



COMMISSIONERS COURT COMMUNICATION

REFERENCE NUMBER _____

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DATE: 06/18/2024

SUBJECT: APPROVAL OF REQUEST FOR VARIANCE FROM THE TARRANT COUNTY DEVELOPMENT REGULATIONS MANUAL – HASLET HEIGHTS PHASE 2 SUBDIVISION – PRECINCT 3

COMMISSIONERS COURT ACTION REQUESTED

It is requested that the Commissioners Court grant a variance from the Tarrant County Development Regulations Manual relating to the certification of groundwater availability requirement for the Haslet Heights Phase 2 subdivision located in Precinct 3.

BACKGROUND

The Tarrant County Development Regulations Manual requires that final plats comprised of subdivided lots using on-site water wells, submit a certification of groundwater availability prepared by a licensed Engineer or geoscientist. The plat applicant has requested a variance from the requirement to obtain a certification of groundwater availability referenced in the Tarrant County Development Regulations Manual.

Lots 12 and 13 in the current Haslet Heights Phase 2 subdivision are both 2.5 acres in size.

The requested variance supports a proposed re-plat consisting of two (2) lots, Lot 12R and Lot 13R. Lot 12R is shown as two (2) acres in size and Lot 13R is shown as three (3) acres in size.

The reason for re-platting the lots is to shift the property line between the two (2) lots.

The newly proposed plat is located within the City of Fort Worth Extra-Territorial Jurisdiction (ETJ) and has been approved and signed by the City of Fort Worth.

Apart from this variance request, the proposed 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 Gary Fickes, Precinct 3, is attached.

FISCAL IMPACT

There is no fiscal impact associated with this item.

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