

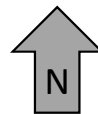
## Item H-4

Consider a resolution approving a variance to the City of Keller Unified Development Code, Article 8, Zoning Districts, Development Standards, Tree Preservation, Section 8.08 Landscape Requirements, for Keller ISD Center for Advanced Learning, located on approximately 50.60 acres of land bounded on the north by North Tarrant Parkway, bounded on the east by Willis Lane, bounded on the south by Bursey Road and bounded on the west by Whitley Road, at 305 North Tarrant Parkway, being Lot 1, Block A of the K.I.S.D. Bursey Road Addition, and zoned PD-SF-8.4 (Planned Development-Single Family Residential-8,400 square foot lots). Billy Kidd, Keller Independent School District, property owner. Sangeetha Karthik, Corgan & Associates, architect/applicant. (UDC-17-0032)

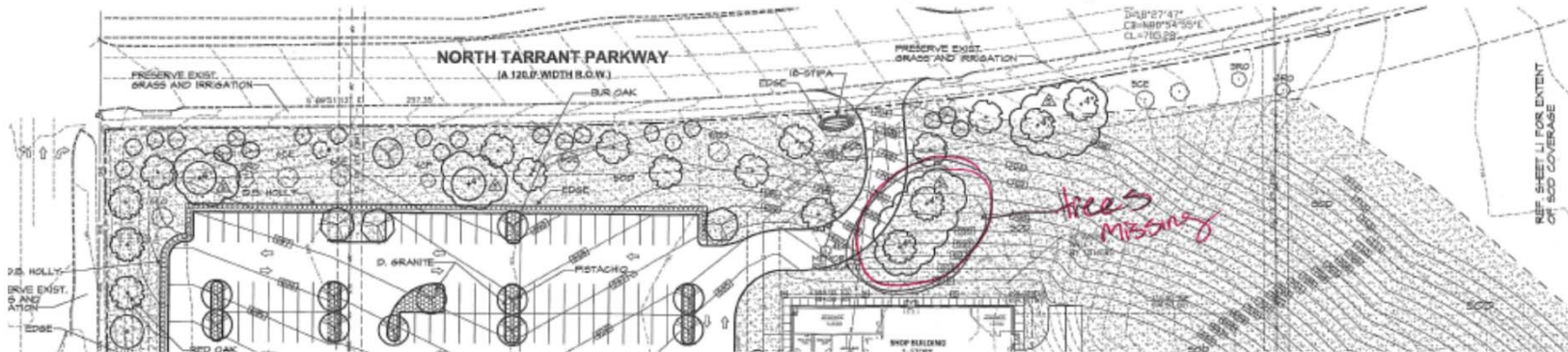
Item H-4  
Zoning Map



Item H-4  
Aerial View



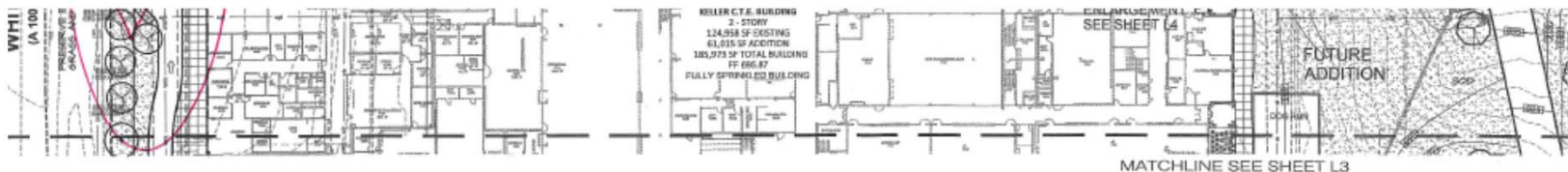
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Sam,

Please see the following results from today's Site Final Inspection...

1. A landscape island with tree is missing in the northeast curved parking area. The tree was added near where the island should be but there is still no island.
2. 2 trees shown on the southeast side of the drive onto North Tarrant Parkway, just north of the new auto tech and credit union building, were not planted.
3. See attachment



Site Final  
Inspection  
9/19/17

#### TEMPORARY WATERING

TEMPORARY IRRIGATION WILL BE REQUIRED FOR TREES TO REMAIN. ANY TREE THAT DIES OR IS SEVERELY SHOCKED DURING CONSTRUCTION WILL BE REPLACED WITH A NEW 4" CALIPER TREE.

ALL NEW TREES PROPOSED ON THIS SITE SHALL HAVE A BUBBLER INSTALLED INSIDE THE TREE WELL AND CONNECTED TO THE ELECTRICAL BUBBLER VALVES SHOWN ON PLANS. USE BUBBLER PIPING CHART FOR PIPE SIZING.

