



City of Keller
City Council
Meeting Minutes

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

Tuesday, December 4, 2018

PRE-COUNCIL MEETING 5:00 P.M.

A. CALL TO ORDER - Mayor Pat McGrail

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
Council Member Mitch Holmes
Council Member Sean Hicks
Council Member Eric Schmidt
Council Member Chris Whatley
Council Member Tag Green

Mayor Pro Tem Ed Speakmon was absent.

Administrative personnel present were City Manager Mark Hafner, City Secretary Kelly Ballard, City Attorney Stan Lowry, Director of Community Services Cody Maberry, Director of Public Services Trina Zais, Director of Public Works Alonzo Liñán, Director of Administrative services Aaron Rector, 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 was taken.

D. WORK SESSION

1. [Discuss next steps for the Old Town Keller Phase II project.](#)

Director of Administrative Services Aaron Rector and Administrative Services Manager Sarah Hensley gave a presentation relating to the Old Town Keller Phase II project. Discussion was held by the City Council.

E. ADJOURN

Mayor Pat McGrail adjourned the Pre-Council Meeting at 6:44 P.M.

REGULAR MEETING 7:00 P.M.

A. CALL TO ORDER – Mayor Pat McGrail

Mayor Pat McGrail called the Regular Meeting to order at 7:02 P.M.

B. INVOCATION

Mr. Craig Norton, Venture Church, and Ms. Brenda Devore, Compass 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

1. [Recognition of 2018 Keller High School Citizens Academy participants and student project presentations.](#)

Public Information Officer Rachel Reynolds addressed the City Council regarding the Keller Citizens Academy.

The Keller High School Citizens Academy participants gave their student project presentations.

The City Council recognized the 2018 Keller High School Citizens Academy participants.

2. [Recognition of 2018 Keller Citizens Academy participants.](#)

The City Council recognized the 2018 Keller Citizens Academy participants.

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.

No public comments were received.

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 Sean Hicks, seconded by Council Member Chris Whatley, to approve the Consent Agenda. The motion carried unanimously.

1. [Consider approval of the Minutes of the Tuesday, November 20, 2018 Regular City Council Meeting.](#)

Approved

2. [Consider a resolution approving the bid from Romtec, Inc., of Roseburg, Oregon, for the construction of a restroom/storage building for Bear Creek Park, through the BuyBoard Cooperative Purchasing Program, for the Parks and Recreation Department, and authorizing the City Manager to execute all purchase documents relating thereto on behalf of the City of Keller.](#)

Resolution No. 4074

G. OLD BUSINESS - None

H. NEW BUSINESS

1. PUBLIC HEARING: Consider an ordinance approving a Specific Use Permit (SUP) that allows the use of a spa to include massage therapists licensed in Texas, for Golden Foot Spa, located in an approximately 1,050 square foot lease space, contained in the 93,686 square foot multi-tenant building, on an approximately 3.477-acre property, located on the east side of Rufe Snow Drive, approximately 700 feet south east of the intersection of North Tarrant Parkway and Rufe Snow Drive, being Lot 5, Block A, Keller Place Addition, zoned R (Retail), located at 2041 Rufe Snow Drive, Suite 319. Whitestone Keller Place, LLC, owner. Xu Wenjing, applicant. (SUP-18-0035)

Mr. JP Ducay, Planner I, gave a presentation relating to a request for a Specific Use Permit (SUP) that allows the use of a spa to include massage therapists licensed in Texas, for Golden Foot Spa, located at 2041 Rufe Snow Drive, Suite 319.

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

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

A motion was made by Council Member Sean Hicks, seconded by Council Member Mitch Holmes, to approve Ordinance No. 1917 approving a Specific Use Permit (SUP) that allows the use of a spa to include massage therapists licensed in Texas, for Golden Foot Spa, located in an approximately 1,050 square foot lease space, contained in the 93,686 square foot multi-tenant building, on an approximately 3.477-acre property, located on the east side of Rufe Snow Drive, approximately 700 feet south east of the intersection of North Tarrant Parkway and Rufe Snow Drive, being Lot 5, Block A, Keller Place Addition, zoned R (Retail), located at 2041 Rufe Snow Drive, Suite 319. The motion carried by the following vote:

AYE: Mayor Pat McGrail, Council Member Mitch Holmes, Council Member Sean Hicks, and Council Member Chris Whatley.

NAY: Council Member Eric Schmidt and Council Member Tag Green.

2. Consider a resolution approving a variance to the City of Keller Unified Development Code, Article 8, Zoning Districts, Development Standards, Tree Preservation, Section 8.09 Residential District Detached Signs, for Ridgeview Elementary School, located on a 13.189-acre lot on the east side of Marshall Ridge Parkway, approximately 165 feet north of Silver Chase Drive and Marshall Ridge Parkway intersection, at 1601 Marshall Ridge Parkway, being Lot 1, Block A, Keller Elementary School No. 22, and zoned PH-6.5 (Patio Home - 6,500 square foot lots). Keller Independent School District, property owner/applicant/developer. (UDC-18-0021)

Director of Public Services Trina Zais, gave a presentation relating to a request for a variance to the City of Keller Unified Development Code, Article 8, Zoning Districts,

Development Standards, Tree Preservation, Section 8.09 Residential District Detached Signs, for Ridgeview Elementary School, at 1601 Marshall Ridge Parkway.

A motion was made by Council Member Mitch Holmes, seconded by Council Member Chris Whatley, to approve Resolution No. 4075 approving a variance to the City of Keller Unified Development Code, Article 8, Zoning Districts, Development Standards, Tree Preservation, Section 8.09 Residential District Detached Signs, for Ridgeview Elementary School, located on a 13.189-acre lot on the east side of Marshall Ridge Parkway, approximately 165 feet north of Silver Chase Drive and Marshall Ridge Parkway intersection, at 1601 Marshall Ridge Parkway, being Lot 1, Block A, Keller Elementary School No. 22, and zoned PH-6.5 (Patio Home - 6,500 square foot lots). The motion carried unanimously.

3. [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 Brittany Williams, owner of property located at 121 Olive Street, Keller, Texas, for a City of Keller Façade Improvement Matching Grant.](#)

Director of Public Services Trina Zais gave a presentation related to a request for a Chapter 380 Economic Development Program Agreement, with Brittany Williams, owner of property located at 121 Olive Street.

A motion was made by Council Member Tag Green, seconded by Council Member Mitch Holmes, to approve Resolution No. 4076 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 Brittany Williams, owner of property located at 121 Olive Street, Keller, Texas, for a City of Keller Façade Improvement Matching Grant. 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 Chris Whatley, seconded by Council Member Tag Green, to adjourn the meeting at 8:05 P.M. The motion carried unanimously.

Mayor

City Secretary