



# 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, December 1, 2020**

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#### **PRE-COUNCIL MEETING 4:30 P.M.**

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

Mayor Pat McGrail called the Pre-Council Meeting to order at 4:34 P.M.

The following City Council Members were present:

Mayor Pat McGrail

Council Member Mitch Holmes

Mayor Pro Tem Sean Hicks

Council Member Sheri Almond

Council Member Beckie Paquin (arrived at 4:37 P.M.)

Council Member Chris Whatley (arrived at 4:48 P.M.)

Council Member Ross McMullin

The following City staff members were present: City Manager Mark Hafner, City Secretary Kelly Ballard, City Attorney Stan Lowry, Director of Community Services Cody Maberry, Director of Administrative Services Aaron Rector, Director of Public Works Alonzo Liñán, Director of Community Development Julie Smith, Director of Information Technology Sean Vreeland, Acting Director of Economic Development Mary Meier, Administrative Services Manager Sarah Hensley, Police Chief Bradley G. Fortune and Fire Chief David Jones.

##### **B. DISCUSS AND REVIEW AGENDA ITEMS**

The City Council discussed and reviewed the agenda items.

##### **C. WORK SESSION**

###### **1. [Center Stage informational piece update](#)**

Public Information Officer Rachel Reynolds and Acting Economic Development Director Mary Meier addressed the City Council regarding the creation of an informational piece detailing facts relating to the Center Stage development that will be distributed to residents. Discussion was held by the City Council. Mrs. Reynolds and Ms. Meier presented printing and distribution cost estimates. Council Member Beckie Paquin offered that a distribution so close to Christmas might get overlooked. Council Member Ross McMullin suggested having office hours that City Council could man to address questions from the public. Council Member Mitch Holmes agreed that the delivery could be more effective if it were not so close to the holiday, and also offered editing suggestions. Council Member Chris Whatley pointed out that December distribution may work better because people may be paying more attention to inserts because of holiday deals.

Council Member Sheri Almond also offered formatting suggestions. Mayor Pat McGrail asked about the electronic distribution of the information. Ms. Reynolds stated that the amount of people that receive that electronic distribution is greater than the City of Keller population. The City Council directed staff to move forward with a Community Impact Insert for approximately \$2,068.56, with inclusion in either the December or January editions to be determined.

#### **D. ADJOURN**

Mayor Pat McGrail adjourned the Pre-Council Meeting at 5:28 P.M.

### **REGULAR MEETING 7:00 P.M.**

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

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

#### **B. INVOCATION**

Council Member Mitch Holmes led the invocation.

#### **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**

1. [Recognition of Mayor Pat McGrail](#)

Mayor Pro Tem Sean Hicks invited Mayor Pat McGrail and Mrs. McGrail to the front of the room to receive recognition for his years of service to the City of Keller. Mayor Pro Tem Hicks and City Secretary Kelly Ballard presented Mayor Pat McGrail with a plaque and flowers to Mrs. McGrail on behalf of the City of Keller.

Mayor Pro Tem Sean Hicks, Council Members Mitch Holmes, Sheri Almond, Beckie Paquin, Chris Whatley, and Ross McMullin each expressed gratitude towards and shared memories with Mayor Pat McGrail.

A Video Message from Roanoke Mayor Scooter Gierisch was played for Mayor Pat McGrail.

County Commissioner Gary Fickes presented a proclamation to Mayor Pat McGrail.

A Video Message from Congressman Michael Burgess was played for Mayor Pat

McGrail.

Mayor Pro Tem Sean Hicks presented a Certificate from Governor Greg Abbot and a Proclamation and Texas Flag on behalf of State Representative Giovanni Capriglione.

## 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.

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 to no discussion, and were acted upon as one business item.

Mayor Pat McGrail announced that the City Secretary is removing Consent Item No. 1: *Consider approval of the Minutes of the Tuesday, November 17, 2020 Regular City Council Meeting*, from the agenda.

**A motion was made by Mayor Pro Tem Sean Hicks, seconded by Council Member Mitch Holmes, to approve the Consent Agenda Items 2-4. The motion carried unanimously.**

1. [Consider approval of the Minutes of the Tuesday, November 17, 2020 Regular City Council Meeting.](#)

No Action Taken.

