



# City of Keller

## City Council

### Meeting Minutes

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, August 6, 2019**

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#### **COUNCIL MEMBER DINNER 5:00 P.M.**

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

#### **A. CALL TO ORDER - Mayor Pat McGrail**

Mayor Pat McGrail called the Pre-Council Meeting to order at 5:36 P.M.

The following City Council Members were present:

Mayor Pat McGrail

Council Member Mitch Holmes

Council Member Beckie Paquin

Council Member Sheri Almond

Council Member Chris Whatley (joined by video conference at 7:19 P.M.)

Council Member Tag Green

Mayor Pro Tem Sean Hicks was absent.

The following City staff members were present: City Manager Mark Hafner, City Attorney Matthew Butler, Assistant City Secretary Andrea McDonald, Director of Administrative Services Aaron Rector, Director of Public Services/Economic Development Trina Zais, Director of Community Development Julie Smith, Director of Public Works Alonzo Linan, Director of Human Resources and Risk Management Kandace Tappen, Police Chief Mike Wilson, Police Captain 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.

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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.**

**D. WORK SESSION**

1. [Discuss and appoint two Council Members to the Citywide Solid Waste and Recycling Services Committee.](#)

**Attachments:** [Item D-1- Solid Waste](#)

Administrative Services Manager Sarah Hensley gave a presentation relating to the current solid waste and recycling services contract with the City of Keller.

Council Members Beckie Paquin and Sherri Almond volunteered to serve on the Solid Waste and Recycling Services Committee. Council Member Mitch Holmes volunteered to serve as an alternate.

2. [Discuss required engineering studies of Big Bear Creek in relation to an additional pedestrian bridge in Bear Creek Park.](#)

**Attachments:** [2019.013.043-Bear Creek Bridge Preliminary Analysis](#)

[Item D-2 Bear Creek Bridge](#)

Director of Community Services Cody Maberry gave an update regarding engineering studies related to an additional pedestrian bridge at Bear Creek Park.

3. [Presentation on status of Bear Creek/Elm roundabout with recommended design options and cost impacts.](#)

**Attachments:** [Item D-3 Bear Creek Pkwy Roundabout](#)

Director of Public Works Alonzo Liñán, and Ms. Sam Delmotte, consulting engineer with Kimley-Horn, gave a presentation on the status of the Bear Creek/Elm Street roundabout with recommended design options and cost impacts. Council directed staff to pursue the roundabout option.

4. [Budget Strategic Planning - Tax and Proposed Budget Update](#)

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**Attachments:** [Item D-4 Budget Update](#)

Director of Administrative Services Aaron Rector presented Council with a tax and proposed budget update.

## **E. ADJOURN**

Mayor Pat McGrail adjourned the Pre-Council Meeting at 7:05 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 7:19 P.M.

Council Member Chris Whatley joined the City Council Meeting by video conferencing at 7:19 P.M.

### **B. INVOCATION**

Council Member Mitch Holmes gave the invocation.

### **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. [Proclamation - Professional Engineers Day](#)

**Attachments:** [ProfessionalEngineersDay.pdf](#)

Council Member Mitch Holmes, P.E., presented a proclamation recognizing August 7th, 2019 as Professional Engineers Day to Mr. Caleb Milligan, President of the Forth Worth Chapter Texas Society of Professional Engineers.

2. [Presentation - City Council Scenic City Certification Award from the Scenic City Certification Program](#)

Mayor Pat McGrail announced that the City of Keller had received top honors and the Platinum Award from the Scenic City Certification Program.

Director of Public Services/Economic Development Trina Zais addressed the Council regarding receipt of the award.

### **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. Jim Mammen, 2325 Florence Road, Keller; Mr. Sam Spence, 2605 Florence Road, Southlake; Ms. Brenda Kleespies, 800 Lodestar Drive, Southlake; and Mr. Bill Thornton, 2504 Hillside Court, Southlake, all spoke regarding drainage issues at their homes.

