



City of Keller

City Council

Agenda

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

Tuesday, May 15, 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. Receive Strategic Update Presentation regarding Economic Development Prospects.

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. 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. [FY 2017-18 Quarterly Financial Report through December.](#)

Attachments: [FY 18 Quarterly Update - 1st Qrt](#)

2. Discuss cancelation of the July 3, 2018 Regular City Council meeting.

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. PRESENTATIONS

1. [Texas Police Chiefs Association Foundation - Texas Best Practices Program Re-recognition Certificate Presentation](#)

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. ELECTIONS

1. [Consider a resolution canvassing the General Election duly held in the City of Keller, Texas, on the 5th day of May 2018, for City Council Place 1 and City Council Place 2.](#)

Attachments: [051518 Canvassing May 5 election Resolution](#)

2. [Administer the Oath of Office to City Council Place 1.](#)
3. [Consider a resolution calling a Runoff Election for City Council Place 2 for the City of Keller, Texas to be held on the 16th day of June 2018, as set forth by the Charter and the Texas Election Code.](#)

Attachments: [051518 Calling Runoff Election 6.16.18 Resolution](#)

4. [Consider a resolution canvassing the Special Referendum Election duly held in the City of Keller, Texas, on the 5th day of May 2018, for the approval or disapproval of the passage of Resolution No. 3909 approving a Chapter 380 Economic Development Program Agreement with The Birch Racquet and Lawn Club.](#)

Attachments: [051518 Canvassing May 5 election Resolution](#)

5. [Consider a resolution repealing Resolution No. 3909 and the vote of the City Council approving a Chapter 380 Economic Development Program Agreement pursuant to Chapter 380 of the Texas Local Government, and pursuant to the City's Economic Development Policy, with The Birch Racquet and Lawn Club and Dent Tennis Academy, planned operator of a proposed tennis country club and academy located at 660 Keller Smithfield Road within the Daniel Bancroft Survey, Abstract No. 141, in 26.99 acres, Keller, Texas.](#)

G. CONSENT

1. [Consider approval of the Minutes of the Tuesday, May 1, 2018 Regular City Council Meeting.](#)

Attachments: [050118 Draft Minutes](#)

2. [Consider a resolution adopting 44,940 as the official population as of January 1, 2018, for the City of Keller, Texas.](#)

Attachments: [051518 Population Proposed Resolution](#)
 [051518 2018 NCTCOG Population Estimates Publication](#)

3. [Consider a resolution approving the Matching Funds Program Application with Mr. Mike Librik, for the installation of an approximately 200 foot Hike and Bike Trail connecting the Keller Place shopping center to the Little Bear Creek Hike and Bike Trail, and authorizing the City Manager to execute all purchase documents thereto on behalf of the City of Keller.](#)

Attachments: [051518 KDC Match-Librik Resolution](#)
 [051518 KDC Match-Librik Proposal Notes](#)
 [051518 KDC Match-Librik KDC Matching Funds Policy](#)
 [051518 KDC Match-Librik Proposed Trail Plan](#)
 [051518 KDC Match-Librik Surveying Invoice](#)
 [051518 KDC Match-Librik Construction Quote](#)
 [051518 KDC Match-Librik Engineering Invoice](#)

4. [Consider a resolution receiving the Keller Quarterly Investment Report for period ending March 31, 2018, and providing an effective date.](#)

Attachments: [051518 FY 18 Q2 Investment Report Resolution](#)
 [051518 FY18 Q2 Investment Report Keller](#)

H. OLD BUSINESS - None

I. NEW BUSINESS

1. [PUBLIC HEARING: Consider an ordinance for a Specific Use Permit \(SUP\) for an accessory building, proposed to be a 1,490 square-foot accessory building and workshop, with a variance to the building material, on an approximately 2.21-acre tract of land, located on the south side of Johnson Road, approximately two hundred thirty one feet \(231'\) south of Johnson Road and approximately eight hundred and eighty seven feet](#)

(887') west of Pearson Lane North, being Abstract 1153, Tract 1L02, John Martin Survey, at 1906 Johnson Road, and zoned Single-Family Residential-36,000 square-foot lot minimum (SF-36). Tom and Kelly Miller, owners/applicants. (SUP-18-0011).

