

Item H-4

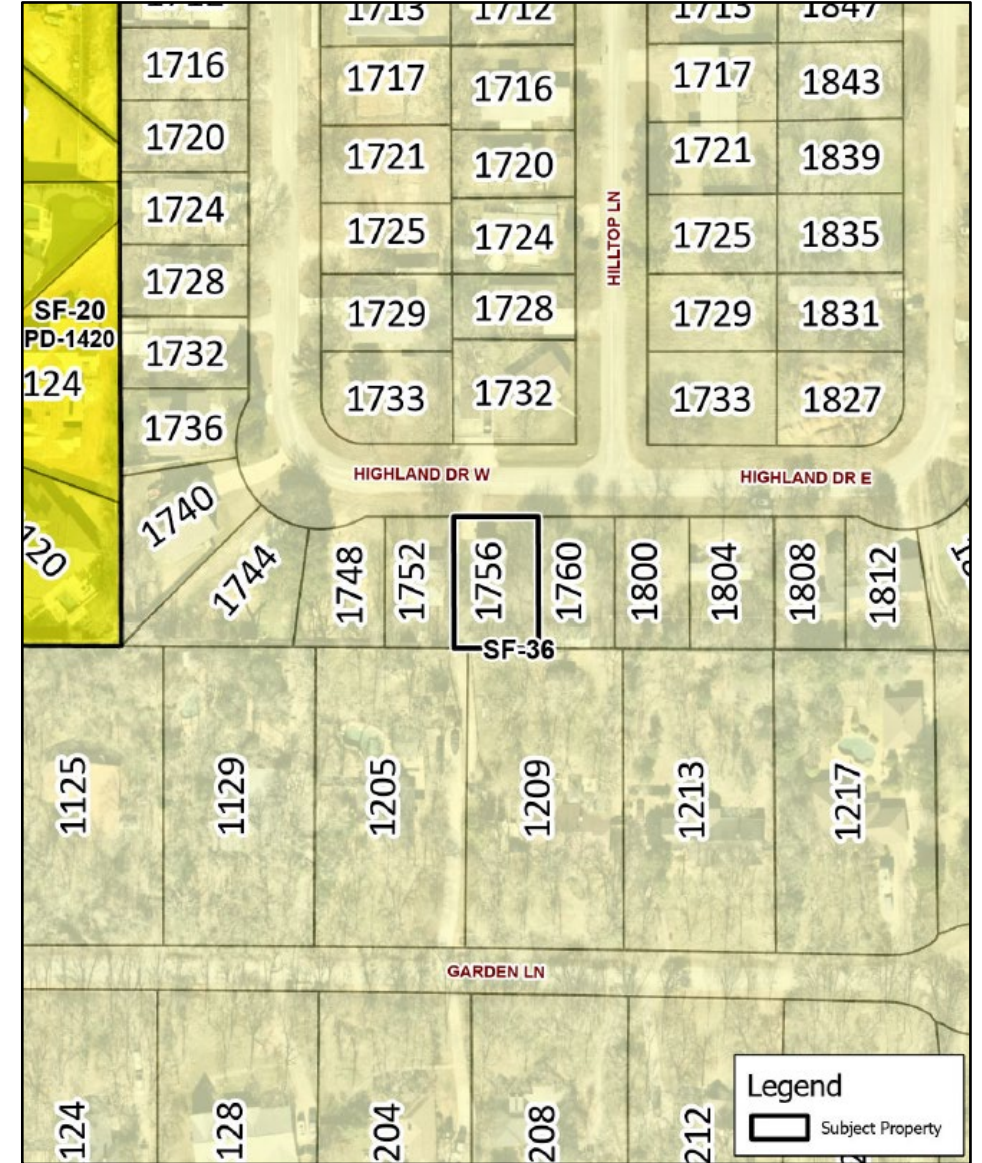
Consider a resolution approving one variance request for one lot in the Highland Terrace Mobile Home Park to reduce the front yard setback to 25 feet in lieu of the required 35 feet, on the property legally described as Lot 15 of the Highland Terrace Mobile Home Park, being approximately 0.16-acres, situated on the south side of Highland Drive West, zoned Single-Family 36,000 square-foot lots or greater (SF-36), and addressed as 1756 Highland Drive West. Amy Sheegog, Applicant. Jenny Gray, Owner. (UDC-2605-0002)

