



City of Keller City Council Agenda

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

Tuesday, March 7, 2017

PRE-COUNCIL MEETING 5:00 P.M.

A. CALL TO ORDER - Mayor Mark Mathews

B. DISCUSS AND REVIEW AGENDA ITEMS

C. EXECUTIVE SESSION

1. Section 551.087, Texas Government Code - Deliberation Regarding Economic Development Negotiations.

(1) To discuss or deliberate regarding commercial or financial information that the governmental body has received from a business prospect that the governmental body seeks to have locate, stay, or expand in or near the territory of the governmental body and with which the governmental body is conducting economic development negotiations; or

(2) To deliberate the offer of a financial or other incentive to a business prospect described by Subdivision.

2. Adjourn into Open Meeting.
3. Action on Executive Session Item 1 if necessary.

D. WORK SESSION

1. [Discuss Northeast Park/Yard Waste Program Transition](#)
2. [Receive a demonstration on InSite, the public-facing website that corresponds to the City's internal agenda management software.](#)

E. ADJOURN

REGULAR MEETING 7:00 P.M.

A. CALL TO ORDER – Mayor Mark Mathews

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

E. PERSONS TO BE HEARD

F. CONSENT

1. [Consider approval of the minutes of the Regular City Council Meeting on Tuesday, February 21, 2017.](#)

Attachments: [022117 Meeting Minutes](#)

G. OLD BUSINESS - None

H. NEW BUSINESS

1. [PUBLIC HEARING: Consider an ordinance approving a Specific Use Permit \(SUP\) for an Automobile Repair, Sales and Service use, Optic-Kleer, an auto glass repair use, in an existing 2,950 square-foot building on 0.613 acres of land, located on the northeast corner of the S. Main Street \(US Hwy. 377\) and Calverley Place intersection, at 220 Calverley Place, being Lot 1, South Meadow Industrial Park Addition, and zoned C \(Commercial\). Eric Howe, owner/applicant. \(SUP-17-0006\)](#)

Attachments: [030717 OpticKleer PZMinutes](#)
[030717 OpticKleer ProposedOrdinance](#)
[030717 OpticKleer ExhibitA](#)
[030717 OpticKleer Maps](#)

2. [Consider a resolution approving a variance to the City of Keller Unified Development Code, Article 8, Zoning/Development Standards, Tree Preservation, Section 8.07, Off-Street Parking and Loading Requirements, 2130 Fawkes Lane, an approximately 0.80-acre tract of land on the south side of Fawkes Lane approximately 1570 feet east of the intersection of Fawkes Lane and North Pearson Lane, being Lot 1, Block 1, Timber Knoll Estates, and zoned SF-20 \(Single-Family - 20,000 square foot minimum\). Jason Paige, owner/applicant. \(UDC-17-0001\)](#)

Attachments: [030717 2130 Fawkes Lane P&Z Minutes 02272017](#)
[030717 2130 Fawkes Lane ProposedResolution](#)
[030717 2130 Fawkes Lane Narrative Letter](#)
[030717 2130 Fawkes Lane Permit Plans](#)
[030717 2130 Fawkes Lane Grading Plan](#)
[030717 2130 Fawkes Lane Final Plat](#)
[030717 2130 Fawkes Lane Inlet Details](#)
[030717 2130 Fawkes Lane Maps](#)

3. [Consider a resolution approving a variance to the City of Keller Unified Development Code, Article 8, Zoning/Development Standards, Tree Preservation, Section 8.19, Tree and Natural Feature Preservation, for Lots 1R and 3R, Bohannon Addition, an approximately 22.19-acre subdivision on the north side of Creek Road, being 3355, and 3327 Creek Road, and zoned SF-36 \(Single-Family - 36,000 square foot minimum lots\). Rodger and Donna Bohannon, owners. Susan and Brandon Thomas, applicants. \(UDC-17-0003\)](#)

Attachments: [030717 Bohannon PZMinutes](#)
[030717 Bohannon ProposedResolution](#)
[070317 Bohannon ExhibitA Application](#)
[030717 Bohannon ExhibitA TreeSurvey](#)
[030717 Bohannon StaffAttachment Plat](#)
[030717 Bohannon StaffAttachment Replat](#)
[030717 Bohannon Maps](#)

