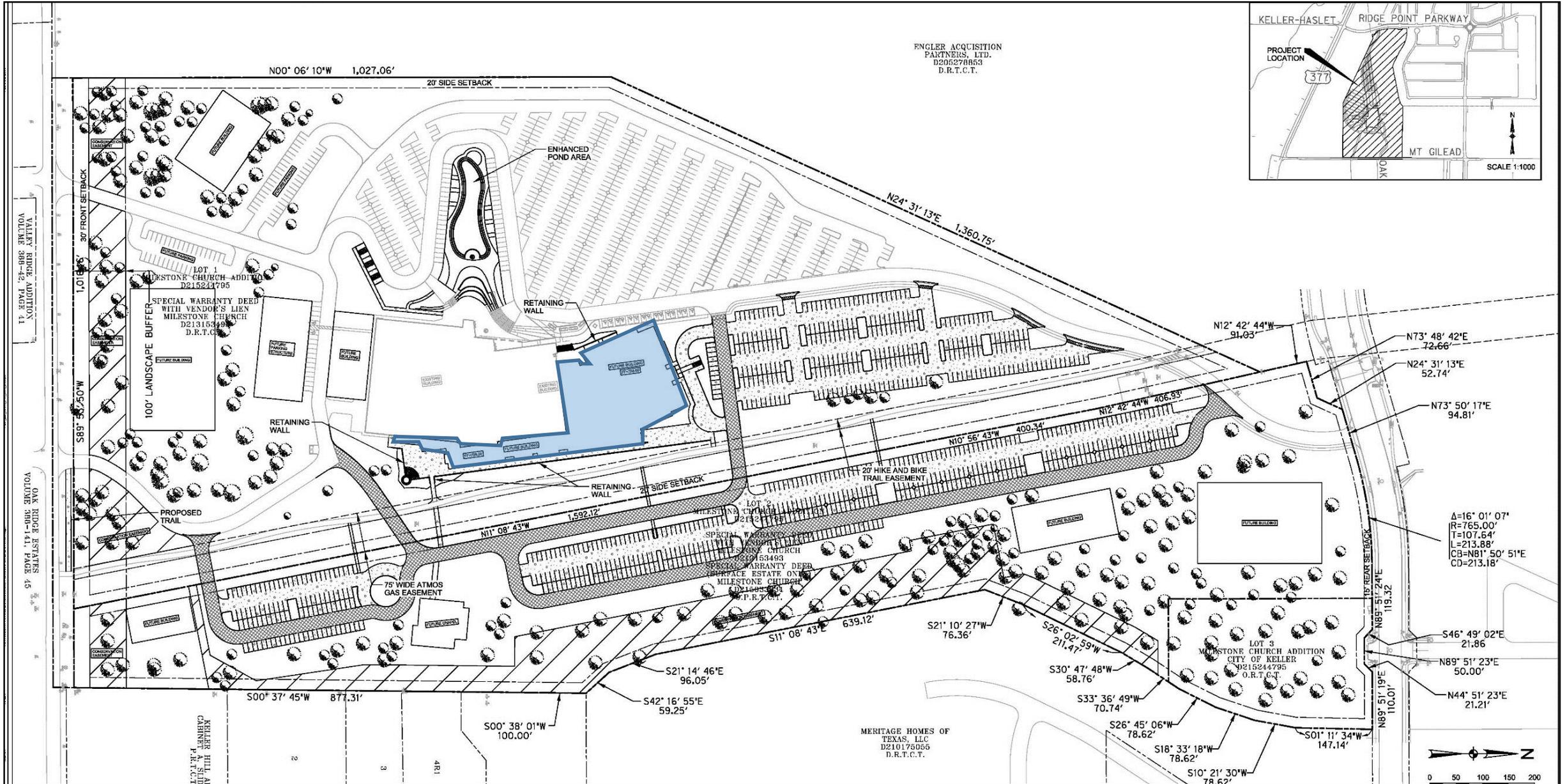


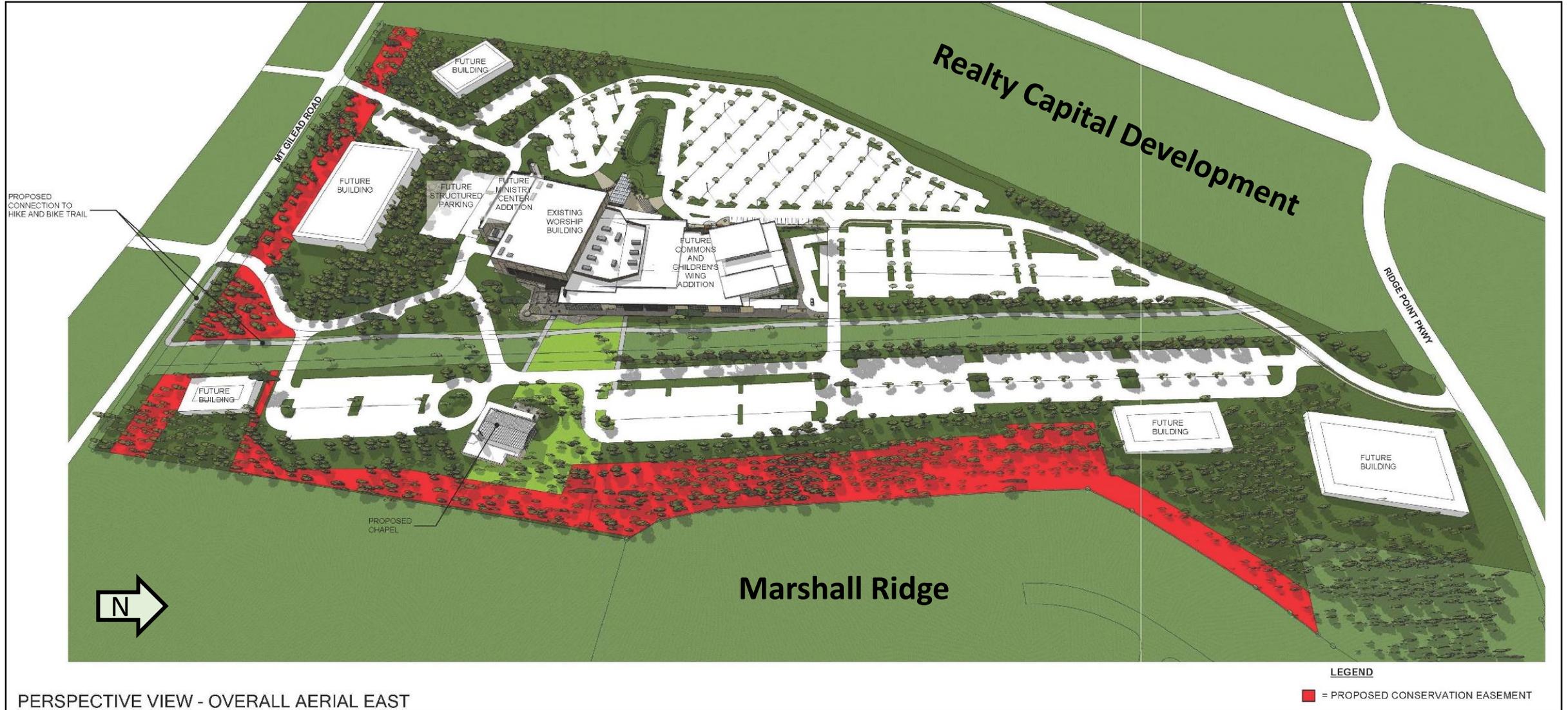
## Item H-3

Consider a resolution approving a site plan amendment for Milestone Church with variances regarding landscaping and site design, located on approximately 52.29-acres of land on the north side of Mount Gilead Road, approximately 1,000-feet east of U.S. Highway 377, being Lot 1 and Lot 2, Block A of Milestone Church Addition and addressed as 201 and 301 Mount Gilead Road. Milestone Church, Owner/Applicant/Developer. Halff Associates, Engineer. (SP-20-0007)

