



# City of Keller City Council Agenda

Keller Town Hall  
1100 Bear Creek Parkway  
Keller, TX 76248  
817-743-4000  
[www.cityofkeller.com](http://www.cityofkeller.com)

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Tuesday, December 19, 2017

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## **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 on a matter in which the duty of the attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with this chapter.  
  
a. Johnson Road Coalition, LLC vs. David Hawkins, Planning Manager and City of Keller.  
  
b. Meadows at Bear Creek Homeowners' Association Inc. vs. David Hawkins, Planning Manager and City of Keller.  
  
c. Deborah Thompson vs. City of Keller.  
  
3. Adjourn into Open Meeting.  
  
4. Action on Executive Session Items 1, 2a., 2b., and 2c. if necessary.

### **D. WORK SESSION**

1. [Update on Fire Station Bids.](#)

**Attachments:**    [PRESENTATION\\_121917\\_FireStations](#)

2. [FY 2016-17 Quarterly Financial Report through September.](#)

**Attachments:**    [FY 2016-17 Finance Update - Qrt 4 RV](#)

3. [Discuss Flag Lots.](#)

## **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 - Keller High School Girls Cross Country.](#)

#### **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 Tuesday, December 5, 2017, Regular City Council Meeting.](#)

**Attachments:**    [120517 Minutes](#)

2. [Consider a resolution appointing a member to fill a vacancy on the Keller Economic Development Board.](#)

**Attachments:**    [121917 2017 KEDB Appointment Resolution](#)

3. [Consider a resolution rejecting the bid from North Texas Contracting for the construction of the Mount Gilead Road Shared Use Path, and authorizing the City Manager to rebid the project on behalf of the City of Keller, Texas.](#)

**Attachments:**    [121917 Mt. Gilead-Reject Rebid Proposed Resolution](#)

[121917 MtGilead-Reject Rebid Authorization](#)

4. [Consider a resolution approving an agreement for professional services with Kimley-Horn of Fort Worth, Texas, for the purpose of providing design and engineering services for the Old Town Keller Phase II Project; and authorizing the City Manager to execute all contract documents relating thereto on behalf of the City of Keller, Texas.](#)

**Attachments:**    [12192017\\_OTKPhaseII\\_Resolution](#)  
                              [12192017\\_OTKPhaseII\\_Exhibit A](#)

5. [Consider a resolution receiving the Keller Quarterly Investment Report for period ending September 30, 2017, and providing an effective date.](#)

**Attachments:**    [121917\\_FY17\\_Q4\\_Investment\\_Report\\_Resolution](#)  
                              [121917\\_FY17\\_Q4\\_Investment\\_Report\\_Staff Attachment](#)

## **G. OLD BUSINESS - None**

## **H. NEW BUSINESS**

1. [PUBLIC HEARING: Consider an ordinance approving a Specific Use Permit \(SUP\) to allow On the Boulevard Salon & Spa, a proposed "Beauty Salon Stand Alone" and "Spa to include Cosmetologists \(Hair, Nails, Face\) & Massage Therapists Licensed in TX", located in an existing 1,260 structure, on a 0.169-acre lot on the south side of Taylor Street, approximately 100 feet east of the Taylor Street and South Main Street \(HWY 377\), intersection, at 110 Taylor Street, being Lots 1A and 2, Block 11, City of Keller Addition, and zoned OTK \(Old Town Keller\). Keely Harris, owner. On the Boulevard Salon & Spa, LLC, applicant. \(SUP-17-0023\)](#)

**Attachments:**    [121917\\_On\\_the\\_Boulevard\\_SUP\\_DRAFT\\_Ordinance](#)  
                              [121917\\_On\\_the\\_Boulevard\\_SUP\\_P&Z\\_Minutes\\_11272017](#)  
                              [121917\\_On\\_the\\_Boulevard\\_SUP\\_ExhibitA\\_Applicant\\_Brochure](#)  
                              [121917\\_On\\_the\\_Boulevard\\_SUP\\_Staff\\_Attachment\\_110\\_Taylor\\_Street\\_Site\\_P](#)  
                              [121917\\_On\\_the\\_Boulevard\\_SUP\\_Staff\\_Attachment\\_List\\_of\\_Barber\\_Shops\\_an](#)  
                              [121917\\_On\\_the\\_Boulevard\\_SUP\\_Staff\\_Attachment\\_Merchant\\_and\\_Neighbor](#)  
                              [121917\\_On\\_the\\_Boulevard\\_SUP\\_Staff\\_Attachment\\_Opposition\\_Email](#)  
                              [121917\\_On\\_the\\_Boulevard\\_SUP\\_Staff\\_Attachment\\_OTK\\_Salon\\_and\\_Barber](#)  
                              [121917\\_On\\_the\\_Boulevard\\_SUP\\_Staff\\_Attachment\\_Staff\\_Photos](#)  
                              [121917\\_On\\_the\\_Boulevard\\_SUP\\_Maps](#)  
                              [PRESENTATION\\_121917\\_OnTheBlvdSUP](#)

2. [PUBLIC HEARING: Consider an ordinance approving a Specific Use Permit \(SUP\) to allow Randolph Brooks Federal Credit Union to operate a proposed "Bank, saving, loan, and credit unions, including automated teller and drive-thru", located in an existing 8,049 square foot building, on 1.38-acres, located on the southeast corner of the Keller Parkway \(FM1709\) and South Main Street \(HWY 377\) intersection, at 100 Keller Parkway \(FM1709\), being Lot 1, Block A, Hibernia-Keller Addition, and zoned OTK \(Old Town Keller\). Cross Development, owner/applicant. \(SUP-17-0025\)](#)

