

AGENDA PLACEMENT FORM

(Submission Deadline – Monday, 5:00 PM before Regular Court Meetings)

Date: October 10, 2025

Meeting Date: October 27, 2025

Submitted By: Julie Edmiston

Department: Development Services

Signature of Elected Official/Department Head:



Court Decision:
This section to be completed by County Judge's Office



10-27-2025

Description:

Consideration of Variance to Allow 24' Driveway Spacing instead of the Required 45' in a Proposed Subdivision, Located in Precinct 2.

(May attach additional sheets if necessary)

Person to Present: Jennifer VanderLaan

(Presenter must be present for the item unless the item is on the Consent Agenda)

Supporting Documentation: (check one) PUBLIC CONFIDENTIAL

(PUBLIC documentation may be made available to the public prior to the Meeting)

Estimated Length of Presentation: 10 minutes

Session Requested: (check one)

Action Item Consent Workshop Executive Other _____

Check All Departments That Have Been Notified:

- County Attorney IT Purchasing Auditor
- Personnel Public Works Facilities Management

Other Department/Official (list) _____

**Please List All External Persons Who Need a Copy of Signed Documents
In Your Submission Email**



Johnson County Public Works Department

Jennifer VanderLaan / Director of Public Works

2 North Mill Street, Suite 305

Cleburne, Texas 76033

817-556-6380

VARIANCE REQUEST

Johnson County Subdivision Rules and Regulations outline what is required under the adopted Rules and Regulations. To request a variance for a deviation or exception to those Rules and Regulations for a lot or tract (ex: road frontage, etc.) please provide the following information.

Variance fee is \$120 per request. This request will be presented to the Commissioner's Court for their decision.

Name Tanner Sheets Date 09/29/2025

Phone Number 469-213-1800

Email Address tanner.sheets@westwoodps.com

Property Information for Variance Request:

Property 911 address _____

Subdivision name _____ Block _____ Lot _____

Survey R. Doggett Survey Abstract 413 (Tarrant County) & 208 (Johnson County) Acreage 132.71

Request 24' driveway spacing (40' Lots)

Reason for request We are requesting a variance from Johnson County subdivision rules and regulations Section IX D(1) - Driveway spacing 45' The proposed project is located within two counties, Tarrant and Johnson

The project will be created as a Municipal Utility District. To create uniformity within the the proposed project, the plan will consist of 40' lots

within a 60' ROW (per section IV.C(4)). The project will consist of 32' curb and gutter roads with an onsite storm drain systems. All roads will be owned and maintained by the proposed MUD District

Provide the following with this request:

- Copy of plat (if property has been platted)
- Copy of property deed
- Survey or drawing showing existing structures

DESCRIPTION OF 132.71 ACRES OF LAND

BEING that that certain tract of land situated in the R. Doggett Survey, Abstract Number 413, City of Fort Worth E.T.J., Tarrant County, Texas and the R. Doggett Survey, Abstract Number 208, City of Fort Worth E.T.J., Johnson County, Texas, being all of that tract of land described by deed to Saptarsh Temple LLC, recorded in Instrument Number D222226306, County Records, Tarrant County, Texas, also recorded in Instrument Numbers 2022-32471 and 2024-10705 (correction), both of the Official Public Records, Johnson County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at the southwest corner of said Saptarsh tract, an "ell" corner in the east right-of-way line of Old Granbury Road (a variable width right-of-way), and being the northwest corner of that tract of land dedicated as right-of-way by the plat recorded in Volume 8, Page 923, said Public Records,

THENCE with said east right-of-way line, the following courses and distances:

N 00°27'33"E, 1648.40 feet, to the beginning of a curve to the left;

With said curve to the left, an arc distance of 166.07 feet, through a central angle of 04°52'53", having a radius of 1949.26 feet, the long chord which bears N 01°06'24"W, 166.02 feet;

N 26°54'16"E, 68.89 feet;

N 00°00'03"E, 35.00 feet, to the northwest corner of said Saptarsh tract, the southwest corner of that tract of land described by deed to Civitas at Crowley, LLC, recorded in Instrument Number D222003539, said County Records, and being in the approximate centerline of Floyd-Hampton Road (County Road 1111, a paved and traveled roadway of undetermined width);