## 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 Mitch Holmes, seconded by Council Member Sheri Almond, to approve the Consent Agenda. The motion carried unanimously.**

1. [Consider approval of the Minutes of the Tuesday, July 16, 2019 Regular City Council Meeting.](#)

**Attachments:** [071619 Minutes.pdf](#)

Approved

2. [Consider a resolution approving the FY 2019-20 vehicle replacement purchases through Enterprise Fleet Management and authorizing the City Manager to execute all related purchasing documents on behalf of the City of Keller, Texas.](#)

**Attachments:** [Fleet Replacement Resolution](#)

Resolution No. 4139

3. [Consider a resolution authorizing the City Manager to execute an Interlocal Agreement with Keller Independent School District, for the funding of two full-time School Resource Officers and one less than full-time School Resource Officer, for the Keller Police Department.](#)

**Attachments:** [080619 School Resource Officer Resolution.docx](#)  
[080619 School Resource Officer Exhibit A.PDF](#)

Resolution No. 4140

4. [Consider a resolution supporting the 2019 Safe Routes to School application submission for sidewalks around the Keller Harvel Elementary and Bear Creek Intermediate schools and authorizing the City Manager to execute all agreements.](#)

**Attachments:** [080619\\_SRTS Resolution.docx](#)  
[080619\\_SRTS Attachment A-Sidewalk Map](#)  
[080619\\_SRTS Attachment B-ADA](#)

Resolution No. 4141

5. [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 Edward and Donna Kirkwood of Kirkwood Investments, LLC, owner of property located at 110 Lamar Street, Keller, Texas, for a City of Keller Façade Improvement Matching Grant.

**Attachments:** [080619 Exhibit A.1 \(Council Resolution\) 110 Lamar St Two Brothers Winery](#)  
[080619 Exhibit A.2 \(Facade Improvement Grant Application\) 110 Lamar St Two Brothers Winery](#)  
[080619 Exhibit A.3 \(Resolution No. 4037\)](#)  
[080619 Exhibit A \(Chapter 380 Agreement\) 110 Lamar St Two Brothers Winery](#)  
[F-5, F-6, F-7 Facade Improvement Grant Applications](#)

Resolution No. 4142

6. 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 Cheryl Kokkinis of Kokkinis Properties, LLC, owner of property located at 1101 Keller Parkway, Keller, Texas, for a City of Keller Façade Improvement Matching Grant.

**Attachments:** [080619 Exhibit A.1 \(Council Resolution\) 1101 Keller Pkwy Kokkinis Properties LLC](#)  
[080619 Exhibit A.2 \(Facade Improvement Grant Application\) 1101 Keller Parkway Kokkinis Properties](#)  
[080619 Exhibit A.3 \(Resolution No. 4037\)](#)  
[080619 Exhibit A \(Chapter 380 Agreement\) 1101 Keller Pkwy Kokkinis Properties LLC](#)  
[F-5, F-6, F-7 Facade Improvement Grant Applications](#)

Resolution No. 4143

7. 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 Lauren Isaacson of 22 Thirty Properties, LLC, owner of property located at 804 Keller Parkway, Keller, Texas, for a City of Keller Façade Improvement Matching Grant.

**Attachments:** [080619 Exhibit A \(Chapter 380 Agreement\) 804 Keller Pkwy 22Thirty Properties LLC](#)  
[080619 Exhibit A.1 \(Council Resolution\) 804 Keller Pkwy 22Thirty Properties LLC](#)  
[080619 Exhibit A.2 \(Facade Improvement Grant Application\) 804 Keller Pkwy 22Thirty Properties LLC](#)  
[080619 Exhibit A.3 \(Resolution No. 4037\)](#)  
[F-5, F-6, F-7 Facade Improvement Grant Applications](#)

Resolution No. 4144

## G. OLD BUSINESS

1. PUBLIC HEARING: Consider an ordinance approving amendments to the City of Keller

Unified Development Code, adopted by Ordinance No. 1746 dated July 7, 2015, by amending Article 3 - Definitions; Article 8 - Zoning Districts, Development Standards, Tree Preservation, to amend fence requirements; authorizing publication; provide for penalties; and establishing an effective date. City of Keller, applicant. (UDC-19-0004)

**Attachments:** [080619 UDC Fence Amend ProposedOrdinance](#)  
[080619 UDC Fence Amend-Exhibit A Red-line version of Code](#)  
[Item G-1 Fence Amendments](#)

Ms. Julie Smith, Community Development Director, gave a presentation related to amending fence requirements in the City of Keller's Unified Development Code.

