congratulated Council Member Chris Whatley and Council Member Ross McMullin on their election to City Council. Mr. Tashman addressed inappropriate behavior at the Town Hall polling location during the November 3, 2020 election. He also addressed the City Council regarding the Center Stage development and the information that the City plans to distribute to the residents.

## F. ELECTIONS

1. [Consider a resolution canvassing the General Election duly held in the City of Keller, Texas, on the 3rd day of November 2020, for Mayor, City Council Place 5, and City Council Place 6.](#)

**Attachments:** [111720\\_Canvassing Nov 3 election Resolution](#)  
[111720\\_110320 Official Election Results](#)

A motion was made by Mayor Pro Tem Sean Hicks, seconded by Council Member Mitch Holmes, to approve Resolution No. 4311 canvassing the General Election duly held in the City of Keller, Texas, on the 3rd day of November 2020, for Mayor, City Council Place 5, and City Council Place 6. The motion carried unanimously.

2. [Administer the Oath of Office the City Council Place 5 and Place 6.](#)

Mayor Pat McGrail announced that before administering the Oaths of Office, Council Member Tag Green would like to make a statement.

City Council Member Tag Green addressed the residents of the City of Keller and the Keller City Council, thanking all for his opportunity to serve the City of Keller.

Mayor Pat McGrail administered the Oath of Office to Chris Whatley, City Council Place 5, and to Ross McMullin, City Council Place 6.

3. [Consider a resolution calling a Runoff Election for the position of Mayor for the City of Keller, Texas to be held on the 8th day of December 2020, as set forth by the Charter and the Texas Election Code.](#)

**Attachments:** [051617 Calling Runoff Election 6.10.17 Resolution](#)  
[111720 Nov 3 Official Results](#)  
[December 8 Runoff Early Voting Locations](#)  
[December 8 Runoff Election Day Voting Locations](#)

A motion was made by Council Member Mitch Holmes, seconded by Council Member Chris Whatley, to approve Resolution No. 4312 calling a Runoff Election for the position of Mayor for the City of Keller, Texas to be held on the 8th day of December 2020, as set forth by the Charter and the Texas Election Code. The motion carried unanimously.

## G. CONSENT

A motion was made by Council Member Chris Whatley, seconded by Council Member Beckie Paquin, to approve the Consent Agenda. The motion carried

unanimously.

1. [Consider approval of the Minutes of the Tuesday, November 3, 2020 Regular City Council Meeting.](#)

**Attachments:** [110320 Minutes](#)

Approved

2. [Consider a resolution approving the construction bid from Reytech Services of Weatherford, Texas; for the Atascosa Drive Drainage Improvements project 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:** [111720 Atascosa Drainage Improvements Resolution](#)  
[111720 Atascosa Drainage Improvements Atascosa Drive Drainage Improvements map](#)  
[111720 Atascosa Drainage Improvements Bid Summary](#)

Resolution No. 4313

3. [Consider a resolution approving an Agreement with Neel-Schaffer, Inc., of Arlington, Texas; to provide engineering services relating to the design of the Fiscal Year 2020-21 Parking Lot Improvement Project, for the Parks and Recreation Department; and authorizing the City Manager to execute all documents relating thereto on behalf of the City of Keller, Texas.](#)

**Attachments:** [111720 FY2020-21 Parking Lot Improvement Resolution](#)  
[111720 Engineering Agreement for Professional Services](#)  
[111720 Bear Creek Park Maintenance Building Parking Lot](#)  
[111720 Bear Creek Park Shady Lane North Parking Lot](#)  
[111720 Keller Sports Park Parking Lot E](#)

Resolution No. 4314

## H. NEW BUSINESS

1. [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 provisions related to carports to require a Specific Use Permit \(SUP\) in all residential zoning districts, located in Article Eight -Zoning Districts, Development Standards, Tree Preservation; providing penalties; providing a severability clause; providing a conflicting of ordinances clause; authorizing publication; and establishing an effective date. \(UDC-20-0007\)](#)

**Attachments:** [111720 UDC Amend-Carports Ordinance.docx](#)  
[111720 UDC Amend-Carports Exhibit A](#)  
[111720 UDC Amend-Carports Staff Attachment - Sister City Comparison.pdf](#)  
[Item H-1 Carport Presentation](#)

Director of Community Development Julie Smith gave a presentation relating to the

amendment to the City of Keller Unified Development Code regarding the construction of carports requiring a Specific Use Permit.

