

## RESOLUTION NO.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF KELLER, TEXAS, APPROVING FOUR VARIANCE REQUESTS FOR 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 63 OF THE HIGHLAND TERRACE MOBILE HOME PARK, BEING APPROXIMATELY 0.16-ACRES, SITUATED ON THE EAST SIDE OF HIGHLAND DRIVE WEST, ZONED SINGLE-FAMILY 36,000 SQUARE-FOOT LOTS OR GREATER (SF-36), AND ADDRESSED AS 1721 HIGHLAND DRIVE WEST IN THE CITY OF KELLER, TARRANT COUNTY, TEXAS.

WHEREAS, Mohammad Rahman, Applicant. Chourongi Investment LLC, Owner, have submitted a Unified Development Code Application for four variance requests for 1721 Highland Drive West in the Highland Terrace Mobile Home Park (UDC-2503-0003); 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, four variances to the Unified Development Code, Article 8 - Zoning Districts, Section 8.04 – Single-Family Residential-36,000 square-foot lots, for 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 63 of the Highland Terrace Mobile Home Park, being approximately 0.16-acres, situated on the east side of Highland Drive West, zoned Single-Family 36,000 square-foot lots or greater (SF-36), and addressed as 1721 Highland Drive West, shall be allowed.

AND IT IS SO RESOLVED.

Passed by a vote of \_ to \_ on this the 20th day of May 2025.

CITY OF KELLER, TEXAS

BY: \_\_\_\_\_  
Armin R. Mizani, Mayor

ATTEST:

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Kelly Ballard, City Secretary

Approved as to Form and Legality:

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L. Stanton Lowry, City Attorney