



City of Keller

City Council

Meeting Minutes

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

Tuesday, October 16, 2018

PRE-COUNCIL MEETING 5:00 P.M.

A. CALL TO ORDER - Mayor Pat McGrail called the Pre-Council Meeting to order at 5:04 P.M.

The following City Council Members were present:

Mayor Pat McGrail
Mayor Pro Tem Ed Speakmon
Council Member Mitch Holmes
Council Member Sean Hicks
Council Member Eric Schmidt
Council Member Tag Green

Council Member Chris Whatley was absent.

The following City staff members were present: City Manager Mark Hafner, City Attorney Stan Lowry, City Secretary Kelly Ballard, Director of Community Services Cody Maberry, Director of Administrative Services Aaron Rector, Director of Public Services and Economic Development Trina Zais, Director of Information Technology Sean Vreeland, Police Chief Mike Wilson, and Fire Chief David Jones.

B. DISCUSS AND REVIEW AGENDA ITEMS

The City Council discussed and reviewed the agenda items.

C. EXECUTIVE SESSION

Mayor Pat McGrail adjourned the meeting to Executive Session during the Pre Council Meeting for the following purposes allowed in Chapter 551 of the Texas Government Code:

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.

No action will be taken.

D. WORK SESSION

1. [Discuss a Gold Star Family Monument](#)

Miss Erin Stillinger and Mr. Randall Stillinger gave a presentation relating to a Gold Star Family Memorial Monument, and the Hershel Woody Williams Medal of Honor Foundation.

The City Council directed staff to move forward with steps to install a Gold Star Family Memorial in Keller Town Center to the West of Keller Town Hall.

E. ADJOURN

Mayor Pat McGrail adjourned the Pre-Council Meeting at 7:04 P.M.

REGULAR MEETING 7:00 P.M.

A. CALL TO ORDER – Mayor Pat McGrail called the Regular Council Meeting to order at 7:11 P.M.

B. INVOCATION

Mr. Keith Sanders, First Baptist Church Keller; and Mr. Trey Grant, The Well Church, gave the invocations.

C. PLEDGE OF ALLEGIANCE

Mayor Pat McGrail led the pledges to the United States Flag and the Texas Flag.

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 - 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.

The following individuals spoke in support of the variance request for 1515 Mount Gilead Road, Agenda Item H-3: Ms. Debbie Wolfe, 1285 Mount Gilead Road; Ms. Tannetje Crocker, 316 Pate Orr Road South; and Ms. Jilray Launay, 1515 Mount Gilead Road.

F. CONSENT

The next order of business was for the City Council to consider the consent agenda items, which were deemed to need little or no discussion, and were acted upon as one business item.

A motion was made by Council Member Eric Schmidt, seconded by Council Member Tag Green, to approve the Consent Agenda. The motion carried unanimously.

1. [Consider approval of the Minutes of the Tuesday, October 2, 2018 Regular City Council Meeting.](#)

Approved

2. [Consider a resolution approving the purchase of Mobile Digital Video recording systems, Body Worn Cameras, server, software, and support equipment, through the Texas Department of Information Resources \(DIR\) Contract; and authorizing the City Manager to execute all purchasing documents related thereto, for the Police Department.](#)

Resolution No. 4049

G. OLD BUSINESS - None

H. NEW BUSINESS

1. PUBLIC HEARING: Consider an ordinance for a Specific Use Permit (SUP) to allow Renewed Strength Chiropractic, a "Medical Office", located in an existing 960 square foot building, on a 0.15-acre lot on the north side of W. Olive Street, approximately 118 feet east of the Lamar Street and W. Olive Street intersection at 118 W. Olive Street, being Lot 3, Block 5, City of Keller Addition, and zoned OTK (Old Town Keller). R & L Cimonetti, LLC owner. Renewed Strength Chiropractic, Dr. Natalie Moore, applicant. (SUP-18-0027).

Mr. Scott Bradburn, Planner I, gave a presentation relating to a request for a Specific Use Permit (SUP) to allow Renewed Strength Chiropractic, at 118 W. Olive Street.

Mayor Pat McGrail opened the public hearing. No public comments were received.

