



City of Keller City Council Agenda

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

Tuesday, February 5, 2019

CITY COUNCIL DINNER 5:00 P.M.

PRE-COUNCIL MEETING 5:30 P.M.

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

D. WORK SESSION

1. [Receive a report on Traffic Signal Warrant Analysis and recommendations for Bear Creek Parkway and Keller Smithfield Road.](#)

Attachments: [Bear Creek Pkwy & Keller Smithfield Intersection Aerial](#)
[Town Center Aerial](#)
[Bear Creek Parkway & Keller Smithfield Traffic Signal Warrant Study Update](#)

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. [Proclamation - Career and Technical Education \(CTE\) Month](#)

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, January 15, 2019 Regular City Council Meeting.](#)

Attachments: [011519 Minutes](#)

2. [Consider a resolution approving the bid from GI-Mow, of North Richland Hills, Texas for contractual services relating to Keller Sports Park Annual Grounds Maintenance Services, for the Parks and Recreation Department, for a three-year term; and authorizing the City Manager to execute all contract documents relating thereto on behalf of the City of Keller, Texas.](#)

Attachments: [020519 Resolution Keller Sports Park Mowing](#)
 [020519 Keller Sports Park Mowing Bid Tab](#)
 [F-2 Presentation](#)

3. [Consider a resolution authorizing the use of the Competitive Sealed Proposal method for the Water System Capital Improvements - Phase 1 project \(Project No. 601704\) as the best value project delivery method for the City of Keller, and delegating authority to the City Manager or his designee, and establishing the limits of that authority as allowed by Texas Government Code Chapter 2269, Subchapter D, to implement the Competitive Sealed Proposal Method for the City of Keller, Texas.](#)

Attachments: [020519 Competitive Sealed Proposal Resolution](#)

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

1. [PUBLIC HEARING: Consider an ordinance approving a Specific Use Permit \(SUP\) allowing the use of a Private School, located in multiple buildings totaling approximately 10,630 square feet, consisting of approximately 0.912-acres of property, located on the](#)

north side of Pecan Street, approximately 250 feet north east of the intersection of South Main Street (US 377) and Pecan Street, being Lot 7R and Lot 9, Block 7, Keller, City Addition, zoned OTK (Old Town Keller), located at 133 and 121 Pecan Street. Zadok International Ministries Church, Inc., owner. Trinity Preparatory Academy, applicant. (SUP-18-0040)

Attachments: [020519 TrinityPrepSUP-18-0040 Ordinance](#)
[020519 TrinityPrepSUP-18-0040 Maps](#)
[020519 TrinityPrepSUP-18-0040 ExhibitA\(1of5\)](#)
[020519 TrinityPrepSUP-18-0040 ExhibitA\(2of5\)](#)
[020519 TrinityPrepSUP-18-0040 ExhibitA\(3of5\)](#)
[020519 TrinityPrepSUP-18-0040 ExhibitA\(4of5\)](#)
[020519 TrinityPrepSUP-18-0040 ExhibitA\(5of5\)](#)
[020519 TrinityPrepSUP-18-0040 StaffAttachment\(1of4\)](#)
[020519 TrinityPrepSUP-18-0040 StaffAttachment\(2of4\)](#)
[020519 TrinityPrepSUP-18-0040 StaffAttachment\(3of4\)](#)
[020519 TrinityPrepSUP-18-0040 StaffAttachment\(4of4\)](#)
[H-1 Presentation CC](#)

2. PUBLIC HEARING: Consider an ordinance approving a Specific Use Permit (SUP) for That Dang Salon, a proposed 'spa' use to include facial, nail, eyelash, and hair services, to occupy a 1,100 square-foot lease space within a 19,120 square-foot retail building, located on a 2.17-acre lot on the south side of Keller Parkway (FM1709), approximately 680 feet south east of the Keller Parkway (FM1709), and Keller Smithfield South intersection, being Lot 7R-1, Block A, Keller Crossing Addition, at 1540 Keller Parkway (FM1709), Suite 102, and zoned R (Retail). Jahco Keller Crossing, LLC, owner; (David) Vu Dang, applicant. (SUP-18-0039).

