



September 20, 2022

Ms. Katasha Smithers
City of Keller
P.O. Box 770
Keller, TX 76244

Re: First Baptist Church (FBC) Keller
Lots 11 & 10R, Block 2
Lot 1-R-1-A, Block 3, Johnson Addition
8.530 Acres
Keller, Texas

Dear Ms. Smithers:

Please accept this letter as a formal request for a variance to the City of Keller Unified Development Code (UDC) associated with the variance requests for the above referenced project.

The FBC is looking to develop a portion of their property to incorporate an area for some multi-purpose sports fields, a new facility to store/charge the carts that are used to transport patrons from the parking lots to the church facility, several shade structures, an accessible route from the north parking lot to the church door, and additional parking west of the existing FBC structure on Lorine Street. The FBC has been acquiring previously developed single-family residential lots adjacent to their property for many years. They have obtained a sufficient amount to start with their plan for the multi-purpose fields on the north of their main sanctuary/education facility on Lorine Street.

We were commissioned to provide the site plan for their proposed improvements. The FBC has been involved with City Staff on the process associated with the proposed project. During the interaction with staff, FBC became aware of the need for variances to the UDC to be in compliance with current standards.

We are requesting that the proposed FBC development of the 8.530 acres on Lots 11 & 10R, Block 2, and Lot 1-R-1-A, Block 3, Johnson Addition should be allowed to follow the requirements associated with the current zoning use, and we request that the City consider variances to the UDC as follows:

P.O. Box 1808, Keller, TX 76244
817-913-1350 phone
T.B.P.E. Firm Registration No. 006009

1. A variance to allow for the width of the proposed driveway to the cart storage facility to exceed the maximum width.

The total width of the driveway from the cart storage facility is 41'-8" wide and adjoins the required fire lane that runs along the south side of the building. The total width of the paving is 70'-2" from face of curb to face of curb.

The wide paving is required for the to provide adequate turning movement for the oversized carts. By connecting the fire lane with the drive approach the access by emergency equipment is also enhanced.

2. A variance to allow the area of proposed garage doors facing Jessie Street.

The total cart storage facility has two residential style garage doors. Each door is 172 square feet. The proposed use of two-car doors is to allow golf cart mobility throughout various parts inside the building (charging stations, maintenance, etc.). The doors will be residential in style and will be similar to the existing garage doors along Jessie Street and in the area serving the single-family residential.

3. A variance to allow the use of 7'foot tall tubular steel fencing material in lieu of the masonry requirement on the area around the new facility between the existing parking lot on Lorine, College Avenue, High Street, and Jessie Street.

The proposed improvements to Lot 1-R-1-A, Block 3 of the Johnson Addition of the Johnson Addition are needed for the existing FBC facilities. While the property is not restricted for access, it is required to be fenced/gated. Permission is required for non-church activities to utilize the area. This permission includes an insurance/liability waiver to the church.

A masonry fence would not allow for visibility and would also keep the church staff from observing non-authorized guests from using the facilities.

Ms. Katasha Smithers
September 6, 2022

If you have any questions or require additional information on the above, please contact this office. We appreciate the City's consideration of the variances for the development at the First Baptist Church Keller.

Respectfully submitted,

Thomas Hoover Engineering, LLC

Thomas L Hoover

P.O. Box 1808, Keller, TX 76244
817-913-1350 phone
T.B.P.E. Firm Registration No. 006009