

RESOLUTION NO. 4485

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF KELLER, TEXAS, RESOLUTION APPROVING ONE VARIANCE REQUEST 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 ON THE PROPERTY LEGALLY DESCRIBED AS LOT 25 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 1832 HIGHLAND DRIVE EAST, IN THE CITY OF KELLER, TARRANT COUNTY, TEXAS.

WHEREAS, Ritesh Suneja, Rits Capital Inc., Owner, and Mukesh Goyal, Applicant, have submitted a Unified Development Code Application for a variance request for 1832 Highland Drive East in the Highland Terrace Mobile Home Park (UDC-21-0013); and

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

WHEREAS, the Planning and Zoning Commission recommended by a vote of 5-2 to deny the request at its January 25, 2022, meeting; 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 variance to the Unified Development Code, Article 8 - Zoning Districts, Development Standards, Tree Preservation, Section 8.03 Zoning districts, 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 on the property legally described as Lot 25 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 1832 Highland Drive East, shall be allowed.

AND IT IS SO RESOLVED.

Passed by a vote of 6 to 1 on this the 15th 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