



City of Keller City Council Agenda

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

Tuesday, December 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. Adjourn into Open Meeting.
3. Action on Executive Session Item 1 if necessary.

D. WORK SESSION

1. [Discuss next steps for the Old Town Keller Phase II project.](#)

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. [Recognition of 2018 Keller High School Citizens Academy participants and student project presentations.](#)
2. [Recognition of 2018 Keller Citizens Academy participants.](#)

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, November 20, 2018 Regular City Council Meeting.](#)

Attachments: [112018 Minutes](#)

2. [Consider a resolution approving the bid from Romtec, Inc., of Roseburg, Oregon, for the construction of a restroom/storage building for Bear Creek Park, through the BuyBoard Cooperative Purchasing Program, for the Parks and Recreation Department, and authorizing the City Manager to execute all purchase documents relating thereto on behalf of the City of Keller.](#)

Attachments: [120418 Bear Creek Park Restroom Resolution](#)
 [120418 Bear Creek Park Restroom Exhibit A](#)
 [120418 Bear Creek Park Restroom Map](#)
 [F-2 Presentation](#)

G. OLD BUSINESS - None**H. NEW BUSINESS**

1. [PUBLIC HEARING: Consider an ordinance approving a Specific Use Permit \(SUP\) that allows the use of a spa to include massage therapists licensed in Texas, for Golden Foot Spa, located in an approximately 1,050 square foot lease space, contained in the 93,686 square foot multi-tenant building, on an approximately 3.477-acre property, located on the east side of Rufe Snow Drive, approximately 700 feet south east of the intersection of North Tarrant Parkway and Rufe Snow Drive, being Lot 5, Block A, Keller Place Addition, zoned R \(Retail\), located at 2041 Rufe Snow Drive, Suite 319. Whitestone Keller Place, LLC, owner. Xu Wenjing, applicant. \(SUP-18-0035\)](#)

Attachments: [120418_GoldenFootSpaSUP-18-0035_Ordinance](#)
 [120418_GoldenFootSpaSUP-18-0035_Maps](#)
 [120418_GoldenFootSpaSUP-18-0035_ExhibitA\(1of3\)](#)
 [120418_GoldenFootSpaSUP-18-0035_ExhibitA\(2of3\)](#)
 [120418_GoldenFootSpaSUP-18-0035_ExhibitA\(3of3\)](#)
 [120418_GoldenFootSpaSUP-18-0035_StaffAttachment\(1of6\)](#)
 [120418_GoldenFootSpaSUP-18-0035_StaffAttachment\(2of6\)](#)
 [120418_GoldenFootSpaSUP-18-0035_StaffAttachment\(3of6\)](#)
 [120418_GoldenFootSpaSUP-18-0035_StaffAttachment\(4of6\)](#)
 [120418_GoldenFootSpaSUP-18-0035_StaffAttachment\(5of6\)](#)
 [120418_GoldenFootSpaSUP-18-0035_StaffAttachment\(6of6\)](#)
 [H-1 Presentation](#)

2. [Consider a resolution approving a variance to the City of Keller Unified Development Code, Article 8, Zoning Districts, Development Standards, Tree Preservation, Section 8.09 Residential District Detached Signs, for Ridgeview Elementary School, located on a 13.189-acre lot on the east side of Marshall Ridge Parkway, approximately 165 feet north of Silver Chase Drive and Marshall Ridge Parkway intersection, at 1601 Marshall Ridge Parkway, being Lot 1, Block A, Keller Elementary School No. 22, and zoned PH-6.5 \(Patio Home - 6,500 square foot lots\). Keller Independent School District, property owner/applicant/developer. \(UDC-18-0021\)](#)

Attachments: [120418_RidgeviewElem_ProposedResolution](#)
 [120418_RidgeviewElem_ExhibitA_Application, Narrative & Support Petition](#)
 [120418_RidgeviewElem_ExhibitA-Proposed Sign](#)
 [120418_RidgeviewElem_Maps](#)
 [120418_RidgeviewElem_StaffAttachement-KISD Elementary No. 22 Site Plan](#)
 [120418_RidgeviewElem_StaffAttachement-Keller Elementary School No. 22 Fir](#)
 [120418_RidgeviewElem_Existing Sign](#)
 [H-2 Presentation](#)

3. [Consider a resolution approving a Chapter 380 Economic Development Program Agreement, pursuant to Chapter 380 of the Texas Local Government Code, and pursuant to the City's Economic Development Policy, with Brittany Williams, owner of property located at 121 Olive Street, Keller, Texas, for a City of Keller Façade Improvement Matching Grant.](#)

Attachments: [Exhibit A.1_Council Resolution_121 Olive Street](#)
 [Exhibit A.2 FIG App_121 Olive Street](#)
 [Exhibit A_Chapter 380 Agreement_121 Olive Street](#)
 [Exhibit A.3 \(Resolution No. 4037\)](#)

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

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.