

RESOLUTION NO. 4478

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF KELLER, TEXAS, APPROVING A VARIANCE REQUEST TO 17 LOTS IN THE HIGHLAND TERRACE MOBILE HOME PARK TO DECREASE THE MINIMUM FRONT YARD SETBACK TO 25 FEET IN LIEU OF THE REQUIRED 35 FEET, LOCATED AT 1700 HIGHLAND DRIVE WEST, 1704 HIGHLAND DRIVE WEST, 1736 HIGHLAND DRIVE WEST, 1744 HIGHLAND DRIVE WEST, 1748 HIGHLAND DRIVE WEST, 1752 HIGHLAND DRIVE WEST, 1832 HIGHLAND DRIVE EAST, 1847 HIGHLAND DRIVE EAST, 1843 HIGHLAND DRIVE EAST, 1839 HIGHLAND DRIVE EAST, 1835 HIGHLAND DRIVE EAST, 1733 HILLTOP LANE, 1729 HILLTOP LANE, 1725 HILLTOP LANE, 1733 HIGHLAND DRIVE WEST (LEGALLY TWO LOTS), 1717 HIGHLAND DRIVE WEST, 1713 HIGHLAND DRIVE WEST, LEGALLY DESCRIBED AS LOT 1, 2, 10, 12, 13, 14, 36, 37, 38, 39, 42, 43, 44, 60, 61, 64, 65, HIGHLAND TERRACE MOBILE HOME PARK AND ZONED SINGLE-FAMILY 36,000 SQUARE-FOOT LOTS OR GREATER (SF-36) IN THE CITY OF KELLER, TARRANT COUNTY, TEXAS.

WHEREAS, Jeff Avery, Applicant, has submitted a Unified Development Code Application for a variance request to seventeen lots in the Highland Terrace Mobile Home Park (UDC-21-0010); and

WHEREAS, no public hearings are required for Unified Development Code Variance applications according to the Unified Development Code; and

WHEREAS, the Planning and Zoning Commission recommended by a vote of 5-2 to deny the request at its January 11, 2022;

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 variance to the Unified Development Code, Article 8 - Zoning Districts, Development Standards, Tree preservation, Section 8.03 Zoning districts, for 17 lots in the Highland Terrace Mobile Home Park is hereby approved, to decrease the minimum front setback from 35 feet to 25 feet, located at 1700 Highland Drive West, 1704 Highland Drive West, 1736 Highland Drive West, 1744 Highland Drive West, 1748 Highland Drive West, 1752 Highland Drive West, 1832 Highland Drive East, 1847 Highland Drive East, 1843 Highland Drive East, 1839 Highland Drive East, 1835 Highland Drive East, 1733 Hilltop Lane, 1729 Hilltop Lane, 1725 Hilltop Lane, 1733 Highland Drive West (legally two lots), 1717 Highland Drive West, 1713 Highland Drive West, legally described as Lot 1, 2, 10, 12, 13, 14, 36, 37, 38, 39, 42, 43, 44, 60, 61,

64, 65, Highland Terrace Mobile Home Park and zoned Single-Family
36,000 square-foot lots or greater (SF-36).

AND IT IS SO RESOLVED.

Passed by a vote of 6 to 0 on this the 1st day of February, 2022.

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