2. [Consider a resolution approving an amendment to the Keller Sports Park Operating Policies, for the Parks and Recreation Department, in the City of Keller, Tarrant County, Texas.](#)

**Attachments:** [120120 Resolution - KSP Operating Policies](#)  
[120120 Exhibit A - KSP User Agreement - Updated 11.4.2020.](#)

Resolution No. 4317

3. [Consider a resolution authorizing the City Manager to execute an Interlocal Agreement with Tarrant County for the rehabilitation of Roanoke Road from Melody Lane to Knox Road and Johnson Road from Rhonda Road to Pearson Lane, for the Public Works Department; and authorizing the City Manager to execute all documents relating thereto on behalf of the City of Keller, Texas](#)

**Attachments:** [120120 Road Rehab Resolution 4318](#)  
[120120 Road Rehab Location map](#)  
[120120 Road Rehab Exhibit A Interlocal agreement](#)

Resolution No. 4318

4. [Consider a resolution authorizing the City Manager to execute an agreement with Datavox, of Houston, Texas, for the purchase, programming, and installation of audio visual, paging, and access control equipment and software for Keller Senior Activities Center, through the State of Texas Department of Information Resources \(DIR\) Cooperative Purchasing Program, for the Information Technology Department.](#)

**Attachments:** [120120 KSAC Datavox Resolution 4319](#)  
[120120 KSAC Paging Proposal DIR Quote.pdf](#)  
[120120 KSAC Access Control DIR Quote.pdf](#)  
[120120 KSAC AV, DIR - Quote Rev3.pdf](#)

Resolution No. 4319

## **G. OLD BUSINESS - None**

## **H. NEW BUSINESS**

1. [PUBLIC HEARING: Consider an ordinance approving a Specific Use Permit \(SUP\) for Cryo Nation, a proposed 'spa' use to occupy an approximately 2,000 square-foot lease space within a 7,548 square-foot multi-tenant building, located on a 0.97-acre tract of land, located on the north side of Keller Parkway \(FM 1709\), approximately 430 feet northeast of the intersection of Chandler Road and Keller Parkway, being Lot 2, Block A, Cook Addition, zoned Retail \(R\), located at 1627 Keller Parkway, Suite 300. 1627 KP LTD, owner. Josh Brown, applicant. \(SUP-20-0021\)](#)

**Attachments:** [120120 CryoNation Proposed Ordinance.docx](#)  
[120120 CryoNation SUP Maps.pdf](#)  
[120120 CryoNation SUP Application, Narrative and Floor Plan.pdf](#)  
[H-1 Cryo Nation Presentation](#)

Community Development Director Julie Smith gave a presentation relating to the request for a SUP for Cryo Nation, a proposed 'spa' use at 1627 Keller Parkway, Suite 300. Mr. Josh Brown, applicant, addressed the City Council regarding the proposal.

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

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

**A motion was made by Mayor Pro Tem Sean Hicks, seconded by Council Member Chris Whatley, to approve Ordinance No. 1993 approving a Specific Use Permit (SUP) for Cryo Nation, a proposed 'spa' use to occupy an approximately 2,000 square-foot lease space within a 7,548 square-foot multi-tenant building, located on a 0.97-acre tract of land, located on the north side of Keller Parkway (FM 1709), approximately 430 feet northeast of the intersection of Chandler Road and Keller Parkway, being Lot 2, Block A unanimously.**

2. [PUBLIC HEARING: Consider an ordinance approving a Planned Development Amendment to change the previously approved Planned Development by modifying the landscape buffer setback and the screening wall on the east side of 501 Rufe Snow Drive \(Account #: 42139218\), on a 2.35-acre tract of land, located on the east side of Rufe Snow Drive, at the intersection of Rufe Snow Drive and Driscoll Place, being Lot 36, Block A, Trails at Bear Creek. ACLC Ventures, LLC., owner. Chris Anderson, Acres Development Corporation, applicant. \(Z-20-0007\)](#)

**Attachments:** [120120 Trails at BC PD Amend Ordinance1994](#)  
[120120 Trails at BC PD Amend Maps.pdf](#)  
[120120 Trails at BC PD Amend Exhibit A - Application, narrative, and elevations.pdf](#)  
[120120 Trails at BC PD Amend Exhibit A \(2\) - Conceptual Plan.pdf](#)  
[120120 Trails at BC PD Amend Exhibit A \(3\) - Zoom meeting and notes.pdf](#)  
[120120 Trails at BC PD Amend Opposition Letter.pdf](#)  
[H-2 Trailhead PD](#)

Community Development Director Julie Smith gave a presentation relating to the request for a Planned Development Amendment to change the previously approved Planned Development by modifying the landscape buffer setback and the screening wall on the east side of 501 Rufe Snow Drive.