4. [Consider a resolution approving a Special Exception to the City of Keller Unified Development Code, Article 8, Zoning Districts, Development Standards, Tree Preservation, Section 8.09 - Residential District Detached Signs, for Milestone Church, located on approximately 54.28 acres of land on the north side of Mount Gilead Road, approximately 1,000 feet east of U.S. Highway 377, being Tracts 1A, 3A, 3A1, 3E, and 3D out of the JJ Roberts Survey, Abstract No. 1305, and Tract 2C out of the Gilbert Gustavus Survey, Abstract No. 577, zoned PD- SF-15 \(Planned Development- Single Family Residential-15,000 square foot minimum\) and PD-PH-6.5 \(Planned Development-Patio Homes-6,500 square foot minimum\). Milestone Church, owner/applicant/developer. \(UDC-17-0002\)](#)

Attachments: [030717 MilestoneSign PZMinutes](#)
[030717 MilestoneSign ProposedResolution](#)
[030717 MilestoneSign ExhibitA](#)
[030717 MilestoneSign Maps](#)
[030717 MilestoneSign StaffAttachment Plat](#)
[030717 MilestoneSign StaffAttachment SitePlan](#)
[030717 Staff Attachments Public Responses 3-7-17](#)

5. [PUBLIC HEARING: Consider an ordinance approving a Specific Use Permit \(SUP\) for Braum's, a proposed 5,990 square-foot restaurant with drive-thru, on a 1.45-acre tract of land, located on the north side of Keller Parkway \(F.M. 1709\), approximately 1,000 east of Town Center Lane, at 1221 Keller Parkway, being a portion of Tract 2E out of the Pamela Allen Survey, Abstract No. 28, and zoned TC \(Town Center\). Greenway-Keller, L.P., owner. Braum's Ice Cream, applicant/developer. \(SUP-17-0001\)](#)

Attachments: [030717 Braums PZMinutes](#)
[030717 Braums Ordinance](#)
[030717 Braums ExhibitA Narrative](#)
[030717 Braums ExhibitA PropertyDescription](#)
[030717 Braums ExhibitA LetterSentByApplicant](#)
[030117 Braums ExhibitA SitePlan](#)
[030717 Braums ExhibitA Elevations](#)
[030717 Braums Map](#)
[030717 Braums StaffAttachment 2012TIA](#)
[030717 Braums StaffAttachment PublicResponses](#)
[030717 Staff Attachment Public Responses 3-7-17](#)

6. [PUBLIC HEARING: Consider an ordinance approving a Planned Development Amendment Zoning Change from PD-SF-36 \(Planned Development-Single Family Residential-36,000 square foot minimum\) to PD-SF-36 \(Planned Development-Single Family Residential-36,000 square foot minimum\) to amend the previously approved Planned Development for a tennis club and training facility, located on an approximately 26.99-acres of land, being Tract 3D and 3D01 out of the Daniel Bancroft Survey, Abstract No. 141, located on the west side of Keller Smithfield Road, approximately 400 feet north of Johnson Road, at 660 and 680 Keller Smithfield Road, D.R. Newton, owner. Jennifer Dent, applicant. Adams Engineering, engineer. \(Z-17-0001\)](#)

Attachments: [030717 Birch PZMinutes](#)
[030717 Birch ProposedOrdinance](#)
[030717 Birch ExhibitA LetterfromApplicant](#)
[030717 Birch ExhibitA ConceptPlanRevisedforCC](#)
[030717 Birch ExhibitA PhasingExhibitRevisedforCC](#)
[030717 Birch ExhibitA DevelopmentStandardsRevisedforCC](#)
[030717 Birch ExhibitA ArizonStructuresExhibit](#)
[030717 Birch ExhibitA ArizonCaseStudies](#)
[030717 Birch ExhibitA PhotosofAirMembraneStructures](#)
[030717 Birch ExhibitA PhotosofPowerLines](#)
[030717 Birch ExhibitA MeetsandBounds](#)
[030717 Birch StaffAttachment Public Responses](#)
[030717 Birch StaffAttachment P&ZConceptPlan](#)
[030717 Birch StaffAttachment P&ZDevelopmentStandards](#)
[030717 Birch StaffAttachment P&ZSetbackExhibit](#)
[030717 Birch StaffAttachment Ordinance1822](#)
[030717 Birch StaffAttachment CurrentStandardsforTheBirch](#)
[030717 Birch StaffAttachment CurrentConceptPlan](#)
[030717 Birch Maps](#)
[030717 Staff Attachment Public Responses 3-7-17](#)
[030717 Birch Public Response Map Updated 3-7-17](#)

I. DISCUSSION – None

J. EXECUTIVE SESSION

1. Section 551.087, Texas Government Code - Deliberation Regarding Economic Development Negotiations.

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2. Adjourn into Open Meeting.
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K. ADJOURN

CITY OF KELLER MISSION STATEMENT

CERTIFICATE

Kelly Ballard, 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.