NOTICE OF THE REGULAR MEETING OF THE KELLER CITY COUNCIL

TUESDAY, MAY 21, 2013

Notice is hereby given of the Pre-Council Meeting at 5:00 P.M. and the Regular City Council Meeting at 7:00 P.M., on Tuesday, May 21, 2013, at Keller Town Hall, 1100 Bear Creek Parkway, Keller, Texas. The items listed below are placed on the agenda for discussion and/or action:

PRE-COUNCIL MEETING 5:00 P.M.

A. CALL TO ORDER - Mayor Pat McGrail

B. EXECUTIVE SESSION


   (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.
C. WORK SESSION

1. Discuss and review agenda items.

2. Discuss Keller Sports Park participant fee structure options.

3. Discuss and review the Creekvista Drive Box Culvert Rehabilitation.

4. Discuss and review the Meadow Knoll Court Drainage Channel Improvements.

5. Discuss appointing Future Land Use Advisory Committee Members.

D. ADJOURN
A. CALL TO ORDER – Mayor Pat McGrail

B. INVOCATION

C. PLEDGE OF ALLEGIANCE

D. PRESENTATIONS

   1. Presentation – Citizen Presentation to Larry Foster, Keller Resident.


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. ELECTION

   1. Consider a resolution canvassing the General and Special Election duly held in the City of Keller, Texas, on the 11th day of May 2013, for City Council Place 1 (unexpired term), City Council Place 3, and City Council Place 4.

   2. Administer the Oath of Office to City Council Place 1 (unexpired term), City Council Place 3, and City Council Place 4.

G. CONSENT

   1. Consider approval of the minutes of the Regular City Council Meeting on Tuesday, May 7, 2013.
G. CONSENT (continued)

2. Consider a resolution amending Resolution No. 3168, dated February 7, 2012, appointing a member to the Board of Directors for the Keller Tax Increment Financing Reinvestment Zone No. 1.

3. Consider a resolution creating a Future Land Use Plan Advisory Committee, appointing members to said Future Land Use Plan Advisory Committee, and providing an effective date.

4. Consider a resolution approving a Charge to the Future Land Use Plan Advisory Committee.

5. Consider an ordinance approving and adopting rate schedule “RRM – Rate Review Mechanism” for Atmos Energy Corporation, Mid-Tex Division to be in force in the City for a period of time, as specified in the rate schedule; adopting a savings clause; determining that this Ordinance was passed in accordance with the requirements of the Texas Open Meetings Act; declaring an effective date; and requiring delivery of this Ordinance to the Company and ACSC legal counsel.

H. OLD BUSINESS

1. Consider a resolution approving a variance to the City of Keller Unified Development Code, Article 9, Zoning/Development Standards, Section 9.04 (K.2.b.3) Sign Regulations – Sign Requirements for Non-Residential Uses – Attached Building Signs – Attached Signs for Single-Occupant and Multi-Occupant Non-Residential Buildings, and Section 9.04 (K.3) Sign Regulations – Sign Requirements for Non-Residential Uses – Miscellaneous Signage for Children’s Learning Adventure, a proposed 33,500 square-foot childcare facility to be constructed, located on a 3.74-acre lot, on the east side of Rufe Snow Drive, approximately 300 feet north of North Tarrant Parkway, at 1841 Rufe Snow Drive, being Lot 1, Block A, Childrens Learning Adventure Addition, and zoned PD-R (Planned Development-Retail). Keller CLA Partners, Ltd., owner/applicant/developer. (UDC-13-0003)

I. NEW BUSINESS

1. PUBLIC HEARING: Consider a resolution approving an amendment to the Land Use Element of the City of Keller Master Plan to amend the Future Land Use Plan/Map for The Lakes, a proposed single-family residential development consisting of 35 residential lots and 8 open space lots, located on a total of 19.99 acres of land, at 8800 and 8820 Clay Hibbins Road, being Lots 1, 2, and 3, Estes Place Tracts Addition, from LD-SF (Low Density-Single Family-25,000 square-foot lots and greater) to MD-SF (Medium Density-Single Family 15,000 to 24,999 square-foot lots) and HD-SF (High Density-Single Family-12,000 to 14,999 square-foot lots). Sancap Investments, LLC., applicant/developer. Sage Group, Inc., planning firm. (LUP-13-0003)
I. NEW BUSINESS (continued)

2. PUBLIC HEARING: Consider an ordinance approving a planned development zoning change from PD-SF-25 (Planned Development-Single Family Residential-25,000 square-foot minimum) to PD-SF-20 (Planned Development-Single Family Residential-20,000 square-foot minimum) and PD-SF-12 (Planned Development-Single Family Residential-12,000 square-foot minimum) for The Lakes, a proposed single-family residential development consisting of 35 residential lots and 8 open space lots, located on a total of 19.99 acres of land, at 8800 and 8820 Clay Hibbins Road, being Lots 1, 2, and 3, Estes Place Tracts Addition. Sancap Investments, LLC., applicant/developer. Sage Group, Inc., planning firm. (Z-13-0005)