Item H-4

Aerial Map



Zoning Map



SF-36

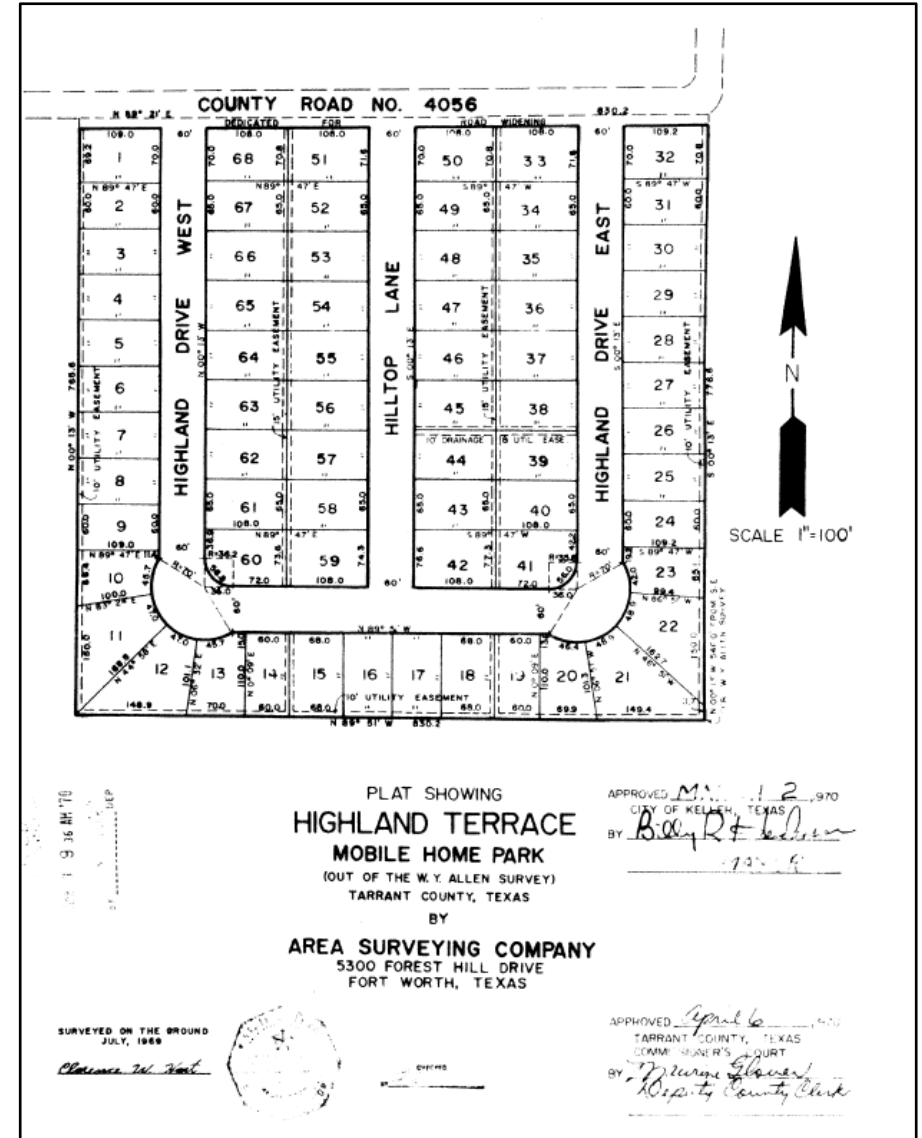
Item H-4

Background:

Highland Terrace Mobile Home Park was platted in 1970 and annexed into Keller in the late 1980s.

The city zoned the subdivision at the time of annexation as Single-Family 36,000-square-foot lots (SF-36).

Variations identical to those requested by the Applicant have been approved by the City Council for 29 other lots in the same subdivision.

