



City of Keller
City Council
Meeting Minutes

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

Tuesday, February 4, 2020

COUNCIL MEMBER DINNER 4:30 P.M.

PRE-COUNCIL MEETING 5:00 P.M.

A. CALL TO ORDER - Mayor Pat McGrail

The following City Council Members were present:

Mayor Pat McGrail
Council Member Sheri Almond
Mayor Pro Tem Sean Hicks
Council Member Beckie Paquin
Council Member Chris Whatley
Council Member Tag Green

Council Member Mitch Holmes was absent.

The following City staff members were present: City Manager Mark Hafner, City Attorney Stan Lowry, City Secretary Kelly Ballard, Director of Administrative Services Aaron Rector, Director of Community Services Cody Maberry, Director of Public Services/Economic Development Trina Zais, Director of Public Works Alonzo Liñán, Director of Community Development Julie Smith, Human Resources Director Kandace Tappen Lesley, Director of Information Technology Sean Vreeland, Interim Police Chief Tracy Talkington, and Fire Chief David Jones.

B. DISCUSS AND REVIEW AGENDA ITEMS

The City Council discussed and reviewed the agenda items.

C. EXECUTIVE SESSION

Executive Session was not held during the Pre-Council Meeting.

1. Section 551.074, Texas Government Code - Personnel Matters.

(1) to deliberate the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee;

a. Special Legal Counsel

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

D. WORK SESSION

1. [Receive an update and presentation on the City's plan for North Tarrant Parkway.](#)

Public Works Director Alonzo Liñán and Interim Police Chief Tracy Talkington gave a presentation regarding speed limits and road conditions relating to North Tarrant Parkway. The City Council directed City staff to move forward with the budgeted improvements, and to also look into lowering speed limits, traffic signal smart technology, and increasing the amount of traffic citations issued.

2. [Receive an update relating to the Johnson Road Reconstruction Project.](#)

Public Works Director Alonzo Liñán gave a presentation regarding the Johnson Road Improvement project. Mr. Jonathan Bengford, P.E., Teague, Nall, & Perkins; also addressed the City Council regarding the proposed improvements. Discussion was held by the City Council and residents relating to sidewalk, road size, and drainage impact.

The City Council directed staff to proceed with the project with a sidewalk on the southside of Johnson Road only and a two-lane, curb and gutter, street with 12 foot driving lanes.

E. ADJOURN

Mayor Pat McGrail adjourned the Pre-Council meeting at 7:16 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 7:30 P.M.

B. INVOCATION

Mr. Gwynmar Fraser, Calvary Life Church of Keller, gave the invocation.

C. PLEDGE OF ALLEGIANCE

Mayor Pat McGrail led the pledges to the United States Flag and to 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. [Receive The Keller Pointe Annual Report](#)

The Keller Pointe Manager Jennifer Oakes presented The Keller Pointe Annual Report.

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, and there shall be a cumulative time limit of thirty (30) minutes allotted for this time of the meeting.

Mr. Louis Seldon, 1305 Clear Springs Drive, addressed the City Council regarding safety concerns with the Keller Dog Park.

Mr. Mark Mathews, 516 Llano Court, announced that he will be filing for a place on the ballot for the position of Mayor.

F. CONSENT

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

A motion was made by Mayor Pro Tem 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, January 21, 2020 Regular City Council Meeting.](#)

Approved

2. [Consider a resolution approving an agreement for professional services with Teague, Nall and Perkins, Inc., of Fort Worth, Texas, for the purpose of providing engineering services, relating to the design and construction for the Water System Capital Improvements - Phase 2 Project; and authorizing the City Manager to execute all contract documents relating thereto on behalf of the City of Keller, Texas.](#)

Resolution No. 4211

G. OLD BUSINESS - None

H. NEW BUSINESS

1. [PUBLIC HEARING: Consider an ordinance approving a Specific Use Permit for Creekside Veterinarian Clinic to permit the use of a 'Veterinarian Clinic includes grooming facility' located at 8830 Davis Boulevard \(Account# 41707095\), being a 1.595-acre tract at the intersection of Bear Creek Parkway and Davis Boulevard, being Lot B, Creekview Addition Phase II, and zoned Commercial \(C\), owned by Hance Properties LLC. \(SUP-19-0021\)](#)

Director of Community Development Julie Smith gave a presentation relating to a request for a Specific Use Permit for Creekside Veterinarian Clinic located at 8830 Davis Boulevard.

Mr. Zach Grimes, Engineer; Mr. Phillip Craddock, Architect; and Ms. Holli Hall, Owner; addressed the City Council regarding the proposal.

Mayor Pat McGrail opened the public hearing.

The following individuals expressed opposition to the proposal: Ms. Sana Rana, 3020 Bear Creek Parkway; Mr. Ram Sharma, 8844 Wandering Branch; and Chaitanya Junghare, 8832 Wandering Branch.

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

Discussion was held by the City Council.

A motion was made by Mayor Pro Tem Sean Hicks, seconded by Council Member Sheri Almond, to approve Ordinance No. 1963 approving a Specific Use Permit for Creekside Veterinarian Clinic to permit the use of a 'Veterinarian Clinic includes grooming facility' located at 8830 Davis Boulevard (Account# 41707095), being a 1.595-acre tract at the intersection of Bear Creek Parkway and Davis Boulevard, being Lot B, Creekview Addition Phase II, and zoned Commercial (C). The motion carried by the following vote:

AYE: 4 - Mayor Pat McGrail, Mayor Pro Tem Sean Hicks, Council Member Sheri Almond, and Council Member Beckie Paquin

NAY: 2 - Council Member Chris Whatley, and Council Member Tag Green

2. [PUBLIC HEARING: Consider an ordinance approving a Specific Use Permit \(SUP\) for a spa to include cosmetology and Texas-licensed massage therapists, for Thai Yoga Massage, located in an approximately 875 square-foot building, on an approximately .23-acre property, located on the east side of South Main Street, approximately eighty-five feet northeast of the intersection of South Main Street and Pecan Street, being Lot 10, Block 7, Keller, City Addition, zoned Old Town Keller \(OTK\), located at 255 South Main Street, Suite B, Phyllis Box, owner, Monchaya Klaijanset, applicant. \(SUP-19-0022\)](#)

Director of Community Development Julie Smith gave a presentation relating to a request for a Specific Use Permit for Thai Yoga Massage, at 255 South Main Street, Suite B.

