

Item H-1

Consider 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. (UDC-2511-0012)

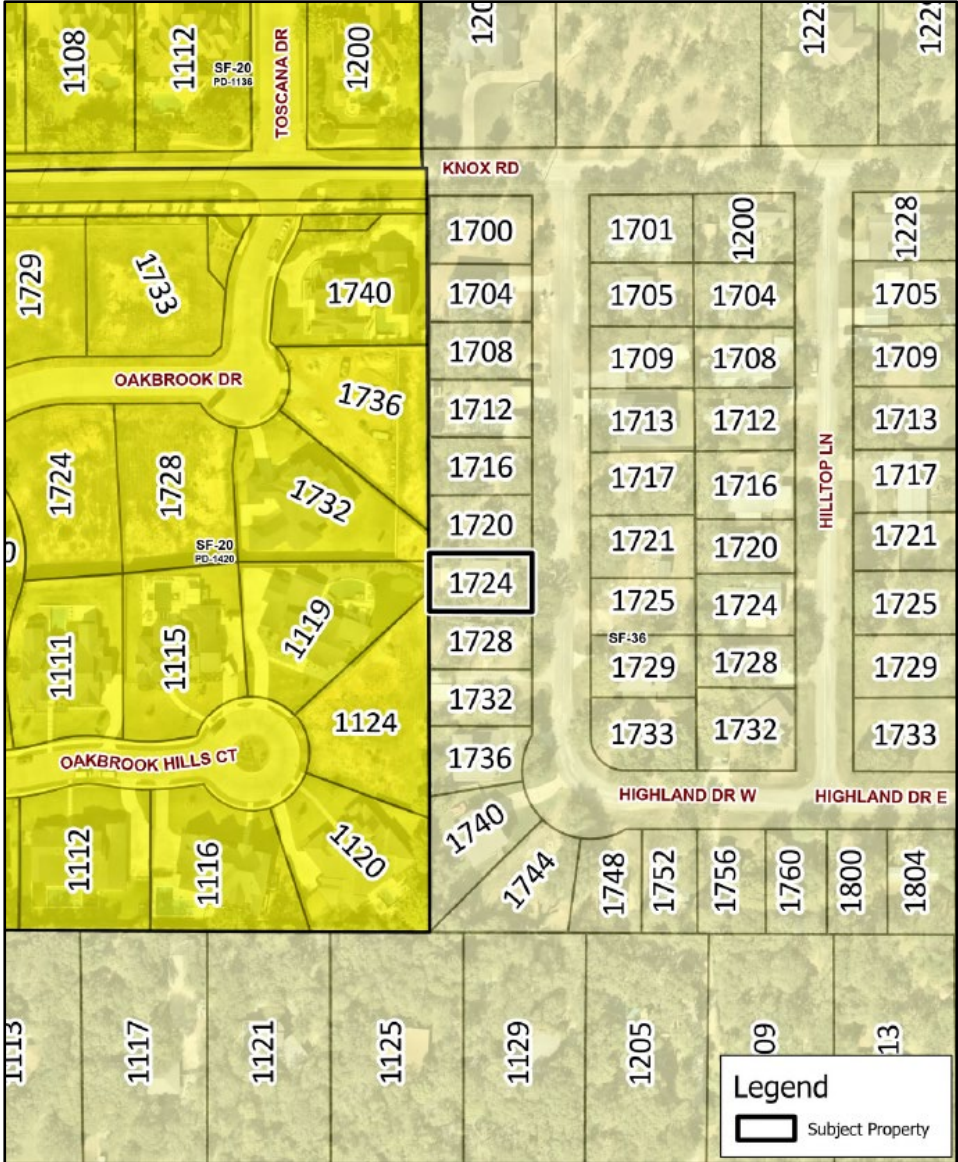
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Aerial Map



