

ARTICLE NINE
Unified Development Code

Adopted: July 7, 2015 

VARIANCE TO THE UNIFIED DEVELOPMENT CODE (UDC)
APPLICATION

SECTION 1. APPLICANT/OWNER INFORMATION
Please Print or Type

Applicant/Developer: Milestone Church
Street Address: 801 Keller Phwy
City: Keller State: TX Zip: 76248
Telephone: 817.812.3600 Fax: _____ E-mail: Jeff.Pelletier@milestonechurch.com
Applicant's Status: (Check One) Owner Tenant Prospective Buyer

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

Owner: Milestone Church
Street Address: 801 Keller Phwy
City: Keller State: TX Zip: 76248
Telephone: 817.812.3600 Fax: 817.337.9099 E-mail: Jeff.Pelletier@milestonechurch.com

[Signature]
Signature of Applicant
Date: 2/15/17

[Signature] Jeff Pelletier
Signature of Owner Printed Name of Owner
Date: 2/15/17

SECTION 2. VARIANCE REQUEST(S) INFORMATION

Address or Legal Description: 201 Mt. Gilend
Lot(s): _____ Block(s): _____ Subdivision Name: _____

Justification for Requested Variance(s): The proposed monuments
are designed to match the size and style of
Milestone Church & the population of the
community it serves.

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

RECEIVED
FEB 15 2017

BY: CD



10375 Alta Vista Dr
Fort Worth, TX 76244

To Whom It May Concern,

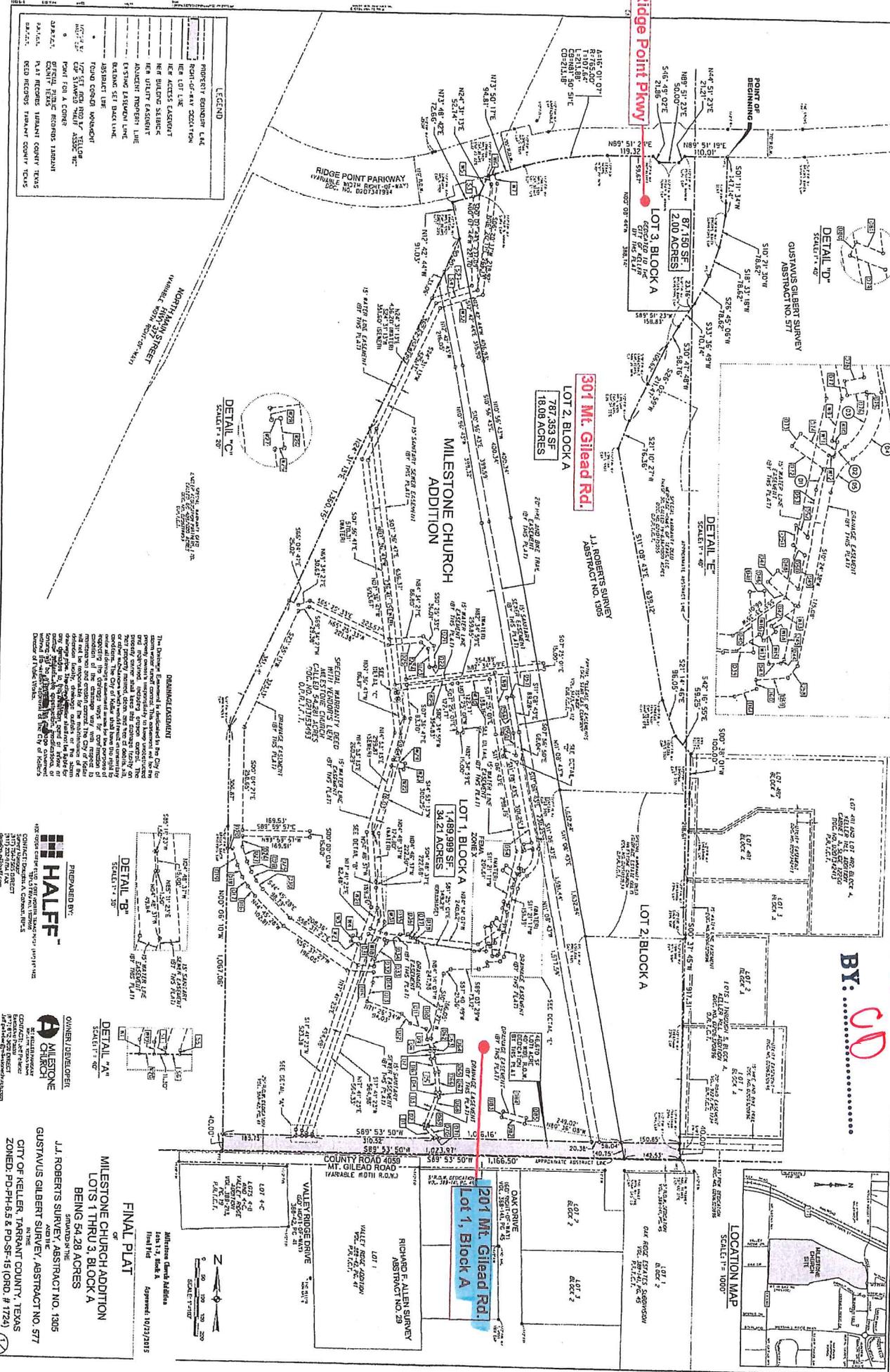
Milestone Church is a new construction being built for the Keller community, and they are providing service to a large community. We are proposing a sign with the dimensions that are close to the Single Tenant Building (lesser than or equal to 25,000 sf) Monument Sign requirements, which this establishment would fall into if the zoning were not in the Residential District. The proposed sign we are seeking approval for follows a professional and visually appealing design. Milestone Church caters to a large population and it will most likely cause visibility issues to follow the residential zone ordinance. Our customer feels like it will significantly help their establishment and their attending community in finding their location. This sign was designed to match the materials and architectural design of the church and maintains the individual and distinctive graphic environment that the City of Keller places these ordinances in place to protect.

