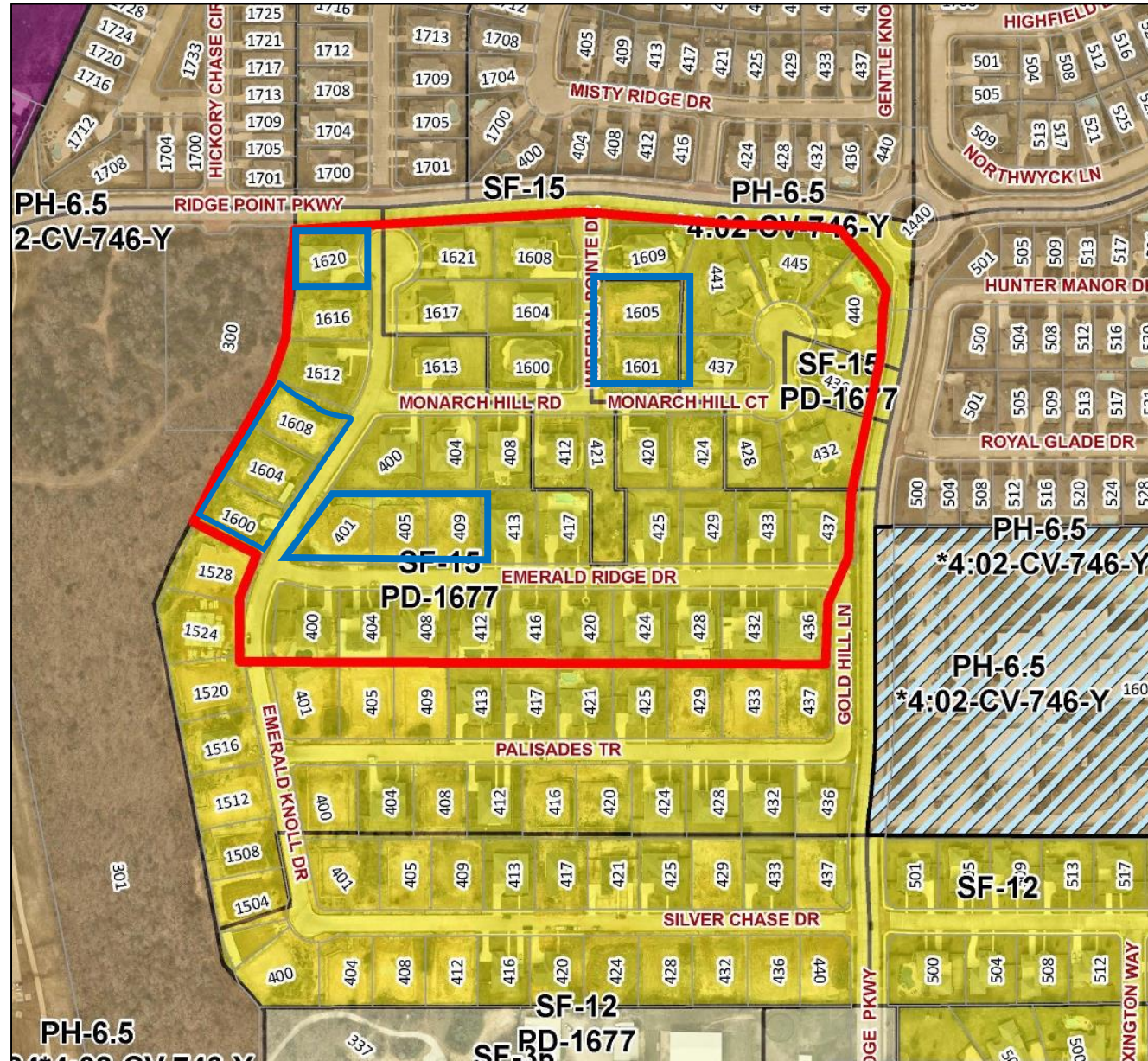


## Item H-3

Consider a resolution approving an amendment to the Tree Preservation Plan to the City of Keller Unified Development Code (UDC), Article 8, Zoning Districts, Development Standards, and Tree Preservation, Section 8.19, Tree and Natural Feature Preservation to allow advanced tree