



City of Keller City Council Agenda

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

Tuesday, June 5, 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.

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. [Budget Strategic Planning - Property Tax Calculations and Homestead Exemption](#)
2. [Discuss cancelling 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. PROCLAMATIONS & PRESENTATIONS

1. [2017 Achievement of Excellence in Libraries Award](#)

E. ELECTIONS

1. [Consider a resolution amending Resolution No. 4001, approved on May 15, 2018, 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: [060518 Canvass Election Resolution](#)
 [060518 Recount Report](#)

2. [Administer the Oath of Office to City Council Place 1.](#)

F. 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.

G. CONSENT

1. [Consider approval of the Minutes of the Tuesday, May 15, 2018 Regular City Council Meeting.](#)
2. [Consider a resolution approving the competitive sealed proposal for the Wall Price Keller Road improvements project, from Ragle, Inc., of Bedford, Texas, for the Public Works Department; and authorizing the City Manager to execute all contract documents relating thereto on behalf of the City of Keller, Texas.](#)

Attachments: [060518 Wall Price Keller Road Resolution](#)
 [060518 Wall Price Keller Road Proposal Summary](#)
 [060518 Wall Price Keller Road Location Map](#)

3. [Consider a resolution approving the bid for the North Main Street and South Elm Street waterline improvements project, from Canary Construction, Inc., of Lewisville, Texas, for](#)

the Public Works Department; and authorizing the City Manager to execute all contract documents relating thereto on behalf of the City of Keller, Texas.

Attachments: [06052018_N.Main-S.Elm Water improvements Resolution](#)
[06052018_N.Main-S.Elm Water improvements Bid Summary](#)
[06052018_N.Main- S. Elm Water improvements Map](#)

4. Consider a resolution approving a contract with Lagniappe Productions for the Mystery Dinner Theater event at the Keller Senior Activities Center, and authorizing the City Manager to execute all purchase documents related thereto on behalf of the City of Keller.

Attachments: [060518_Mystery Dinner Theater Resolution 2018](#)
[060518_Mystery Dinner FY 2018 Quote](#)

5. Consider a resolution of the City Council of the City of Keller, Texas, approving a proposal for third-party plan review services with Code Solutions, Inc., of Keller, Texas, relating to building plan reviews and upon approval, arrange the appropriate agreement documentation; and authorizing the City Manager to execute said agreement on behalf of the City of Keller, Texas.

Attachments: [060518_Plan Review Services Resolution](#)
[060518_Plan Review Services-Code Solutions Proposal Exhibit A](#)
[060518_Plan Review Services Bid Tab.pdf](#)

H. OLD BUSINESS

1. 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 five (5) 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: [060518 ConcordiaPD PZ Draft Minutes4232018](#)
[060518 ConcordiaPD ProposedOrdinance](#)
[060518 ConcordiaPD ExhibitA PurposeStatement](#)
[060518 ConcordiaPD ExhibitA PD Standards](#)
[060518 ConcordiaPD ExhibitA ExistingConditions](#)
[060518 ConcordiaPD ExhibitA ConceptPlan](#)
[060518 ConcordiaPD ExhibitA LandscapePlan](#)
[060518 ConcordiaPD StaffAttachments AChurchforCommunitiesFinalPlat](#)
[060518 ConcordiaPD StaffAttachments Ordinance 770](#)
[060518 ConcordiaPD StaffAttachments Ordinance 1258](#)
[060518 ConcordiaPD Maps](#)
[060518 ConcordiaPD MetesandBoundsDescription](#)
[060518 ConcordiaPD TripGenerationForm](#)
[060518 ConcordiaPD Residential TIA](#)
[060518 ConcordiaPD Residential TIA Addendum \(4-10-18\)](#)
[060518 ConcordiaPD NeighborSupportSummaryPacket](#)
[060518 ConcordiaPD OppositionLetters](#)