**Attachments:**    [12192017\\_RBFCU\\_SUP\\_Draft\\_Ordinance](#)  
                          [12192017\\_RBFCU\\_SUP\\_P&Z\\_Minutes\\_11272017](#)  
                          [12192017\\_RBFCU\\_SUP\\_ExhibitA\\_Narrative\\_Letter](#)  
                          [12192017\\_RBFCU\\_SUP\\_StaffAttachment\\_Resolution\\_No.\\_3013](#)  
                          [12192017\\_RBFCU\\_SUP\\_StaffAttachment\\_Hibernia\\_National\\_Bank\\_Site\\_Plan](#)  
                          [12192017\\_RBFCU\\_SUP\\_StaffAttachment\\_Resolution\\_No.\\_2220](#)  
                          [12192017\\_RBFCU\\_SUP\\_Maps](#)  
                          [PRESENTATION\\_121917\\_RBFCU\\_SUP](#)

3. [Consider a resolution approving a variance to the City of Keller Unified Development Code, Article 8, Zoning Districts, Development Standards, Tree Preservation, Section 8.03 - OTK \(Old Town Keller\) and Section 8.09 - Attached Wall Signs, for The Station Patio Icehouse, located on approximately 0.17-acre of land on the southeast corner of the intersection of West Vine Street and Lamar Street, being Lot 1R, Block 4, Original Town Keller Addition, at 111 West Vine Street, zoned OTK \(Old Town Keller\). Station RR2, LLC., applicant. Panther City Industries, LLC., owner. \(UDC-17-0033\)](#)

**Attachments:**    [12192017\\_The\\_Station\\_UDC\\_Sign\\_Variance\\_Draft\\_Resolution](#)  
                          [12192017\\_The\\_Station\\_UDC\\_Sign\\_Variance\\_Draft\\_P&Z\\_Minutes](#)  
                          [12192017\\_The\\_Station\\_UDC\\_Sign\\_Variance\\_Exhibit\\_A\\_Building\\_Elevations\\_v](#)  
                          [12192017\\_The\\_Station\\_UDC\\_Sign\\_Variance\\_Maps](#)  
                          [12192017\\_The\\_Station\\_UDC\\_Sign\\_Variance\\_Staff\\_Attachment\\_Final\\_Plat](#)  
                          [12192017\\_The\\_Station\\_UDC\\_Sign\\_Variance\\_StaffAttachment\\_The\\_Station\\_Si](#)  
                          [PRESENTATION\\_121917\\_TheStation](#)

4. [Consider a resolution approving a variance to the City of Keller Unified Development Code, Article 8, Zoning Districts, Development Standards, Tree Preservation, Section 8.08 Landscape Requirements, for Keller ISD Center for Advanced Learning, located on approximately 50.60 acres of land bounded on the north by North Tarrant Parkway, on the east by Willis Lane, on the south by Bursey Road, and on the west by Whitley Road, at 305 North Tarrant Parkway, being Lot 1, Block A of the K.I.S.D. Bursey Road Addition, and zoned PD-SF-8.4 \(Planned Development-Single Family Residential-8,400 square foot lots\). Billy Kidd, Keller Independent School District, property owner. Sangeetha Karthik, Corgan & Associates, architect/applicant. \(UDC-17-0032\)](#)

**Attachments:**    [12192017 KISD DraftResolution](#)  
[12192017 KISD Exhibit A](#)  
[12192017 KISD StaffAttachment\(1of10\) Approved Site Plan per Res 3613](#)  
[12192017 KISD StaffAttachment\(2of10\)Approved Building Permit Excerpt](#)  
[12192017 KISD StaffAttachment\(3of10\) Approved Revise Site Plan for Tree M](#)  
[12192017 KISD StaffAttachment\(4of10\) July Inspection email](#)  
[12192017 KISD StaffAttachment\(5of10\) Correspondence regarding trees along](#)  
[12192017 KISD StaffAttachment\(6of10\)Prior UDC variance for landscaping](#)  
[12192017 KISD StaffAttachment\(7of10\) Resolution No 3922](#)  
[12192017 KISD StaffAttachment\(8of10\) September inspection email](#)  
[12192017 KISD StaffAttachment\(9of10\) September Inspection markup](#)  
[12192017 KISD StaffAttachment\(10of10\) Inspection Reports from Trackit](#)  
[12192017 KISD Maps](#)  
[PRESENTATION 121917 KCAL](#)

## **I. DISCUSSION – None**

## **J. EXECUTIVE SESSION**

1. Section 551.087, Texas Government Code - Deliberation Regarding Economic Development Negotiations.
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  - a. Johnson Road Coalition, LLC vs. David Hawkins, Planning Manager and City of Keller.
  - b. Meadows at Bear Creek Homeowners' Association Inc. vs. David Hawkins, Planning Manager and City of Keller.
  - c. Deborah Thompson vs. City of Keller.
3. Adjourn into Open Meeting.
4. Action on Executive Session Items 1, 2a., 2b., and 2c. if necessary.

## **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, December 14, 2017 at 5:00 P.M.*

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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.*