



City of Keller

City Council

Agenda

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

Tuesday, February 6, 2018

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. Property located at 712, 720, 800, 818, and 820 North Main Street.

b. Property located at 2321 Florence Road

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 and 2 if necessary.

D. WORK SESSION

1. [Receive and discuss a presentation regarding a proposal to relocate the Keller Farmers Market.](#)
2. [Discuss the Cherry Grove/Rancho Serena drainage issue.](#)

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

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 19, 2017 Regular City Council Meeting.](#)

Attachments: [121917 Minutes](#)

2. [Consider approval of the Minutes of the Tuesday, January 16, 2018 Regular City Council Meeting.](#)

Attachments: [011618 Minutes](#)

3. [Consider a resolution approving an Interlocal Agreement to provide Geographic Information System \(GIS\) mapping services for the City of Roanoke, Texas; and authorizing the City Manager to execute all documents related thereto on behalf of the City of Keller, Texas.](#)

Attachments: [020618_RoanokeGIS_Resolution](#)
 [020618_RoanokeGIS_ExhibitA](#)

4. [Consider a resolution approving the purchase of Dell technology products, through the State of Texas Department of Information Resources \(DIR\) Cooperative Purchasing Program, for the Information Technology Department, and further authorizes the City Manager to execute all purchase documents relating thereto on behalf of the City of Keller.](#)

Attachments: [020618_DellPurchaseDIR_Resolution](#)
 [020618_DellPurchaseDIR_StaffAttachment](#)

5. [Consider a resolution approving Amendment #2 of the Chapter 380 Economic Development Program Agreement, approved by the City Council by Resolution No. 3709 on December 29, 2015, with The Taurus Investment Group LLC, establishing new performance dates, and authorizing the City Manager to execute said amendment to said Agreement on behalf of the city.](#)

Attachments: [020618_Hampton-380 Amendment 2 Resolution](#)
 [020618_Hampton-380 Amendment 2 Exhibit A](#)
 [020618_Hampton-380 Original Staff Attachment](#)

6. [Consider a resolution approving an Agreement for Professional Services with Dunaway, of Fort Worth, Texas; for the purpose of providing engineering design, relating to the Johnson Road and Keller-Smithfield Road Round-a-bout Project, for the Public Works Department; and authorizing the City Manager to execute all documents relating thereto on behalf of the City of Keller, Texas.](#)

Attachments: [020618_Dunaway Round-A-Bout Resolution](#)
 [020618_Dunaway Round-A-Bout Agreement](#)

7. [Consider a resolution approving an Agreement for Professional Services with Atlantis Pool Plastering, Inc., of Austin, Texas; for the purpose of providing re-plaster services, and Pebble Tech entry replacement relating to re-plastering the outdoor pool at The Keller Pointe, for the Parks and Recreation Department; and further authorizing the City Manager to execute all contract documents relating thereto on behalf of the City of Keller, Texas.](#)

Attachments: [020618 Keller Pointe Pool Replaster Resolution](#)
 [020618 Keller Pointe Pool Replaster Exhibit A](#)

G. OLD BUSINESS - None

H. NEW BUSINESS

1. [Consider a resolution approving an agreement for professional services with Freese and Nichols, Inc., of Dallas, Texas, for the purpose of providing planning and economic analyses services for the Future Land Use Plan Update Project; and authorizing the City Manager to execute all contract documents relating thereto on behalf of the City of Keller, Texas.](#)

Attachments: [02062018_FLUP Resolution](#)
 [02062018_Exhibit A_FLUP Update](#)

2. [PUBLIC HEARING: Consider an ordinance approving a Specific Use Permit \(SUP\) to allow Ying Wang Spa & Body Work, a proposed "Spa to include Cosmetologists \(Hair,](#)

Nails, Face) & Massage Therapists Licensed in TX", located in the existing Shops at Cindy, a 9,995 square-foot multitenant retail building, on a 0.84-acre lot on the southwest corner of the intersection of Keller Parkway (FM 1709) and Cindy Street, at 460 Keller Parkway (FM 1709), being Lot 1R, Block A, The Shops at Cindy Addition, and zoned R (Retail). Ying Shu Yu, applicant. Bass Commercial Investments, LLC, owner. (SUP-17-0026)

Attachments: 020618 Ying Wang SUP DRAFT Ordinance
020618 Ying Wang SUP Planning and Zoning Meeting Minutes 01082018
020618 Ying Wang SUP Exhibit A
020618 Ying Wang SUP Staff Attachment
020618 Ying Wang SUP Maps

3. Consider a resolution approving a variance to the City of Keller Unified Development Code, Article 8, Zoning/Development Standards, Section 8.11, Fencing Requirements in Residential Zoning Districts to allow a six-foot (6') wrought iron fence in front yard or in front of the primary structure, located on 0.459-acres, on the north side of Charrington Drive, approximately six hundred feet (600') east of the intersection of Chase Oaks Drive and Charrington Drive, being Lot 9, Block B, Willis Coves Phase I, at 513 Charrington Drive, and zoned PD-SF-12 (Planned Development Single Family Residential-12,000 square foot minimum). D & M Welding Fences and Gates, applicant. Angel Morales, owner. (UDC-17-0035)

Attachments: 020618 UDC-17-0035 Resolution
020618 UDC-17-0035 P&Z Minutes 01222018
020618 UDC-17-0035 ExhibitA Application
020618 UDC-17-0035 ExhibitA Picture of property
020618 UDC-17-0035 ExhibitA Survey
020618 UDC-17-0035 Maps
020618 UDC-17-0035 StaffAttachment Ordinance No 940
020618 UDC-17-0035 StaffAttachment Plat

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, February 1, 2018 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.