



**City of Keller
City Council
Agenda**

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

Tuesday, January 15, 2019

5:00 P.M. COUNCIL MEMBER DINNER

5:30 P.M. PRE-COUNCIL MEETING

A. CALL TO ORDER 5:30 P.M. - 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. 1827 Highland Drive

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 & PRESENTATIONS**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, December 18, 2018 Regular City Council Meeting.](#)

Attachments: [121818 Minutes](#)

2. [Consider a resolution receiving the Keller Quarterly Investment Report for period ending September 30, 2018, and providing an effective date.](#)

Attachments: [011519_FY 18 Q4 Investment Report Resolution](#)
 [011519_FY 18 Q4 Investment Report](#)

3. [Consider a resolution receiving the Keller Quarterly Financial Report for period ending September 30, 2018 \(unaudited\), and providing an effective date.](#)

Attachments: [011519_FY 18 Q4 Financial Report Resolution](#)
 [011519_FY 18 Q4 Financial Report](#)

4. [Consider a resolution rejecting the bids for Janitorial Services for The Keller Pointe and authorizing the City Manager to re-advertise the bid on behalf of the City of Keller, Texas.](#)

Attachments: [011519_KellerPointeJanitorialServices_ProposedResolution](#)
 [011519_KellerPointeJanitorialServices_Bid Tab](#)

G. OLD BUSINESS

1. [PUBLIC HEARING: Consider an ordinance replacing the City of Keller Land Use Element of the Keller Master Plan, adopted by Resolution No. 1051, dated August 31, 1998; bringing into conformance with state and federal laws and professional best practices; providing a conflicting ordinance clause; authorizing publication; and establishing an effective date.](#)

Attachments: [121818 FLUP ProposedOrdinance](#)
 [121818 FLUP StaffAttachment](#)

H. NEW BUSINESS

1. [PUBLIC HEARING: Consider an ordinance approving a Specific Use Permit \(SUP\) for Pecan Park, a single story 5,860 square-foot professional office building, located on a 0.73-acre lot, on the east side of South Pate Orr Road, approximately five hundred and fifty feet \(550'\) northeast of the South Pate Orr Road and Bear Creek Parkway intersection, being Lot 1R, Block A, Pecan Park Addition, at 351 South Pate Orr Road, and zoned TC \(Town Center\). Twin Pillar Properties, LLC, owner/applicant. \(SUP-18-0025\)](#)

Attachments: [011519 PecanPark SUP-18-0025 Ordinance](#)
 [011519 PecanPark SUP-18-0025 Maps](#)
 [011519 PecanPark SUP-18-0025 ExhibitA\(1of3\)](#)
 [011519 PecanPark SUP-18-0025 ExhibitA\(2of3\)](#)
 [011519 PecanPark SUP-18-0025 ExhibitA\(3of3\)](#)
 [011519 PecanPark SUP-18-0025 StaffAttachment\(1of5\)](#)
 [011519 PecanPark SUP-18-0025 StaffAttachment\(2of5\)](#)
 [011519 PecanPark SUP-18-0025 StaffAttachment\(3of5\)](#)
 [011519 PecanPark SUP-18-0025 StaffAttachment\(4of5\)](#)
 [011519 PecanPark SUP-18-0025 Staff Attachment\(5of5\)](#)

2. [Consider a resolution approving a Site Plan for Pecan Park, a 5,860 square foot professional office building, on approximately 0.73 acres of land, on the east side of South Pate Orr Road, approximately five hundred and fifty \(550'\) feet northeast of the South Pate Orr Road and Bear Creek Parkway intersection, being Lot 1R, Block A, Pecan Park Addition, at 351 South Pate Orr Road, and zoned TC \(Town Center\). Twin Pillar Properties, LLC, owner/applicant. \(SP-18-0014\)](#)

Attachments: [011519 PecanPark SP-18-0014 Resolution](#)
 [011519 PecanPark SP-18-0014 Maps](#)
 [011519 PecanPark SP-18-0014 ExhibitA\(1of2\)](#)
 [011519 PecanPark SP-18-0014 ExhibitA \(2of3\)](#)
 [011519 PecanPark SUP-18-0025 ExhibitA\(3of3\)](#)
 [011519 PecanPark SP-18-0014 StaffAttachment\(1of4\)](#)
 [011519 PecanPark SP-18-0014 StaffAttachment\(2of5\)](#)
 [011519 PecanPark SP-18-0014 StaffAttachment\(3of4\)](#)
 [011519 PecanPark SP-18-0014 StaffAttachment\(4of5\)](#)
 [011519 PecanPark SP-18-0014 Staff Attachment\(5of5\)](#)

3. [Consider a resolution calling the General Election for City Council Place 3 and City Council Place 4 for the City of Keller, to be held on May 4, 2019, as set forth by the City Charter and Texas Election Code.](#)

Attachments: [Order Election 050419 Res. No. XXXX](#)

I. DISCUSSION – None

J. EXECUTIVE SESSION

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

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a. 1827 Highland Drive

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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, January 10, 2019 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.