



City of Keller

City Council

Agenda

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

Tuesday, November 6, 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. Adjourn into Open Meeting.
3. Action on Executive Session Item 1 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 & PRESENTATIONS

1. [CALEA Award Presentation](#)
2. [Proclamation - Texas Arbor Day, Tree City USA](#)
Attachments: [2018 Arbor Day Proclamation](#)
3. [Presentation - Keller FFA Student 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. CONSENT

1. [Consider approval of the Minutes of the Tuesday, October 16, 2018 Regular City Council Meeting.](#)
Attachments: [101618 Minutes](#)
2. [Consider a resolution rejecting the bid for Water/Sewer Line Parts and authorizing the City Manager to re-advertise the project on behalf of the City of Keller, Texas.](#)
Attachments: [110618 Rejection of bids Resolution](#)
3. [Consider a resolution approving the purchase of concrete lifting and stabilization services from Nortex Concrete Lift and Stabilization Inc. of Fort Worth, Texas, and authorizing the City Manager to execute all documents related thereto on behalf of the City of Keller, Texas.](#)
Attachments: [110618 Concrete Lifting Resolution](#)
 [110618 Concrete Lifting EXHIBIT A](#)
 [110618 Concrete Lifting EXHIBIT B - 19 Renewal](#)
 [110618 Concrete Lifting EXHIBIT B](#)
4. [Consider a resolution approving the purchase of Miscellaneous Concrete Improvement services from Apex Concrete Construction of Keller, Texas, and authorizing the City Manager to execute all purchase documents relating thereto on behalf of the City of Keller, Texas.](#)
Attachments: [110618 Miscellaneous Concrete Resolution](#)
 [110618 Miscellaneous Concrete Exhibit A](#)
 [110618 Miscellaneous Concrete Exhibit B](#)
 [110618 Miscellaneous Concrete Exhibit C - Price Increase](#)
 [110618 Miscellaneous Concrete Exhibit C](#)
5. [Consider a resolution approving the bid from Bernal Commercial Construction, of Grand Prairie, Texas, for the Gabion Wall System Repair - Highland Oaks Crossing Project, for the Public Works Department; and authorizing the City Manager to execute all documents related thereto on behalf of the City of Keller, Texas.](#)

Attachments: [110618 Gabion Wall System Repair Resolution](#)
 [110618 Gabion Wall System Repair Bid Summary](#)

6. [Consider a resolution approving Amendment No. 6 to the Construction Management At Risk Services Agreement with Felix Construction Company, of Carrollton, Texas, for the Alta Vista Pump Station Project to set the Guaranteed Maximum Price for construction; and authorizing the City Manager to execute all documents related thereto on behalf of the City of Keller, Texas.](#)

Attachments: [110618 Alta Vista Pump Station Resolution](#)
 [110618 Alta Vista Pump Station Amendment No 6](#)

7. [Consider a resolution authorizing the City Manager to execute a sixty \(60\) month rental agreement addendum with UBEO of North Texas, Inc., of Fort Worth, Texas, through the U.S. Communities Public Services Alliance Interlocal Agreement, relating to the replacement, rental, and maintenance of five \(5\) Ricoh copier/multi-function devices located throughout city facilities, for the Information Technology Department.](#)

Attachments: [110618 UBEO Contract Resolution.docx](#)
 [110618 UBEO Contract Exhibit A.pdf](#)

8. [Consider a resolution approving a three-year extension of the City's current Enterprise License Agreement with Environmental Systems Research Institute, Inc. \(ESRI\), for software licenses, maintenance, and associated upgrades, for the Information Technology Department.](#)

Attachments: [110618 ESRI Contract Resolution.docx](#)
 [110618 ESRI Contract Exhibit A.pdf](#)
 [110618 ESRI Contract Attachment A - Sole Source Letter.pdf](#)

9. [Consider a resolution approving a three-year extension of the City's current Laserfiche priority support services agreement with DocuNav Solutions of Frisco, TX, through the State of Texas Department of Information Resources \(DIR\) Cooperative Purchasing Program, for software licenses, maintenance, and associated upgrades, for the Information Technology Department.](#)

Attachments: [110618 LaserFiche Agreement Exhibit A.pdf](#)
 [110618 LaserFiche Agreement Resolution.docx](#)

G. OLD BUSINESS

1. [Consider a resolution approving a variance to the City of Keller Unified Development Code, Article 5, Subdivision Design and Improvement Requirements, Section 5.13, Lots, to allow a fifty foot \(50'\) street width frontage to be tapered and reduced to a twenty-four feet and six inches \(24'6"\) width into the lot for approximately 213 feet, located on a 7.158-acre tract of land, being Abstract 141, Tract 2 of the Daniel Bancroft Survey, located on the east side of Mount Gilead Road, approximately 250 feet north of the intersection of Bancroft Road and Mount Gilead Road, at 1515 Mount Gilead Road, and zoned SF-36 \(Single Family Residential - 36,000 square-foot lot size minimum\). Jilray Launay, owner/applicant. \(UDC-18-0015\)](#)