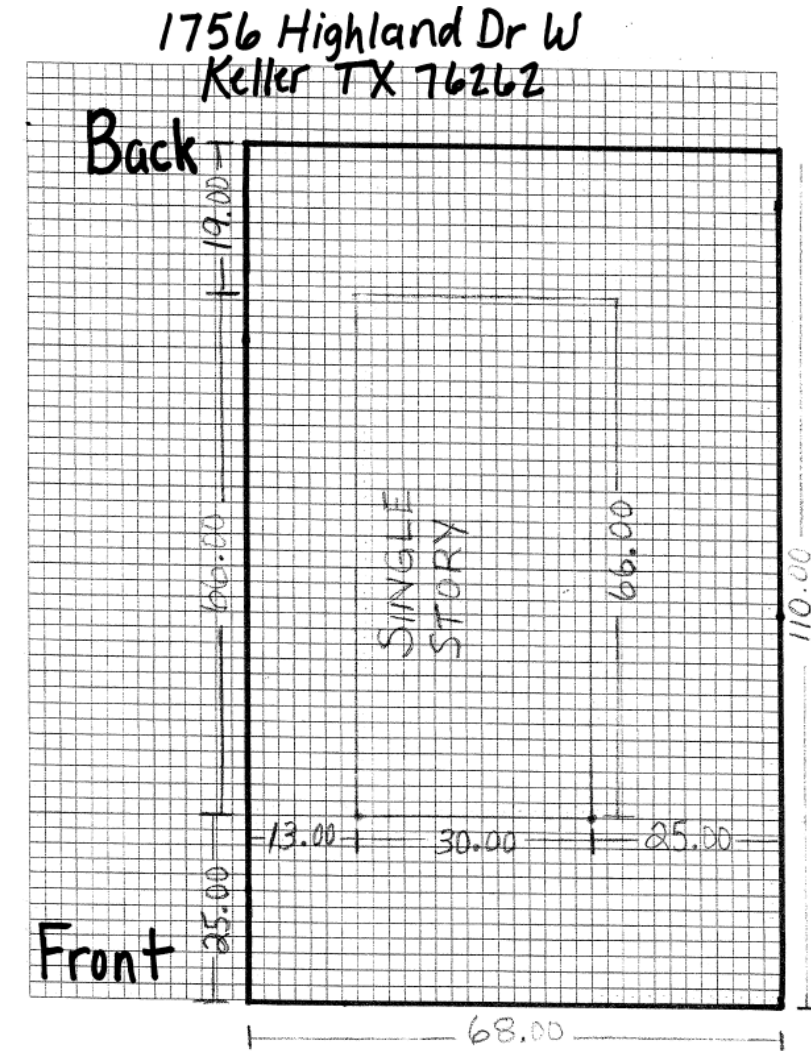


Item H-4

Variance Requested:

1. Decrease the minimum front yard setback from 35 feet to 25 feet.

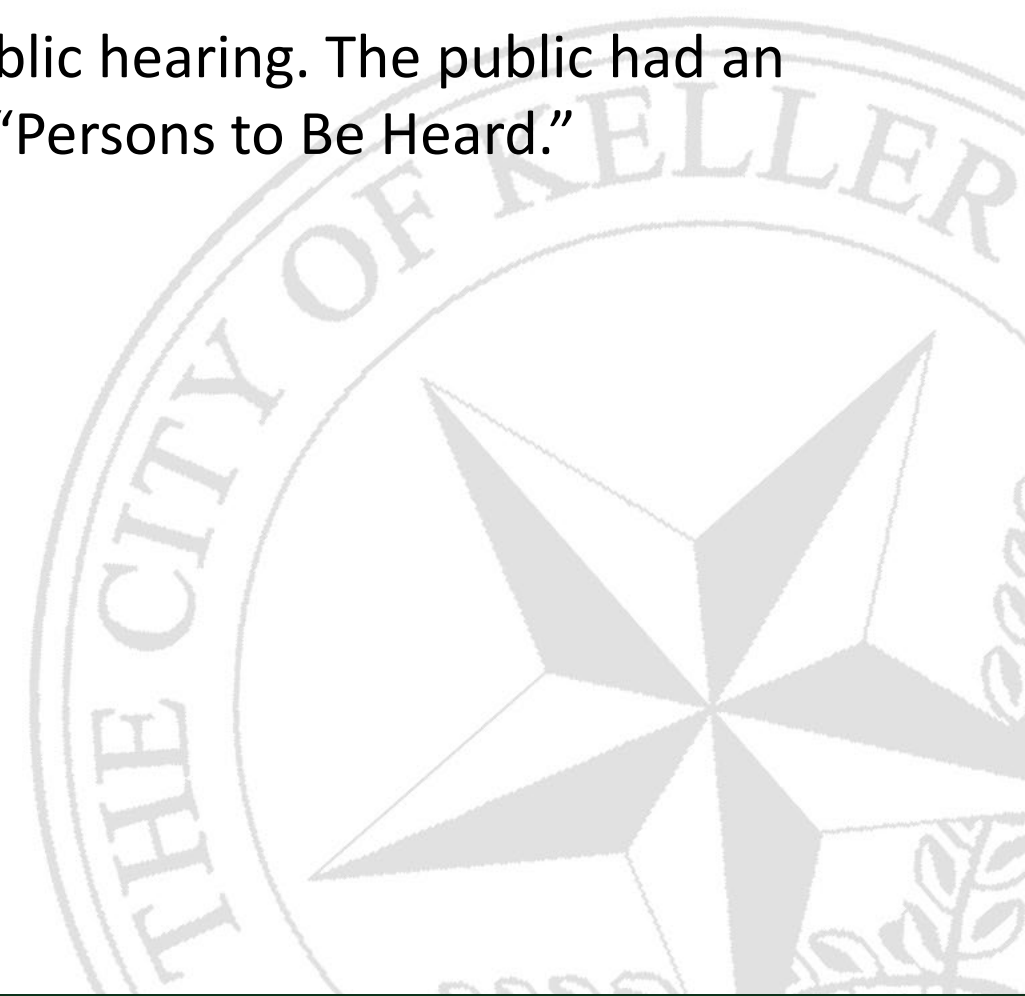
Variance Request	Applicant Request	SF-36	SF-12	SF-10	SF-8.4
Minimum Front Yard	25-feet	35-feet	30-feet	25-feet	25-feet



