



July 27, 2022

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

Re: First Baptist Church (FBC)
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 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, provide parking for the Widow's Garden (located on Jessie Street), 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:

1. A variance to not plant the twelve (12) required 3-inch caliper canopy buffer trees along the perimeter of the proposed multi-purpose practice fields.

The installation of the buffer trees will be too close to the practice fields. This is an issue of safety for the people using the fields.

P.O. Box 1808, Keller, TX 76244
817-913-1350 phone
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2. A variance to allow the proposed multi-purpose practice fields to encroach into the landscape buffers along Jessie Street, High Street, and College Avenue.

The proposed use for this encroachment does not conflict with the landscaping requirements. The proposed use is turfed area associated with the multi-purpose fields.

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

The total area of both these garage doors is approximately 172 SF. The proposed use of these doors is to allow golf kart mobility throughout various parts of the site. 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.

4. A variance to allow the existing fencing along the rear and sides of the Widow's Garden area (Lot 6 of the B.B. Willard Addition and Lot 1 of the Cravy Addition) to remain.

The existing fencing is associated with the existing single-family residences that are adjacent to the Widow's Garden site. We are proposing to install new fencing to enclose the garden area; however, we request that the existing fencing associated with the adjoining properties be allow to stay and not create a different fencing for the residential property.

5. A variance to eliminate the four (4) required 3-inch caliper canopy buffer trees required by the 30-foot landscape buffer along the rear and sides of the Widow's Garden Area (Lot 6 – B.B. Willard Addn and Lot 1 – Cravy Addn).

The existing trees along the rear and sides of the Widow's Garden area are well established. The installation of the required buffer trees within the 30-foot landscape buffer will reduce the area of the garden area and reduce its effectiveness in providing the needed area for the FBC parishioners.

6. A variance to eliminate the 3-inch caliper canopy trees required in the parking lot islands that have security light poles and fixtures in the west parking lot (total of 4 locations with a total of eight (8) trees).

The proposed parking lot on Lot 10R, Block 2 of the Johnson Addition will provide the security illumination that is required by the UDC and at levels allowed by the UDC. The planting of the canopy trees in the islands with the proposed light poles will eventually have a negative impact on the safety lighting needed for the parking lot.

7. A variance to reduce the required 30-ft landscape buffer to 15-ft along Lorine Street.

The proposed parking lot on Lot 10R, Block 2 of the Johnson Addition is aligned with the existing right-of-way on Jessie Street. Lorine Street is not perpendicular with Jessie Street west of the intersection. We are requesting that the landscape buffer along Lorine Street be reduced to 15-feet in width. With the 15-foot buffer, our proposed alignment of the parking lot creates a distance of almost 18 feet from the back of curb to the right-of-way on Lorine Street on the northeast corner and about 30 feet on the northwest corner of the parking area.

The existing paving on Lorine Street does not follow the center of the right-of-way in this area either. The actual paving of the roadway is further north and closer to the side yard of the houses on Charles Street. The proposed parking lot northwest corner is over 77 feet from the property corner of the lot on Charles Street and Lorine Street.

8. A variance to not provide an additional 50-square feet of landscaping per parking space that exceeds the code minimum at the west parking lot.

The proposed parking lot on Lot 10R, Block 2 of the Johnson Addition is needed for the existing FBC facilities. While the existing structure is to remain, the parking required for that office is only 9 spaces. The FBC is requesting that the additional parking be allowed in excess of the code minimum and that a variance be considered to eliminate the additional 50 s.f. for the 85 over parked spaces.

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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