



City of Keller

City Council

Meeting Minutes

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

Tuesday, January 15, 2019

5:00 P.M. COUNCIL MEMBER DINNER

5:30 P.M. PRE-COUNCIL MEETING

A. CALL TO ORDER 5:30 P.M. - Mayor Pat McGrail

Mayor Pat McGrail called the Pre-Council Meeting to order at 5:30 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 Chris Whatley
Council Member Tag Green

B. DISCUSS AND REVIEW AGENDA ITEMS

The City Council discussed and reviewed the agenda items.

Director of Public Services/Economic Development Trina Zais, and Ms. Wendy Shabay, Freese & Nichols, addressed the City Council regarding agenda item G-1.

C. EXECUTIVE SESSION

Executive Session was held at the end of 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. **Section 551.071, Texas Government Code - Consultation with attorney to seek advice about pending or contemplated litigation or a settlement offer or on a matter in which the duty of the attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with this chapter.**

- a. 1827 Highland Drive

3. **Adjourn into Open Meeting.**
4. **Action on Executive Session Items 1 and 2 if necessary.**

D. WORK SESSION

No Work Session items were scheduled.

E. ADJOURN

Mayor Pat McGrail adjourned the Pre-Council Meeting at 6:55 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 7:01 P.M.

B. INVOCATION

Chaplain Mitzi Ellington (Texas Health) and Mr. Andrew Petta (Saint Barnabas Anglican Church) gave the invocations.

C. PLEDGE OF ALLEGIANCE

Mayor Pat McGrail led the pledge to the United States Flag and the pledge 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 - 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.

Mr. Richard Lapp, 1523 Highland Lakes Drive; Ms. Carolyn Webb, 1534 Highland Lakes Drive; and Ms. Alison Haygood, 1518 Highland Lakes Drive, expressed their concern with accidents taking place on North Tarrant Parkway.

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 Chris Whatley, seconded by Council Member Eric Schmidt, to approve the Consent Agenda. The motion carried unanimously. (Council Member Mitch Holmes abstained).

1. [Consider approval of the Minutes of the Tuesday, December 18, 2018 Regular City Council Meeting.](#)

Attachments: [121818 Minutes](#)

Approve

2. [Consider a resolution receiving the Keller Quarterly Investment Report for period ending September 30, 2018, and providing an effective date.](#)

Attachments: [011519 FY 18 Q4 Investment Report Resolution 4084](#)
[011519 FY 18 Q4 Investment Report](#)

Resolution No. 4084

3. [Consider a resolution receiving the Keller Quarterly Financial Report for period ending September 30, 2018 \(unaudited\), and providing an effective date.](#)

Attachments: [011519 FY 18 Q4 Financial Report Resolution 4085](#)
[011519 FY 18 Q4 Financial Report](#)

Resolution No. 4085

4. [Consider a resolution rejecting the bids for Janitorial Services for The Keller Pointe and authorizing the City Manager to re-advertise the bid on behalf of the City of Keller, Texas.](#)

Attachments: [011519 KellerPointeJanitorialServices Res. 4086](#)
[011519 KellerPointeJanitorialServices Bid Tab](#)

Resolution No. 4086

G. OLD BUSINESS

1. [PUBLIC HEARING: Consider an ordinance replacing the City of Keller Land Use Element of the Keller Master Plan, adopted by Resolution No. 1051, dated August 31, 1998; bringing into conformance with state and federal laws and professional best practices;](#)

[providing a conflicting ordinance clause; authorizing publication; and establishing an effective date.](#)

Attachments: [121818_FLUP_ProposedOrdinance](#)
[121818_FLUP_StaffAttachment](#)

Mayor Pat McGrail announced that the City Council has decided to conduct the public hearing, and then close the item. The Future Land Use Plan Task Force will meet again to make edits to the Plan. The City Council will conduct another public hearing once the item is placed on the agenda again.

Mayor Pat McGrail opened the public hearing.

The following individuals expressed their concerns with the proposed Future Land Use Plan: Mr. David Tashman, 1705 Everest Road; Ms. Debbie Bryan, 760 Mount Gilead Road; Ms. Andrea Marshall, 556 Royal Glade; Mr. Ken Harrison, 2004 Spanish Trail; Mr. Ray Brown, 2100 Ottinger Road; Ms. Joan Boyle, 1262 Oak Hill Road; Ms. Mackenzie Hellman, 2025 Hickory Hollow Lane; and Mr. Brian Campbell, 1201 Johnson Road.

A motion was made by Council Member Chris Whatley, seconded by Council Member Eric Schmidt, to close the public hearing. The motion carried unanimously.

A motion was made by Council Member Eric Schmidt, seconded by Council Member Chris Whatley, to table the agenda item to an unspecified date. The motion carried unanimously.

