



## VARIANCE TO THE UNIFIED DEVELOPMENT CODE (UDC) APPLICATION

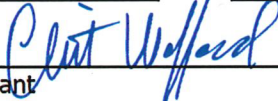
### SECTION 1. APPLICANT/OWNER INFORMATION

**Please Print or Type**

Applicant/Developer: Parkhill  
Street Address: 255 N. Center Street  
City: Arlington State: Texas Zip: 76011  
Telephone: (817) 649-3216 Fax: \_\_\_\_\_ E-mail: [REDACTED]  
Applicant's Status: (Check One) Owner  Tenant  Prospective Buyer

***Property Owner must sign the application or submit a notarized letter of authorization.***

Owner: City of Keller  
Street Address: 1100 Bear Creek Parkway  
City: Keller State: Texas Zip: 76244  
Telephone: (817) 743-4130 Fax: \_\_\_\_\_ E-mail: cmaberry@cityofkeller.com

Signature of Applicant:  Signature of Owner:  Printed Name of Owner: Cody Maberry  
Date: June 27, 2023 Date: June 27, 2023

### SECTION 2. VARIANCE REQUEST(S) INFORMATION

Address or Legal Description: 265 Golden Triangle Boulevard, Keller, Texas 76248  
Lot(s): \_\_\_\_\_ Block(s): \_\_\_\_\_ Subdivision Name: \_\_\_\_\_

Justification for Requested Variance(s): \_\_\_\_\_

The series of variances are requested to maintain the parking ratio per field throughout the athletic sports complex. Additional planting has been added along the perimeter of the existing parking lots to offset the landscape islands not constructed in the original sports park project. Please reference the letter for specific justification and descriptions for the variances.

***A detailed letter of justification and/or exhibits shall accompany this application.***  
***One or more variances can be requested with this application.***

June 27, 2023

City of Keller  
Department of Planning and Development Services  
1400 Main Street, Suite 310  
Southlake, Texas 76092

**Re: Variance Request Letter for the Keller Sports Park Renovation  
Site Plan – Formal Submittal**

Dear Department of Planning and Development Services:

Parkhill is the authorized representative/applicant for the City of Keller Sports Park Renovation Site Plan application. The park is located at 265 Golden Triangle Boulevard, Keller, Texas.

The project scope is approximately ±131.59 acres of existing park land and is currently zoned Single Family – 36.

There are two (2) variances requested as part of the Site Plan – Formal Submittal, noted below.

- Variance for the ten-foot (10') landscape buffer (Section 9.03, F.1d) The proposed parking lot at the Rugby/Multipurpose field is offset six-feet (6 ft) from the property line at the lower right corner adjacent to the land leased from the City by the Blue-Sky sports facilities.
- Variance for the Landscaping Requirement for Parking Lots (Section 9.03, 3) as follows:
  - b. All parking lot islands must be a minimum of nine feet (9') in width and twenty feet (20') in length.
    - Variance to keep the existing parking islands the same size to maintain parking count.
  - c. No more than twelve (12) consecutive parking spaces shall be allowed without the interruption of a landscaped island.
    - Variance to keep the existing parking lot spaces to maintain parking count. Landscape has been added along the edge of existing parking spaces.
  - f. An island the size of one (1) parking space shall contain one (1) large three-inch (3") caliper canopy tree and an island the size of two parking spaces shall contain two (2) large three-inch (3") caliper trees.
  - h. A minimum of 15% of all parking lots shall be landscaped.
    - Variance to keep the existing parking spaces to maintain the parking count. Additional planting has been added along the edge of the parking lot to help soften the space.

Please feel free to contact me if you have any questions regarding these variance requests for the Keller Sports Park Renovation project.

Sincerely,

PARKHILL

By  \_\_\_\_\_  
Clint Wofford, RLA  
Authorized Representative/Applicant for the  
Keller Community Services Department

CTW  
Enclosures  
Cc: Files