removal and lot grading for residential Lots 17-19, 2-3 Block G; Lots 19-21 & 23, Block D of Marshall Ridge Phase 1 South, a residential development consisting of 47 residential lots and 3 open space lots, located on approximately 25.166 acres of land, on the south side of Ridge Point Parkway, approximately 1,790 feet east of the North Main Street (U.S. HWY 377) and Ridge Point Parkway Intersection, and zoned Planned Development - Single Family Residential-15,000 square foot minimum (PD-SF-15). Meritage Homes of Texas, LLC, owner/applicant. (TB-18-0002).

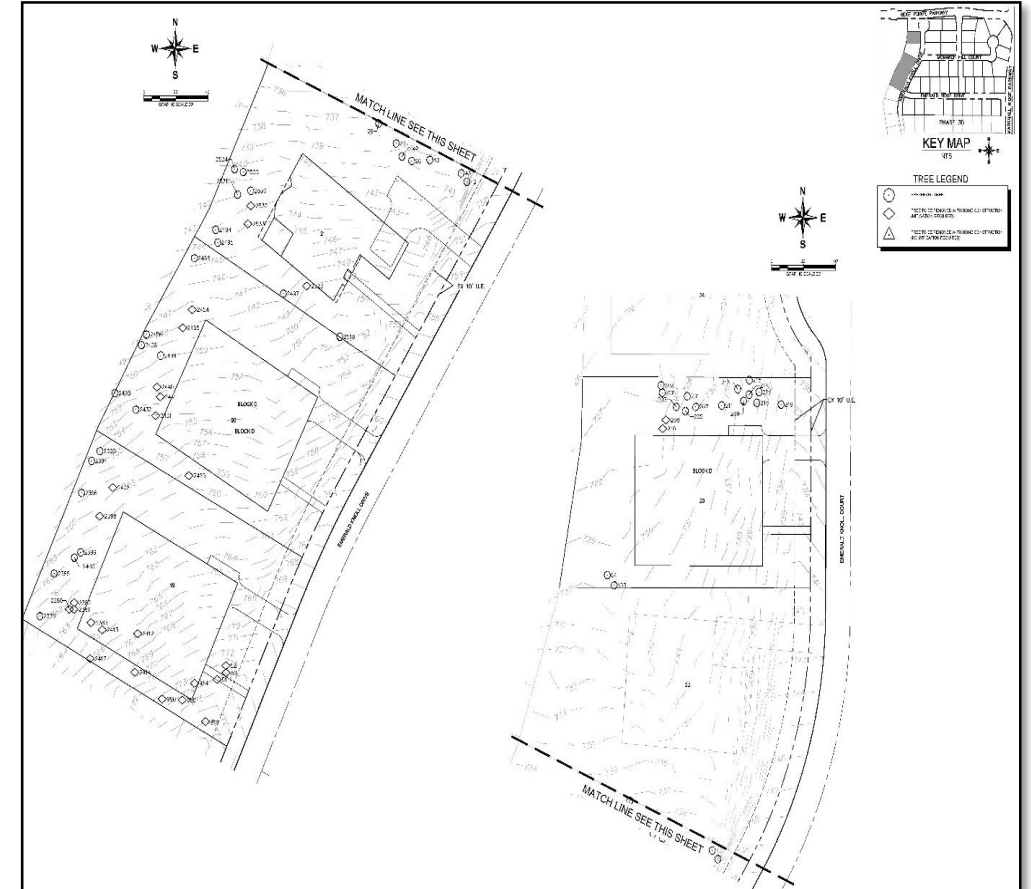
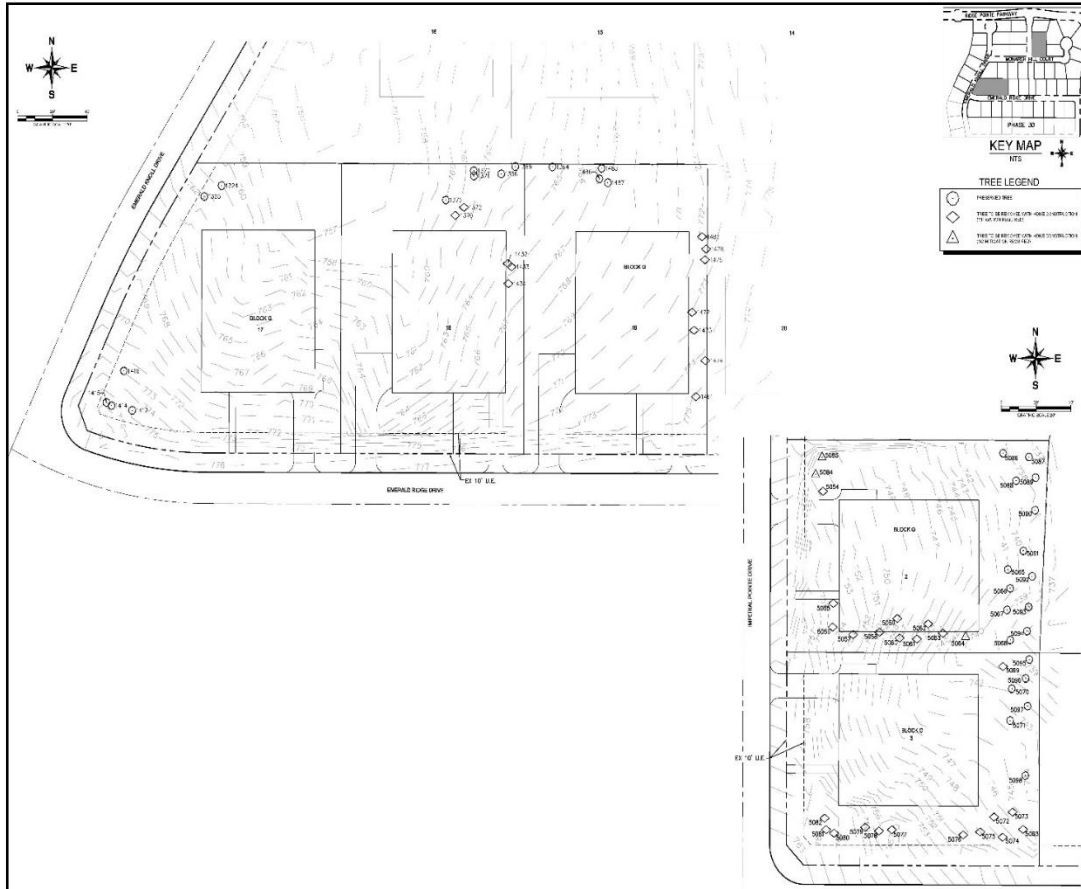
## Item H-3 Zoning Map

