

RESOLUTION NO. 4370

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF KELLER, TEXAS, APPROVING A RESOLUTION FOR THREE VARIANCES TO THE UNIFIED DEVELOPMENT CODE, ARTICLE 8 - ZONING DISTRICTS, DEVELOPMENT STANDARDS, TREE PRESERVATION, SECTION 8.03 ZONING DISTRICTS, REGARDING 21 LOTS IN THE HIGHLAND TERRACE MOBILE HOME PARK, TO DECREASE THE MINIMUM DWELLING SIZE TO 2000 SQUARE FEET IN LIEU OF THE 2400 SQUARE-FOOT REQUIREMENT, TO INCREASE THE MAIN BUILDING LOT COVERAGE TO 35 PERCENT IN LIEU OF THE 30 PERCENT REQUIREMENT, AND TO INCREASE THE MAXIMUM LOT COVERAGE TO 55 PERCENT IN LIEU OF THE 50 PERCENT REQUIREMENT, LOCATED AT 1700 HIGHLAND DRIVE WEST, 1704 HIGHLAND DRIVE WEST, 1736 HIGHLAND DRIVE WEST, 1740 HIGHLAND DRIVE WEST, 1744 HIGHLAND DRIVE WEST, 1748 HIGHLAND DRIVE WEST, 1752 HIGHLAND DRIVE WEST, 1832 HIGHLAND DRIVE EAST, 1844 HIGHLAND DRIVE EAST, 1852 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, 11, 12, 13, 14, 25, 28, 30, 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 three variance requests to twenty-one lots in the Highland Terrace Mobile Home Park (UDC-21-0003); 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 unanimously recommended denial at its April 13, 2021, meeting because the Commission did not find a legal basis to grant the request; and

WHEREAS, the City Council finds 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 three variances to the Unified Development Code, Article 8 - Zoning Districts, Development Standards, Tree preservation, Section 8.03 Zoning districts, regarding 21 lots in the Highland Terrace Mobile Home Park are hereby approved, to decrease the Minimum Dwelling Size to 2000 square feet in lieu of the 2400 square-foot requirement, to increase the main building lot coverage to 35 percent in lieu of the 30 percent requirement, and to increase the maximum lot coverage to 55 percent in lieu of the 50 percent requirement, located at 1700 Highland Drive West, 1704 Highland Drive West, 1736 Highland Drive West, 1740 Highland Drive West, 1744 Highland Drive West, 1748 Highland Drive West, 1752 Highland Drive West, 1832 Highland Drive East, 1844 Highland Drive East, 1852 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, 11, 12, 13, 14, 25, 28, 30, 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 is hereby approved.

AND IT IS SO RESOLVED.

Passed by a vote of 5 to 1 on this the 1st day of June, 2021.

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