

RESOLUTION NO. 4221

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF KELLER, TEXAS, 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 IN THE CITY OF KELLER, TARRANT COUNTY, TEXAS.

WHEREAS, Milestone Church, owner/applicant has submitted a site plan amendment (SP-20-0007) with eight variances for landscaping and site design, which has been reviewed by City Staff; and

WHEREAS, seven of the eight variances relate to parking lot design so that extra-large tree islands can be employed in an attempt to encourage mature canopy development; and

WHEREAS, the 5.1-acre conservation easement along the south and east property lines exceeds landscape buffer requirements for adjacent residential areas; and

WHEREAS, The Planning and Zoning Commission recommended approval by a vote of 7-0 at its March 10, 2020, with a modification that the Site Plan 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 (TIA). If the TIA's recommended off-site mitigating improvements require more than 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; and

WHEREAS, The City Council finds that the request meets the criteria to grant variances per Section 2.07 of the Unified Development Code;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF KELLER, TEXAS:

Section 1: THAT, the above findings are hereby found to be true and correct and are incorporated herein in their entirety.

Section 2: THAT, the 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 is hereby approved, attached hereto as Exhibit "A", and incorporated herein as if fully set forth, with the following variances:

1. Waive requirement of 27,400 square-feet of landscaping (548 parking spaces) for over-parking.
2. Waive 10% of the required 15% landscape area.
3. Waive requirement to plant shrubs or construct berms for the parking lot screening.
4. Waive requirement to plant two, 3" large canopy trees in the size of two parking spaces; instead place two - 3" large canopy trees in a 35' by 40' parking island.
5. Waive requirement of continuous landscape islands through the larger parking areas.
6. Waive requirement for 9' by 20' parking landscape island every 12 consecutive spaces and instead use 5' by 5' islands with understory trees every 6 to 8 parking spaces.
7. Waive requirement to requiring continuous islands perpendicular to parking spaces containing large 3" canopy trees spaced at one tree per forty feet; instead utilize understory tree.
8. Waive requirement for five-foot foundation plantings on the front and sides of the proposed building expansion.

AND IT IS SO RESOLVED.

Passed by a vote of 7 to 0 on this the 17th day of March, 2020.

CITY OF KELLER, TEXAS

BY: _____
P.H. McGrail, Mayor

ATTEST:

Kelly Ballard, City Secretary

Approved as to Form and Legality:

L. Stanton Lowry, City Attorney