



# 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, February 20, 2018

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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 and 2 if necessary.

#### **D. WORK SESSION**

1. [Discuss the City Council Procedures and Decorum Policy.](#)

**Attachments:**    [022018 Procedures and Decorum Policy](#)

2. [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. [Masonic Lodge Battle of the Badges Blood Drive](#)

#### **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, January 30, 2018 Joint Work Session of the Keller City Council and the Parks and Recreation Board.](#)

**Attachments:**    [013018 Minutes Joint Work Session](#)

2. [Consider approval of the Minutes of the Tuesday, February 6, 2018 Regular City Council Meeting.](#)

**Attachments:**    [020618 Minutes](#)

3. [Consider a resolution approving the bid from North Texas Contracting for the construction of the Mt. Gilead Road Shared Use Path Project, for the Parks and Recreation Department; and authorizing the City Manager to execute all documents relating thereto, on behalf of the City of Keller.](#)

**Attachments:**    [022018 Mt. Gilead Path Re-bid Resolution](#)  
[022018 Mt. Gilead Path Re-bid Summary Staff Attachment](#)  
[022018 Mt. Gilead Path Re-bid Bid Tab Staff Attachment](#)  
[Affadavit of Publication in newspaper](#)

4. [Consider a resolution rejecting the proposals for the construction of the Wall Price Keller Road Reconstruction Project and authorizing the City Manager to re-advertise the project on behalf of the City of Keller, Texas.](#)

**Attachments:**     [022018 Rejection of proposals Resolution](#)

5. [Consider a resolution approving a License Agreement with Keller Farmers Market, to conduct a recurring farmers market, located on city-owned property in Bear Creek Park; and authorizing the City Manager to execute said Agreement relating thereto on behalf of the City of Keller, Texas.](#)

**Attachments:**     [022018 KFM Relocation Resolution](#)

[022018 KFM Relocation-Agreement Exhibit A](#)

## **G. OLD BUSINESS**

1. [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](#)

[G-1 Presentation \(Salon SUP\)](#)

## **H. NEW BUSINESS - None**

## **I. DISCUSSION – None**

## **J. EXECUTIVE SESSION**

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c. **Deborah Thompson vs. City of Keller.**

3. **Adjourn into Open Meeting.**

4. **Action on Executive Session Items 1 and 2 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, February 15, 2018 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.***