3. PUBLIC HEARING: Consider a resolution approving an amendment to the Land Use Plan Element of the City of Keller Master Plan to amend the Future Land Use Plan/Map for Riverdance, a proposed single-family residential development, located on approximately 3.02 acres of land, on the south side of Pecan Street and east side of Elm Street, being Lot 1B, Block 1, Seefeldt Addition, and out of the Samuel Needham Survey, Abstract No. 1171, on a portion of Tracts 13 and 14, from PO (Parks and Open Space) to HD-SF (High Density-Single Family-12,000 to 14,999 square-foot lots) and from HD-SF (High Density-Single Family-12,000 to 14,999 square-foot lots) to R (Retail). Cantrell Development Group, Inc, owner/applicant/developer. Sage Group, Inc., planning firm. (LUP-13-0001)
I. NEW BUSINESS (continued)

4. PUBLIC HEARING: Consider an ordinance approving a planned development zoning change from SF-8.4 (Single Family Residential-8,400 square-foot lots) and SF-8.4-OTK (Single Family Residential-8,400 square-foot lots-Old Town Keller Overlay) to PD-SF-8.4 (Planned Development-Single Family Residential-8,400 square-foot lots), PD-PH (Planned Development-Patio Homes), and C-OTK (Commercial-Old Town Keller Overlay) for Riverdance, a proposed single-family residential development consisting of 74 residential lots, 9 open space lots, and 1 commercial lot, located on approximately 20.04 acres of land, on the east side of Elm Street, approximately 915 feet north of Bear Creek Parkway, at 148, 216, 244, 246 and 247 Pecan Street; 205 and 321 Elm Street; and 249 Bear Creek Parkway, being Lot 1, Block 1, Connell Addition; Lot 1B, Block 1, Seefeldt Addition; and a portion of Lot 1, Block A, Church of Christ Addition, and out of the Samuel Needham Survey, Abstract No. 1171, Tracts 4, 4C, 4D, 4F, 4H, 13, and 14. Dorothy Horn, Sherri Connell, and Cantrell Development Group, Inc, owners. Cantrell Development Group, Inc., applicant/developer. Sage Group, Inc., planning firm. (Z-13-0003)

5. PUBLIC HEARING: Consider an ordinance approving a Specific Use Permit (SUP) to allow a recreational vehicle to be used for on-site dwelling purposes, located on a 0.45-acre lot, approximately 600 feet south of Rapp Road, at 1328 Shady Lane South, being Lot 7, Oak Dale Addition, and zoned SF-LD (Single-Family Residential-Low Density-36,000 square-foot minimum). David W. and Janet D. Meyers, owners/applicants. (SUP-13-0004)
I. NEW BUSINESS (continued)

6. Consider a resolution approving a variance to the City of Keller Unified Development Code, Article 9, Zoning/Development Standards, Section 9.04 (K.1.b.2) Sign Regulations - Sign Requirements for Non-Residential Uses – Detached Monument Signs – Detached Monument Signs for Single-Occupant Buildings and Section 9.04 (K.1.a) Sign Regulations - Sign Requirements for Non-Residential Uses – Detached Monument Signs – General Provisions for Bear Creek Bible Church, an approximately 24,680 square-foot church, located on a 10.39-acre lot, on the north side of North Tarrant Parkway, approximately 490 feet east of Keller-Smithfield Road, at 1555 North Tarrant Parkway, being Lot 6R, Block A, Bear Creek Bible Church Addition, and zoned SF-LD (Single Family Residential–Low Density–36,000 square-foot minimum). Bear Creek Bible Church, owner/applicant. (UDC-13-0010)

7. Consider a resolution approving a site plan for MVP Cheer Academy, a proposed 11,476 square-foot recreational training facility to be constructed, located on a portion of a 4.07-acre tract of land out of the John Edmonds Survey, Abstract No. 457, on the east side of Chisholm Trail, approximately 225 feet south of West Bear Creek Parkway, and zoned C (Commercial). Cheers Bldg, LLC, owner. Donald Jones Consulting & Services, LLC, applicant/developer. Mauldin Architects, architect. Hamilton Duffy, P.C., engineer. (SP-13-0014)

J. DISCUSSION

1. Discuss Sidewalk Fees.

K. EXECUTIVE SESSION

K. EXECUTIVE SESSION (continued)

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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.

L. ADJOURN
CITY OF KELLER
MISSION STATEMENT

The mission of the City of Keller is to ensure a safe, comfortable environment for all citizens by realizing a vision that is well planned and sensitive to the community.

We are dedicated to the provision of quality services and facilities for today and tomorrow through responsive, efficient, and effective utilization of resources.

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, Keller, Texas, on Friday, May 17, 2013 at 5:00 P.M.

Sheila Stephens, 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.