



COMMISSIONERS COURT COMMUNICATION

REFERENCE NUMBER _____

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DATE: 12/05/2023

**SUBJECT: APPROVAL OF REQUEST FOR VARIANCE FROM THE
MANUFACTURED HOME RENTAL COMMUNITIES REGULATIONS
FOR THE CIVITAS AT CROWLEY MANUFACTURED HOME
RENTAL COMMUNITY - PRECINCT 1**

***** CONSENT AGENDA *****

COMMISSIONERS COURT ACTION REQUESTED

It is requested that the Commissioners Court grant a variance from the Manufactured Home Rental Communities (MHRC) regulations for the Civitas at Crowley Manufactured Home Rental Community minimum pavement section requirement for internal roads.

BACKGROUND

The developer of the Civitas at Crowley manufactured home rental community has requested a variance from the minimum pavement standards referenced in the MHRC regulations. The MHRC regulations require that these communities construct roads to the same standards as subdivisions.

The proposed request for a road section for this development meets most requirements under the concrete road section shown in the Subdivision and Land Use Regulations except for the paved road width of thirty (30) feet.

The proposed road for the Civitas at Crowley development has a total paved width of twenty-five (25) feet which exceeds the Tarrant County Fire Code's current requirements and meets the City of Fort Worth's Fire Lane, Hydrant, Access and System Requirements.

The development will be served by private roads. Water will be provided by the Johnson County Special Utility District (JCSUD) and sewer will be provided by an onsite wastewater treatment plant.

A copy of the variance request letter provided by the developer's engineer is attached.

FISCAL IMPACT

There is no fiscal impact associated with this item.

SUBMITTED BY:	Transportation	PREPARED BY: APPROVED BY:	Joseph Jackson
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