# Item H-3



# Item H-3

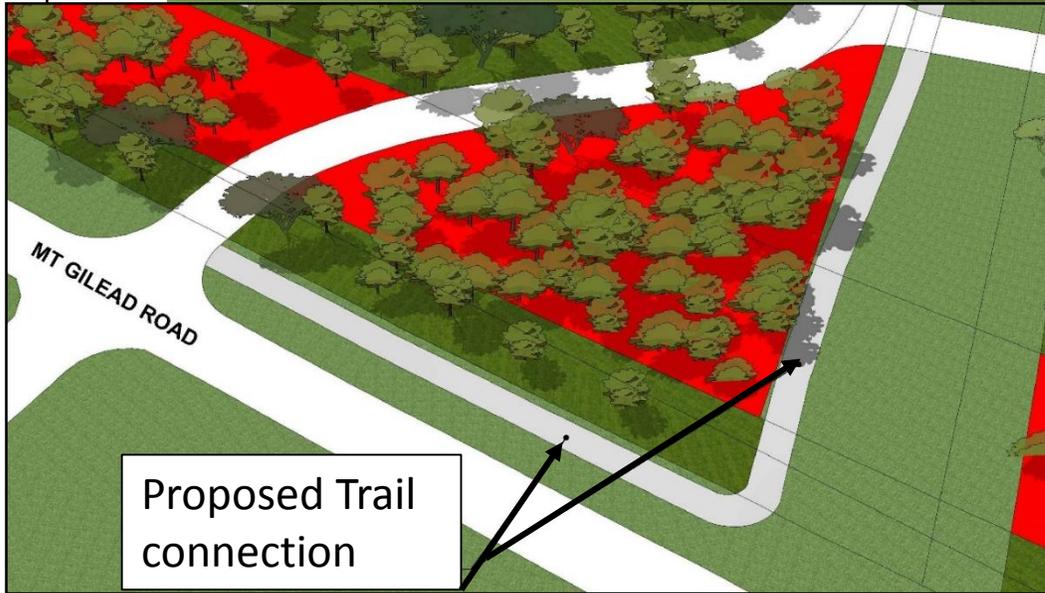
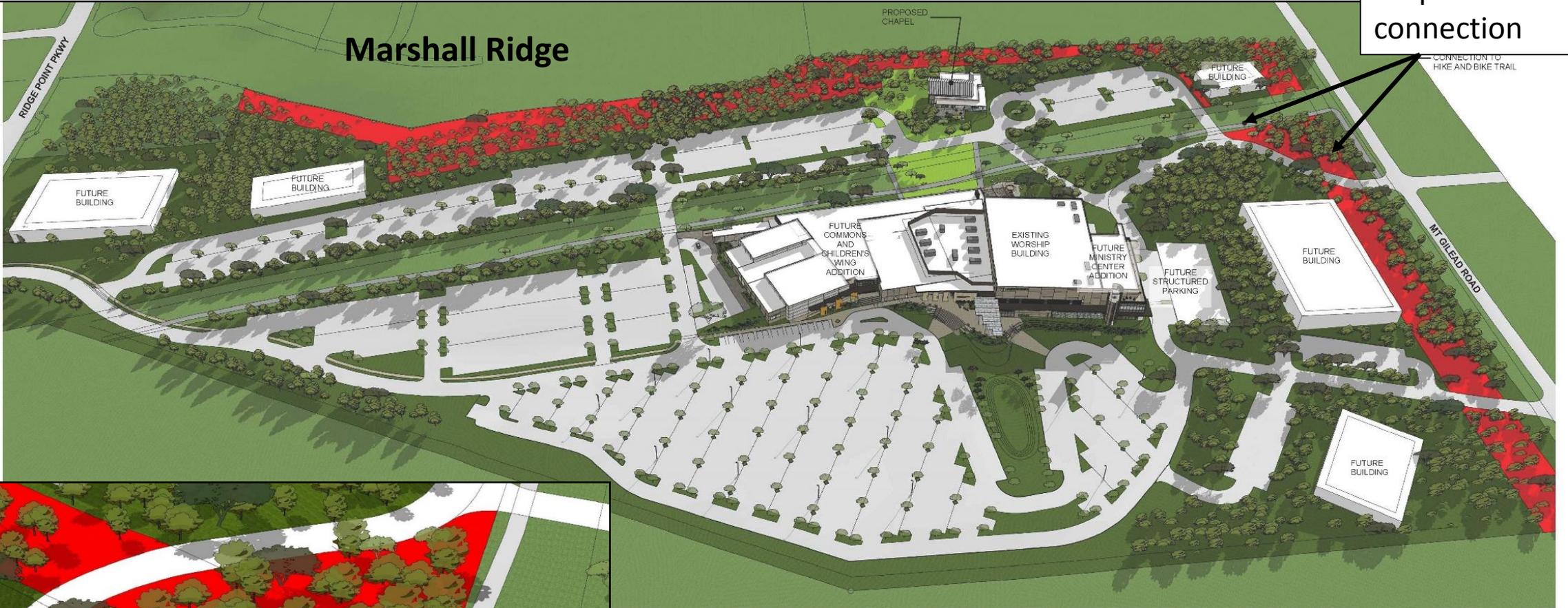


# Item H-3

## Marshall Ridge

Proposed Trail connection

CONNECTION TO HIKE AND BIKE TRAIL



Proposed Trail connection

LEGEND  
■ = PROPOSED CONSERVATION EASEMENT

## Item H-3 – Eight Variance Requests

### PARKING

1. Section 8.08 (F)(3)(i) “If the number of parking spaces exceed the Code requirements by more than ten percent (10%), a fifty (50) square foot of additional landscaping shall be provided for each additional parking space.”

