



# 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, May 4, 2021

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## **PRE-COUNCIL MEETING 5:00 P.M.**

### **A. CALL TO ORDER - Mayor Armin R. Mizani**

### **B. DISCUSS AND REVIEW AGENDA ITEMS**

### **C. EXECUTIVE SESSION**

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

1. 137 E. Hill Street.

2. Adjourn into Open Meeting.

3. Action on Executive Session Item 1 if necessary.

### **D. WORK SESSION**

1. [Budget Strategic Planning - Economic Development, Sales Tax, Permit Revenue](#)

**Attachments:** [Item D-1 Budget - Econ Dev, Sales Tax, Permit](#)

2. [Discuss garage conversions.](#)

**Attachments:** [Item D-2 Garage Conversion Presentation](#)

3. [Discuss flag lots.](#)

**Attachments:** [Item D-3 Flag Lots - 2021 Revision Proposal Presentation](#)

### **E. ADJOURN**

## **REGULAR MEETING 7:00 P.M.**

### **A. CALL TO ORDER – Mayor Armin R. Mizani**

### **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 - None****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. Each speaker will be allowed three (3) minutes to speak.

**F. CONSENT**

1. [Consider approval of the Minutes of the Tuesday, April 20, 2021 Regular City Council Meeting.](#)

**Attachments:** [042021 Minutes.pdf](#)

2. [Consider a resolution authorizing the City Manager to execute an Interlocal Agreement between the Cities of Keller, Southlake, Grapevine and Colleyville, Texas, for participation in the Metroport Teen Court Program, effective October 1, 2020.](#)

**Attachments:** [050421\\_TeenCourt\\_Resolution](#)  
[050421\\_TeenCourt\\_Exhibit A](#)

3. [Consider a resolution of the City of Keller, Texas finding that Oncor Electric Delivery Company LLC's \("Oncor" or "Company"\) application for approval to amend its Distribution Cost Recovery Factor pursuant to 16 Tex. Admin. Code § 25.243 to increase distribution rates within the City of Keller should be denied; authorizing participation with Oncor Cities Steering Committee; authorizing the hiring of legal counsel and consulting services; finding that the City's reasonable rate case expenses shall be reimbursed by the Company; finding that the meeting at which this resolution is passed is open to the public as required by law; requiring notice of this resolution to the Company and legal counsel.](#)

**Attachments:** [050421 Oncor DCRF Resolution](#)

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

1. [Consider a resolution approving the proposal to develop a Feasibility Report for the Town of Westlake and the City of Keller for consolidated Fire and EMS services by Matrix Consulting Group; and authorizing the City Manager to execute all contract documents relating thereto on behalf of the City of Keller, Texas.](#)

**Attachments:** [050421\\_Westlake Fire Feasibility\\_Resolution](#)  
[050421 Westlake Fire Feasibility Exhibit A](#)  
[Item H-1 Westlake Fire Presentation](#)

2. [PUBLIC HEARING: Consider an ordinance approving a Specific Use Permit \(SUP\) for The Tiki Hut of Keller to operate a temporary vendor business \(snow cones\), located on an approximately 0.64-acre lot, on the south side of Keller Parkway, approximately 600 feet east of Keller Smithfield Road South, being Lot 9R2, Block A, Keller Crossing Addition, at](#)

1570 Keller Parkway, and zoned Planned Development-Retail (PD-R). JAHCO Keller Kiosk LLC, Owner. Cathy Smith, Applicant. (SUP-21-0005)

**Attachments:**     [050421 TikiHut SUP Proposed Ordinance](#)  
[050421 TikiHut SUP Maps.pdf](#)  
[050421 TikiHut SUP Staff attachment - Application and information.pdf](#)  
[Item H-2 Tiki Hut Presentation](#)

3. PUBLIC HEARING: Consider an ordinance approving a Specific Use Permit (SUP) to allow Liberty Senior Residential, an existing assisted living facility, to continue with two (2) additional residents up to a total of eight (8) residents within a 3,500 square-foot building, located on a 1.0-acre lot on the southeast corner of the N. Pearson Road and Meadowview Drive intersection, at 2000 Meadowview Drive, being Tract 1B01Q out of the Josiah Walker Survey, Abstract No. 1604, and zoned Single Family Residential-20,000 square foot minimum (SF-20). Liberty Senior Residential Care Homes, LLC, Owner/Applicant. (SUP-21-0008)