Thank you for reviewing our Unified Development Code application,
Legacy Signs of Texas, LLC.

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BY: CD

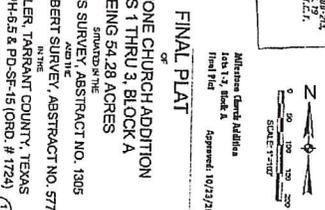
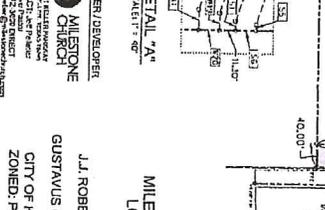
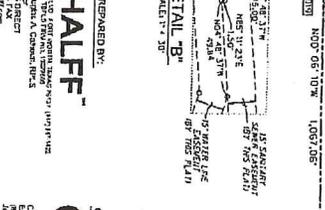
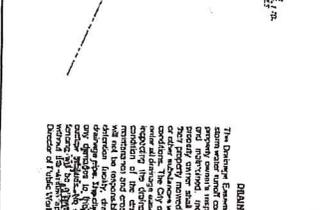
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BY: 



LEGEND

PROPERTY BOUNDARY LINE
RIGHT-OF-WAY OCCUPATION
NEW LOT LINE
NEW ACCESS EASEMENT
NEW BUILDING EASEMENT
NEW UTILITY EASEMENT
ADJACENT PROPERTY LINE
EXISTING EASEMENT LINE
BOUNDARY OF DISTRICT
ABSTRACT LINE
ROAD CORNER MARKER
1/2" SET BACK FROM LOT LINE
POINT FOR A CORNER
COUNTY RECORDS
PLAT RECORDS
TRARRANT COUNTY TEXAS
RECORD RECORDS
TRARRANT COUNTY TEXAS



PREPARED BY:
HALFF
REGISTERED PROFESSIONAL SURVEYOR
11111 WEST 34TH AVENUE, SUITE 100
DENVER, COLORADO 80231
TEL: 303.733.7200
WWW.HALFF.COM

OWNER/DEVELOPER:
MILESTONE CHURCH
11111 WEST 34TH AVENUE, SUITE 100
DENVER, COLORADO 80231
TEL: 303.733.7200
WWW.HALFF.COM

J.J. ROBERTS SURVEY, ABSTRACT NO. 1305
GUSTAVUS GILBERT SURVEY, ABSTRACT NO. 577
CITY OF KELLER, TRARRANT COUNTY, TEXAS
ZONED: PD-PH-8.5 & PD-SH-15 (ORD. # 1724)
OCTOBER 2015