THENCE S 89°59'48"E, at 778.30 feet, passing the southeast corner of said Civitas at Crowley tract and the southwest corner of that tract of land dedicated as right-of-way by the plat recorded in Cabinet A, Slide 1760, said County Records, in all, a total distance of 2292.72 feet, to the most northerly northeast corner of said Saptarsh tract and the northwest corner of that tract of land described by deed to Raul and Isabel Mendez, recorded in Instrument Number D222220944, said County Records;

THENCE S 00°29'09"E, 976.91 feet, to the southwest corner of said Mendez tract;

THENCE N 89°34'47"E, 1168.45 feet, to the northwest corner of that tract of land described by deed to Johnson County Rural Water Supply Corporation (JCRWSC), recorded in Volume 1043, Page 120, said Public Records and being in the south line of Lot 1, Lee Estates, an addition to Tarrant County, Texas, recorded in Cabinet A, Slide 1417, said County Records;

THENCE S 00°28'43"E, 208.71 feet, to the southwest corner of said JCRWSC tract;

THENCE N 89°34'47"E, 228.92 feet, to the most easterly northeast corner of said Saptarsh tract, the southeast corner of said JCRWSC tract, and being in the approximate centerline of W Cleburne Road (County Road 1035, paved and traveled roadway of undetermined width);

THENCE S 00°36'58"E, 765.67 feet, with said centerline, to the southeast corner of said Saptarsh tract and the northeast corner of that tract of land described by deed to Joseph C. Lutka, recorded in Instrument Number 2022-36630, said Public Records;

THENCE N 89°32'29"W, 2076.42, with the south line of said Saptarsh tract, to the northwest corner of Lot 1, Block 4, Country Hill Estates, an addition to the Johnson County, Texas, by plat recorded in Volume 10, Page 939 and the northeast corner of Lot 2, Block 4, Emily Estates, an addition to Johnson County, Texas, by plat recorded in Volume 8, Page 923, both of said Public Records;

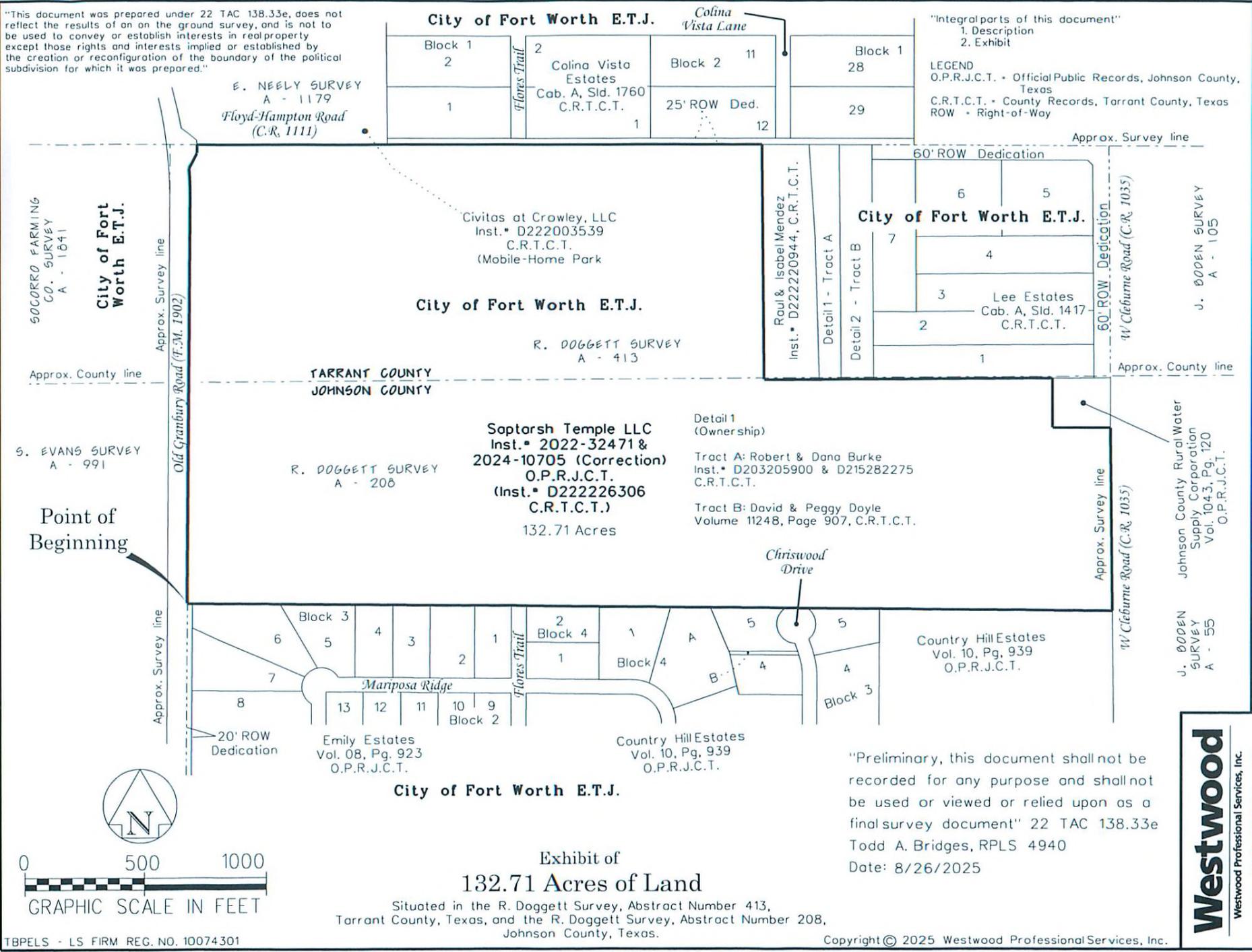
THENCE N 89°31'51"W, 1673.19 feet, continuing with said south line, to the Point of Beginning and containing 132.71 acres of land more or less.