**Attachments:**     [050421 Liberty Senior SUP Proposed Ordinance.docx](#)  
[050421 Liberty Senior SUP Maps.pdf](#)  
[050421 Liberty Senior Staff Attachment A - Application, narrative and letter ser](#)  
[050421 Liberty Senior SUP Staff Attachment B - 2016 SUP Exhibits.pdf](#)  
[Item H-3 Liberty Senior Presentation](#)

4. PUBLIC HEARING: Consider an ordinance approving a Specific Use Permit (SUP) to allow the use of a Spa, for Bliss Nails and Spa, in an existing 2,450 square-foot suite, within a multi-tenant building of 11,900 square-feet, on 0.273-acres, located on the east side of Rufe Snow Drive, approximately 450 feet southeast of North Tarrant Parkway and Rufe Snow Drive, located at 2041 Rufe Snow Drive, Suite 315, legally described as Lot 4, Block A, Keller Place Addition and zoned R (Retail). Whitestone Keller Place, LLC owner. Kien Nguyen, Bliss Nail Salon, applicant. (SUP-21-0006)

**Attachments:**     [050421 Bliss Nails SUP Proposed Ordinance](#)  
[050421 Bliss Nails SUP Maps](#)  
[050421 Bliss Nails SUP Application](#)  
[Item H-4 Bliss Nails SUP Presentation](#)

5. PUBLIC HEARING: Consider two Specific Use Permits (SUP) to allow the use of an approximately 1,794 square-foot detached garage, on an approximately 1.22-acres, located on the east side of Hillside Drive, approximately 100 feet northwest of the Hillside Drive and Bancroft Road intersection, located at 1000 Hillside Drive, legally described as BARCROFT, DANIEL SURVEY Abstract 141 Tract 12015 AKA TR 27 and zoned Single-Family 36,000 square-foot lots or greater (SF-36). Michael Short owner/applicant. (SUP-21-0007)

**Attachments:**    [050421 Hillside SUP Proposed Ordinance](#)  
[050421 Hillside SUP Maps](#)  
[050421 Hillside SUP Application](#)  
[050421 Hillside SUP Garage Building Plans](#)  
[Item H-5 1000 Hillside SUP Presentation](#)

6. [PUBLIC HEARING: Consider an ordinance approving a Specific Use Permit \(SUP\) to allow the use of a Liquor Store \(10,000 square-feet or greater\), for Goody Goody Liquor Store, in an approximately 15,742 square-foot building, on 1.41-acres, located on the west side of South Main Street, approximately 750 feet south of the Bear Creek Parkway and South Main Street intersection, located at 730 South Main Street, legally described as Lot 6R, Block A, Bear Creek Plaza and zoned C \(Commercial\). Garland All Storage Associates, owner. R.L. Johnson Construction INC., applicant. \(SUP-21-0009\)](#)

**Attachments:**    [050421 GoodyGoody SUP Proposed Ordinance](#)  
[050421 GoodyGoody SUP Maps](#)  
[050421 GoodyGoody SUP Application](#)  
[050421 GoodyGoody SUP Elevations](#)  
[050421 GoodyGoody SUP Trip Generation Form](#)  
[050421 GoodyGoody SUP Support Letters](#)  
[Item H-6 Goody Goody SUP Presentation](#)

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 Leslie Faris of Pickled Picasso, owner of property located at 110 Taylor Street, Keller, Texas, for a City of Keller Façade Improvement Matching Grant; and authorizing the City Manager to execute documents relating thereto on behalf of the City of Keller, Texas..](#)

**Attachments:**    [050421 Pickled Picasso Façade Grant Exhibit A \(Chapter 380 Agreement\)](#)  
[050421 Pickled Picasso Façade Grant Exhibit A.1 \(Council Resolution\)](#)  
[050421 Pickled Picasso Façade Grant Exhibit A.2 \(Façade Improvement Grant\)](#)  
[050421 Pickled Picasso Façade Grant Exhibit A.3 \(Resolution No 4037\)](#)  
[Item H-7 110 Taylor Presentation](#)

## **I. EXECUTIVE SESSION**

1. **Section 551.087, Texas Government Code - Deliberation Regarding Economic Development Negotiations.**
  1. 137 E. Hill Street.
  2. Adjourn into Open Meeting.
  3. Action on Executive Session Item 1 if necessary.

## **J. ADJOURN**

**CITY OF KELLER  
MISSION STATEMENT**

*We commit to preserving a safe, informed and vibrant community of quality neighborhoods, thriving businesses and natural beauty by setting the standard for municipal engagement, collaboration, 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, April 29, 2021 at 5:00 P.M.*

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Kelly Ballard, TRMC, CMC  
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.***