SF-36

Zoning Map



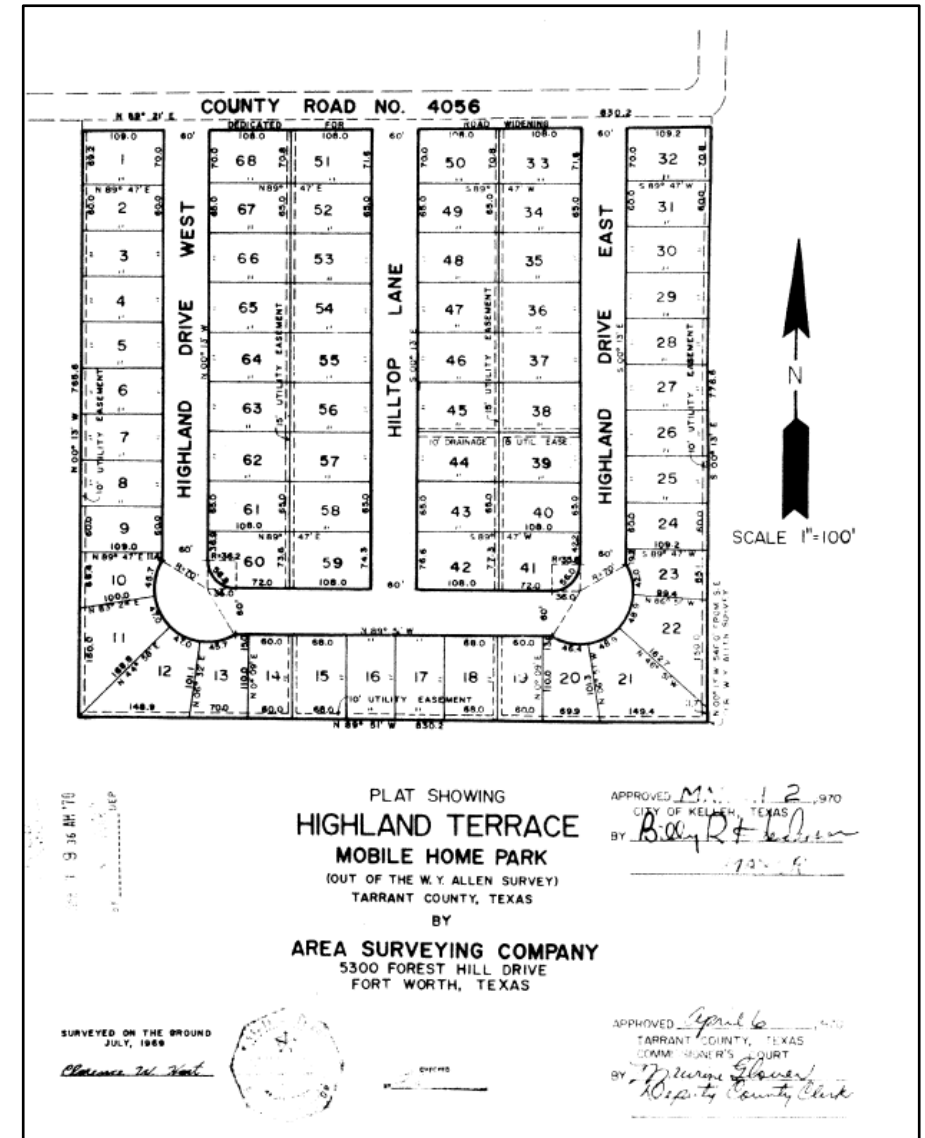
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Background:

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).

Variances identical to those requested by the Applicant have been approved by the City Council for 26 other lots in the same subdivision.



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Variances Requested:

1. Decrease the minimum front yard setback from 35 feet to 25 feet.
2. Decrease the Minimum Dwelling Size to 2,000 square feet in lieu of the 2,400-square-foot requirement. (A minimum dwelling size of 2,000 square feet is equal to the SF-15 zoning district.)
3. Increase the main building lot coverage to 35% in lieu of the 30% requirement in the SF-36 zoning district. (Thirty-five percent (35%) is permitted in the SF- 8.4 through the SF-15 zoning districts.)
4. Increase the maximum lot coverage to 55 percent in lieu of the 50 percent requirement of all UDC residential zoning districts. (The 50% lot coverage requirement, including accessory buildings, driveways, and parking areas, is uniform throughout the UDC.)