Milestone Church points out that the UDC church parking requirements do not appear to adequately address the parking needs of a large church with multiple services. Currently, there are not enough spaces to accommodate cars coming for a service while the prior service is still in session. If the church were to comply with this requirement, additional Post Oaks would have to be removed to expand the parking area in order to accommodate the additional 27,440 square feet of required landscaping (Section 8.07(G)(11)).

**PARKING, cont.**

2. Section 8.08 (F)(3)(h) “A minimum of 15% of all parking lots shall be landscaped.”

This variance is requested to landscape 5% in lieu of the required 15% to avoid expanding the parking area.

3. Section 8.08 (F)(3)(a) “Parking lots shall be 100% screened with shrubs or berms adjacent to all public streets.”

Given the conservation easement along Mt. Gilead and along the church’s eastern property line, in addition to the 30’ landscape buffer along Mt. Gilead, the church is requesting a variance from this requirement.

## **PARKING, cont.**

4. Section 8.08(F)(3)(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.”

Staff asked the church – and the church accommodated – to redesign the parking lot for much larger tree islands (35’ x 40’) than required by Code (9’x40’). Professional arborists, planners and engineers now agree that the small islands typical of most parking lots hinder a tree’s ability to mature. At the Texas State Planning Conference in November, cities were encouraged to require larger parking islands.

**PARKING, cont.**

5. Section 8.08 (F)(3)(b) “All parking lot islands must be a minimum of nine feet (9’) in width and twenty feet (20’) in length.”

This variance is requested to utilize 5’ by 5’ landscape islands for understory trees (Vitex) every 6 to 8 spaces in addition to the extra-large islands.

6. Section 8.08 (F)(3)(d) “For large parking lots with several rows of parking spaces, a minimum ten-foot (10’) wide continuous landscaped island shall be provided at various locations to break up the expanse of paving.”

This variance is being requested to forego the 10’-wide continuous landscaped island in favor of the extra large and 5x5 tree islands.

**PARKING, cont.**

7. Section 8.08(F)(3)(g) “Continuous islands perpendicular to parking spaces must contain large three-inch (3”) caliper canopy trees spaced at one (1) tree per forty feet (40’).”

This variance is being requested to forego the 10’-wide continuous landscaped island in favor of the extra large and 5x5 tree islands.

## BUILDING

8. Section 8.08(F)(3)(j) “Foundation planting a minimum of five feet (5’) in width shall be provided at the fronts and sides of buildings and shall consist of a combination of groundcovers, shrubs, and ornamental trees.”

Milestone Church is asking for this variance for the expansion to match a former variance granted in 2014 for the initial building’s foundation planting requirements.

## Item H-3

Section 2.07(A)(2) of the UDC, lists criteria for approval of a variance.

- a. That there are special circumstances or conditions affecting the land involved such that the strict application of the provisions of this Code would deprive the applicant of the reasonable use of his land.
- b. That the granting of the variance will not be detrimental to the public health, safety or welfare, or injurious to other properties in the area.
- c. That the granting of the variance will not have the effect of preventing the orderly subdivision of other lands in the area in accordance with the provisions of this Code.
- d. That the granting of the variance will not constitute a violation of any other valid ordinance of the City of Keller.
- e. That strict compliance with the regulations, and/or that the purpose of the regulations will be served to a greater extent by the alternative proposal.

## Item H-3

- On March 10, 2020, the Planning and Zoning Commission made a unanimous recommendation to City Council to approve the Site Plan Amendment as presented with respect to the parking lot expansion, trail connections and Conservation Easement.
- In terms of the 58,000-square-foot building expansion, the commission recommended approval pending city acceptance of the Traffic Impact Analysis.
- If the analysis's recommended off-site mitigating improvements require more than two turn lanes (on Mt. Gilead and on Ridge Point Parkway), then the modified site plan amendment must return to P&Z for separate review and recommendation to the City Council.

## Item H-3

The City Council has the following options when considering a Site Plan Amendment with variances:

- Approve as submitted
- Approve with additional modifications or condition(s)
- Table the agenda item to a specific date with clarification of intent and purpose
- Deny



**Questions?**  
**Julie Smith**  
**817-743-4127**

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