"Integral Parts of this Document"

1. Description
2. Exhibit

"This document was prepared under 22 TAC 138.33e, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared."

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LEGEND
 O.P.R.J.C.T. - Official Public Records, Johnson County, Texas
 C.R.T.C.T. - County Records, Tarrant County, Texas
 ROW - Right-of-Way

SOCORRO FARMING CO. SURVEY A - 1041
 City of Fort Worth E.T.J.
 E. NEELY SURVEY A - 1179
 Floyd-Hampton Road (C.R. 1111)
 S. EVANS SURVEY A - 991
 Old Granbury Road (F.M. 1902)

Approx. Survey line
 Approx. County line
 Approx. Survey line
 Approx. Survey line

TARRANT COUNTY
 JOHNSON COUNTY

City of Fort Worth E.T.J.

Sptorsh Temple LLC
 Inst. # 2022-32471 & 2024-10705 (Correction)
 O.P.R.J.C.T.
 (Inst. # D222226306 C.R.T.C.T.)
 132.71 Acres

Detail 1 (Ownership)
 Tract A: Robert & Dana Burke
 Inst. # D203205900 & D215282275 C.R.T.C.T.
 Tract B: David & Peggy Doyle
 Volume 11248, Page 907, C.R.T.C.T.

City of Fort Worth E.T.J.

Country Hill Estates
 Vol. 10, Pg. 939
 O.P.R.J.C.T.

J. BODEN SURVEY A - 105
 J. BODEN SURVEY A - 105
 Johnson County Rural Water Supply Corporation
 Vol. 1043, Pg. 120
 O.P.R.J.C.T.

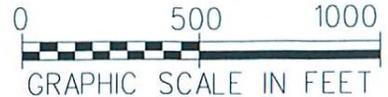


Exhibit of
 132.71 Acres of Land

Situated in the R. Doggett Survey, Abstract Number 413,
 Tarrant County, Texas, and the R. Doggett Survey, Abstract Number 208,
 Johnson County, Texas.

"Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document" 22 TAC 138.33e
 Todd A. Bridges, RPLS 4940
 Date: 8/26/2025

Westwood
 Westwood Professional Services, Inc.
 9810 HILLWOOD PARKWAY, SUITE 250
 FORT WORTH, TEXAS 76117 PH # 817-462-3550

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