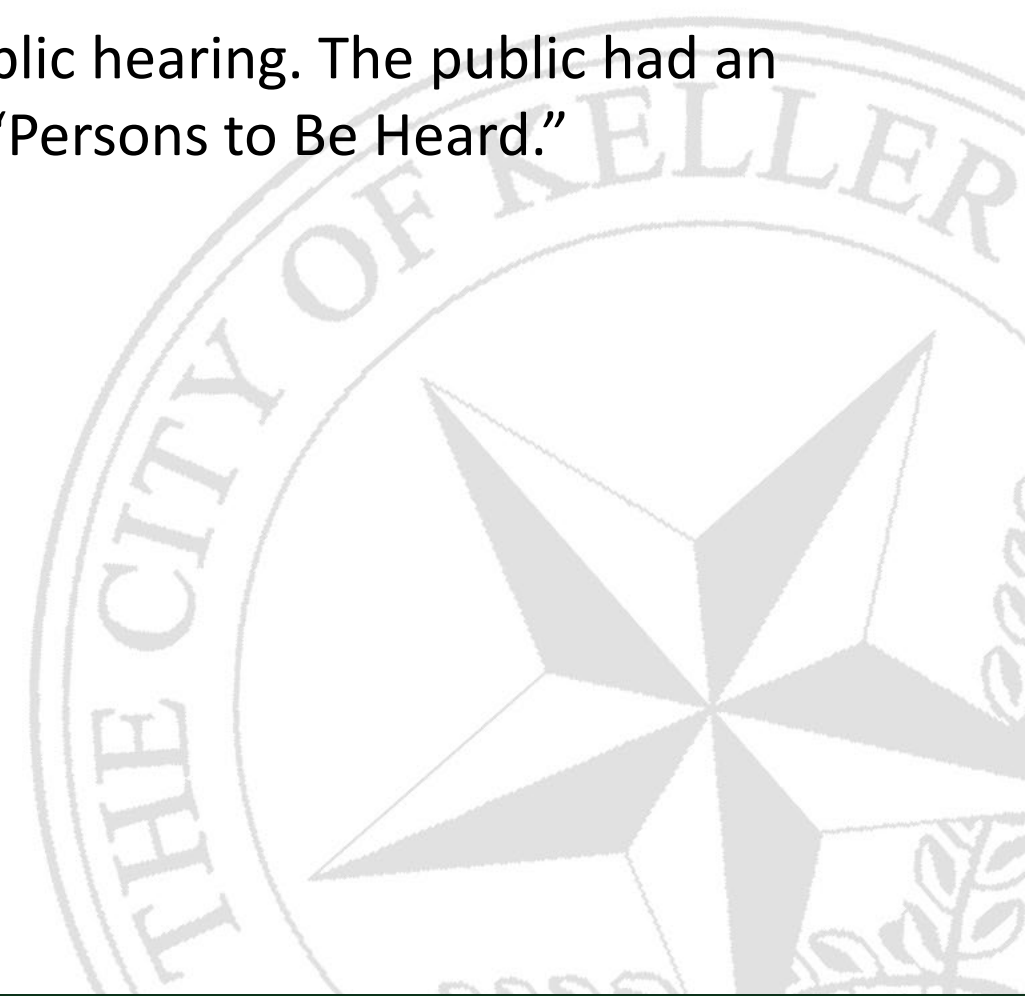
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Variance Request	Applicant Request	SF-36	SF-12	SF-10	SF-8.4
Minimum Front Yard	25-feet	35-feet	30-feet	25-feet	25-feet
Min. Dwelling Size	2,000 sf	2,400 sf	1,800 sf	1,600 sf	1,400 sf
Max. Main Building Coverage	35%*	30%	35%	35%	35%
Max. Lot Coverage	55%	50%	50%	50%	50%