**A motion was made by Council Member Mitch Holmes, seconded by Council Member Sheri Almond, to approve Ordinance No. 1941 as amended; approving amendments to the City of Keller Unified Development Code, adopted by Ordinance No. 1746 dated July 7, 2015, by amending Article 3 - Definitions; Article 8 - Zoning Districts, Development Standards, Tree Preservation, to amend fence requirements; authorizing publication; provide for penalties; and establishing an effective date. The motion carried by the following vote:**

**YEA: Mayor Pat McGrail, Council Member Mitch Holmes, Council Member Sheri Almond, Council Member Beckie Paquin, and Council Member Chris Whatley.**

**NAY: Council Member Tag Green.**

## **H. NEW BUSINESS**

1. PUBLIC HEARING: Consider approval of an ordinance to rezone from Single Family Residential - 36,000 square-foot minimum (SF-36) to Single Family Residential - 20,000 square-foot minimum (SF-20), on a 0.66-acre portion of an approximately 1.78-acre property, being Tract 6A, Abstract 1162 of Ireneus Neace Survey, located on the west side of North Pearson Lane, situated at the intersection of Florence Road and North Pearson Lane, addressed as 1016 North Pearson Lane. Michael and Maria Maguire, Owner/Applicant/Developer. Kenneth Johnson, Open Range Field Services, LLC, Surveyor. (Z-19-0001)

**Attachments:** [080619 Maguire Rezone ProposedOrdinance](#)  
[080619 Maguire Rezone Maps](#)  
[080619 Maguire Rezone ExhibitA:ProposedPlat](#)  
[080619 Maguire Rezone Application&Narrative](#)  
[080619 Maguire Rezone LettersofSupport](#)  
[Item H-1 - Maguire Zoning Change](#)

Ms. Julie Smith, Community Development Director, gave a presentation relating an ordinance approving a rezoning request at 1016 North Pearson Lane. Michael Maguire, Owner/Applicant/Developer addressed the Council regarding his request.

Mayor Pat McGrail opened the public hearing.

The following citizens spoke in opposition of the request:

Ms. Mackenzie Hellman, 2025 Hickory Hollow Lane; Ms. Joan Boyle, 1262 Oak Hill Road; Mr. Glenn Farkas, 1916 Stonecastle Drive; Mr. Terry Thorne, 1040 N. Pearson Lane; Ms. Debbie Bryan, 760 Mt. Gilead Road; Ms. Melanie Belcheff, 1650 N. Pearson Lane; Ms. Terri Bahun, 989 Elkin Lane; Mr. Jack Muhlbeier, 1904 Bridgecrest Lane; and Ms. Debra Mosley, 1309 Stonehollow Court.

The following citizens spoke in support of the request:

Mr. Brian Salvesen, 606 San Clemente; and Mr. Kevin Holmes, 1120 Melody Lane.

**A motion was made by Council Member Tag Green, 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 Tag Green, to deny approval of an ordinance to rezone from Single Family Residential - 36,000 square-foot minimum (SF-36) to Single Family Residential - 20,000 square-foot minimum (SF-20), on a 0.66-acre portion of an approximately 1.78-acre property, being Tract 6A, Abstract 1162 of Ireneus Neace Survey, located on the west side of North Pearson Lane, situated at the intersection of Florence Road and North Pearson Lane, addressed as 1016 North Pearson Lane. The motion failed by the following vote:**

**YEA: Mayor Pat McGrail, Council Member Chris Whatley, and Council Member Tag Green.**

**NAY: Council Member Mitch Holmes, Council Member Sheri Almond, and Council Member Beckie Paquin.**

**A motion was made by Council Member Beckie Paquin, seconded by Council Member Sheri Almond, to table this agenda item to the August 20, 2019 Regular Council Meeting. The motion carried by the following vote:**

**YEA: Mayor Pat McGrail, Council Member Mitch Holmes, Council Member Sheri Almond, and Council Member Beckie Paquin.**

**NAY: Council Member Chris Whatley, and Council Member Tag Green.**

2. [PUBLIC HEARING: Consider an ordinance approving a Specific Use Permit \(SUP\) for an accessory building, proposed to be a 1,000 square-foot agricultural storage structure to exceed the maximum size ratio of fifty percent \(50%\) of the main structure, on an approximately 2.780-acre tract of land, located on the south side of Bancroft Road, and approximately 1,400 feet east of the intersection of Bourland Road and Bancroft Road, being Lot 2, Block A, Leidy Addition, at 630 Bancroft Road, and zoned Single-Family Residential-36,000 square-foot lot minimum \(SF-36\). Shane Clark, owner/applicant.](#)

