

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 07 OF THE HIGHLAND TERRACE MOBILE HOME PARK, BEING APPROXIMATELY 0.15-ACRES, SITUATED ON THE WEST SIDE OF HIGHLAND DRIVE WEST, ZONED SINGLE-FAMILY 36,000 SQUARE-FOOT LOTS OR GREATER (SF-36), AND ADDRESSED AS 1724 HIGHLAND DRIVE WEST IN THE CITY OF KELLER, TARRANT COUNTY, TEXAS.

WHEREAS, Mohammad Rahman, Applicant. NIBASH, LLC, Owner have submitted a Unified Development Code application requesting four variances for the property located at 1724 Highland Drive West within the Highland Terrace Mobile Home Park (UDC-2511-0012); and

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

WHEREAS, the City Council finds that the requested variances satisfy the criteria for approval set forth in Section 2.07 of the Unified Development Code.

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, are hereby approved for one lot within the Highland Terrace Mobile Home Park to:

- reduce the required front yard setback to 25 feet in lieu of 35 feet;
- decrease the minimum dwelling size to 2,000 square feet in lieu of 2,400 square feet;
- increase the maximum main building lot coverage to 35% in lieu of 30%; and
- increase the maximum lot coverage to 55% in lieu of 50%;

for the property legally described as Lot 07, Highland Terrace Mobile Home Park, being approximately 0.15 acres, situated on the west side

of Highland Drive West, zoned Single-Family 36,000 Square-Foot Lots or Greater (SF-36), and addressed as 1724 Highland Drive West, City of Keller, Tarrant County, Texas.

AND IT IS SO RESOLVED.

Passed by a vote of __ to __ on this the 6th day of January 2026.

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