



# City of Keller City Council Agenda

Keller Town Hall  
1100 Bear Creek Parkway  
Keller, TX 76248  
817-743-4000  
[www.cityofkeller.com](http://www.cityofkeller.com)

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Tuesday, June 4, 2019

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## **COUNCIL MEMBER DINNER 5:00 P.M.**

## **PRE-COUNCIL MEETING 5:30 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. Davis Tyson vs. The City of Keller Zoning Board of Adjustment.

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

### **D. WORK SESSION**

1. [Budget Strategic Planning - Property Tax Calculations and Homestead Exemption](#)

### **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. PRESENTATIONS**

1. [Presentation - 2018 Achievement of Library Excellence](#)

**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, May 21, 2019 Regular City Council Meeting.](#)

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

1. [PUBLIC HEARING: Consider an ordinance approving a SUP for North Texas Veterinarian Clinic to permit the use of a 'Veterinarian Clinic \(with or without outdoor pens\) includes grooming facility' located at 1100 Whitley Road \(Account# 41561562\), being a 2.562-acre tract at the intersection of Wall-Price Keller Road and Whitley Road, being Lot 7, Block A, Keller Plaza Addition, owned by Scheifley Real Estate LLC. \(SUP-19-0009\)](#)

**Attachments:**    [060419 NTXVet ProposedOrdinance](#)  
                          [060419 NTXVet Maps](#)  
                          [060419 NTXVet ExhibitA](#)  
                          [060419 NTXVet ExhibitA SitePlan](#)  
                          [060419 NTXVet OppositionLetter](#)  
                          [060419 NTXVet StaffAttachment ApprovedPlat](#)

2. [Consider a resolution approving a variance to the City of Keller Unified Development Code \(UDC\), Article 8, Zoning Districts, Fencing Requirements in Residential Zoning Districts, Section 8.11 - requesting a special exception to use black, vinyl-coated chain link fencing, situated on approximately 6.36-acres of land on the south side of Shady Grove Road, approximately 480-feet southwest of Shady Grove Road and Keller](#)

Smithfield Road South intersection, being Lots 8R1 and 8R2, Block A, Shady Grove Estates, at 7220 Shady Grove Road, and zoned Single Family-Residential - 36,000 Square-Foot lot minimum (SF-36). Frank Dale, Owner. (UDC-19-0008).

**Attachments:**    [060419\\_7220ShadyGroveFenceVariance\\_Resolution](#)  
                          [060419\\_7220ShadyGroveFenceVariance\\_Exhibit A](#)  
                          [060419\\_7220ShadyGroveFenceVariance\\_SitePlan](#)  
                          [060419\\_7220ShadyGroveFenceVariance\\_LettersofSupport](#)

3. Consider a resolution approving variances to the City of Keller Unified Development Code (UDC), Article 8, Zoning Districts, Non-Residential Construction Standards, Section 8.06 - requesting the use of CMU Concrete Blocks, Course Concrete Blocks and a steel roof for Bear Creek Park Restroom Improvements, situated on approximately 21.46-acres of land on the south side of Bear Creek Parkway, approximately 525-feet south of Bear Creek Parkway, being Abstract 692, Tract 1B, JW Holland Survey, at 400 Bear Creek Parkway, and zoned Single Family-Residential 36,000 Square-Foot lot minimum (SF-36). City of Keller, applicant; Tarrant County, owner. (SP-19-0006).

**Attachments:**    [060419\\_ParkRestroomVariance\\_Resolution](#)  
                          [060419\\_ParkRestroomVariance\\_AerialPhoto](#)  
                          [060419\\_ParkRestroomVariance\\_Exhibit A](#)  
                          [060419\\_ParkRestroomVariance\\_ExistingStructures](#)

4. Consider an ordinance approving an amendment to the City of Keller Code of Ordinances, Appendix C - Fee Schedule, Sec. 1. - Building Services by amending the Keller Fee Schedule as it relates to residential construction fees, adopted by Ordinance No. 1905, on September 18, 2018, by adopting a revised Appendix C - Fee Schedule, Sec. 1. - Building Services; authorizing publication; and establishing an effective date.

**Attachments:**    [060419\\_Fee\\_Amend\\_HB 852 Building Fees Ordinance](#)  
                          [060419\\_Fee\\_Amendment\\_HB 852 Building Fees](#)

## **I. DISCUSSION – None**

## **J. EXECUTIVE SESSION**

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

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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, May 30, 2019 at 5:00 P.M.*

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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.***