Mayor Pat McGrail opened the public hearing. No public comments were received.

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

**A motion was made by Council Member Chris Whatley, seconded by Council Member Beckie Paquin, to approve Ordinance No. 1991 approving an amendment to the City of Keller Unified Development Code (UDC), adopted by Ordinance No. 1746 dated July 7, 2015, by amending provisions related to carports to require a Specific Use Permit (SUP) in all residential zoning districts, located in Article Eight -Zoning Districts, Development Standards, Tree Preservation; providing penalties; providing a severability clause; providing a conflicting of ordinances clause; authorizing publication; and establishing an effective date. The motion carried unanimously.**

2. [PUBLIC HEARING: Consider an ordinance approving a Planned Development Amendment Zoning Change from Planned Development - Single Family Residential - 15,000 square foot minimum \(PD-SF-15\) to Planned Development - Single Family Residential - 15,000 square foot minimum \(PD-SF-15\) to amend the previously approved Planned Development to subdivide 7240 Shady Grove Road from one lot, to two lots, on an approximately 2.28 -acre property, located on the west side of Keller Smithfield Road, approximately 150 feet southeast of the intersection of Cherry Bark Drive and Keller Smithfield, being Block C, Lot 1, Silverleaf Hollow, zoned Planned Development - Single-Family 15,000 square-foot lots \(PD-SF-15\), located at 7240 Shady Grove Road, Khaled Obaid, owner/applicant. \(Z-20-0005\)](#)

**Attachments:** [102720 7240ShadyGrove Z-20-0005 ProposedOrdinance](#)  
[102720 7240Shadygrove Z-20-0005 Maps](#)  
[102720 7240ShadyGrove Z-20-0005 ExhibitA \(1 of 2\)](#)  
[102720 7240ShadyGrove Z-20-0005 Exhibit A \(2 of 2\)](#)  
[102720 7240ShadyGrove Z-20-0005 TripGenerationForm](#)  
[102720 7240ShadyGrove Z-20-0005 Ordinance1314](#)  
[102720 7240ShadyGrove Z-20-0005 Silverleaf Plat](#)  
[Item H-2 Silverleaf PD Amendment Presentation](#)

Community Development Director Julie Smith gave a presentation relating to a request for an amendment to a Planned Development at 7240 Shady Grove Road.

Mayor Pat McGrail opened the public hearing. No public comments were received.

**A motion was made by Council Member Chris Whatley, seconded by Council Member Mitch Holmes, to close the public hearing. The motion carried unanimously.**

**A motion was made by Council Member Sheri Almond, seconded by Mayor Pro Tem Sean Hicks, to approve Ordinance No. 1992 approving a Planned**

Development Amendment Zoning Change from Planned Development - Single Family Residential - 15,000 square foot minimum (PD-SF-15) to Planned Development - Single Family Residential - 15,000 square foot minimum (PD-SF-15) to amend the previously approved Planned Development to subdivide 7240 Shady Grove Road from one lot, to two lots, on an approximately 2.28 -acre property, located on the west side of Keller Smithfield Road, approximately 150 feet southeast of the intersection of Cherry Bark Drive and Keller Smithfield, being Block C, Lot 1, Silverleaf Hollow, zoned Planned Development - Single-Family 15,000 square-foot lots (PD-SF-15), located at 7240 Shady Grove Road with the following conditions:

1. The minimum lot width for Lots 1R1 and 1R2 shall be 100 feet.
2. Front setback for Lots 1R1 and Lot 1R2, Block C shall be sixty-feet (60')
3. The side-yard setback for Lot 1R2 facing Keller Smithfield Road shall be sixty (60) feet.