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Citizen Input:

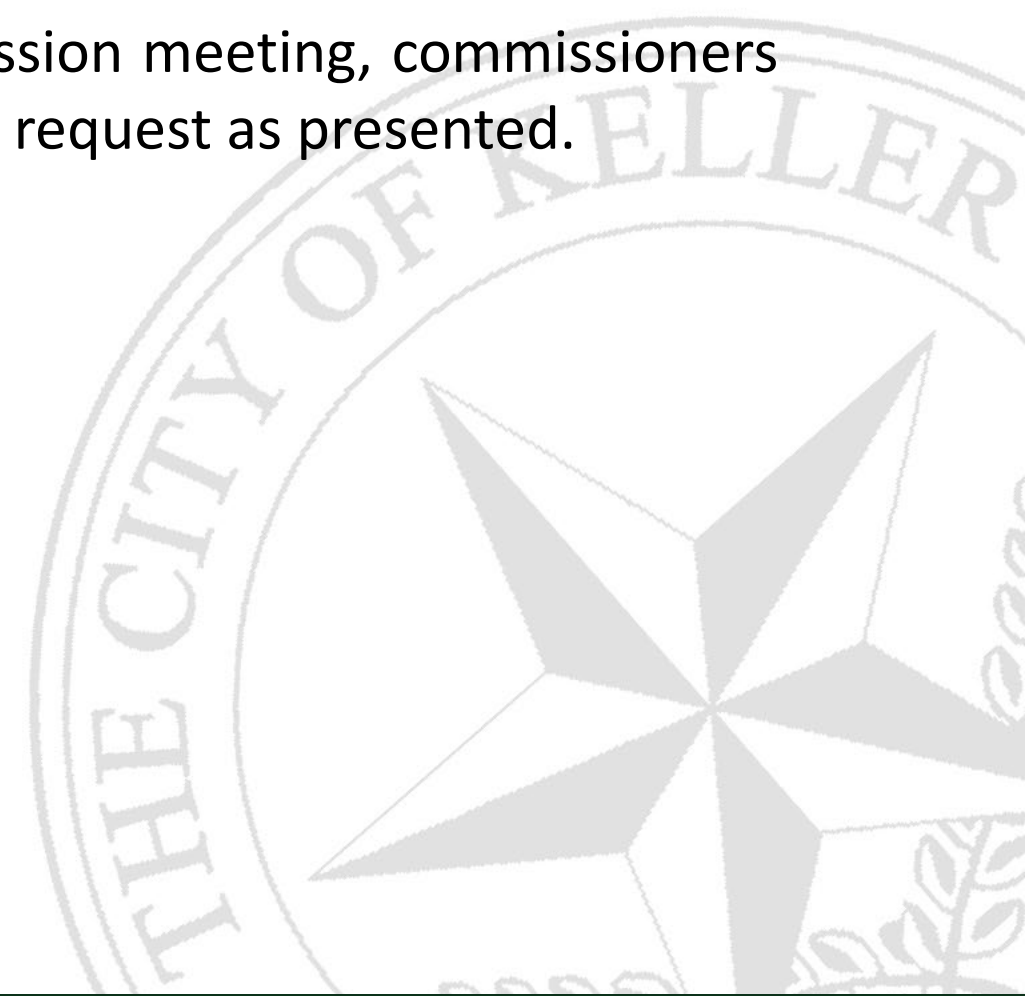
A UDC variance application does not require a public hearing. The public had an opportunity to speak on this agenda item during “Persons to Be Heard.”



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Planning and Zoning Commission Recommendation:

At the Dec. 9, 2025, Planning and Zoning Commission meeting, commissioners voted 6-1 to recommend approval of the variance request as presented.



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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.

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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?
Ethan Flanders
817-743-4130