



**City of Keller  
City Council  
Agenda**

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

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Tuesday, November 20, 2018

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**PRE-COUNCIL MEETING 5:00 P.M.**

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

**B. DISCUSS AND REVIEW AGENDA ITEMS**

**C. EXECUTIVE SESSION**

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. Receive an update on public arts projects.
2. Johnson Road Reconstruction; Concrete or Asphalt?
3. Discuss cancellation of the Tuesday, January 1, 2019 Regular City Council Meeting.

**E. ADJOURN**

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

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

**B. INVOCATION**

**C. PLEDGE OF ALLEGIANCE**

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

## 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.

## F. CONSENT

1. Consider approval of the Minutes of the Tuesday, November 6, 2018 Regular City Council Meeting.
2. Consider a resolution approving the Matching Funds Program Application with the Keller Youth Association, for the installation of additional batting cages at the Keller Sports Park, utilizing KMI Sports Construction, for the Parks and Recreation Department; and authorizing the City Manager to execute all agreement documents relating thereto on behalf of the City of Keller.
3. Consider a resolution approving the purchase of replacement strength equipment, for The Keller Pointe Recreation and Aquatic Center, from TechnoGym of Fairfield, New Jersey, through the National Cooperative Purchasing Alliance Program; and authorizing the City Manager to execute all purchase documents relating thereto on behalf of the City of Keller, Texas.
4. Consider a resolution approving the purchase of replacement indoor pool Heating, Ventilation and Air Conditioning (HVAC) system, from McMillan James Equipment Company of Grapevine, Texas, through the TIPS/TAPS Cooperative Purchasing Program, for The Keller Pointe Recreation and Aquatic Center; and authorizing the City Manager to execute all purchase documents relating thereto on behalf of the City of Keller, Texas.
5. Consider a resolution approving a proposal for design development and engineering services from Dunkin Sims Stoffels, Inc., of Garland, Texas, relating to the renovation of Overton Ridge Park, 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, Texas.
6. Consider a resolution approving the bid for Water Well Abandonment and Associated Demolition for 785 Chisolm Trail, from Midwest Wrecking Company, Inc., of Hurst, Texas, for the Public Works Department; and authorizing the City Manager to execute all contract documents relating thereto on behalf of the City of Keller, Texas.
7. Consider a resolution approving a professional services agreement with Teague Nall and Perkins, of Fort Worth, Texas, to provide engineering services relating to the reconstruction of Johnson Road from Hallelujah Trail to Rhonda Road; and authorizing the

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City Manager to execute all contract documents relating thereto on behalf of the City of Keller, Texas.

8. Consider a resolution approving a mural for Artful Mayhem, located at 128 Keller Parkway, and zoned OTK (Old Town Keller). Susan Clark, owner; Artful Mayhem Studio LLC, applicant.

## **G. ELECTIONS**

1. Consider and take action on an ordinance canvassing results of November 6, 2018 bond election.

## **H. NEW BUSINESS**

1. Consider a resolution appointing members to the Keller Economic Development Board, and administer the oath of office.
2. Consider a resolution appointing members and a chairperson to the Parks and Recreation Board, and administer the oath of office.
3. Consider a resolution appointing members to the Keller Development Corporation, and administer the oath of office.
4. Consider a resolution appointing members and a chairperson to the Planning and Zoning Commission, and administer the oath of office.
5. Consider a resolution appointing members and a chairperson to the Zoning Board of Adjustment, and administer the oath of office.
6. Consider a resolution appointing members and a chairperson to the Public Arts Board, and administer the oath of office.
7. Consider a resolution appointing members and a chairperson to the Library Board, and administer the oath of office.
8. PUBLIC HEARING: Consider an ordinance approving a Specific Use Permit (SUP) for an approximately 2,334 square-foot temporary accessory dwelling unit while the existing main structure undergoes renovations on a 1.01-acre lot on the north side of Nightingale Circle, approximately 450 west of the intersection of Greenbriar Drive and Nightingale Circle, being Lot 9, Block 1, Florence Place Addition, zoned SF-36 (Single Family Residential - 36,000 square foot minimum. David Johnson, owner/applicant. (SUP-18-0031).
9. Consider a resolution approving a Site Plan (SP) Amendment for Jason's Deli, a 4,992 square-foot restaurant with drive-thru, in a single story 9,000 square-foot strip retail building, located on a 1.58-acre lot, on the south side of Keller Parkway (FM1709), to relocate a required fire hydrant and fire department connector, from the north side of Keller Parkway (FM 1709), bearing direction of east to west, to a landscape island on the south side of the parking lot, located approximately ninety feet (90') west of the southeast property line, being Lot 3, Block E, Keller Town Center Addition, at 1400 Keller Parkway

(FM 1709), and zoned TC (Town Center). Pinpoint Bear Creek Land Holdings, LLC, Owner. Bomac Partners, Ltd or assigns (Trinity Partners), applicant, Thomas Site Development Engineering Inc., engineer. (SP-18-0024)

10. PUBLIC HEARING: Consider an ordinance approving a Specific Use Permit (SUP) allowing a 2,080 square-foot metal dwelling unit to have a combined area greater than 50% of the main structure, and an average height of approximately nineteen feet-three quarter inches, on a 1.9-acre lot on the northeast side of Melissa Drive, approximately 937 feet north of the Melody Lane and Melissa Drive intersection, located at 1221 Melissa Drive, Lot 6R, Block 2, Melody Hills Estates Addition, and zoned SF-36 (Single Family Residential - 36,000 square foot minimum). Russell and Tiffany O'Neal, owner/applicant; Christy Hill, designer. (SUP-18-0033).

#### **I. DISCUSSION – None**

#### **J. EXECUTIVE SESSION**

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

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**(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**

**CITY OF KELLER  
MISSION STATEMENT**

*Our mission is to support a vibrant community of high quality neighborhoods, thriving businesses and natural beauty by setting the standard for excellence in municipal efficiency, service and innovation.*

**CERTIFICATE**

*I hereby certify that the above notice is posted, per the Open Meetings Law, Texas Government Code, Chapter 551, on the official bulletin board at Keller Town Hall, 1100 Bear Creek Parkway, on Thursday, November 15, 2018 at 5:00 P.M.*



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Kelly Ballard, TRMC  
City Secretary

***Persons with disabilities who plan to attend this public meeting and who may need auxiliary aid or services are requested to contact the ADA Coordinator 48 hours in advance, at 817-743-4041, and reasonable accommodations will be made for assistance.***