Attachments: [02052019 ThatDangSalon Ordinance](#)
[02052019 ThatDangSalon ExhibitA](#)
[02052019 ThatDangSalon ExhibitA\(2\)](#)
[02052019 ThatDangSalon Maps](#)
[02052019 ThatDangSalon StaffAttachment](#)
[02052019 ThatDangSalon Staff Attachment\(2\)](#)
[H-2 Presentation](#)

3. PUBLIC HEARING: Consider an ordinance approving a Specific Use Permit (SUP) for 'medical offices' to be located in a 38,975 square-foot multi-tenant building, located on a 3.595-acre tract of land, located on the east side of South Main Street (U.S. HWY 377), approximately 525 feet north from the intersection of Bear Creek Parkway and South Main Street (U.S. HWY 377), being Lot 1, Block A, Baylor Medical Plaza Addition, at 601 South Main Street (U.S. HWY 377), and zoned OTK (Old Town Keller). (SUP-18-0037)

Attachments: [02052019_601SMain_ProposedOrdinance](#)
[02052019_601SMain_Exhibit A - Owner Letter](#)
[02052019_601SMain_Maps](#)
[02052019_601SMain_StaffAttachment-Approved Site Plan](#)
[H-3 Presentation](#)

4. [PUBLIC HEARING: Consider an ordinance approving a Specific Use Permit \(SUP\) for RapidCare, a proposed 'Minor medical emergency clinic' to occupy a 3,278 square-foot lease space within a 38,975 square-foot multi-tenant building, located on a 3.595-acre tract of land, located on the east side of South Main Street \(U.S. HWY 377\), approximately 525 feet north from the intersection of Bear Creek Parkway and South Main Street \(U.S. HWY 377\), being Lot 1, Block A, Baylor Medical Plaza Addition, at 601 South Main Street \(U.S. HWY 377\), suite 110, and zoned OTK \(Old Town Keller\). \(SUP-18-0038\)](#)

Attachments: [02052019_RapidCare_ProposedOrdinance](#)
[02052019_RapidCare_ExhibitA-NarrativeLetter](#)
[02052019_RapidCare_ExhibitA-SupportPetition](#)
[02052019_RapidCare_Maps](#)
[02052019_RapidCare_Staff Attachment-SaturationMap](#)
[02052019_RapidCare_StaffAttachment Medsmith Approved SUP](#)
[02052019_RapidCare_StaffAttachment ApprovedSitePlan](#)
[H-4 Presentation](#)

5. [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 - Attached Wall Signs, for one \(1\) additional attached wall sign for Café Sicilia located on the north elevation, situated on approximately 1.876-acres of land on the west side of Bear Creek Parkway, approximately 450 feet southwest of Bear Creek Parkway and Davis Boulevard intersection, being Lot 5, Block A, Hidden Lakes Center, at 8849 Davis Boulevard, Suite 100, zoned C \(Commercial\). Café Sicilia, applicant; Paul Moss, TAK Enterprises, owner. \(UDC-19-0001\)](#)

Attachments: [02052019_CafeSicilia_ProposedResolution](#)
[02052019_CafeSicilia_ExhibitA-Application & Letter](#)
[02052019_CafeSicilia_ExhibitA_Proposedsign](#)
[02052019_CafeSicilia_Maps](#)
[02052019_CafeSicilia_StaffAttachment-ApprovedSitePlan](#)
[02052019_CafeSicilia_StaffAttachment-Hidden Lakes Center, Lots 1R1-5, Bloc](#)
[02052019_CafeSicilia_StaffAttachment-Photo \(1of3\)](#)
[02052019_CafeSicilia_StaffAttachment-Photo \(2of3\)](#)
[02052019_CafeSicilia_StaffAttachment-Photo \(3of3\)](#)
[H-5 Presentation](#)

6. [Consider a resolution approving an agreement for Artist Services and Original Artwork with Brad Oldham Sculpture of Dallas, Texas, for the purpose of providing the design and](#)

installation of an animal-themed sculpture at the City of Keller Police/Jail/ Regional Animal Services Facility; and authorizing the City Manager to execute all contract documents relating thereto on behalf of the City of Keller, Texas.

Attachments: [020519 Animal Svcs Sculpture Resolution](#)
 [020519 Animal Svcs Sculpture Exhibit A](#)
 [020519 Animal Svcs Sculpture Location Map](#)
 [020519 Animal Svcs Sculpture Artist Sketches](#)
 [020519 Animal Svcs Sculpture Artist Portfolio](#)
 [H-6 Presentation](#)

7. Consider a resolution approving a Professional Services Agreement with Brinkley Sargent Wiginton (BSW) Architects of Dallas, Texas for the purpose of providing the design and construction documentation of a Senior Center for the Parks and Recreation Department; and authorizing the City Manager to execute all documents related thereto on behalf of the City of Keller, Texas.

Attachments: [020519 BSW Agreement Resolution](#)
 [Exhibit A - BSW Agreement for Senior Center](#)
 [H-7 Senior Center Architect Selection 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. **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, January 31, 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.