H. NEW BUSINESS

1. [PUBLIC HEARING: Consider an ordinance approving a Specific Use Permit \(SUP\) for Pecan Park, a single story 5,860 square-foot professional office building, located on a 0.73-acre lot, on the east side of South Pate Orr Road, approximately five hundred and fifty feet \(550'\) northeast of the South Pate Orr Road and Bear Creek Parkway intersection, being Lot 1R, Block A, Pecan Park Addition, at 351 South Pate Orr Road, and zoned TC \(Town Center\). Twin Pillar Properties, LLC, owner/applicant. \(SUP-18-0025\)](#)

Attachments: [011519 PecanPark SUP-18-0025 Ordinance](#)
[011519 PecanPark SUP-18-0025 Maps](#)
[011519 PecanPark SUP-18-0025 ExhibitA\(1of3\)](#)
[011519 PecanPark SUP-18-0025 ExhibitA\(2of3\)](#)
[011519 PecanPark SUP-18-0025 ExhibitA\(3of3\)](#)
[011519 PecanPark SUP-18-0025 StaffAttachment\(1of5\)](#)
[011519 PecanPark SUP-18-0025 StaffAttachment\(2of5\)](#)
[011519 PecanPark SUP-18-0025 StaffAttachment\(3of5\)](#)
[011519 PecanPark SUP-18-0025 StaffAttachment\(4of5\)](#)
[011519 PecanPark SUP-18-0025 Staff Attachment\(5of5\)](#)
[Item H-1 & H-2 Presentation](#)

Mr. JP Ducay, Planner I, gave a presentation relating to a Specific Use Permit and Site Plan for Pecan Park.

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

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

A motion was made by Council Member Chris Whatley, seconded by Council Member Eric Schmidt, to approve Ordinance No. 1920 approving a Specific Use Permit (SUP) for Pecan Park, a single story 5,860 square-foot professional office building, located on a 0.73-acre lot, on the east side of South Pate Orr Road, approximately five hundred and fifty feet (550') northeast of the South Pate Orr Road and Bear Creek Parkway intersection, being Lot 1R, Block A, Pecan Park Addition, at 351 South Pate Orr Road, and zoned TC (Town Center) with the following conditions:

- 1) The request for a variance to allow the building to be single-story in height in lieu of the required two-story minimum in Town Center shall be allowed.**
- 2) The request for a variance to allow the building to be 5,860 square feet in lieu of the required minimum of 6,000 square feet in Town Center.**

The motion carried unanimously.

2. [Consider a resolution approving a Site Plan for Pecan Park, a 5,860 square foot professional office building, on approximately 0.73 acres of land, on the east side of South Pate Orr Road, approximately five hundred and fifty \(550'\) feet northeast of the South Pate Orr Road and Bear Creek Parkway intersection, being Lot 1R, Block A, Pecan Park Addition, at 351 South Pate Orr Road, and zoned TC \(Town Center\). Twin Pillar Properties, LLC, owner/applicant. \(SP-18-0014\)](#)

Attachments: [011519 PecanPark SP-18-0014 Resolution 4087](#)

[011519 PecanPark SP-18-0014 Maps](#)

[011519 PecanPark SP-18-0014 ExhibitA\(1of2\)](#)

[011519 PecanPark SP-18-0014 ExhibitA \(2of3\)](#)

[011519 PecanPark SUP-18-0025 ExhibitA\(3of3\)](#)

[011519 PecanPark SP-18-0014 StaffAttachment\(1of4\)](#)

[011519 PecanPark SP-18-0014 StaffAttachment\(2of5\)](#)

[011519 PecanPark SP-18-0014 StaffAttachment\(3of4\)](#)

[011519 PecanPark SP-18-0014 StaffAttachment\(4of5\)](#)

[011519 PecanPark SP-18-0014 Staff Attachment\(5of5\)](#)

A motion was made by Council Member Sean Hicks, seconded by Council Member Chris Whatley, to approve Resolution No. 4087 approving a Site Plan for Pecan Park, a 5,860 square foot professional office building, on approximately 0.73 acres of land, on the east side of South Pate Orr Road, approximately five hundred and fifty (550') feet northeast of the South Pate Orr Road and Bear Creek Parkway intersection, being Lot 1R, Block A, Pecan Park Addition, at 351 South Pate Orr Road, and zoned TC (Town Center). The motion carried unanimously.

3. [Consider a resolution calling the General Election for City Council Place 3 and City Council Place 4 for the City of Keller, to be held on May 4, 2019, as set forth by the City Charter and Texas Election Code.](#)

Attachments: [Order Election 050419 Res. No. 4088](#)

A motion was made by Council Member Mitch Holmes, seconded by Council Member Eric Schmidt, to approve Resolution No. 4088 calling the General Election for City Council Place 3 and City Council Place 4 for the City of Keller, to be held on May 4, 2019, as set forth by the City Charter and Texas Election Code. The motion carried unanimously.

I. DISCUSSION – None

J. EXECUTIVE SESSION

Mayor Pat McGrail recessed the Regular Meeting so that the City Council could conduct an Executive Session.

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

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a. 1827 Highland Drive

3. Adjourn into Open Meeting.

Mayor Pat McGrail called the meeting back to order at 8:35 P.M.

4. Action on Executive Session Items 1 and 2 if necessary.

No action was taken.

K. ADJOURN

Mayor Pat McGrail adjourned the meeting at 8:35 P.M.

Mayor

City Secretary