**Red:** Marshall  
Ridge Phase I  
South Subdivision  
**Blue:** remaining 9  
lots



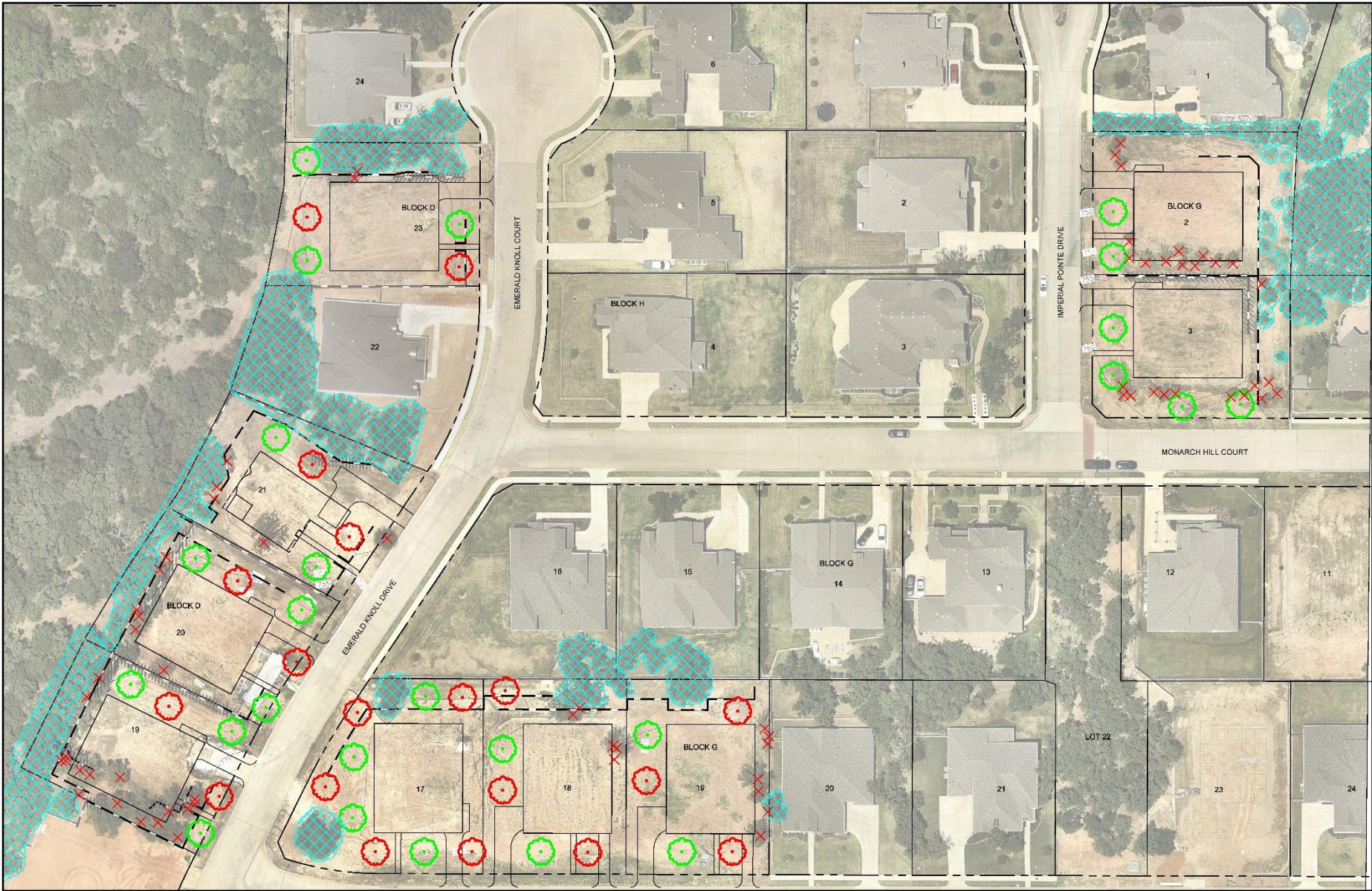


## Item H-3







Item H-3




TREE LEGEND




3" proposed tree



4" proposed tree



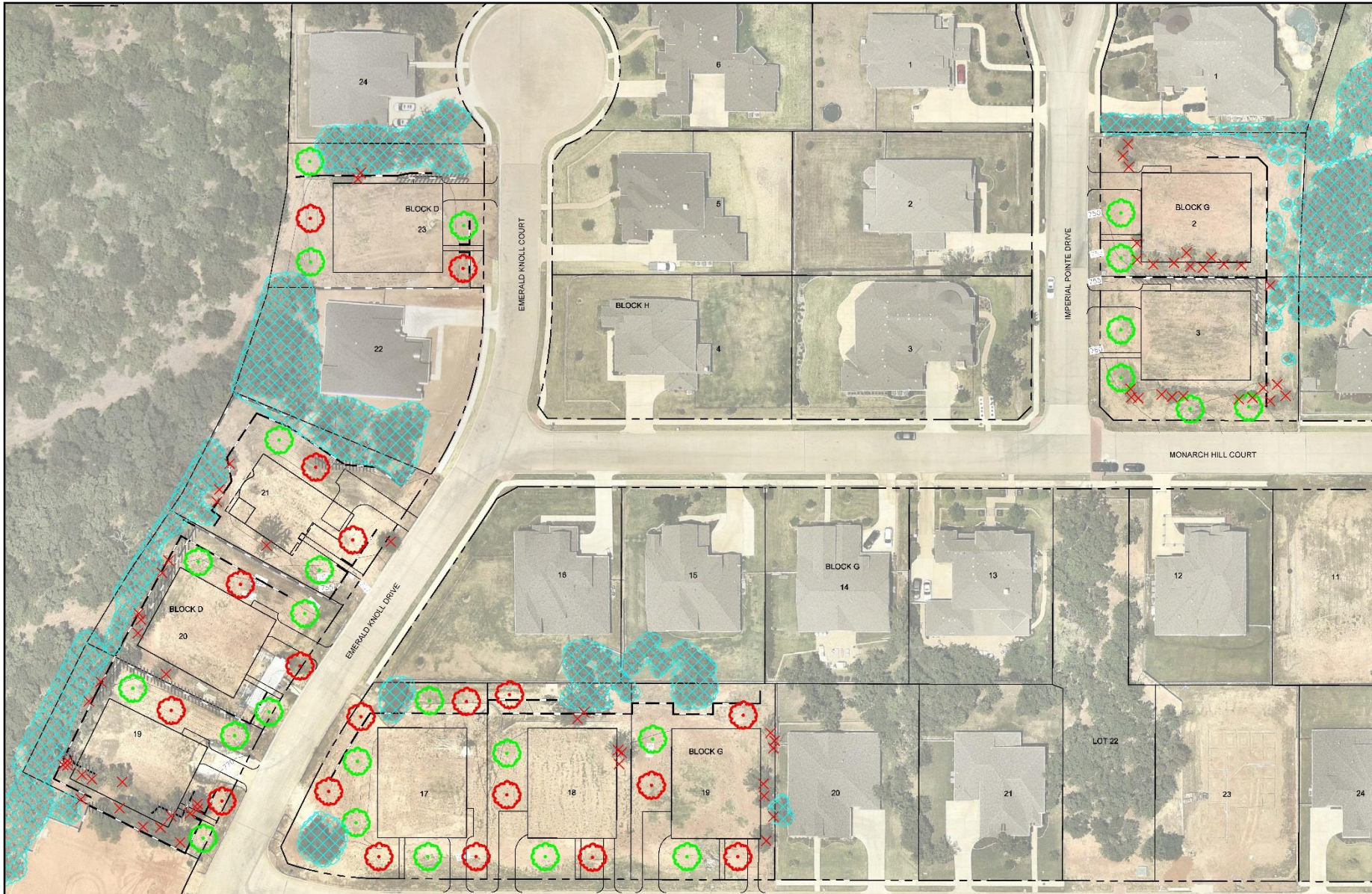
Existing Tree Canopy to be preserved



Existing Tree to be removed



## Item H-3

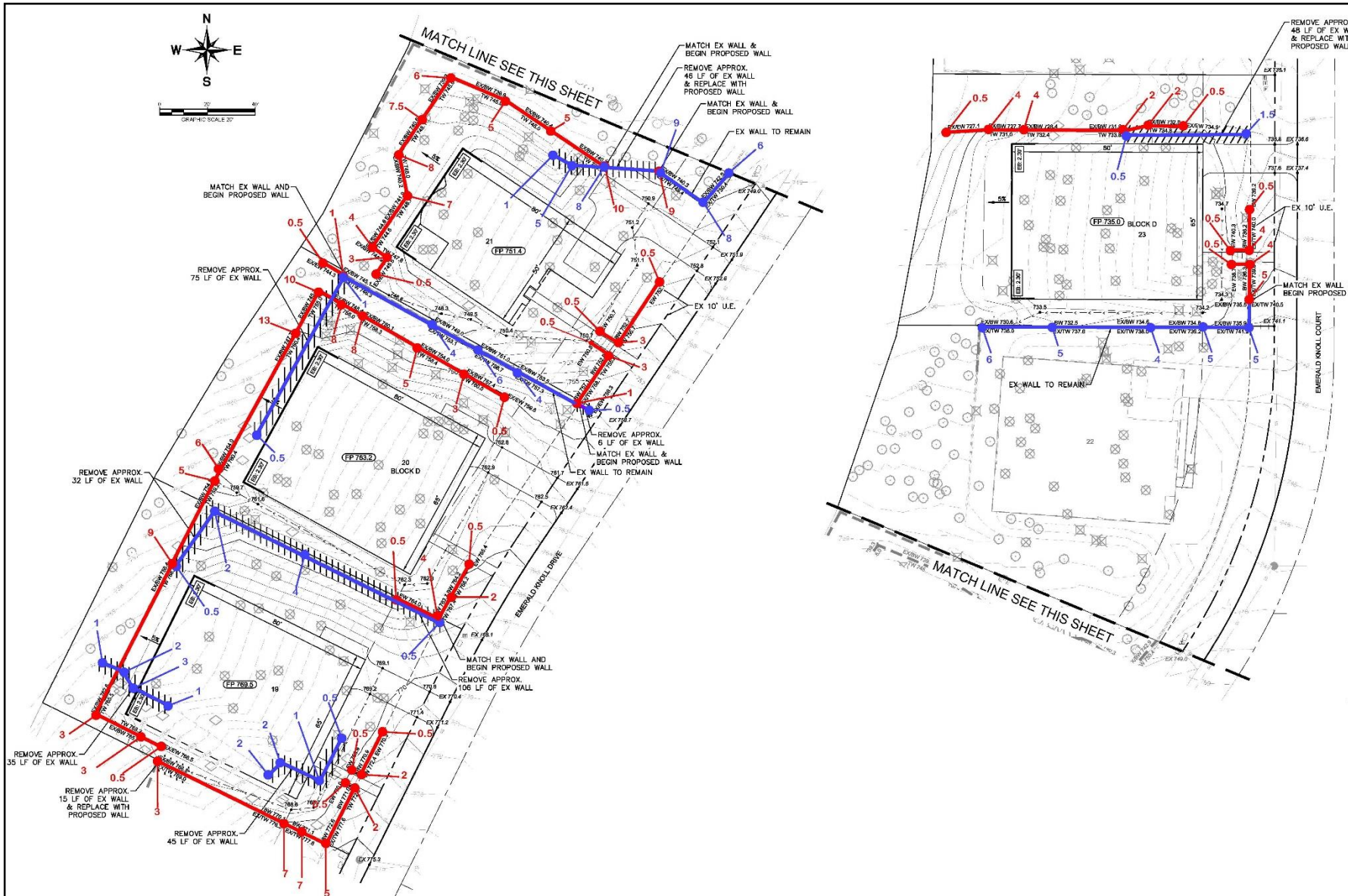


- - - : Retaining Walls

Excellence • Integrity • Service • Creativity • Communication



## Item H-3



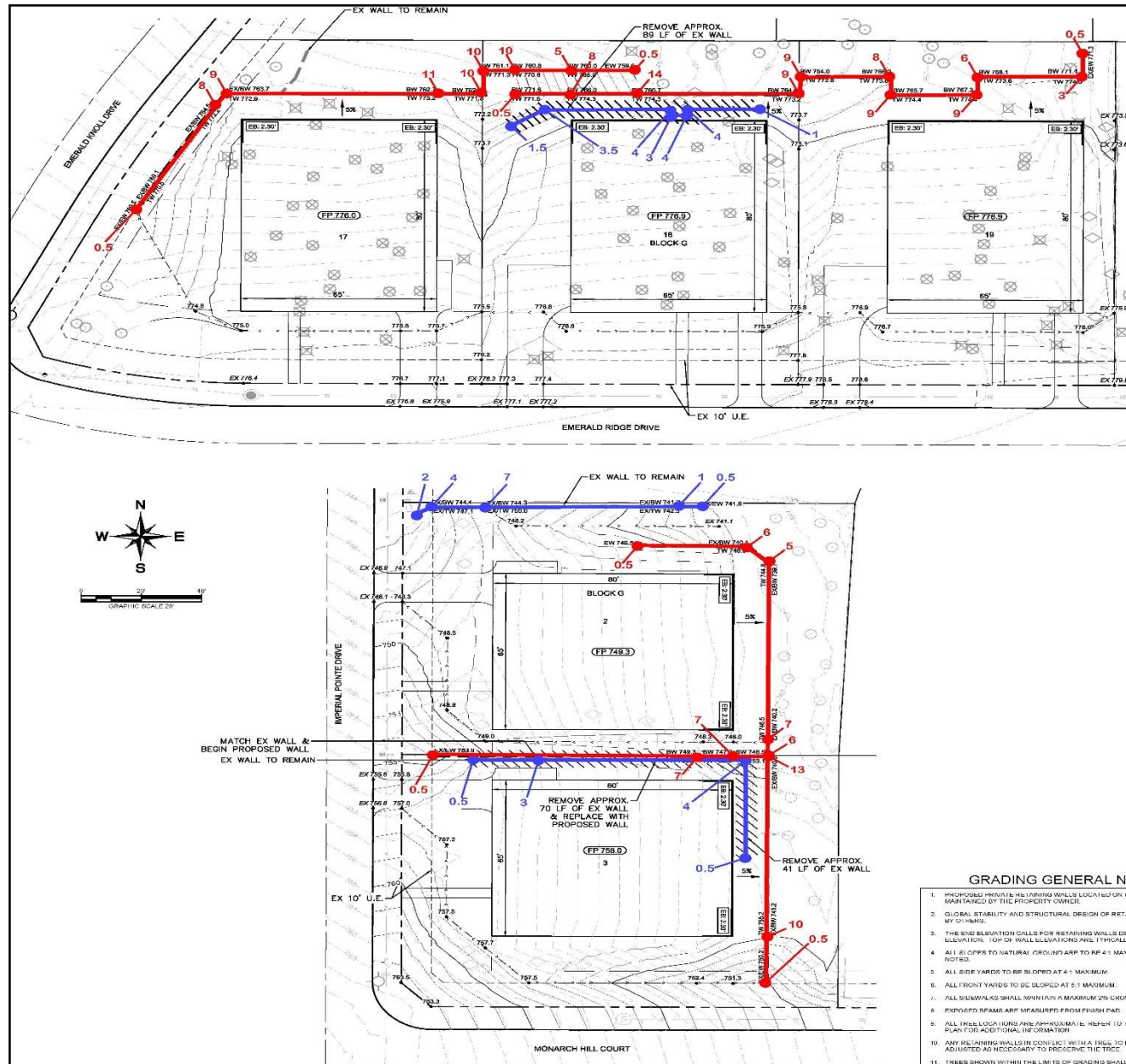
**BLUE with slash marks  
= To be removed**