APPROVED BY  
COMMUNITY DEVELOPMENT  
Approved by: *[Signature]*  
DATE: 5/17/17  
Reviewed by: *[Signature]*  
DATE: 5/17/17



0 30 60  
SCALE: 1" = 30'-0"

## Item H-4

Re: KISD Bursey Road  
Keller Center for Advanced Learning  
201 Bursey Road, Keller, Texas, 76248

### **Requests for variances to landscape requirements:**

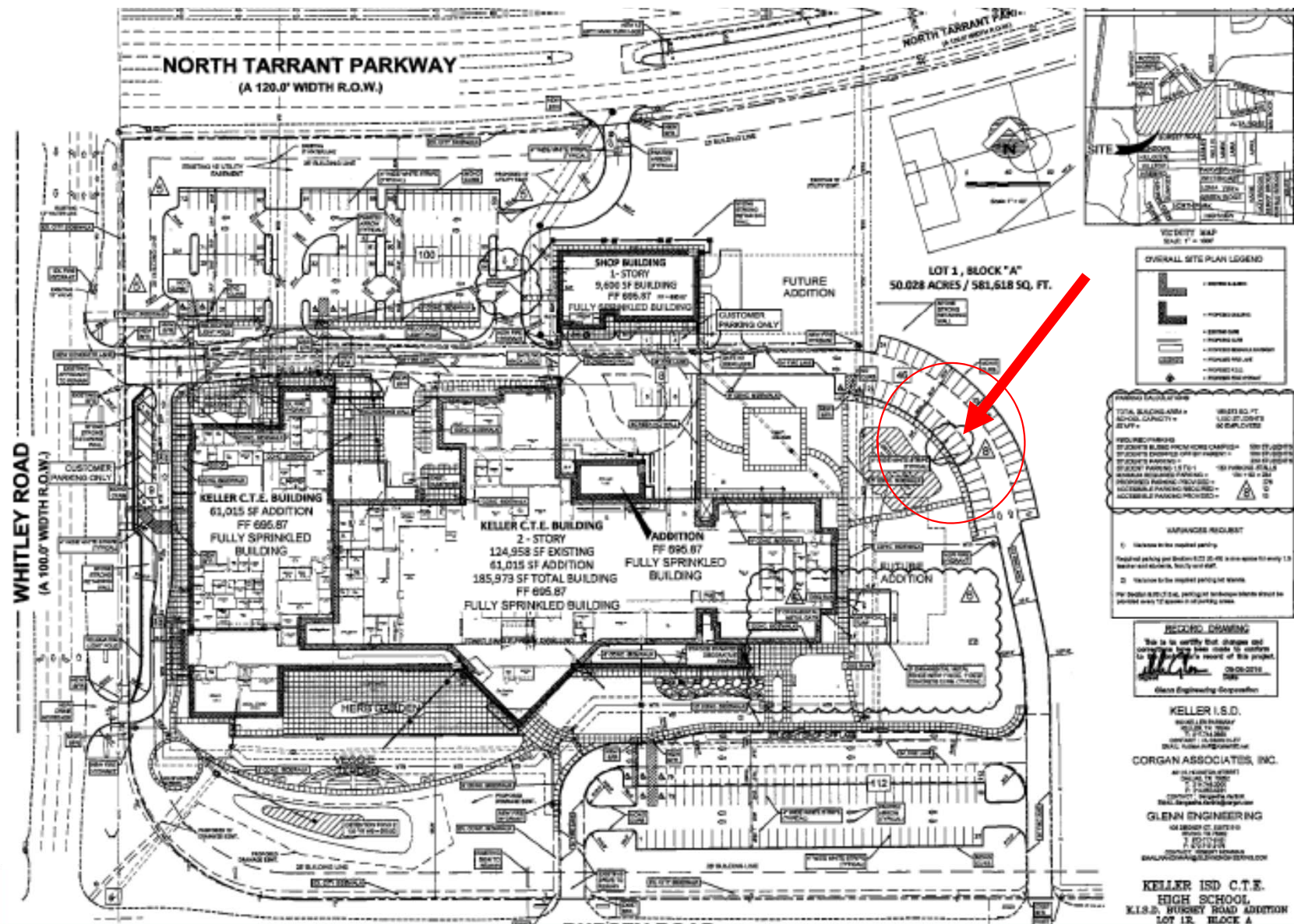
We are requesting the following variance to the landscape requirements for the Keller ISD New Career & Technology Center:

#### **Landscape Variance**

Section 8.08 (F.3.c) Landscape island not installed due to this area being used as a drop off lane by South Keller Intermediate School.

The drive with the landscape island in discussion was supposed to be built during summer 2015. However, South Keller Intermediate school was still in use during the 2015-2016 school year, and the only location for school bus drop-off was in the location where this island was designed. The island was omitted for this reason, and was not subsequently built due to the phased nature of the project.

The district wants to avoid further disruption to the campus and the traffic flow on the site and is requesting a variance to eliminate the parking island. The tree indicated in this island has been planted on site to meet the caliper calculations indicated in the drawings.



## Item H-4 Analysis

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

- Special conditions affecting the land deprive the applicant of reasonable use of his land.
  - Staff finds no special conditions affecting the land.
- The variance will not be detrimental to the public health, safety or welfare, or injurious to other properties in the area.
- The variance will not prevent orderly subdivision of other lands in the area.
- The variance will not violate other valid ordinances.
- The purpose of the regulations will be served to a greater extent by the alternative proposal.
  - The landscape island with tree would better serve the purpose of the regulations
- Compliance could be achieved during a school break to avoid disruption.

## Item H-4 Professional Opinion

Staff recommends **denial** of this variance request.

## Item H-4 Planning and Zoning Action

The Planning and Zoning Commission voted 5-1 to recommend approval of this variance at their November 21, 2017 meeting.

## Item H-4 Options

The City Council may:

- Approve as presented
- Approve with additional conditions or modifications
- Table agenda item to a specific date with clarification of intent and purpose
- Deny



**Questions?**  
**Michele Berry**  
**817-743-4125**

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