A motion was made by Council Member Sean Hicks, seconded by Council Member Mitch Holmes, to close the public hearing. The motion carried unanimously.

A motion was made by Council Member Eric Schmidt, seconded by Council Member Mitch Holmes, to approve Ordinance No. 1908 approving a Specific Use Permit (SUP) to allow Renewed Strength Chiropractic, to operate a "Medical Office", located in an existing 960 square foot building, on a 0.15-acre lot on the north side of W. Olive Street, approximately 118 feet east of the Lamar Street and W. Olive Street intersection at 118 W. Olive Street, being Lot 3, Block 5, City of Keller Addition, and zoned OTK (Old Town Keller). The motion carried by the following vote:

YEA: Mayor Pat McGrail, Mayor Pro Tem Ed Speakmon, Council Member Mitch Holmes, Council Member Sean Hicks, and Council Member Eric Schmidt.

NAY: Council Member Tag Green.

2. PUBLIC HEARING: Consider an ordinance for a Specific Use Permit (SUP) to allow Comic Warriors to operate a 1,018 square foot retail and "Sales of Used Goods and Merchandise" in a vacant suite, existing within a 19,120 square foot retail building, located on a 2.17-acre lot on the south side of Keller Parkway (FM1709), approximately 572 feet east of Keller Parkway (FM1709), and Keller Smithfield South intersection, being Lot 7R-1, Block A, Keller Crossing Addition, at 1540 Keller Parkway (FM1709), Suite 110, and zoned R (Retail). Jahco Keller Crossing, LLC, owner; Thomas and Neysha Kurilenki, applicants. (SUP-18-0028)

Mr. Scott Bradburn, Planner I, gave a presentation relating to a request for a Specific Use Permit (SUP) to allow Comic Warriors to operate at 1540 Keller Parkway, Ste. 110.

Thomas and Neysha Kurilenki, applicants, addressed the City Council regarding the proposal.

Mayor Pat McGrail opened the public hearing. No public comments were received.

A motion was made by Mayor Pro Tem Ed Speakmon, seconded by Council Member Sean Hicks, to close the public hearing. The motion carried unanimously.

A motion was made by Council Member Mitch Holmes, seconded by Council Member Eric Schmidt, to approve Ordinance No. 1909 approving a Specific Use Permit (SUP) to allow Comic Warriors to operate a 1,018 square foot retail and "Sales of Used Goods and Merchandise" in a vacant suite, existing within a 19,120 square foot retail building, located on a 2.17-acre lot on the south side of Keller Parkway (FM1709), approximately 572 feet east of Keller Parkway (FM1709), and Keller Smithfield South intersection, being Lot 7R-1, Block A, Keller Crossing Addition, at 1540 Keller Parkway (FM1709), Suite 110, and zoned R (Retail). The motion carried unanimously.

3. Consider a resolution to approve a variance to the City of Keller Unified Development Code, Article 5, Subdivision Design and Improvement Requirements, Section 5.13, Lots, to allow a fifty foot (50') street width frontage to be tapered and reduced to a twenty-four feet and six inches (24'6") width into the lot for approximately 213 feet, located on a 7.158-acre tract of land, being Abstract 141, Tract 2 of the Daniel Barcroft Survey, located on the east side of Mount Gilead Road, approximately 250 feet north of the intersection of Bancroft Road and Mount Gilead Road, at 1515 Mount Gilead Road, and zoned SF-36 (Single Family Residential - 36,000 square-foot lot size minimum). Jilray Launay, owner/applicant. (UDC-18-0015)

Ms. Katasha Smithers, Planner I, gave a presentation relating to a variance request to the City of Keller Unified Development Code.

Ms. Jilray Launay, applicant, addressed the City Council. Discussion was held.

A motion was made by Council Member Tag Green, seconded by Council Member Eric Schmidt, to table the agenda item. The motion carried unanimously.

I. DISCUSSION – None**J. EXECUTIVE SESSION**

Executive Session was not held during the Regular Meeting.

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.**

K. ADJOURN

A motion was made by Council Member Eric Schmidt, seconded by Council Member Mitch Holmes, to adjourn 8:45 P.M. The motion carried unanimously.

Mayor

City Secretary