**Attachments:** [080619\\_AgricultureBuildingSUP-19-0013\\_ProposedOrdinance](#)  
[080619\\_AgricultureBuildingSUP-19-0013\\_ExhibitA\(1of2\)](#)  
[080619\\_AgricultureBuildingSUP-19-0013\\_ExhibitA\(2of2\)](#)  
[080619\\_AgricultureBuildingSUP-19-0013\\_Plat](#)  
[080619\\_AgricultureBuildingSUP-19-0013\\_Maps](#)  
[Item H-2 \(630 Bancroft\)](#)

Ms. Julie Smith, Community Development Director, gave a presentation relating to a SUP for an accessory building at 630 Bancroft Road.

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 Sheri Almond, to close the public hearing. The motion carried unanimously.**

**A motion was made by Council Member Tag Green, seconded by Council Member Chris Whatley, to approve Ordinance No. 1942 approving a Specific Use Permit (SUP) for an accessory building, proposed to be a 1,000 square-foot agricultural storage structure to exceed the maximum size ratio of fifty percent (50%) of the main structure, on an approximately 2.780-acre tract of land, located on the south side of Bancroft Road, and approximately 1,400 feet east of the intersection of Bourland Road and Bancroft Road, being Lot 2, Block A, Leidy Addition, at 630 Bancroft Road, and zoned Single-Family Residential-36,000 square-foot lot minimum (SF-36) with the following conditions:**

- 1. The Specific Use Permit request for the combined area of the accessory structures to exceed the main structure by one hundred, fifty-seven percent (157%) in lieu of the maximum fifty percent (50%) required by Code shall be allowed.**
- 2. The Specific Use Permit request for the average height of the accessory structure to be seventeen and one-half feet (17.5') in lieu of the required fifteen feet (15') by Code shall be allowed.**

**The motion carried unanimously.**

- 3. PUBLIC HEARING: Consider an Ordinance approving a Specific Use Permit (SUP) to allow the use of "outside storage" for the business, Complete Trailers, located on a 1.72-acre-lot on the east side of South Main Street, approximately 1,300 feet north from the intersection of South Main Street and Calverley Place, being A.W. Crisp, Jr Addition, Lot 1A and 2A, Block 1, at 1425 South Main Street (Account # 04986458) zoned Commercial (C). Complete Trailers, applicant; Woodall Properties, owner (SUP-19-0016).**



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**Attachments:** [080619\\_CompleteTrailers\\_ProposedOrdinance](#)

[080619\\_CompleteTrailers\\_Maps](#)

[080619\\_CompleteTrailers\\_Exhibit A](#)

[Item H-3 Complete Trailers](#)

Ms. Julie Smith, Community Development Director, gave a presentation relating to a SUP to allow the use of outside storage for Complete Trailers located at 1425 South Main Street. Applicants, Mr. Chance Coronado and Mr. Brett Costa, addressed the Council regarding their request.

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

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

**A motion was made by Council Member Chris Whatley, seconded by Council Member Tag Green, to approve Ordinance No. 1943 approving a Specific Use Permit (SUP) to allow the use of “outside storage” for the business, Complete Trailers, located on a 1.72-acre-lot on the east side of South Main Street, approximately 1,300 feet north from the intersection of South Main Street and Calverley Place, being A.W. Crisp, Jr Addition, Lot 1A and 2A, Block 1, at 1425 South Main Street zoned Commercial (C) with the following condition:**

**1. The Specific Use Permit for Complete Trailers to occupy a 1.72-acre-lot at 1425 South Main Street to incorporate the use of “outside storage” shall be allowed.**

**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

Mayor Pat McGrail adjourned the Regular Meeting to reconvene into Work Session to finish the discussion on the Work Session items at 9:23 P.M.

Council reconvened into Work Session at 9:28 P.M.

A motion was made by Council Member Tag Green, seconded by Council Member Sheri Almond, to adjourn the meeting at 10:06 P.M. The motion carried unanimously.

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Mayor

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City Secretary