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

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

Mr. Chris Anderson, Acres Development Corporation, addressed the City Council regarding the request.

**A motion was made by Council Member Chris Whatley, seconded by Council Member Sheri Almond, to approve Ordinance No. 1994 approving a Planned Development Amendment to change the previously approved Planned Development by modifying the landscape buffer setback and the screening wall on the east side of 501 Rufe Snow Drive (Account #: 42139218), on a 2.35-acre tract of land, located on the east side of Rufe Snow Drive, at the intersection of Rufe Snow Drive and Driscoll Place, being Lot 36, Block A, Trails at Bear Creek, with the following conditions:**

1. **A reduction to the south landscape buffer from thirty-feet to ten-feet shall be allowed.**
2. **A modification to the screening wall to the eastern property line shall be allowed.**

**The motion carried unanimously.**

3. [PUBLIC HEARING: Consider an ordinance approving a Specific Use Permit \(SUP\) for an](#)

Automobile Repair, Sales and Service use, for Windshields R Us, proposed in an approximately 2,500 square-foot space, on an approximately 1.67 -acre property, located on the west side of Sports Parkway, approximately 250 feet southwest of the intersection of Keller Parkway and Sports Parkway, zoned Commercial (C), located at 112 Sports Parkway, Suite B. Mike Pennington, applicant. Tamara Thomas, owner. (SUP-20-0020)

**Attachments:** [120120\\_WindshieldsRUS\\_SUP-20-0020\\_Ordinance1995](#)  
[120120\\_WindshieldsRUS\\_SUP-20-0020\\_Maps](#)  
[120120\\_WindshieldsRUS\\_SUP-20-0020\\_Application](#)  
[120120\\_WindshieldsRUS\\_SUP-20-0020\\_Pictures](#)  
[Item H-3 Windshields R Us Presentation](#)

Community Development Director Julie Smith gave a presentation relating to the request for a SUP for Windshields R Us, a proposed Automobile Repair, Sales and Service use at 112 Sports Parkway, Suite B.

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

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

**A motion was made by Mayor Pro Tem Sean Hicks, seconded by Council Member Ross McMullin, to approve Ordinance No 1995 approving a Specific Use Permit (SUP) for an Automobile Repair, Sales and Service use, for Windshields R Us, proposed in an approximately 2,500 square-foot space, on an approximately 1.67 -acre property, located on the west side of Sports Parkway, approximately 250 feet southwest of the intersection of Keller Parkway and Sports Parkway, zoned Commercial (C), located at 112 Sports Parkway, Suite B. The motion carried unanimously.**

4. PUBLIC HEARING: Consider an ordinance approving a Specific Use Permit (SUP) for a Light Manufacturing use, for Landscape Systems, proposed in an approximately 984 square-foot space, on an approximately 5.28 -acre property, located on the north side of Keller Parkway, approximately 100 feet northeast of the intersection of Keller Parkway and Bloomfield Drive, being Block A, Lot 1R, Sutton's Nursery, zoned Retail (R), located at 1823 Keller Parkway. Landscape Systems, applicant. Ruibal Properties, owner. (SUP-20-0023)

**Attachments:** [120120\\_1823KellerParkway\\_SUP-20-0023\\_Ord1996](#)  
[120120\\_1823KellerParkway\\_SUP-20-0023\\_Maps](#)  
[120120\\_1823KellerParkway\\_SUP-20-0023\\_Application](#)  
[120120\\_1823KellerParkway\\_SUP-20-0023\\_Supporting\\_Documentation](#)  
[Item H-4 Landscape Systems Presentation](#)

Community Development Director Julie Smith gave a presentation relating to the request for a SUP for a Light Manufacturing use, for Landscape Systems, at 1823 Keller Parkway.

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

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

**A motion was made by Council Member Chris Whatley, seconded by Mayor Pro Tem Sean Hicks, to approve Ordinance No. 1996 approving a Specific Use Permit (SUP) for a Light Manufacturing use, for Landscape Systems, proposed in an approximately 984 square-foot space, on an approximately 5.28 -acre property, located on the north side of Keller Parkway, approximately 100 feet northeast of the intersection of Keller Parkway and Bloomfield Drive, being Block A, Lot 1R, Sutton's Nursery, zoned Retail (R), located at 1823 Keller Parkway. The motion carried unanimously.**

5. [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 zoned Commercial \(C\). Complete Trailers, applicant; Woodall Properties, owner \(SUP-20-0022\).](#)

**Attachments:** [120120 CompleteTrailers SUP-20-0022 Ordinance1997](#)  
[120120 CompleteTrailers SUP-20-0022 Maps](#)  
[120120 CompleteTrailers SUP-20-0022 Application](#)  
[120120 CompleteTrailers SUP-20-0022 Supporting Documentation](#)  
[120120 CompleteTrailers SUP-20-0022 ApprovedSitePlan](#)  
[Item H-5 Complete Trailers Presentation](#)

Community Development Director Julie Smith gave a presentation relating to the request for a SUP for outdoor storage at Complete Trailers, 1425 South Main Street.

