



City of Keller City Council Agenda

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

Tuesday, August 6, 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.

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

D. WORK SESSION

1. [Discuss and appoint two Council Members to the Citywide Solid Waste and Recycling Services Committee.](#)
2. [Discuss required engineering studies of Big Bear Creek in relation to an additional pedestrian bridge in Bear Creek Park.](#)

Attachments: [2019.013.043-Bear Creek Bridge Preliminary Analysis](#)

3. [Presentation on status of Bear Creek/Elm roundabout with recommended design options and cost impacts.](#)
4. [Budget Strategic Planning - Tax and Proposed Budget 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 - Professional Engineers Day](#)

Attachments: [ProfessionalEngineersDay.pdf](#)

2. [Presentation - City Council Scenic City Certification Award from the Scenic City Certification Program](#)

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 16, 2019 Regular City Council Meeting.](#)

Attachments: [071619 Minutes.pdf](#)

2. [Consider a resolution approving the FY 2019-20 vehicle replacement purchases through Enterprise Fleet Management and authorizing the City Manager to execute all related purchasing documents on behalf of the City of Keller, Texas.](#)

Attachments: [Fleet Replacement Resolution](#)

3. [Consider a resolution authorizing the City Manager to execute an Interlocal Agreement with Keller Independent School District, for the funding of two full-time School Resource Officers and one less than full-time School Resource Officer, for the Keller Police Department.](#)

Attachments: [080619 School Resource Officer Resolution.docx](#)
[080619 School Resource Officer Exhibit A.PDF](#)

4. [Consider a resolution supporting the 2019 Safe Routes to School application submission for sidewalks around the Keller Harvel Elementary and Bear Creek Intermediate schools and authorizing the City Manager to execute all agreements.](#)

Attachments: [080619_SRTS Resolution.docx](#)
[080619_SRTS Attachment A-Sidewalk Map](#)
[080619_SRTS Attachment B-ADA](#)

5. [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 Edward and Donna Kirkwood of Kirkwood Investments, LLC, owner of property located at 110 Lamar Street, Keller, Texas, for a City of Keller Façade Improvement Matching Grant.](#)

Attachments: [080619 Exhibit A.1 \(Council Resolution\) 110 Lamar St Two Brothers Winery](#)
[080619 Exhibit A.2 \(Facade Improvement Grant Application\) 110 Lamar St Tw](#)
[080619 Exhibit A.3 \(Resolution No. 4037\)](#)
[080619 Exhibit A \(Chapter 380 Agreement\) 110 Lamar St Two Brothers Wine](#)

6. [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 Cheryl Kokkinis of Kokkinis Properties, LLC, owner of property located at 1101 Keller Parkway, Keller, Texas, for a City of Keller Façade Improvement Matching Grant.](#)

Attachments: [080619 Exhibit A.1 \(Council Resolution\) 1101 Keller Pkwy Kokkinis Properties](#)
[080619 Exhibit A.2 \(Facade Improvement Grant Application\) 1101 Keller Parkw](#)
[080619 Exhibit A.3 \(Resolution No. 4037\)](#)
[080619 Exhibit A \(Chapter 380 Agreement\) 1101 Keller Pkwy Kokkinis Proper](#)

7. [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 Lauren Isaacson of 22 Thirty Properties, LLC, owner of property located at 804 Keller Parkway, Keller, Texas, for a City of Keller Façade Improvement Matching Grant.](#)

Attachments: [080619 Exhibit A \(Chapter 380 Agreement\) 804 Keller Pkwy 22Thirty Properti](#)
[080619 Exhibit A.1 \(Council Resolution\) 804 Keller Pkwy 22Thirty Properties I](#)
[080619 Exhibit A.2 \(Facade Improvement Grant Application\) 804 Keller Pkwy ;](#)
[080619 Exhibit A.3 \(Resolution No. 4037\)](#)

G. OLD BUSINESS

1. [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: [080619 UDC Fence Amend_ProposedOrdinance](#)
[080619 UDC Fence Amend-Exhibit A Red-line version of Code](#)

H. NEW BUSINESS

1. [PUBLIC HEARING: Consider approval of an ordinance to rezone from Single Family Residential - 36,000 square-foot minimum \(SF-36\) to Single Family Residential - 20,000 square-foot minimum \(SF-20\), on a 0.66-acre portion of an approximately 1.78-acre property, being Tract 6A, Abstract 1162 of Ireneus Neace Survey, located on the west side of North Pearson Lane, situated at the intersection of Florence Road and North Pearson Lane, addressed as 1016 North Pearson Lane. Michael and Maria Maguire, Owner/Applicant/Developer. Kenneth Johnson, Open Range Field Services, LLC, Surveyor. \(Z-19-0001\)](#)

Attachments: [080619 Maguire Rezone_ProposedOrdinance](#)
[080619 Maguire Rezone Maps](#)
[080619 Maguire Rezone ExhibitA:ProposedPlat](#)
[080619 Maguire Rezone Application&Narrative](#)
[080619 Maguire Rezone LettersofSupport](#)

2. [PUBLIC HEARING: Consider an ordinance approving a Specific Use Permit \(SUP\) for an accessory building, proposed to be a 1,000 square-foot agricultural storage structure to exceed the maximum size ratio of fifty percent \(50%\) of the main structure, on an approximately 2.780-acre tract of land, located on the south side of Bancroft Road, and approximately 1,400 feet east of the intersection of Bourland Road and Bancroft Road, being Lot 2, Block A, Leidy Addition, at 630 Bancroft Road, and zoned Single-Family Residential-36,000 square-foot lot minimum \(SF-36\). Shane Clark, owner/applicant.](#)

Attachments: [080619 AgricultureBuildingSUP-19-0013_ProposedOrdinance](#)
[080619 AgricultureBuildingSUP-19-0013 ExhibitA\(1of2\)](#)
[080619 AgricultureBuildingSUP-19-0013 ExhibitA\(2of2\)](#)
[080619 AgricultureBuildingSUP-19-0013 Plat](#)
[080619 AgricultureBuildingSUP-19-0013 Maps](#)

3. [PUBLIC HEARING: Consider an Ordinance approving a Specific Use Permit \(SUP\) to allow the use of "outside storage" for the business, Complete Trailers, located on a 1.72-acre-lot on the east side of South Main Street, approximately 1,300 feet north from the intersection of South Main Street and Calverley Place, being A.W. Crisp, Jr Addition, Lot 1A and 2A, Block 1, at 1425 South Main Street \(Account # 04986458\) zoned Commercial \(C\). Complete Trailers, applicant; Woodall Properties, owner \(SUP-19-0016\).](#)

Attachments: [080619 CompleteTrailers ProposedOrdinance](#)
 [080619 CompleteTrailers Maps](#)
 [080619 CompleteTrailers Exhibit A](#)

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, August 1, 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.