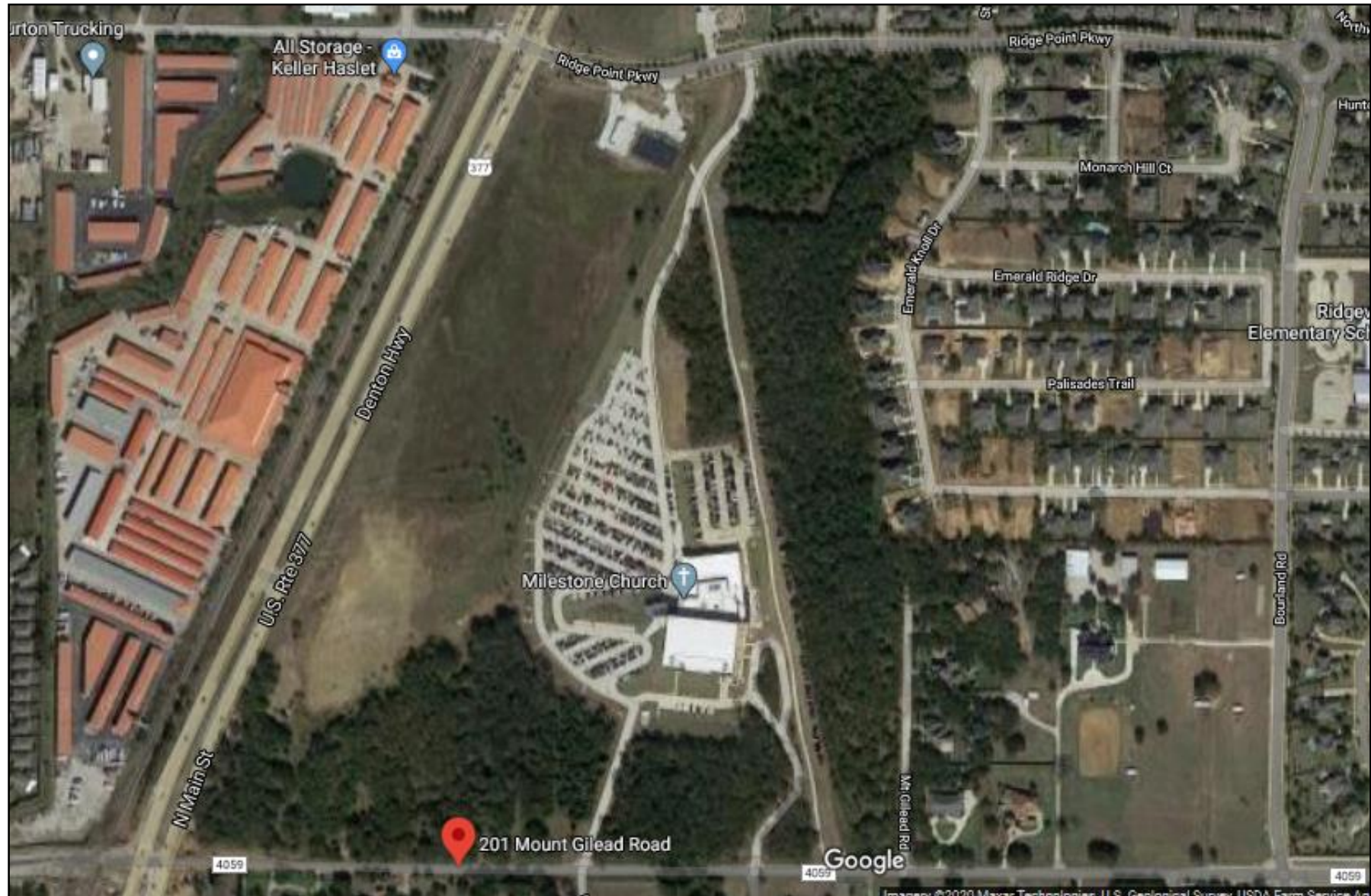


Item H-2

Consider a resolution approving an appeal to the City of Keller Unified Development Code, Article 8, Zoning Districts, Development Standards, and Tree Preservation, Section 8.18, Tree and Natural Feature Preservation for a portion of Lot 2, Block A of Milestone Church Addition for a parking lot expansion, located on 10.78-acres of land, situated between Ridge Point Parkway and Mount Gilead Road at 201 and 301 Mount Gilead Road. Milestone Church, Owner/Applicant. Halff Associates, Engineer. (TB-20-0001)

Item H-2



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Item H-2

Milestone Church

- Has outgrown existing parking lots
- Proposed expanding parking lot recognizing that in the near as well as mid- and long-term future, more buildings would be constructed on site and would increase parking lot needs.

