



City of Keller City Council Agenda

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

Tuesday, July 16, 2019

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.

a. 541 Keller Parkway

b. 114 W. Vine Street

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

D. WORK SESSION

1. [Discuss Building Code, Fire Code, and Property Maintenance updates and adoption.](#)

Attachments: [Item D-1 2018 ICC Code Update Presentation](#)

2. [Budget Strategic Planning - Fee Adjustments](#)

Attachments: [Item D-2 Fee Adjustments Presentation](#)

3. [Budget Strategic Planning - Financial Software](#)

Attachments: [Item D-3 Finance Software Presentation](#)

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, July 2, 2019 Regular City Council Meeting.](#)

Attachments: [070219 Minutes](#)

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

1. [PUBLIC HEARING: Consider a resolution approving the Fiscal Year 2019-20 City of Keller Crime Control and Prevention District Budget.](#)

Attachments: [071619 KCCPD Budget Resolution](#)
 [071619 FY 20 KCCPD Budget Exhibit A](#)
 [Item H-1 KCCPD Budget 2019-20 Presentation](#)

2. [PUBLIC HEARING: Fiscal Year 2019-20 Keller Development Corporation Budget.](#)

Attachments: [071619 KDC FY20 Budget Memo](#)
 [071619 KDC FY20 Budget CIP PARKS DRAFT](#)
 [Item H-2 KDC Budget 2019-20 Final Presentation](#)

3. [PUBLIC HEARING: Consider an ordinance approving a Specific Use Permit \(SUP\) to construct an Accessory Dwelling Unit up to 2,400 square-feet, with variances for size and location on an approximately 2.2-acre tract of land located on the west side of Willis Lane](#)

and approximately 2,800 feet northwest of the intersection of North Tarrant Parkway and Willis Lane, being Lot 1, Block A, Sandra Smith Addition, at 1660 Willis Lane (Account# 41563832), and zoned Single-Family Residential-36,000 square-foot lot minimum (SF-36). Janine and Nicholas Stevens, Owner/Applicant. (SUP-19-0014)

Attachments: [071619 StevensDwellingUnitSUP-19-0014 Ordinance](#)
[071619 StevensDwellingUnitSUP-19-0014 Maps](#)
[071619 StevensDwellingUnitSUP-19-0014 StaffAttachment\(1of1\)](#)
[071619 StevensDwellingUnitSUP-19-0014 ExhibitA\(1of3\)](#)
[071619 StevensDwellingUnitSUP-19-0014 ExhibitA\(2of3\)](#)
[071619 StevensDwellingUnitSUP-19-0014 ExhibitA\(3of3\)](#)
[Item H-3 1660 Willis Lane SUP Presentation](#)

4. PUBLIC HEARING: Consider an ordinance approving a Specific Use Permit (SUP) for The Tiki Hut of Keller to operate a temporary vendor business (sno-cones), located on an approximately 0.5467-acre tract of land, on the east side of South Main Street (U.S. HWY 377), at the intersection of Bear Creek Parkway and South Main Street (U.S. HWY 377), being Lot 2RB1, Block 1, Bland Square Addition, at 705 South Main (U.S. HWY 377) accessory to Mr. Jim's Pizza (Account #: 05744830), and zoned C (Commercial). (SUP-19-0011) Cathy Smith, Applicant. Todd Hendricks, Property Owner.

Attachments: [071619 TikiHut SUP Ordinance](#)
[071619 TikiHut SUP ExhibitA\(ApplicationAndNarrative\)](#)
[071619 TikiHut SUP ExhibitA\(Photos\)](#)
[071619 TikiHut SUP ExhibitA\(Permits\)](#)
[071619 TikiHut SUP Maps](#)
[Item H-4 Tiki Hut SUP Presentation](#)

5. PUBLIC HEARING: Consider an ordinance approving a Specific Use Permit (SUP) to allow the "rental of tools and machinery," the use of "outside storage", and to allow a "high risk or hazardous industrial use", specifically two above-ground storage tanks on a 4.77-acre-lot on the east side of South Main Street, approximately 400 feet south from the intersection of South Main Street and Calverley Place, being Steelwright Addition, Lot 1A, Block 1, at 1675 South Main Street (Account # 06427324) zoned Light Industrial (LI), Roy Holdeman, applicant; Johnson-Keller, LLC, owner. (SUP-19-0015)

Attachments: [071619 EquipmentShare ProposedOrdinance](#)
[071619 EquipmentShare Exhibit A](#)
[071619 EquipmentShare Maps](#)
[071619 EquipmentShare SignaturesofSupport](#)
[Item H-5 1675 S Main Street EquipmentShare Presentation](#)

6. Consider a resolution approving a Site Plan Amendment for Chick-Fil-A, a 4,779 square-foot restaurant with drive-thru on an approximately 11.960-acre tract of land, located on the south side of Keller Parkway (F.M. 1709), situated at the intersection of Rufe Snow Drive and Keller Parkway (F.M. 1709), being Lot 1R, Block A, Keller Town Center, at 1002 Keller Parkway, and zoned Town Center (TC). Regency Centers, LP.

[owner. Esencia Architecture and Urban Design, LLC, applicant/developer. \(SP-19-0007\)](#)

Attachments: [071619_ChickFilA_ProposedResolution](#)
[071619_ChickFilA_Maps](#)
[071619_ChickFilA_ExhibitA_SitePlan&Elevations](#)
[071619_ChickFilA_ExhibitB_Application](#)
[071619_ChickFilA_StaffAttachment_ApprovedPlat](#)
[Item H-6 Chick-Fil-A Presentation](#)

7. [PUBLIC HEARING: Consider an ordinance approving amendments to the City of Keller Unified Development Code, adopted by Ordinance No. 1746 dated July 7, 2015, by amending Article 3 - Definitions; Article 8 - Zoning Districts, Development Standards, Tree Preservation, to amend fence requirements; authorizing publication; provide for penalties; and establishing an effective date. City of Keller, applicant. \(UDC-19-0004\)](#)

Attachments: [071619_UDC_Fence_Amend_ProposedOrdinance](#)
[071619_UDC_Fence_Amend-Exhibit A_Red-line version of Code](#)
[Item H-7 Fence 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.

a. **541 Keller Parkway**

b. **114 W. Vine Street**

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, July 11, 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.