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

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

**A motion was made by Mayor Pro Tem Sean Hicks, seconded by Council Member Beckie Paquin, to approve Ordinance No. 1997 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, and zoned Commercial (C). The motion carried unanimously.**

6. [Consider a resolution approving Phase I of the Detailed Site Plan for Center Stage, a planned development consisting of four hundred and seventy five \(475\) Urban Residential Lofts, 24,000 square-feet of commercial uses, a community lawn \(music stage\), and related open space on approximately 26.8-acres of property, being Roberts, JJ Survey abstract 1305 Tract 1A1 & 3B, located on the east side of North Main Street, directly](#)



northeast of the North Main Street and Mount Gilead Road intersection, addressed as 1440 North Main Street. Realty Capital Management, LLC, owner. Greystar Development Central, LLC, applicant/developer. Kimley-Horn, engineer/architect.

**Attachments:** [120120\\_CenterStagePhaseI SP-20-0037\\_Res.4320](#)  
[120120\\_CenterStagePhaseI SP-20-0037\\_Maps](#)  
[120120\\_CenterStagePhaseI SP-20-0037\\_ExhibitA\(ConceptPlan\)](#)  
[120120\\_CenterStagePhaseI SP-20-0037\\_ExhibitB\(ApprovedOrdinance\)](#)  
[120120\\_CenterStagePhaseI SP-20-0037\\_ExhibitC\(DetailSitePlan\)](#)  
[120120\\_CenterStagePhaseI SP-20-0037\\_ExhibitD\(NoiseStudy\)](#)  
[120120\\_CenterStagePhaseI SP-20-0037\\_ExhibitE\(TIA\)](#)  
[120120\\_CenterStagePhaseI SP-20-0037\\_ExhibitF\(WaterStudy\)](#)  
[120120\\_CenterStagePhaseI SP-20-0037\\_ExhibitG\(Applications\)](#)  
[120120\\_CenterStagePhaseI SP-20-0037\\_ExhibitH\(PDstandards\)](#)  
[Item H-6 Center Stage Presentation](#)

Community Development Director Julie Smith and Public Works Director Alonzo Liñán gave a presentation relating to the request for approval of Phase I of the Detailed Site Plan for Center Stage at 1440 North Main Street.

Mr. David Martin, Winstead (Real Estate Development & Investments Practice Group); JR Thulin, GreyStar; and AJ Glass, Realty Capital addressed the City Council regarding the proposal.

Discussion was held by the City Council regarding the percentage of masonry on the exterior and courtyard exterior. The applicant agreed to 80% minimum masonry on all facades: interior and exterior. Council Member Chris Whatley expressed concerns with the noise study.

Acting Economic Development Director Mary Meier addressed the City Council regarding economic impact.

**A motion was made by Mayor Pro Tem Sean Hicks, seconded by Council Member Sheri Almond, to approve Resolution No. 4320 approving Phase I of the Detailed Site Plan for Center Stage, a planned development consisting of four hundred and seventy five (475) Urban Residential Lofts, 24,000 square-feet of commercial uses, a community lawn (music stage), and related open space on approximately 26.8-acres of property, being Roberts, JJ Survey abstract 1305 Tract 1A1 & 3B, located on the east side of North Main Street, directly northeast of the North Main Street and Mount Gilead Road intersection, addressed as 1440 North Main Street. The motion carried by the following vote:**

**YEA: Mayor Pat McGrail, Council Member Mitch Holmes, Mayor Pro Tem Sean Hicks, Council Member Sheri Almond, Council Member Beckie Paquin, and Council Member Ross McMullin.**



**NAY: Council Member Chris Whatley.**

**I. DISCUSSION – None**

**J. EXECUTIVE SESSION**

Executive Session was not held during the Regular Meeting.

**K. ADJOURN**

**A motion was made by Mayor Pro Tem Sean Hicks, seconded by Council Member Mitch Holmes, to adjourn the Regular City Council Meeting at 9:38 P.M. The motion carried unanimously.**

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Mayor

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City Secretary