Attachments: [J051518_JohnsonRd-MillerSUP_Ordinance](#)
 [051518_JohnsonRd-MillerSUP_Exhibit A_Narrative Letter](#)
 [051518_JohnsonRd-MillerSUP_Exhibit A_Survey](#)
 [051518_JohnsonRd-MillerSUP_Exhibit A_Building Elev](#)
 [051518_JohnsonRd-MillerSUP_Maps](#)
 [051518_JohnsonRd-MillerSUP_Staff Attachments Letters of Support](#)

2. Consider a resolution for a variance to the Unified Development Code, Section 8.11 (J), Fencing Requirements in Residential Zoning Districts, to allow a six-foot (6') top grade cedar fence with reinforced galvanized metal poles and structural components to face the exterior of the lot; with cedar top trim, six inch (6") wide cedar pickets, cedar rails top boards and pressure treated baseboards, adjacent to a public alley, located on 0.198-acres, on the east side of Lakeview Drive, being Lot 27, Block 2, Lakes of Highland Oaks Addition, at 1511 Lakeview Drive, and zoned SF-8.4 (Single Family Residential - 8,400 square-foot lot size minimum). Ross and Maryann Adams, owner/applicant. (UDC-18-0007)

Attachments: [051518_LakeviewFenceVariance_Resolution](#)
 [051518_LakeviewFenceVariance_ExhibitA_UDCApplication](#)
 [051518_LakeviewFenceVariance_Exhibit A_ApplicantHomePhotos](#)
 [051518_LakeviewFenceVariance_Maps](#)
 [051518_LakeviewFenceVariance_NeighboringFencePhotos](#)
 [051518_LakeviewFenceVariance_Letters of Support](#)
 [051518_LakeviewFenceVariance_Contractor Fence Application](#)
 [051518_LakeviewFenceVariance_Applicant Fence Application](#)
 [051518_LakeviewFenceVariance_StaffAttachment_Fence Inspection](#)

3. PUBLIC HEARING: Consider an Ordinance approving a Planned Development from R (Retail) to PD-SF-8.4 (Planned Development - Single Family Residential - 8,400 square-foot minimum), for Concordia, a planned development consisting of sixty-six (66) single-family residential lots and six (6) open space lots, on an approximately 23.067-acre property, being a portion of Lot 1, Block 1, A Church for the Communities, located on the north side of North Tarrant Parkway, approximately 1,000 feet from Rufe Snow Drive and North Tarrant Parkway intersection, addressed as 1870 Rufe Snow Drive. Jim Tchoukaleff, Contour Real Estate & Development, applicant/developer. Mark Kimmel, Northwood Baptist Church, owner. Jerry Sylo, JBI Partners, surveyor/engineer. (Z-18-0002)

Attachments: [051518 ConcordiaPD PZ Draft Minutes4232018](#)
[051518 ConcordiaPD ProposedOrdinance](#)
[051518 ConcordiaPD ExhibitA ExistingConditions](#)
[051518 ConcordiaPD ExhibitA PurposeStatement](#)
[051518 ConcordiaPD ExhibitA PDStandards](#)
[051518 ConcordiaPD ExhibitA ConceptPlan](#)
[051518 ConcordiaPD ExhibitA LandscapePlan](#)
[051518 ConcordiaPD StaffAttachments AChurchforCommunitiesFinalPlat](#)
[051518 ConcordiaPD StaffAttachments Ordinance 770](#)
[051518 ConcordiaPD StaffAttachments Ordinance 1258](#)
[051518 ConcordiaPD Maps](#)
[051518 ConcordiaPD MetesandBoundsDescription](#)
[051518 ConcordiaPD TripGenerationForm](#)
[051518 ConcordiaPD Residential TIA](#)
[051518 ConcordiaPD NeighborSupportSummaryPacket](#)
[051518 ConcordiaPD OppositionLetters](#)

J. DISCUSSION – None

K. EXECUTIVE SESSION

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L. 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 Friday, May 11, 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.