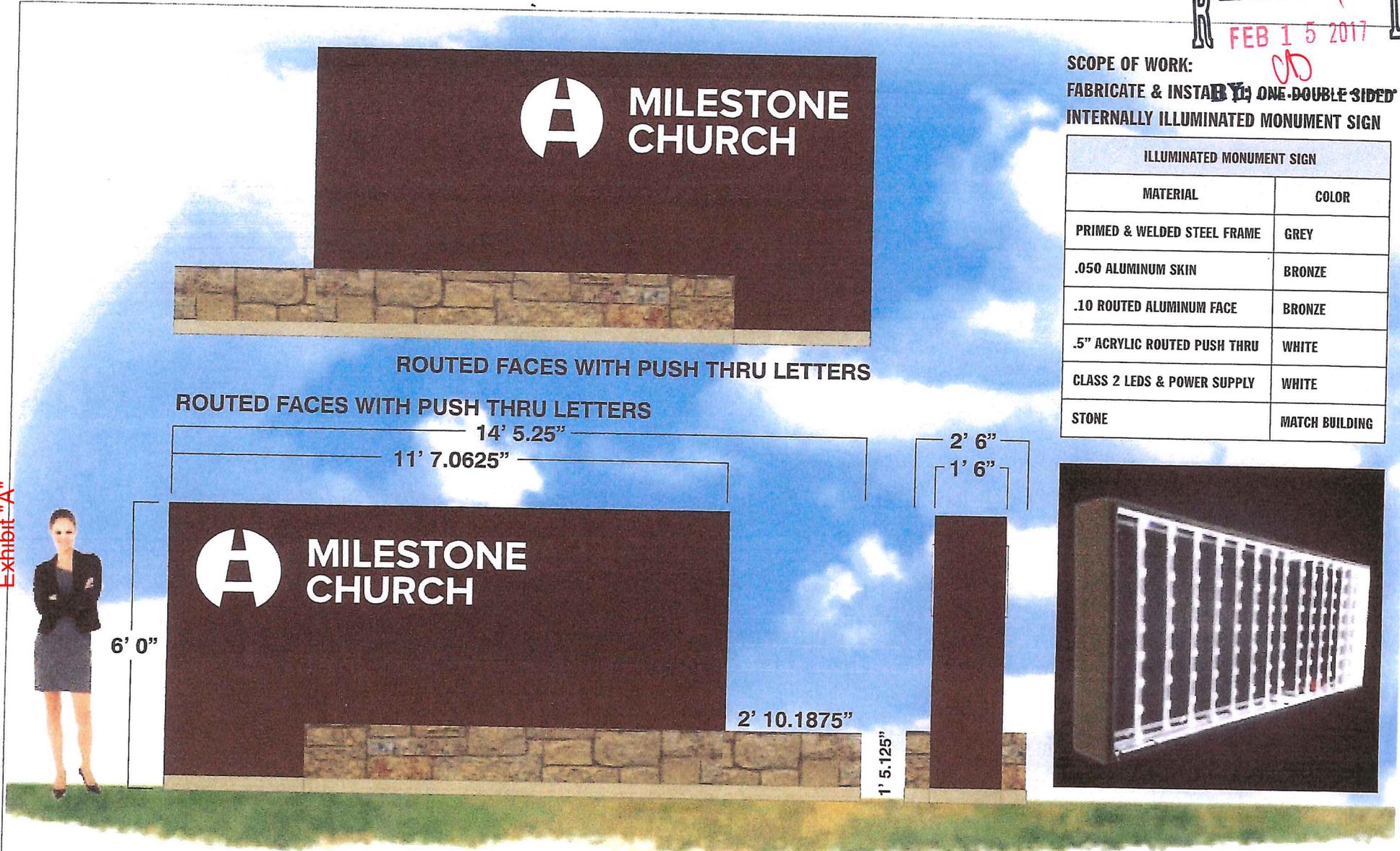
Milestone Church Addition
Lots 1, 2, Block A
Final Plat Approved: 10/23/2015
Scale: 1" = 1000'

RECEIVED
FEB 15 2017

SCOPE OF WORK:
FABRICATE & INSTALL ⁰⁰ ~~BY~~ ONE-DOUBLE-SIDED INTERNALLY ILLUMINATED MONUMENT SIGN

ILLUMINATED MONUMENT SIGN	
MATERIAL	COLOR
PRIMED & WELDED STEEL FRAME	GREY
.050 ALUMINUM SKIN	BRONZE
.10 ROUTED ALUMINUM FACE	BRONZE
.5" ACRYLIC ROUTED PUSH THRU	WHITE
CLASS 2 LEDS & POWER SUPPLY	WHITE
STONE	MATCH BUILDING

Exhibit "A"



