



City of Keller City Council Agenda

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

Tuesday, August 1, 2017

PRE-COUNCIL MEETING 5:00 P.M.

A. CALL TO ORDER - Mayor Pat McGrail

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.

a. Braum's Restaurant and Fresh Market.

2. Section 551.071, Texas Government Code - Consultation with attorney to seek advice about pending or contemplated litigation or a settlement offer or other matters permitted by such section.

a. Johnson Road Coalition, LLC vs. Taylor Dent, Jennifer Dent, and David Hawkins.

3. Adjourn into Open Meeting.

4. Action on Executive Session Items 1a and 2a if necessary.

D. WORK SESSION

1. [Discuss cancelation of the October 3, 2017 Regular City Council Meeting.](#)
2. [2017 Community Waste Disposal Market Adjustment](#)

Attachments: [080117_CWD Rate Adjustment_Staff Attachment](#)

3. [Strategic Planning Budget Work Session - Property Tax and Proposed Budget Update.](#)

E. ADJOURN

REGULAR MEETING 7:00 P.M.

A. CALL TO ORDER – Mayor Pat McGrail**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. [2017 Keep Texas Beautiful award.](#)

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, July 18, 2017.](#)

G. OLD BUSINESS - None

1. [PUBLIC HEARING: Consider an ordinance approving a Planned Development Amendment for an undeveloped portion of Highland Oaks Crossing, for a proposed 11,900 square-foot non-residential development, located on a 1.894-acre tract of land out of the John Edmonds Survey, Abstract No. 457, Tract 3H, on the north side of North Tarrant Parkway, approximately 980 feet north of Rufe Snow Drive, at 1801 Rufe Snow Drive, and zoned PD-NS \(Planned Development-Neighborhood Service\). Frank Roszell, owner. Michael J. Wright, M. J. Wright & Associates, Inc., applicant/developer. \(Z-17-0004\)](#)

Attachments: [080117 HighlandOaks DraftOrdinance](#)
[080117 HighlandOaks PZMinutes05082017](#)
[080117 HighlandOaks PZMinutes06122017](#)
[080117 HighlandOaks ExhibitA NarrativeLetter](#)
[080117 HighlandOaks ExhibitA ConceptPlan](#)
[080117 HighlandOaks ExhibitA Aerial](#)
[080117 HighlandOaks ExhibitA VarianceLetterforDumpster Enclosure](#)
[080117 HighlandOaks ExhibitA DumpsterPhotos](#)
[080117 HighlandOaks ExhibitA 2012CityofKellerTrafficCountLocationsMap](#)
[080117 HighlandOaks ExhibitA TripGenerationForm](#)
[080117 HighlandOaks ExhibitA AtmosEnergy](#)
[080117 HighlandOaks ExhibitA CertifedLetterstoNeighbors](#)
[080117 HighlandOaks ExhibitA EmailwithResidents5-11-17](#)
[080117 HighlandOaks ExhibitA EmailwithResidents5-13-17](#)
[080117 HighlandOaks ExhibitA EmailwithCommissionerStansell](#)
[0080117 HighlandOaks ExhibitA FencingPhotos](#)
[080117 HighlandOaks ExhibitA TreePhotos](#)
[080117 HighlandOaks ExhibitA TreeArboristReport](#)
[080117 HighlandOaks PublicResponseMap](#)
[080117 HighlandOaks StaffAttachment PublicResponses](#)
[080117 HighlandOaks StaffAttachment OrdinanceNo.868](#)
[080117 HighlandOaks StaffAttachment 1997HighlandOaksCrossingConceptP](#)
[080117 HighlandOaks StaffAttachment OrdinanceNo 1066](#)
[080117 HighlandOaks StaffAttachment HighlandOaksCrossingApprovedPDC](#)
[080117 HighlandOaks StaffAttachment NSZoningDistrict](#)
[080117 HighlandOaks Maps](#)

H. NEW BUSINESS

1. [PUBLIC HEARING: Consider an ordinance approving a Specific Use Permit \(SUP\) to allow the use of 'School, Private', for Best Brains Learning Center, a proposed business in an existing 1,084 lease space, on approximately 0.5-acres, located on the northeast corner of the North Main Street \(US HWY 377\) and Lorine Street intersection, at 310 North Main Street, being Lot 1, Block 1, Hudson Station Addition and zoned OTK \(Old Town Keller\). Hudson Station Property LP, owner. Alice Ward-Johnson, applicant. \(SUP-17-0013\)](#)

Attachments: [080117 Best Brains ProposedOrdinance](#)
[080117 BestBrains P&ZMinutes](#)
[080117 BestBrains ExhibitA](#)
[080117 BestBrains StaffAttachment](#)
[080117 BestBrains Maps](#)

2. [PUBLIC HEARING: Consider an ordinance approving a Specific Use Permit \(SUP\) to allow the use of a Spa to include Cosmetologists \(Hair, Nails, Face\) & Massage Therapists Licensed in TX, for Evergreen Massage, a proposed massage therapy business in an existing multi-tenant building of approximately 16,380 square feet, on an approximately 2.01-acres, located on the west side of South Main Street \(US HWY 377\), approximately 500 feet north of Wall-Price Keller Road, at 900 South Main Street, being Lot 2, Block A, Bear Creek Plaza Addition and zoned C \(Commercial\), BC/Tibex L.P., owner. Quine & Associates, Agent. Michael Postlethwait, applicant. \(SUP-17-0012\)](#)

Attachments: [080117_EvergreenMassage_ProposedOrdinance](#)
[0801017_EvergreenMassage_P&ZMinutes](#)
[080117_EvergreenMassage_ExhibitA_LetterfromApplicant](#)
[080117_EvergreenMassage_ExhibitA_Photos](#)
[080117_EvergreenMassage_Maps](#)

3. [PUBLIC HEARING: Consider an ordinance approving a Planned Development Zoning Change from SF-36 \(Single Family Residential-36,000 square-foot minimum\) to PD-SF-30 \(Planned Development-Single Family Residential-30,000 square-foot minimum\) and PD-SF-20 \(Planned Development-Single Family Residential-20,000 square foot minimum\) for Enclave at Sky Creek, a proposed private and gated residential subdivision consisting of eleven \(11\) residential lots and two \(2\) open space lots, on a portion of an approximately 9.4-acre property, being Tracts 4D, 4E, 4G, 4H and 4J, out of the Lewis A. Clay Survey, Abstract No. 346, located on the south side of the Union Church Road and Pearson Lane intersection, addressed as 2012, 2022, and 2030 Union Church Road. Larry and Gwen Pipes, Ronny and Jeanette Pipes, owners. DR Trinity Land, applicant/developer. Thomas Hoover Engineering, engineer. \(Z-17-0009\)](#)

Attachments: [080117_Enclave_ProposedOrdinance](#)
[080117_Enclave_P&ZMinutes](#)
[080117_Enclave_ExhibitA_LegalDescription](#)
[080117_Enclave_ExhibitA_LetterfromApplicant](#)
[080117_Enclave_ExhibitA_AerialTreeExhibit](#)
[080117_Enclave_ExhibitA_ConceptPlan](#)
[080117_Enclave_ExhibitA_ExistingConditions](#)
[080117_Enclave_ExhibitA_UtilityPlan](#)
[080117_Enclave_ExhibitA_TripGenerationForm](#)
[080117_Enclave_StaffAttachment_PublicResponse](#)
[080117_Enclave_Maps](#)

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, July 27, 2017 at 5:00 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.