

RESOLUTION NO.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF KELLER, TEXAS, RESOLUTION APPROVING FOUR VARIANCE REQUESTS TO ONE LOT IN THE HIGHLAND TERRACE MOBILE HOME PARK TO DECREASE THE MINIMUM FRONT YARD SETBACK TO 25 FEET IN LIEU OF THE REQUIRED 35 FEET, TO DECREASE THE MINIMUM DWELLING SIZE TO 2,000 SQUARE-FEET IN LIEU OF THE 2,400 SQUARE-FEET REQUIREMENT, TO INCREASE THE MAXIMUM MAIN BUILDING LOT COVERAGE TO 35% IN LIEU OF THE 30% REQUIREMENT, AND TO INCREASE THE MAXIMUM LOT COVERAGE TO 55% IN LIEU OF THE 50% REQUIREMENT ON THE PROPERTY LEGALLY DESCRIBED AS LOT 24 OF THE HIGHLAND TERRACE MOBILE HOME PARK, BEING APPROXIMATELY 0.15-ACRES, SITUATED ON THE EAST SIDE OF HIGHLAND DRIVE EAST, ZONED SINGLE-FAMILY 36,000 SQUARE-FOOT LOTS OR GREATER (SF-36), AND ADDRESSED AS 1828 HIGHLAND DRIVE EAST, IN THE CITY OF KELLER, TARRANT COUNTY, TEXAS.

WHEREAS, Hearthstone Classic Custom Homes Corp. – Jeff Avery, President, Owner/Applicant, has submitted a Unified Development Code Application for four variance requests for 1828 Highland Drive East in the Highland Terrace Mobile Home Park (UDC-23-0007); and

WHEREAS, the Unified Development Code does not require public hearings for Unified Development Code variance requests; and

WHEREAS, the City Council does find that the request meets the criteria to grant variances per Section 2.07 of Unified Development Code (UDC).

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 variances to the Unified Development Code, Article 8 - Zoning Districts, Section 8.04 – Single-Family Residential-36,000 square-foot lots, to one lot in the Highland Terrace Mobile Home Park to reduce the front yard setback to 25 feet in lieu of the required 35 feet, to decrease the minimum dwelling size to 2,000 square-feet in lieu of the 2,400 square-feet requirement, to increase the maximum main building lot coverage to 35% in lieu of the 30% requirement, and to increase the maximum lot coverage to 55% in lieu of the 50% requirement, on the property legally described as Lot 24 of the Highland Terrace Mobile Home Park, being approximately 0.15-acres, situated on the east side of Highland Drive East, zoned Single-Family 36,000 square-foot lots or greater (SF-36), and addressed as 1828 Highland Drive East, shall be allowed.

AND IT IS SO RESOLVED.

Passed by a vote of _ to _ on this the 5th day of December, 2023.

CITY OF KELLER, TEXAS

BY: _____
Armin R. Mizani, Mayor

ATTEST:

Kelly Ballard, City Secretary

Approved as to Form and Legality:

L. Stanton Lowry, City Attorney