



# 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, October 19, 2021

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## **PRE-COUNCIL MEETING 5:30 P.M.**

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

**B. DISCUSS AND REVIEW AGENDA ITEMS**

**C. EXECUTIVE SESSION - None**

**D. WORK SESSION**

1. [An update presentation of the 2021 Tarrant County Bond Program project recommendations, Keller impacts and anticipated timelines.](#)

**Attachments:** [Work Session - 2021 Tarrant County Transportation Bond - Update](#)

2. [Discuss a possible amendment to the Unified Development Code relating to Food Trucks and Mobile Vending Units.](#)

**Attachments:** [Work Session-Food Trucks 10052021](#)

3. [Capital Improvements Projects Update](#)

**Attachments:** [CC Update at 10-01-21](#)

[Community Development Projects Update at 10-01-21](#)

**E. ADJOURN**

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

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

**B. INVOCATION - Chaplain Mitzi Ellington, Texas Health Harris Methodist Hospital**

**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. [Presentation by Commissioner Fickes regarding the importance of the Transportation Bond 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. Each speaker will be allowed three (3) minutes to speak.

## F. CONSENT

1. [Consider approval of the Minutes of the Tuesday, September 21, 2021 Regular City Council Meeting.](#)

**Attachments:**     [092121 Minutes](#)

2. [Consider approval of the Minutes of the Tuesday, October 5, 2021 Regular City Council Meeting.](#)

**Attachments:**     [100521 Minutes](#)

3. [Consider a resolution approving a contract with Core and Main LP for Neptune water meters and accessory components, for the Utility Billing Department, for a one-year period, with the option to extend unit prices for four \(4\) additional one-year renewals, not to exceed a period of five \(5\) years; declaring that in accordance with the Texas Local Government Code Chapter 252.022. General Exemptions. \(a\) \(7\), Core and Main LP., qualifies as a sole-source provider /distributor for water meters and accessory components; and authorizing the City Manager to execute all contract documents relating thereto on behalf of the City of Keller, Texas.](#)

**Attachments:**     [101921 Core and Main Meter Resolution](#)

4. [Consider a resolution approving a professional services agreement with HR Green, Inc. of Plano, Texas; to provide professional engineering services related to the Public Works operations in the amount of \\$125,000 and authorizing the City Manager to execute all contract documents relating thereto on behalf of the City of Keller, Texas.](#)

**Attachments:**     [101921 Engineering Services Resolution](#)

[101921 Engineering Services Exhibit A](#)

5. [Consider a resolution approving a three-year extension of the City's current Enterprise License Agreement with Environmental Systems Research Institute, Inc. \(ESRI\), for software licenses, maintenance, and associated upgrades, for the Information Technology Department.](#)

**Attachments:**     [101921 ESRI Contract Resolution.docx](#)

[101921 ESRI Contract Exhibit A](#)

[101921 ESRI Contract Sole Source Letter.pdf](#)

6. [Consider a resolution approving a three-year extension of the City's current Laserfiche priority support services agreement with DocuNav Solutions of Frisco, TX, through the State of Texas Department of Information Resources \(DIR\) Cooperative Purchasing Program, for software licenses, maintenance, and associated upgrades, for the Information Technology Department.](#)

**Attachments:**    [101921 Docunav Contract Resolution.docx](#)  
                              [101921 Docunav Contract Exhibit A](#)  
                              [101921 Docunav Contract Quote](#)

7. [Consider a resolution authorizing the City Manager to execute an Interlocal Agreement with the Cities of Roanoke, Southlake, Watauga, and the Towns of Argyle, Bartonville, and Northlake, Texas, for the purpose of creating CRASH Reconstruction Team.](#)

**Attachments:**    [101921 CRASH Resolution](#)  
                              [101921 Interlocal Agreement Exhibit A - Crash Reconstruction Team](#)

8. [Consider a resolution approving the bid from SRH Landscapes, LLC., of Dallas, Texas for contractual services relating to Keller Town Center Annual Landscape 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:**    [101921 Town Center Annual Landscape Maintenance Resolution](#)  
                              [101921 Town Center Maintenance Bid Tab](#)

9. [Consider a resolution ratifying staff action and approving a payment to Wildstone Construction, LLC of Fort Worth, Texas for the emergency repair of the 30" water transmission line jointly owned by the cities of Keller Southlake as required on August 23, 2021; and authorizing the City Manager to execute all purchasing documents relating thereto on behalf of the City of Keller, Texas.](#)

**Attachments:**    [101921 Wildstone Payment Resolution](#)  
                              [101921 Wildstone Payment Staff Attachment](#)  
                              [101921 Wildstone Payment Staff Attachment 2](#)

10. [Consider a resolution approving an Agreement for Engineering Services with Dunaway & Associates of Fort Worth, Texas, to provide engineering services relating to the design of the Pate Orr sidewalk improvements project, for the Public Works Department; and authorizing the City Manager to execute all documents relating thereto on behalf of the City of Keller, Texas](#)

