



# 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 – ENGLISH CREEK ESTATES – PRECINCT 4**

**\*\*\* 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 English Creek Estates, located in Precinct 4.

**BACKGROUND**

The Tarrant County Development Regulations Manual requires final plats that include right-of-way to 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 previous Subdivision and Land Use Regulations, requiring a 60-foot right-of-way, was followed when the original subdivision plat was reviewed.

The proposed re-plat is adjacent to two (2) county-maintained 60-foot right-of-way roads. To meet the standards contained in the current Tarrant County Development Regulations Manual, a 5-foot right-of-way dedication along each adjacent road would be required. Doing so would decrease the net acreage needed for On-Site Sewage Facility (OSSF) installation.

The purpose of re-platting is to divide one (1) residential lot into two (2) lots.

Given that the re-plat is located in an established neighborhood without the need for additional right-of-way, the requested variance supports a 60-foot right-of-way as 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.

SUBMITTED BY:	Transportation	PREPARED BY: APPROVED BY:	Nicole Benoit Joseph Jackson
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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 Manny Ramirez Precinct 4, is attached.

### **FISCAL IMPACT**

There is no fiscal impact associated with this item.