



City of Keller City Council Agenda

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

Tuesday, June 6, 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 cancelation of the Tuesday, July 4, 2017 Regular City Council Meeting.](#)
2. [Discuss Property Tax Rate Calculations and Homestead Exemption.](#)
3. [Discuss Boards and Commissions appointments.](#)

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

1. [National Fire Academy, Managing Officer Certificate of Completion presentation.](#)

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.

F. CONSENT

1. Consider approval of the Minutes of the Regular City Council Meeting on Tuesday, May 16, 2017.
2. [Consider a resolution of the City Council of the City of Keller, Texas, approving a negotiated settlement between the Atmos Cities Steering Committee \("ACSC"\) and Atmos Energy Corp., Mid-Tex Division regarding the company's 2017 Rate Review Mechanism \(RRM\) filings; declaring existing rates to be unreasonable; adopting tariffs that reflect rate adjustment consistent with the negotiated settlement; finding the rates to be set by the settlement tariffs to be just and reasonable and in the public interest; requiring reconciliation and rate adjustment if federal income tax rates change; terminating the RRM process for 2018 pending renegotiation of RRM terms and conditions; requiring the company to reimburse ACSC's reasonable ratemaking expenses; determining that this resolution was passed in accordance with the requirements of the Texas Open Meetings Act; adopting a savings clause; declaring an effective date; and requiring delivery of this resolution to the company and the ACSC's legal counsel.](#)

Attachments: [Resolution-ATMOS Settlement 6-2017.docx](#)

[Attachment A.pdf](#)

[Attachment B.pdf](#)

[Attachment C.pdf](#)

3. Consider a resolution amending Resolution No. 3877, approved on May 16, 2017, canvassing the General Election duly held in the City of Keller, Texas, on the 6th day of May 2017, for Mayor, City Council Place 5, and City Council Place 6.

Attachments: 060617 Recount Report

4. [Consider a resolution authorizing the use of the Construction Manager-At-Risk Method for the Alta Vista Pump Station, and the Competitive Sealed Proposals Method for the Alta Vista Transmission Main projects, as the best value project delivery methods for the City of Keller, other than competitive bidding.](#)

Attachments: [06062017 AV Alt Project Delivery - Resolution](#)

5. [Consider a resolution authorizing the City Manager to execute Contract Change](#)

Authorization #3 to the Agreement for Professional Services with Freese and Nichols, Inc. providing additional engineering services relating to the Alta Vista Pump Station project.

Attachments: [06062017 AV PS CCA3 - Resolution](#)
 [06062017 AV PS CCA3 - Exhibit A](#)
 [06062017 AV PS CCA3 - Location Map](#)

6. Consider a resolution authorizing the City Manager to execute Contract Change Authorization #1 to the Agreement for Professional Services with Freese and Nichols, Inc. providing additional engineering services relating to the Alta Vista Transmission Main project.

Attachments: [05162017 AV WTM CCA1 - Resolution](#)
 [05162017 AV WTM CCA1 - Exhibit A](#)
 [05162017 AV WTM CCA1 - Location Map](#)

G. OLD BUSINESS - None

1. PUBLIC HEARING: Consider an ordinance approving a Planned Development Zoning Change from SF-8.4 (Single Family Residential-8,400 square-foot minimum) and SF-36 (Single Family Residential-36,000 square-foot minimum) to PD-SF-8.4 (Planned Development-Single Family Residential-8,400 square-foot minimum) and PD-SF-15 (Planned Development-Single Family Residential-15,000 square foot minimum) for Westbury Estates, a proposed residential subdivision consisting of twenty four (24) residential lots and two (2) open space lots, located on an approximately 9.57-acre tract of land, being Lots 1-R-1, 1-R-2, and 2-R, Block A, Delamora Addition, located on the southeast corner of Rapp Road and Whitley Road, at 1319 and 1325 Whitley Road and 210 Rapp Road. Sylvia De Lamora, owner. John Shehata, Elite Development and Construction, applicant, Jim Dewey, JDJR Engineers and Consultants, surveyor/engineer. (Z-17-0003)

Attachments: [051617 Westbury Estates PD DRAFT PZ Minutes 5-8-2016](#)
 [051617 Westbury Estates PD Draft Ordinance](#)
 [051617 Westbury Estates ExhibitA Narrative Letter and Legal Discription](#)
 [051617 Westbury Estates ExhibitA Concept Plan](#)
 [051617 Westbury Estates ExhibitA Concept Landscaping Plan](#)
 [051617 Westbury Estates ExhibitA Proposed Preliminary Drainage and Uti](#)
 [051617 Westbury Estates ExhibitA Existing Conditions](#)
 [051617 Westbury Estates ExhibitA Trip Generation Form](#)
 [051617 Westbury Estates StaffAttachment Opposition Map](#)
 [051617 Westbury Estates StaffAttachment Delamora Plat](#)
 [051617 Westbury Estates Maps](#)