**Attachments:**    [101921 Pate Orr Sidewalk Design Resolution](#)  
                              [101921 Pate Orr Sidewalk Design Staff Attachment](#)

## G. OLD BUSINESS

1. [Consider an ordinance amending the City of Keller Code of Ordinances Chapter 10, Miscellaneous Provisions by adding Article IX - Sex Offender Residency Restrictions; prohibiting certain registered sex offenders from residing within a certain distance of where children commonly gather; dispensing with a culpable mental state; providing a repealing clause; providing a penalty; providing a severability clause; and establishing an effective date.](#)

**Attachments:**    [101921 Child Sex Offender Residency Ordinance](#)

2. [Consider an ordinance approving a zoning change application from Retail \(R\) to Planned](#)

Development SF-8.4 (PD-SF-8.4) for Beverly Grove subdivision consisting of 33 residential lots and four (4) open space lots on approximately 11.38-acres, being legally described as Tract 3E, Abstract 457 out of the John Edmonds Survey, located at the intersections of Rapp Road, Shady Grove Road, and Rufe Snow Drive, and addressed as 1301 Rufe Snow Drive. Sunrise Partners, LLC., Applicant/Developer; Bursey Commercial, Owner; Peloton Land Solutions, Engineering Firm. (Z-21-0009)

**Attachments:**    [101921 Beverly Grove PD Ordinance](#)  
[101921 Beverly Grove PD Aerial and Zoning Maps.pdf](#)  
[101921 Beverly Grove PD Future Land Use Plan Map.pdf](#)  
[101921 Beverly Grove PD Exhibit A](#)  
[101921 Beverly Grove PD Staff Attachment A - HOA meeting minutes.pdf](#)  
[101921 Beverly Grove PD Staff Attachment B - Opposition Letters.pdf](#)  
[Presentation Beverly Grove PD](#)

## H. NEW BUSINESS

1. PUBLIC HEARING: Consider an ordinance approving a Specific Use Permit (SUP) for the 800 square-foot expansion of an existing 1200 square-foot accessory structure on property legally described as Lot 1A, Block 1, of the William Slaughter Addition, being 9.83-acres located approximately 200 feet southeast of the intersection of Rufe Snow Drive and Cobblestone Parks Drive, zoned Single-Family Residential - 36,000 Square-Foot Lots (SF-36), addressed as 833 Rufe Snow Drive. Jeffrey and Loren Abate, Applicants/Owners. (SUP-21-0028)

**Attachments:**    [101921 833 Rufe Snow SUP ProposedOrdinance.docx](#)  
[101921 833 Rufe Snow SUP Maps.pdf](#)  
[101921 833 Rufe Snow SUP Application](#)  
[101921 833 Rufe Snow SUP Sketch of current barn and proposed expansion](#)  
[101921 833 Rufe Snow SUP Proposed Barn Expansion Elevations](#)  
[101921 833 Rufe Snow SUP Opposition Letters](#)  
[101921 833 Rufe Snow SUP Letters of Support](#)  
[101921 833 Rufe Snow SUP Opposition Map](#)  
[H-1 833 Rufe Snow Dr Presentation](#)

2. Consider a resolution approving three variances to Section 8.03 of the Unified Development Code for a Final Plat for Lot 1, Block A, Mitchell Estates, being 0.56-acres located on the west side of Randol Mill Avenue, zoned Single Family 36,000 Square-Foot lots (SF-36) and currently addressed as 1420 Randol Mill Avenue. Distinguished Custom Homes, Applicant; Edward and Shearon Mitchell, Owners. (P-21-0028)

**Attachments:**    [1420 Randol Mill Variance Proposed Resolution](#)  
[101921 1420 Randol Mill Variance Maps](#)  
[101921 1420 Randol Mill Variance Plat Application](#)  
[101921 1420 Randol Mill Variance Staff AttachmentA- Plat.pdf](#)  
[101921 1420 Randol Mill Variance Staff AttachmentB - Plans.pdf](#)  
[H-2 1420 Randol Mill Presentation](#)

3. [PUBLIC HEARING: Consider an ordinance approving an amendment to the City of Keller Unified Development Code \(UDC\), adopted by Ordinance No. 1746 dated July 7, 2015, by amending Section 8.10 - Accessory Building and Use Regulations to modify the approving authority for accessory structure height; authorizing publication; provide for penalties; and establishing an effective date. City of Keller, applicant. \(UDC-21-0007\)](#)

**Attachments:**    [101921 Proposed Ordinance.docx](#)  
[101921 Exhibit A Proposed language change.docx](#)  
[H-3 UDC Text Presentation](#)

## **I. EXECUTIVE SESSION - None**

## **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 Friday, October 15, 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.***