LEGACY SIGNS
of Texas

10375 Alta Vista Road, Keller, TX 76244 | O 817.431.5700 / F 817.431.5799



UL 100525-147

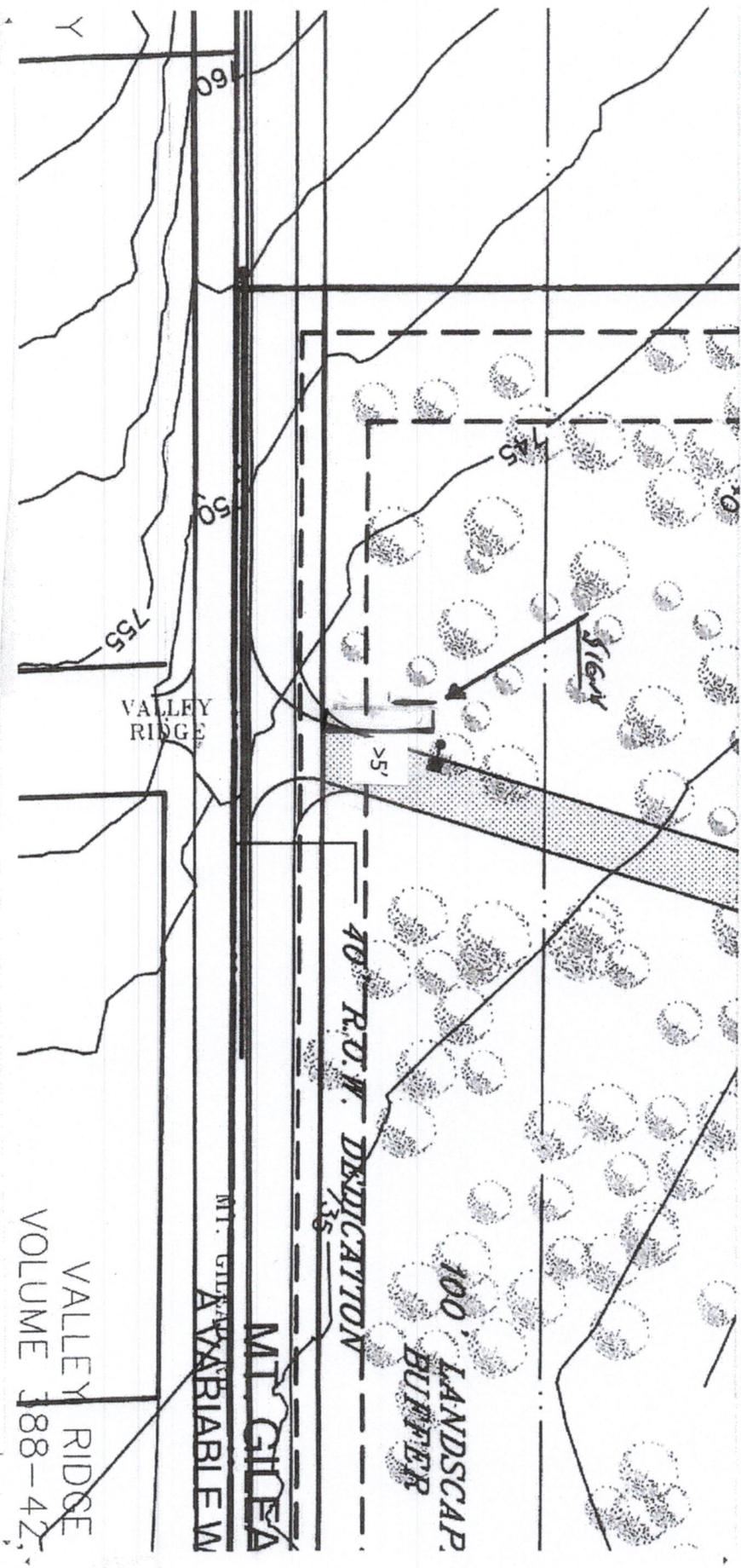


TDLR 81934

CONCEPT ART, NOT FOR PRODUCTION

JOB DESCRIPTION	MONUMENT SIGN	DATE	BY
COMPANY OR JOB NAME	MILESTONE CHURCH	1-20-17	LM
CUSTOMER CONTACT	JEFF PELLETIER		
ADDRESS	KELLER TX		
PHONE	817-812-3600	SALES REP	
EMAIL	JEFF.PELLETIER@MILESTONECHURCH.COM	VAN MILLER	
STOREFRONT LF	NA	PAGE	
SIGN SF	86.625 SF	1 OF 2	

CUSTOMER APPROVAL: Note: The colors depicted on this rendering may not match actual colors used on the finished display. Note: The proportion of signs shown on building and landscape area photos is an approximate representation.
PLEASE READ CAREFULLY: Before you OK this proof, please read your copy carefully and completely. Check for spelling errors and copy omissions. Any changes or alterations from the original instructions will be charged according to time and material.
FINAL PROOF APPROVAL: By signing this form I am approving the above described job and I hereby acknowledge that I have read and accept the proofing policy and Terms and Conditions of Legacy Signs of Texas. Please sign and return so that we may process your order.
CLIENT SIGNATURE: _____ **DATE:** _____



Mt. Gilead

1. Sign is set back 5 feet from all property lines
2. Sign is not encroaching on any water (15 ft) or gas easements (75 ft)
3. Sign is outside of all easements and visibility triangle of 10'x25'x25'
4. Sign location measures more than 150 ft to the nearest residential house.

VALLEY RIDGE
VOLUME 188-42

MT. GILEAD
VARIABLE W

40' R.O.W. DEDICATION

100' LANDSCAP
BUFFER