Ms. Monchaya Klaijanset, applicant, addressed the City Council regarding the proposal. Discussion was held by the City Council.

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

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

Discussion was held by the City Council.

A motion was made by Council Member Chris Whatley, seconded by Mayor Pro Tem Sean Hicks, to approve Ordinance No. 1964 authorizing a Specific Use Permit (SUP) for Thai Yoga Massage, to operate a spa to include cosmetology and

Texas-licensed massage therapists, located in an approximately 875 square-foot building, on an approximately .23-acre property, located on the east side of South Main Street, approximately eighty-five feet northeast of the intersection of South Main Street and Pecan Street, being Lot 10, Block 7, Keller, City Addition, zoned Old Town Keller (OTK), located at 255 South Main Street, Suite B. with the following condition:

1. The Specific Use Permit allows Thai Yoga Massage to operate a spa.

The motion carried unanimously.

3. [PUBLIC HEARING: Consider an ordinance approving a Specific Use Permit \(SUP\) to allow The Harmonson Boutique Hotel, a proposed 6,200 square-foot, one-story hotel consisting of ten \(10\) high-end suites, on an approximately .593-acre property, located on the north side of Hill Street, directly northwest of the intersection of Hill Street and Elm Street, being Lot 1, Block A, Lucas and Thompson Addition, zoned Old Town Keller \(OTK\), located at 137 Hill Street. Sue Salstrand, owner/applicant. \(SUP-20-0001\)](#)

Director of Community Development Julie Smith gave a presentation relating to a request for a Specific Use Permit for The Harmonson Boutique Hotel, a proposed one-story hotel consisting of ten (10) high-end suites, located at 137 Hill Street.

Mayor Pat McGrail opened the public hearing, no public comments were received.

Ms. Sue Salstrand, applicant, addressed the City Council regarding the proposal. Discussion was held by the City Council.

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

A motion was made by Mayor Pat McGrail, seconded by Council Member Chris Whatley, to approve Ordinance No. 1965 approving a Specific Use Permit (SUP) to allow The Harmonson Boutique Hotel, a proposed 6,200 square-foot, one-story hotel consisting of ten (10) high-end suites, on an approximately .593-acre property, located on the north side of Hill Street, directly northwest of the intersection of Hill Street and Elm Street, being Lot 1, Block A, Lucas and Thompson Addition, zoned Old Town Keller (OTK), located at 137 Hill Street with the following condition:

1. The Specific Use Permit request to allow The Harmonson Boutique Hotel to operate a Hotel use in the Old Town Keller Zoning District.

The motion carried unanimously.

4. [Consider a resolution approving two variances to the City of Keller Unified Development Code, Article 8, Zoning Districts, Development Standards, Tree Preservation, Section 8.07, Off-Street Parking and Loading Requirements, to allow an attached front-facing](#)

garage with a total of 144 square feet of garage door exposure to the street, located on 0.575-acre lot, on the southeast side of Hawthorne Lane, being Lot 16, Block A, Park View Addition, at 1520 Hawthorne Lane, and zoned Single-Family Residential - 25,000 square-foot lot size minimum (SF-25). Jason Hutson, applicant/owner. (UDC-20-0001)

Director of Community Development Julie Smith gave a presentation relating to a request to allow an attached front-facing garage with a total of 144 square feet of garage door exposure to the street, at 1520 Hawthorne Lane.

Mr. Jason Hutson, applicant/owner, addressed the City Council regarding the proposal.

Discussion was held by the City Council.

A motion was made by Council Member Tag Green, seconded by Council Member Sheri Almond, to approve Resolution No. 4212 approving two variances to the City of Keller Unified Development Code, Article 8, Zoning Districts, Development Standards, Tree Preservation, Section 8.07, Off-Street Parking and Loading Requirements, to allow an attached front-facing garage with a total of 144 square feet of garage door exposure to the street, located on 0.575-acre lot, on the southeast side of Hawthorne Lane, being Lot 16, Block A, Park View Addition, at 1520 Hawthorne Lane, and zoned Single-Family Residential - 25,000 square-foot lot size minimum (SF-25) with the following conditions:

1. To allow for an attached front-facing garage.
2. To allow the garage door exposure to the street be 144 square-feet in lieu of the UDC maximum of 72 square-feet.

The motion carried unanimously.

I. DISCUSSION – None

J. EXECUTIVE SESSION

Mayor Pat McGrail recessed the Regular Meeting at 9:07 P.M. so that the City Council could conduct an Executive Session in accordance with State Law.

1. Section 551.074, Texas Government Code - Personnel Matters.

(1) to deliberate the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee;

a. Special Legal Counsel

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

No action was taken.

K. ADJOURN

Mayor Pat McGrail called the Regular Meeting back to order to adjourn the Regular Meeting at 9:42 P.M.

A motion was made by Council Member Chris Whatley, seconded by Council Member Tag Green, to adjourn the Regular Meeting at 9:42 P.M. The motion carried unanimously.

Mayor

City Secretary

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