**RED = New retaining  
walls**

## Item H-3

**BLUE with slash marks**  
= To be removed

**RED** = New retaining walls



## Item H-3 Planning and Zoning Recommendation

The Planning and Zoning Commission recommended denial for Marshall Ridge Phase I South by a vote of 7 to 0 on June 10, 2019.

The Commission's concerns included:

- The original 2014 Tree Preservation Plan already permitted extensive tree removal and grading. The Commission was reluctant to approve additional tree removal and grading and wondered why the grading of these lots had not been considered along with the other lots in 2014.
- The additional retaining walls and increased height of some of the retaining walls posed safety concerns for children and massing concerns for neighbors.
- The Commission noted that houses with walk-out basements would significantly reduce grading requirements. The Commission questioned the Applicant's assertion that house designs with walk-out basements were not in demand.



## Item H-3 City Council Action

City Council has the following options when considering this appeal to the UDC Tree Preservation requirements:

- Deny the Applicant's request as recommended by the Planning and Zoning Commission.
- Approve the Tree Plan as presented with the additional planting, upsizing of required trees in the residential lots, and payment of \$43,200 into the Tree Restoration Fund.
- Approve the Tree Plan with amendments or modifications that would meet the mitigation requirement of 421 caliper-inches.
- Table the agenda item to a specific date with clarification of intent and purpose.



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

Excellence • Integrity • Service • Creativity • Communication