I. NEW BUSINESS

1. [PUBLIC HEARING: Consider approval of an ordinance for a Specific Use Permit \(SUP\) to allow the use of a Data Hub Communication Center, a private or franchised utility structure, in an existing 711 square-foot building, to expand an additional 720 square feet, for a total of 1,431 square feet, on 0.34 acres, located on the east side of South Main Street \(US 377\), approximately five hundred twenty-one \(521\) from the roadway, at 1215 South Main Street \(US 377\), being Lot 2, Block A, Martins Subdivision and zoned C \(Commercial\). Marcus Cable Associates, LLC owner. Steve Howell, Evolve Data Center Solutions, applicant. Daniel Franklin, BHB Engineering and Surveying, engineer. \(SUP-18-0010\).](#)

Attachments: [060518 Data Hub SUP Ordinance](#)
[060518 Data HubSUP Exhibit A-Layout.pdf](#)
[060518 DataHubSUP Maps](#)
[060518 DataHubSUP Staff Attachment](#)

2. [PUBLIC HEARING: Consider an ordinance approving a Specific Use Permit \(SUP\) for the use of a Spa to include Cosmetologists \(Hair, Nails, Face\) & Massage Therapists Licensed in TX, for Bliss Nail Boutique, a current nail boutique in an existing 1,200 square-foot suite, to expand an additional 1,300 square-feet within a multi-tenant building of 11,900 square-feet, on 0.273-acres, located on the east side of Rufe Snow Drive, 427 feet south of North Tarrant Parkway, at 2041 Rufe Snow Drive, Suite 315, being Lot 4, Block A, Keller Place Addition and zoned R \(Retail\).](#)

Attachments: [060518 Bliss Nail Boutique SUP-18-0012 Ordinance](#)
[060518 BlissNailBoutique SUP-18-0012 Exhibit A 1of2](#)
[060518 BlissNailSalon SUP-18-0012 Exhibit A 2of2](#)
[060518 BlissNailBoutique SUP-18-0012 Maps](#)

3. [PUBLIC HEARING: Consider an ordinance approving amendments to the City of Keller Unified Development Code, adopted by Ordinance No 1746, dated July 7, 2015 by amending Article 3, Definitions; and Article 8, Zoning Districts, Development Standards, Tree Preservation, Section 8.03 Zoning Districts, Town Center, Section 8.06 Service Area Design and Requirements, Section 8.13 Screening Wall Requirements, Section 8.15 Supplementary Regulations, Section 8.18 Illustrations, and Section 8.19 Tree and Natural Feature Preservation. City of Keller, applicant. \(UDC-18-0008\)](#)

Attachments: [060518 UDC Text Amendment Ordinance](#)
[060518 UDC Text Amend Section 8.03 Fig. 18 & 19 TC Brick Columns Details](#)
[060518 UDC Text Amend Section 8.06 D Service Area Design and Requirem](#)
[060518 UDC Text Amend Section 8.18 Figure 20, 21, 22-2.pdf](#)
[060518 UDC Text Amend Section 8.13 Screening Wall Requirements.pdf](#)
[060518 UDC Text Amend Section 8.15 Supplementary Reg's Visual clearance](#)
[060518 UDC Text Amend Section 8.19 L. Tree PruningRestrictions.pdf](#)
[060518 UDC Text Amend picsofdumpstersforCC.pdf](#)

4. [PUBLIC HEARING: Consider an ordinance of the City Council of the City of Keller, Texas, amending the City of Keller Code of Ordinances by amending Chapter 8, Health and sanitation, Article I, Section 8-100, concerning growth of weeds and grass; providing a severability clause; providing a penalty; providing a conflicting ordinance clause; authorizing publication; and establishing an effective date.](#)

Attachments: [060518 Code of Ord. Amend Grass&Weeds Ordinance](#)
[060518 Code of Ord. Amend Grass&WeedsPhotos.pdf](#)
[060518 Code of Ord. Amend CD-MapofVacantLot5ac Final.pdf](#)

J. DISCUSSION – None

K. EXECUTIVE SESSION

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3. Adjourn into Open Meeting.

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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 Thursday, May 31, 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.