The motion carried unanimously.

3. [Consider a resolution approving a Final Plat with one variance to the Right-of-Way, being a replat of Lot 1, Block 1, Johnson Road Park, on a 14.8 acre tract of land, on the south side of Johnson Road, approximately 750' south-east of the Bourland Road and Johnson Road intersection, addressed as 640 Johnson, and zoned SF-8.4 with a City-Owned Property Overlay. City Of Keller, owner/applicant. \(P-20-0026\)](#)

**Attachments:** [111720 SeniorCenterPlatP-20-0033 ProposedResolution](#)  
[111720\\_SeniorCenterPlatP-20-0033\\_Maps](#)  
[111720\\_SeniorCenterPlatP-20-0033\\_Exhibit A](#)  
[Item H-3 Senior Center Plat PP](#)

Director of Community Development Julie Smith gave a presentation relating to a request for a Final Plat with one variance to the Right-of-Way, at 640 Johnson Road. Discussion was held by the City Council.

A motion was made by Council Member Ross McMullin, seconded by Council Member Chris Whatley, to approve Resolution No. 4315 approving a Final Plat with one variance to the Right-of-Way, being a replat of Lot 1, Block 1, Johnson Road Park, on a 14.8 acre tract of land, on the south side of Johnson Road, approximately 750' south-east of the Bourland Road and Johnson Road intersection, addressed as 640 Johnson, and zoned SF-8.4 with a City-Owned Property Overlay, with the following variance:

1. Keep the street right-of-way at 65 feet rather than require an additional 5 feet to align with the 70 feet of street right-of-way identified in the Comprehensive Thoroughfare Plan.

The motion carried unanimously.

4. [Consider a resolution approving Amendment No. 1 to the Construction Management at Risk \(CMAR\) Services Agreement with Byrne Construction Services of Fort Worth, Texas, to establish the Guaranteed Maximum Price \(GMP\) for construction of the Keller Senior Activities Center; and authorizing the City Manager to execute all documents relating thereto on behalf of the City of Keller, Texas.](#)

**Attachments:** [111720\\_KSAC\\_GMP\\_RESOLUTION](#)  
[111720\\_KSAC - GMP Amendment - A133 Exhibit A](#)  
[Item H-4 Senior Center GMP Presentation](#)

Director of Community Services Cody Maberry gave a presentation relating to Amendment No. 1 to the Construction Management at Risk (CMAR) Services Agreement with Byrne Construction Services. Discussion was held by the City Council. Mr. Jason Moore, Byrne Construction Services, addressed the City Council regarding the amendment.

**A motion was made by Council Member Mitch Holmes, seconded by Council Member Chris Whatley, to approve Resolution 4316 approving Amendment No. 1 to the Construction Management at Risk (CMAR) Services Agreement with Byrne Construction Services of Fort Worth, Texas, to establish the Guaranteed Maximum Price (GMP) for construction of the Keller Senior Activities Center; and authorizing the City Manager to execute all documents relating thereto on behalf of the City of Keller, Texas. The motion carried unanimously.**

## **I. DISCUSSION – None**

## **J. EXECUTIVE SESSION**

Mayor Pat McGrail recessed the Regular Meeting at 8:21 P.M. so that the City Council could conduct an Executive Session in accordance with State Law.

### **1. 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. Update to City Manager Goal.

### **2. Adjourn into Open Meeting.**

### **3. Action on Executive Session Item 1 if necessary.**

No action was taken.

## **K. ADJOURN**

Mayor Pat McGrail adjourned the Executive Session and the Regular City Council Meeting at 9:06 P.M.

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Mayor

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City Secretary