H. NEW BUSINESS

1. PUBLIC HEARING: Consider an ordinance approving a Specific Use Permit (SUP) for an approximately 2,100 square foot detached garage, located on 3.8-acres, on the

west side of Randol Mill Avenue, approximately seventy-five feet (75') north of Wildwood Way, at 1150 Randol Mill Avenue, being Lot 1R1, Block, Aspen Oaks Addition, and zoned SF-36 (Single Family Residential - 36,000 square foot minimum). Marshall and Lynette Kovalik, owners/applicants. (SUP-17-0011)

Attachments: [060617 1150 Randol Mill Draft Ordinance](#)
[060617 1150 Randol Mill Accessory Building Planning and Zoning Minutes](#)
[060617 1150 Randol Mill Accessory Building Exhibit A Narrative Letter](#)
[060617 1150 Randol Mill Accessory Building Exhibit A Plot Plan](#)
[060617 1150 Randol Mill Accessory Building Exhibit A Plot Plan with Bu](#)
[060617 1150 Randol Mill Accessory Building Exhibit A Building Plans and](#)
[060617 1150 Randol Mill Accessory Building Staff Attachment Aspen Oak](#)
[060617 1150 Randol Mill Accessory Building Staff Attachments Site Photc](#)
[060617 1150 Randol Mill Accessory Building Maps](#)

2. PUBLIC HEARING: Consider an ordinance approving a Planned Development Amendment to amend the previously approved Planned Development for the Century 21 Worldwide development, to allow an additional 2,000 square-foot office building, located on a 1.643-acre tract of land, being Lot 1, Block 1, Flower Addition, on the north side of Keller Parkway, approximately 560 feet west of Bloomfield Drive, at 1727 Keller Parkway, and zoned PD-R (Planned Development-Retail). Ellen Johnston, owner/applicant/developer. Thomas Hoover Engineering, Inc., engineer. (Z-17-0006)

Attachments: [PZ Minutes 05082017](#)
[060617 Century21 DraftOrdinance](#)
[060617 Century21 ExhibitA LetterfromApplicant](#)
[060617 Century21 ExhibitA ExistingSitePlan](#)
[060617 Century21 ExhibitA ProposedConceptPlan](#)
[060617 Century21 ExhibitA ProposedUtilityPlan](#)
[060617 Century21 ExhibitA Aerial](#)
[060617 Century21 ExhibitA TripGeneration](#)
[060617 Century21 StaffAttachment OrdinanceNo.913](#)
[060617 Century21 StaffAttachment OriginalFlowerAdditionConcept Plan](#)
[060617 Century21 Staff Attachment OrdinanceNo.1095](#)
[060617 Century21 StaffAttachment Century 21 Worldwide Approved Concept](#)
[060617 Century21 Maps](#)

3. Consider a resolution approving a variance to the City of Keller Unified Development Code, Article 8, Zoning/Development Standards, Tree Preservation, Section 8.10, Accessory Buildings, for an accessory building to be located in front of the main structure, for Lot 1R-2R-1, Block A, Lord Addition, located on a total of 4.18-acres of land, on the east side of Whitley Road, approximately 1,150 feet south of Rapp Road, at 1455 Whitley Road, and zoned SF-36 (Single Family Residential-36,000 square-foot minimum). John and Mary Lord, owners/applicants. (UDC-17-0009)

Attachments: [060617 Lord Accessory Building Draft Resolution](#)
[060617 Lord Addition Accessory Building UDC Variance Exhibit A Application](#)
[060617 Lord Addition Accessory Building UDC Variance Staff Attachment I](#)
[060617 Lord Addition Accessory Building UDC Variance Staff Attachment J](#)
[060617 Lord Addition Accessory Building UDC Variance Maps](#)

4. [Consideration and action regarding a resolution directing publication of notice of the City's intention to issue combination tax and revenue certificates of obligation to provide funds for water and sewer system improvements, street improvements, fire station improvements and related issuance costs.](#)

Attachments: [Bond Council memo-city.6-6](#)
[060617 Resolution Tax and revenue certs](#)

I. DISCUSSION – None

J. EXECUTIVE SESSION

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K. ADJOURN

CITY OF KELLER MISSION STATEMENT

Our mission is to support a vibrant community of high quality neighborhoods, thriving businesses and natural beauty by setting the standard for excellence in municipal efficiency, 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 1, 2017 at 6:00 P.M.

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.