



Legislation Text

File #: 21-4114, **Version:** 1

SD#21-014: Final Plat of Lots 1-2, Block 1, Saenz Estates, being 3.03 acres located on the north west corner of Cordes Road and Howell Drive; Texas Surveying Inc., surveyor and Erick and Myra Saenz, owners

The purpose of this plat is to create 2 residential lots in Johnson County, Mansfield Extra Territorial Jurisdiction. Lot 1 has an existing manufactured home on it that will remain and a new home will be built on Lot 2.

The owner is dedicating 35 feet of right-of-way for Howell Drive and 35 feet of right-of-way for Cordes Drive. The total right-of-way dedication is approximately 0.484 acres of land.

The Subdivision Control Ordinance requires a corner lot to be at least 15-feet wider than the adjacent lot. Lot 1, the corner lot, is approximately 128 feet wide. Lot 2 is approximately 200' wide. Although Lot 2 is wider, Lot 1 still has sufficient width to meet the intent of the ordinance.

Although the digital copy of the plat in the Commission's packet does not have signatures, the filing copy has been signed.

Staff believes that Lot 1 has adequate width to accommodate the existing residence on the property and that to require additional width is unreasonable. Staff recommends approval of the plat with the variance.

Attachments

Final Plat

Location Map