



# 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, August 7, 2018

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## **PRE-COUNCIL MEETING 4:00 P.M.**

### **A. CALL TO ORDER - Mayor Pat McGrail**

### **B. WORK SESSION**

1. [Receive a summary of public input, findings, goals and objectives, and preliminary FLUP Update and provide input as needed.](#)

**Attachments:**    [FutureLandUse\\_Letter\\_2018Aug2](#)  
[Catalyst Area-Central revised](#)  
[Catalyst Area-West revised](#)  
[Catalyst Area-East revised](#)  
[Council Worksession Powerpoint - Final Draft 8.7.2018 - Revised](#)

### **C. DISCUSS AND REVIEW AGENDA ITEMS**

### **D. 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.**  
  
3. **Adjourn into Open Meeting.**

4. Action on Executive Session Items 1 and 2 if necessary.

## **E. WORK SESSION**

1. [Budget Strategic Planning - Tax and Proposed Budget Update](#)

Attachments:    [Budget Update](#)

## **F. 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 - None**

#### **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, July 17, 2018 Regular City Council Meeting.](#)

Attachments:    [071718 Minutes](#)

2. [Consider a resolution appointing City Council Members to serve on various Boards and Committees.](#)

Attachments:    [080718 Council Appointments Resolution No.](#)

3. [Consider a resolution approving an Agreement with Freese and Nichols, Inc., of Fort Worth, Texas, to provide Professional Services relating Phase I of the Utility Master Plan Updates and System Assessments Project, 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:**    [080718 Utility Master Plan Updates Resolution](#)  
                              [080718 Utility Master Plan Updates Exhibit A](#)  
                              [Utility Master Plan Update Overview](#)

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

## **H. NEW BUSINESS**

1. [Consider a resolution approving a Site Plan for a Jason's Deli, a 4,939 square-foot restaurant with drive-thru, to anchor a single story 9,000 square-foot strip retail building, located on a 1.58-acre lot, on the south side of Keller Parkway \(FM1709\), approximately four hundred seventy feet \(470'\) west of the Keller Smithfield South and Keller Parkway \(FM1709\) intersection, being Lot 3, Block E, Keller Town Center Addition, at 1400 Keller Parkway \(FM1709\), and zoned TC \(Town Center\).](#)

**Attachments:**    [080718 JasonsDeliSP ProposedResolution](#)  
                              [080718 JasonsDeliSP PZMinutes 070918](#)  
                              [080718 JasonsDeliSP ExhibitA](#)  
                              [080718 JasonsDeliSP ExhibitA-Landscape](#)  
                              [080718 JasonsDeliSP ExhibitA-Signs](#)  
                              [080718 JasonsDeliSP StaffAttachment 3DElevations](#)  
                              [080718 JasonsDeliSP Maps](#)  
                              [H-1 Presentation1 \(003\)](#)

2. [Consider and take action on an ordinance calling a bond election for a new senior activity center at Johnson Road Park; providing for the conduct and the giving of notice of said election; and containing provisions necessary and incidental to the purposes hereof.](#)

**Attachments:**    [Bond Election Ordinance v3](#)  
                              [Senior Center Bond Presentation](#)

## **I. DISCUSSION – None**

## **J. EXECUTIVE SESSION**

1. **Section 551.087, Texas Government Code - Deliberation Regarding Economic Development Negotiations.**

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(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.**

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, August 2, 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.***