



COMMISSIONERS COURT COMMUNICATION

REFERENCE NUMBER _____

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DATE: 11/21/2023

**SUBJECT: APPROVAL OF FINAL PLAT – MODERN MERCHANTS ADDITION –
PRECINCT 1**

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

COMMISSIONERS COURT ACTION REQUESTED

It is requested that the Commissioners Court approve for recording in the Plat Records of Tarrant County, Texas, the Final Plat of Lot 1, Block 1, Modern Merchants Addition, an addition to Tarrant County, Texas, being 0.85 acres of land situated in the Joaquin Rendon Survey, Abstract No. 1263, Tarrant County, Texas.

BACKGROUND

1. The subdivision is located within the City of Fort Worth extraterritorial jurisdiction (ETJ). The plat is attached and has been approved and signed by the City of Fort Worth.
2. There is no Federal Emergency Management Agency-designated floodplain associated with this plat.
3. A location map of this subdivision in Precinct 1 is attached.
4. The Takings Impact Assessment (TIA) Waiver for this plat is attached.
5. With a net acreage of 0.85, less than the 1.0-acre net requirement for properties to be served by private On-Site Sewage Facilities (OSSF) - a letter from Tarrant County Public Health approving the OSSF site-specific design and a letter from the property owner requesting a variance of the Tarrant County Subdivision and Land Use Regulations relating to lot size are attached.
6. This plat was filed with the Transportation Services Department prior to the approval of the new Tarrant County Development Regulations Manual and is subject to the regulations described in the previous Subdivision and Land Use Regulations.

FISCAL IMPACT

There is no fiscal impact associated with this item.

SUBMITTED BY:	Transportation	PREPARED BY: APPROVED BY:	Nicole Benoit Randy Skinner
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