



## COMMISSIONERS COURT COMMUNICATION

REFERENCE NUMBER \_\_\_\_\_

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DATE: 08/06/2024

**SUBJECT: APPROVAL OF REQUEST FOR VARIANCE FROM THE TARRANT  
COUNTY DEVELOPMENT REGULATIONS MANUAL – SULLIVAN  
ADDITION – PRECINCT 1**

**\*\*\* CONSENT AGENDA \*\*\***

**COMMISSIONERS COURT ACTION REQUESTED**

It is requested that the Commissioners Court grant a variance from the Tarrant County Development Regulations Manual relating to the requirement that all roadways conform to the specifications included within the Tarrant County Engineering Standards Manual for the Sullivan Addition located in Precinct 1.

**BACKGROUND**

The Tarrant County Development Regulations Manual requires final plats that include right-of-way conform to the specifications included within the Tarrant County Engineering Standards Manual. To conform to the Tarrant County Engineering Standards Manual, a final plat is required to include right- of-way consisting of a minimum of 70-feet. The plat applicant has requested a variance from the 70- foot right-of-way requirement referenced in the Tarrant County Development Regulations and Engineering Standards Manuals.

The requested variance supports a 60-foot right-of-way as described in the previous Subdivision and Land Use Regulations.

The construction plans, associated with the final plat, include a private road and were submitted to the Transportation Services Department for review on July 11, 2023, prior to the approval of the current Tarrant County Development Regulations and were subject to the regulations described in the previous Subdivision and Land Use Regulations.

The newly proposed plat is located within the City of Fort Worth's extraterritorial jurisdiction and has been approved and signed by the City of Fort Worth.

Apart from this variance request, the proposed final plat has been reviewed by Tarrant County Transportation Services and has successfully met all other standards contained in the current Tarrant County Development Regulations Manual.

A copy of the variance request letter from the applicant is attached.

A copy of the Request for Variance and Final Plat Approval form, acknowledged by Commissioner Roy Brooks, Precinct 1, is attached.

SUBMITTED BY:	Transportation	PREPARED BY: APPROVED BY:	Nicole Benoit Joseph Jackson
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## **FISCAL IMPACT**

There is no fiscal impact associated with this item.