



City of Keller City Council Agenda

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

Tuesday, August 15, 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.

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.

b. Discuss contemplated litigation regarding joinder of a lawsuit challenging S.B. 1004 of the 85th Regular Session of the Texas Legislature.

3. Adjourn into Open Meeting.

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

D. WORK SESSION

1. [Strategic Planning Budget Work Session - Compensation Update.](#)
2. [Strategic Planning Budget Work Session - Water Optimization Study Update.](#)
3. [Hidden Lakes median maintenance request.](#)

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. [Proclamation - September is Blood Cancer Awareness Month.](#)

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.](#)

Attachments: [071817 Minutes](#)

2. [Consider approval of the Minutes of the Special City Council Meeting on Tuesday, July 25, 2017.](#)

Attachments: [072517 Minutes](#)

3. [Consider approval of the Minutes of the Regular City Council Meeting on Tuesday, August 1, 2017.](#)

Attachments: [080117 Minutes](#)

4. [Consider a resolution approving Amendment No. 1 to the Professional Services Agreement with J. Volk Consulting, Inc., of Southlake, Texas, relating to the North Main Water Line Improvements Project, for the Public Works Department, and further authorizes the City Manager to execute said amendment No. 1 relating thereto on behalf of the City of Keller, Texas.](#)

Attachments: [081517 J. Volk Amendment](#)
 [081517 J. Volk Proposed Resolution](#)

5. [Consider a resolution appointing City Council Members to serve on various Boards and Committees.](#)

Attachments: [Resolution CC MBR](#)

G. OLD BUSINESS - None

1. [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](#)
[081517 HighlandOaks PZMinutes05082017](#)
[081517 HighlandOaks PZMinutes06122017](#)
[081517 HighlandOaks ExhibitA NarrativeLetter](#)
[081517 HighlandOaks UpdatedConceptPlan 8-15-17](#)
[081517 HighlandOaks ExhibitA ConceptPlan](#)
[081517 HighlandOaks ExhibitA Aerial](#)
[081517 HighlandOaks ExhibitA VarianceLetterforDumpster Enclosure](#)
[081517 HighlandOaks ExhibitA DumpsterPhotos](#)
[081517 HighlandOaks ExhibitA 2012CityofKellerTrafficCountLocationsMap](#)
[081517 HighlandOaks ExhibitA TripGenerationForm](#)
[081517 HighlandOaks ExhibitA AtmosEnergy](#)
[081517 HighlandOaks ExhibitA CertifedLetterstoNeighbors](#)
[081517 HighlandOaks ExhibitA EmailwithResidents5-11-17](#)
[081517 HighlandOaks ExhibitA EmailwithResidents5-13-17](#)
[081517 HighlandOaks ExhibitA EmailwithCommissionerStansell](#)
[0081517 HighlandOaks ExhibitA FencingPhotos](#)
[081517 HighlandOaks ExhibitA TreePhotos](#)
[081517 HighlandOaks ExhibitA TreeArboristReport](#)
[081517 HighlandOaks PublicResponseMap](#)
[081517 HighlandOaks AdditionalPublicResponses 8-9-17](#)
[081517 HighlandOaks StaffAttachment PublicResponses](#)
[081517 HighlandOaks StaffAttachment OrdinanceNo.868](#)
[081517 HighlandOaks StaffAttachment 1997HighlandOaksCrossingConceptP](#)
[081517 HighlandOaks StaffAttachment OrdinanceNo 1066](#)
[081517 HighlandOaks StaffAttachment HighlandOaksCrossingApprovedPDCr](#)
[081517 HighlandOaks StaffAttachment NSZoningDistrict](#)
[081517 HighlandOaks Maps](#)

2. [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: [081517 Enclave ProposedOrdinance](#)
[081517 Enclave P&ZMinutes](#)
[081517 Enclave ExhibitA LegalDescription](#)
[081517 Enclave ExhibitA LetterfromApplicant](#)
[081517 Enclave ExhibitA AerialTreeExhibit](#)
[081517 Enclave ExhibitA RevisedConceptPlanforCC 8-15-17](#)
[081517 Enclave ExhibitA ConceptPlan](#)
[081517 Enclave ExhibitA ExistingConditions](#)
[081517 Enclave ExhibitA UtilityPlan](#)
[081517 Enclave ExhibitA TripGenerationForm](#)
[081517 Enclave StaffAttachment PublicResponse](#)
[081517 Enclave Maps](#)

H. NEW BUSINESS

1. Consider an ordinance amending Chapter 15.5 of the Code of Ordinances of the City of Keller, Texas by repealing the current Chapter 15.5 entitled "Streets, Sidewalks, and Public Rights-of-Way Management" and replacing it with a new Chapter 15.5 "Right-of-Way Management".

Attachments: [081517 ROW Management and Design Manual Proposed Ordinance](#)
[081517 Chapter 284 -Keller City Atty Presentation](#)
[081517 ROW Ordinance & Design Manual Staff Attachment](#)
[081517 Legislation Summary-Network Nodes Staff Attachment](#)

2. Consider a resolution of the City Council of the City of Keller, Texas, to consider a proposal to adopt a tax rate that will exceed the lower of the effective tax rate or the rollback rate; calling two (2) public hearings to be held at 7:00 p.m., on September 5, 2017, and 6:00 p.m., on September 12, 2017, at Keller Town Hall, 1100 Bear Creek Parkway, Keller, Texas; requiring publication of a notice of public hearing, in accordance with Chapter 26.06 of the Texas Tax Code; requiring a record vote; and providing an effective date.

Attachments: [081517 Notice of Proposed Tax Rate](#)
[081517 Max Tax Rate Proposed Resolution](#)

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, August 10, 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.