



City of Keller

City Council

Agenda

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

Tuesday, September 4, 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.

3. Adjourn into Open Meeting.
4. Action on Executive Session Items 1 and 2 if necessary.

D. WORK SESSION

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

1. [Proclamation - Constitution Week](#)
Attachments: [Constitution Week.pdf](#)
2. [Proclamation - Hunger Action Month](#)
Attachments: [Hunger Action Month.pdf](#)

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, August 21, 2018 Regular City Council Meeting.](#)
Attachments: [082118 Minutes](#)
2. [Consider approval of the Minutes of the Tuesday, August 28, 2018 City Council Budget Work Session.](#)
Attachments: [082818 Budget Work Session Minutes](#)
3. [Consider a resolution approving a professional services contract with Dannenbaum Engineering Company for the 2018 Sanitary Sewer Replacement Project.](#)
Attachments: [90418 2018 Sanitary Sewer Replacement Resolution](#)
4. [Consider a resolution approving an Agreement with Hardin & Associates Consulting, LLC for Keller's Cross Connection Control Program, and authorizing the City Manager to execute all contract documents related thereto on behalf of the City of Keller, Texas.](#)
Attachments: [090418 Hardin & Associates Resolution](#)
[090418 Hardin & Associates Task Order](#)
[090418 Hardin & Associates Contract No. 16-01](#)
5. [Consider a resolution approving the bid from Cole Construction, Inc., of Fort Worth, Texas, for improvements to Milestone Park, 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: [090418 Milestone Park Renovation Resolution](#)
[090418 Milestone Park Renovation Park Bd Presentation 080818](#)
[PBase - Milestone Layout1 \(1\)](#)

6. Consider a resolution approving a Site Plan Amendment for Braum's, a proposed 6,094 square-foot restaurant with drive-thru on an approximately 1.45-acre tract of land, located on the north side of Keller Parkway (F.M. 1709), approximately 1,000 feet east of Town Center Lane, being Lot 1, Block A, Braum's Addition, at 1221 Keller Parkway, and zoned TC (Town Center). Retail Buildings Inc., owner. Braum's Ice Cream, applicant/developer. (SP-18-0018)

Attachments: [090418 ProposedResolution](#)
[090418 Braums StaffAttachment BraumsApprovedSitePlan](#)
[090418 Braums Maps](#)
[090418 Braums ExhibitA SitePlan](#)
[090418 Braums ExhibitA LandscapePlan](#)
[090418 Braums ExhibitA PhotometricPlan](#)
[090418 Braums ExhibitA Elevations\(Color\)](#)
[090418 Braums ExhibitA DumpsterEnclosureDetails](#)

G. OLD BUSINESS - None

H. NEW BUSINESS

1. PUBLIC HEARING: Consider an ordinance approving a Planned Development Amendment from PD-SF-8.4 (Planned Development - Single Family Residential - 8,400 square-foot minimum) to PD-SF-8.4 (Planned Development - Single Family Residential - 8,400 square-foot minimum), amending the Concordia Planned Development (Ordinance No. 1888), to amend their development standards, 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-18-0003).

Attachments: [090418 Concordia ProposedOrdinance](#)
[090418 Concordia StaffAttachment Concordia PlannedDevelopmentApprove](#)
[090418 Concordia Maps](#)
[090418 Concordia ExhibitA PlannedDevelopmentConceptPlan](#)
[090418 Concordia ExhibitA PlannedDevelopmentStatement&Standards](#)
[090418 Concordia ExhibitA Applicant email to surrounding area.msg](#)
[H-1 Presentation](#)

2. [PUBLIC HEARING: Consider an ordinance approving a Specific Use Permit \(SUP\) for an accessory building, proposed to be a 1,200 square-foot, one \(1\) story agricultural accessory building, with a variance for an additional accessory building, on approximately 1.003-acre tract of land, located on the north side of Florence Road, and approximately 1,025 feet \(1025'\) west of Pearson Lane North, Lot 1, Block A, Isaac Addition, at 1907 Florence Road, and zoned Single-Family Residential-36,000 square-foot lot minimum \(SF-36\). Billy Isaac, owner/applicant. \(SUP-18-0019\).](#)

Attachments: [09042018_IsaacAccBldg_Ordinance](#)
 [09042018_IssacAccBldg_NarrativeLetter_ExhibitA](#)
 [09042018_IssacAccBldg_BuildingPlansandElevations_ExhibitA](#)
 [09042018_IsaacAccBldg_FinalPlat_ExhibitA](#)
 [09042018_IsaacAccBldg_SupportLetters_StaffAttachment](#)
 [09042018_IssacAccBldg_SupportLetters\(2\)_StaffAttachment](#)
 [09042018_IsaacAccBldg_Location_StaffAttachment](#)
 [09042018_IsaacAccBldg_Maps](#)
 [H-2 Presentation](#)

I. DISCUSSION – None

J. EXECUTIVE SESSION

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

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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 30, 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.