UDC

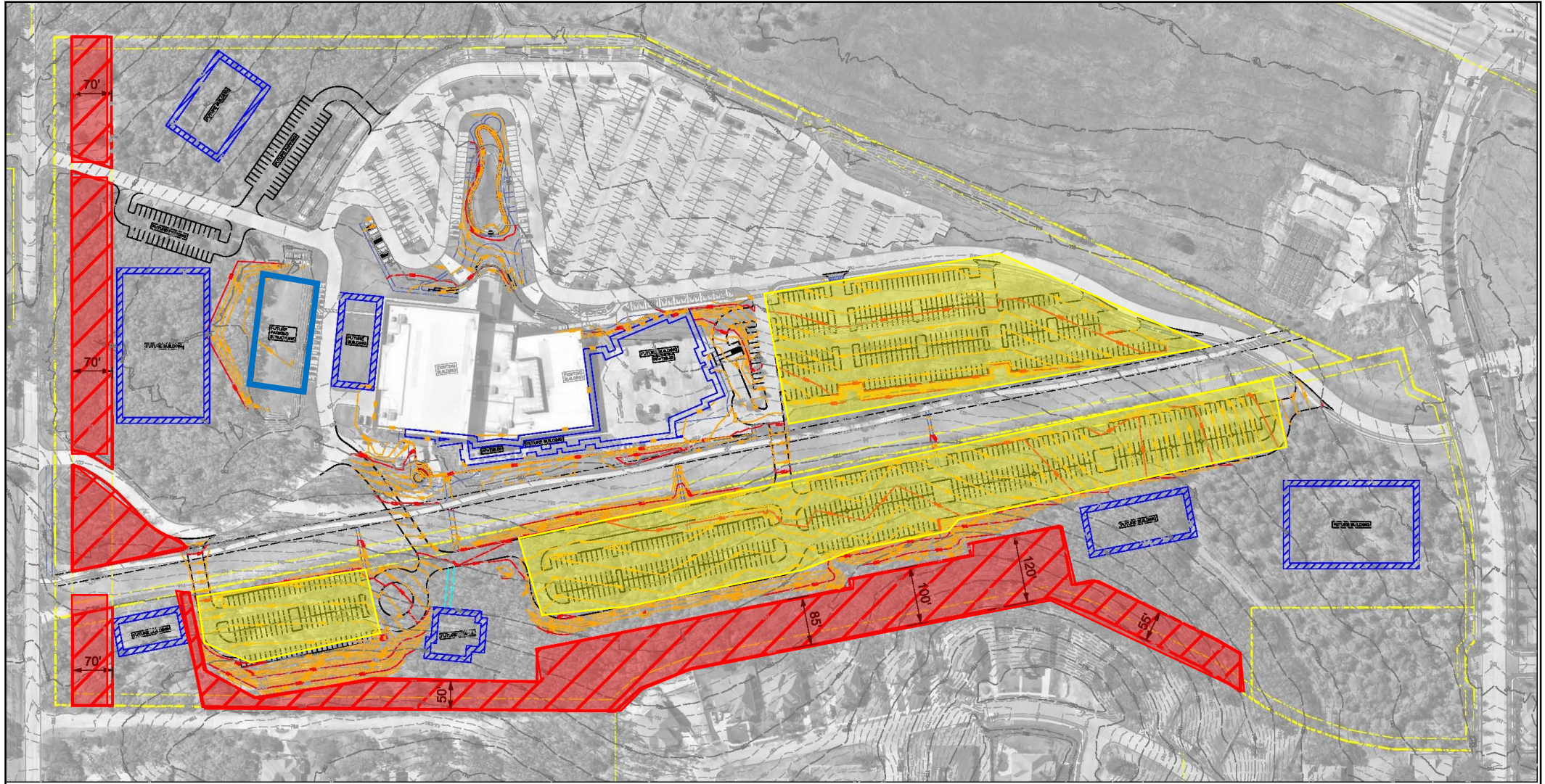
- Contains tree mitigation requirements for commercial development (buildings AND parking), but does not anticipate a stand-alone parking project. Consequently, any and all trees removed for a parking lot only must be mitigated (approximately 14,490 caliper inches for this lot).

Item H-2

Proposed Solution

Milestone Church creates a master plan, adds trail connections, and establishes a 5.1-acre conservation easement (Post Oak stand to be protected in perpetuity) in addition to expanding the parking lot.

Item H-2



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Item H-2

Total caliper inches of entire project	17,292.5"
20% deduction (20%x17292.5)	-3,458.5" Balance: 13,834"
3% diseased trees (3%x13834)	-415" Balance: 13,419"
ROW	-4,349.5" Balance: 9,069.5"
20% four-building reduction (in the future, the applicant cannot ask for 20% allowance for any additional parking lots associated with these four eastern buildings)	-889" Balance: 8,180.5"
TOTAL Mitigation Required	8,180.5"

Item H-2

Conservation Easement

- First Conservation Easement in the City of Keller
- 5.1-acres - 8,181” of primarily Post Oaks – meets 100% of mitigation requirement
- Protected in its natural state in perpetuity
- Post Oaks will be able to reseed and mature because the understory will not be removed or mowed
- Managed by the Church (will have passive trails—no pavement, no grading, no mowing, and no tree removal)
- Provides trail connections to the City trail system
- If approved, will be recorded by separate easement



Item H-2

Given the unique Post Oak stand involved, the current and future growth needs of Milestone Church, and the church's willingness to dedicate the City of Keller's first conservation easement, staff fully supports the mitigation request.



Item H-2

- On March 10, 2020, the Planning and Zoning Commission made a unanimous recommendation to City Council to approve the Tree Preservation Appeal application for Milestone Church.
- The commission expressed their enthusiasm for the 5.1-acre Conservation Easement and significant appreciation of the church's willingness to dedicate the first Conservation Easement in the City of Keller. The commission did ask the church to reach out to its closest neighbors along the southeast corner to address any concerns they may have had regarding noise and the proximity of the parking lot. Pastor Little readily agreed to do so.

Item H-2

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

- 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
817-743-4130

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