Attachments: [110618 1515MtGilead Resolution](#)
[110618 1515MtGilead ExhibitA](#)
[110618 1515MtGilead ExhibitA Application](#)
[110618 1515MtGilead ExhibitA updated Drainage](#)
[110618 1515MtGilead Maps](#)
[110618 1515MtGilead StaffAttachment](#)
[110618 StaffAttachment OrdinanceNo1883](#)
[H-3 Presentation](#)

H. NEW BUSINESS

1. [Consider a resolution approving a variance to the City of Keller Unified Development Code, Article 8, Zoning Districts, Development Standards, Tree Preservation, Section 8.10, Accessory Building and Use Regulations, to allow an R panel galvanized roof on the proposed detached accessory structure, located on a 0.186-acre tract of land, being Lot 28, Block 7, Park Addition Phase II, located on the north side of Cindy Court, approximately 200 feet northwest of the intersection of Cindy Street South and Cindy Court, at 309 Cindy Court, and zoned SF-8.4 \(Single Family Residential - 8,400 square-foot lot size minimum\). Amy Mcelroy, owner/applicant. \(UDC-18-0018\)](#)

Attachments: [110618 ParkAddition ProposedResolution](#)
[110618 ParkAddition ExhibitA Application](#)
[110618 ParkAddition Maps](#)
[110618 ParkAddition StaffAttachment ExistingBuildingPermit](#)
[110618 ParkAddition StaffAttachment ParkAddition,PhaseIIPlat](#)

2. [PUBLIC HEARING: Consider an ordinance approving a Specific Use Permit \(SUP\) for The Lash Lounge, a proposed 'spa' use to include facial services to occupy a 1,165 square-foot lease space within a 12,432 square-foot multi-tenant building, located on a 1.698-acre tract of land, located on the north side of Keller Parkway \(FM1709\), approximately 835 feet west from the intersection of Keller-Smithfield Road and Keller Parkway \(FM1709\), being Lot 5, Block G, Keller Town Center Addition, at 1411 Keller Parkway \(FM1709\), suite 500, and zoned Town Center \(TC\). Avery Cowan, The Lash Lounge, applicant/developer. Greenway-Keller L.P., owner. \(SUP-18-0034\)](#)

Attachments: [110618 LashLounge Ordinance](#)
[110618 LashLounge ExhibitA Application&Narrative](#)
[110618 LashLounge ExhibitA FloorPlan](#)
[110618 LashLounge ExhibitA Picture](#)
[110618 LashLounge Maps](#)
[110618 LashLounge StaffAttachment KellerMarketplacePhaseII ApprovedPlat](#)
[110618 LashLounge StaffAttachment ApprovedPlat](#)

3. [PUBLIC HEARING: Consider an ordinance approving a Specific Use Permit \(SUP\) for an accessory building, proposed to be a 5,250 square-foot accessory garage, workshop,](#)

and storage building on an approximately 6.28-acre tract of land, located on the south side of Shady Grove Road, and approximately 1,270 feet west of the intersection of Keller Smithfield Road South and Shady Grove Road, being Lot 4, Estes Farm Tracts Addition, at 7140 Shady Grove Road, and zoned Single-Family Residential-36,000 square-foot lot minimum (SF-36). Ed Newsom, owner/applicant. (SUP-18-0030)

Attachments: [110618 NewsomAdditionSUP-18-0030 ProposedOrdinance](#)
[110618 NewsomAdditionSUP-18-0030 Maps](#)
[110618 NewsomAdditionSUP-18-0030 ExhibitA\(1of2\)](#)
[110618 NewsomAdditionSUP-18-0030 ExhibitA\(2of3\)](#)
[110618 NewsomAdditionSUP-18-0030 Staff Attachment](#)
[110618 NewsomAdditionSUP-18-0030 StaffAttachment](#)

4. PUBLIC HEARING: Consider an ordinance approving a Specific Use Permit (SUP) to allow the use of an existing 2,781 square-foot main building as a temporary accessory dwelling unit while constructing a new home on a 2.21-acre lot 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. Tom and Kelly Miller, owner/applicant. (SUP-18-0036).

Attachments: [110618 1906JohnsonRoad ProposesOrdinance](#)
[110618 1906JohnsonRoad ExhibitA\(1\)](#)
[110618 1906JohnsonRoad ExhibitA\(2\) Submittal Letter](#)
[110618 1906JohnsonRoad StaffAttachment\(1\)](#)
[110618 1906JohnsonRoad StaffAttachment\(2\)](#)
[110618 1906JohnsonRoad Maps](#)

5. PUBLIC HEARING: Consider an ordinance amending the City of Keller's Unified Development Code (UDC), by providing provisions for a winery land use and modifying Article Three - Definitions, and Article Eight - Zoning/Districts; providing penalties; providing a severability clause; providing a conflicting of ordinances clause; authorizing publication; and establishing an effective date. City of Keller, applicant. (UDC-18-0020)

Attachments: [110618 WineryTextAmendmentUDC-18-0020 Ordinance](#)

I. DISCUSSION – None

J. EXECUTIVE SESSION

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(2) To deliberate the offer of a financial or other incentive to a business prospect described by Subdivision.

2. Adjourn into Open Meeting.

3. Action on Executive Session Item 1 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, November 1, 2018 at 5:00 P.M.

Kelly Ballard, TRMC
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.