Item H-4

Citizen Input:

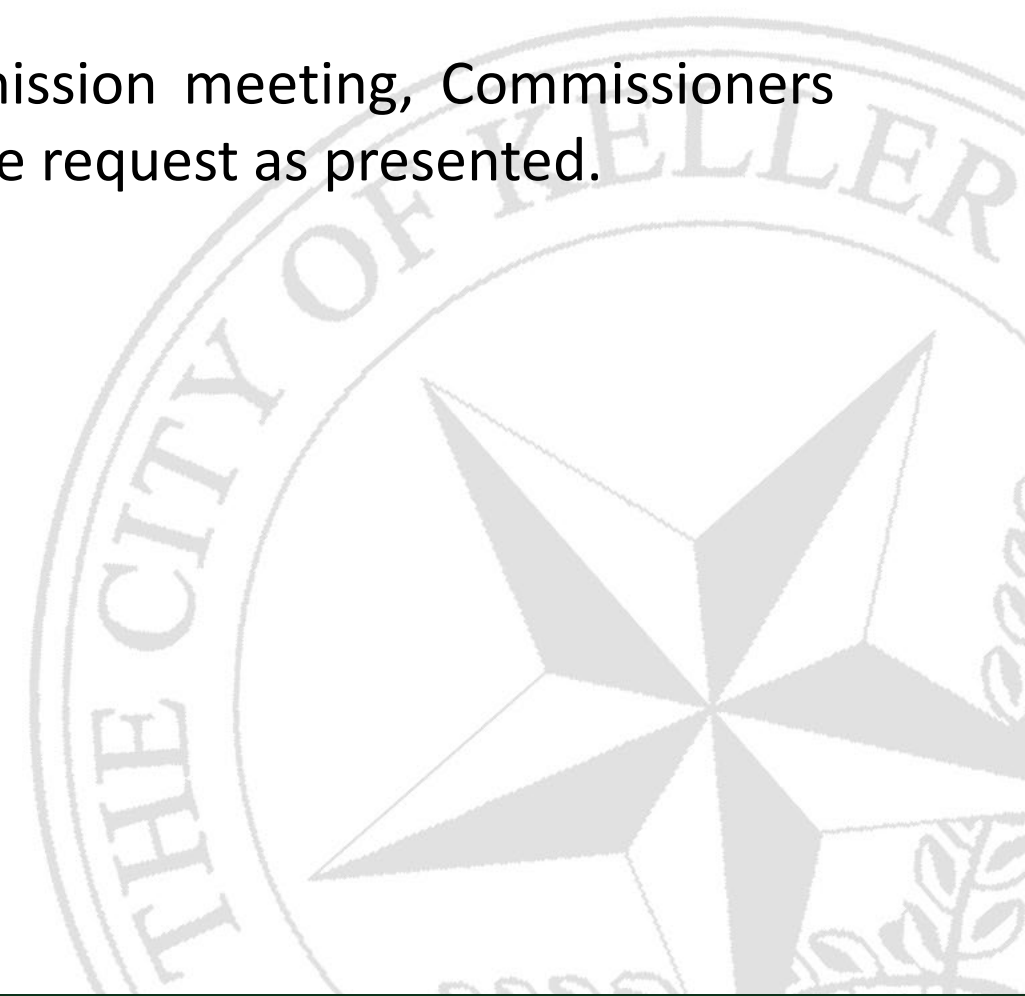
A UDC variance application does not require a public hearing. The public had an opportunity to speak on this agenda item during “Persons to Be Heard.”



Item H-4

Planning and Zoning Commission Recommendation:

At the May 26, 2026, Planning and Zoning Commission meeting, Commissioners unanimously recommended approval of the variance request as presented.



Items H-4

Section 2.07(A)(2) of the UDC lists criteria for approval of a variance, the Planning and Zoning Commission and City Council shall consider the following factors:

- a. That there are special circumstances or conditions affecting the land involved such that the strict application of the provisions of this Code would deprive the applicant of the reasonable use of his land.
- b. That the granting of the variance will not be detrimental to the public health, safety or welfare, or injurious to other properties in the area.
- c. That the granting of the variance will not have the effect of preventing the orderly subdivision of other lands in the area in accordance with the provisions of this Code.
- d. That the granting of the variance will not constitute a violation of any other valid ordinance of the City of Keller.
- e. That strict compliance with the regulations, and/or that the purpose of the regulations will be served to a greater extent by the alternative proposal.

Items H-4

The City Council has the following options when considering a UDC Variance application:

- Approve as submitted
- Approve with modifications or additional condition(s)
- Table the agenda item to a specific date with clarification of intent and purpose
- Deny



Questions?
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