

Approved by CC:

OCT 27 2014

REQUEST FOR AGENDA PLACEMENT FORM

Submission Deadline - Tuesday, 12:00 PM before Court Dates

SUBMITTED BY: David Disheroon

TODAY'S DATE: 10/16/2014

DEPARTMENT:

X Public Works

SIGNATURE OF DEPARTMENT HEAD:

X

REQUESTED AGENDA DATE:

X October 27, 2014

SPECIFIC AGENDA WORDING: Consideration to grant a variance for Block 2 Lot 26 Piester Place Phase Two (4032 Dillard Ct) for 2nd home on lot, located in Precinct 2

PERSON(S) TO PRESENT ITEM: David Disheroon

SUPPORT MATERIAL: (Must enclose supporting documentation)

TIME: Ten Minutes

ACTION ITEM: X

WORKSHOP: _____

(Anticipated number of minutes needed to discuss item) **CONSENT: _____**

EXECUTIVE: _____

STAFF NOTICE:

COUNTY ATTORNEY: _____

ISS DEPARTMENT: _____

AUDITOR: _____

PURCHASING DEPARTMENT: _____

PERSONNEL: _____

PUBLIC WORKS: _____

BUDGET COORDINATOR: _____

OTHER: _____

*******This Section to be Completed by County Judge's Office*******

ASSIGNED AGENDA DATE: _____

REQUEST RECEIVED BY COUNTY JUDGE'S OFFICE _____

COURT MEMBER APPROVAL _____

Date _____



Variance Request for 2nd Home on Lot

Johnson County Subdivision Rules and Regulations state only one residence per lot. To request a variance for a second home on a lot or tract please provide the following information. This request will be presented to the Commissioner's Court for their decision.

Owner Mary K. Kennedy (Bridgewater) Date 9-25-2014

Contact Information:

Phone no. 817-361-3471 cell no. 817-361-3471

Email address Mary_bridgewater@att.net

Property Information for Variance Request:

Property 911 address ⁴⁰³² 4032 Dillard Ct. Joshua, TX

Subdivision name Plester Place Ph 2 Block 2 Lot 26

Lot size: 2.000 acres Size of existing residence: 1404 sq. ft.

Size of proposed residence: 1404 sq. ft.

ETJ: Yes - City BURLESON No

Septic system for 2nd home. New Tie into Existing

Other - _____

Is a part of the property located in a FEMA designated Floodplain? Yes No

Reason for request home for recently widowed daughter who will help me with assisted living and mutihealth problems

Provide the following with this request:

- Copy of your plat if property has been platted
- Copy of property deed
- Survey or drawing showing existing home, any buildings and proposed 2nd residence

September 15, 2014

Honorable Roger Harmon, Johnson County Judge
Johnson County Commissioners Court
Cleburne, TX

Re: Mary Kennedy, 4032 Dillard Court, Joshua, TX 76058
Lot 26, Blk 2, Piester Place, Phase 2, Johnson County, TX
A 2.0 Acre tract

Gentlemen,

My elderly mother resides in a mobile home on the two acre lot (legally described above) in Johnson County. Secondary to health issues, she now requires full-time supervision and assisted living. My widowed sister has purchased a new mobile home and planned to move the home onto the same lot in order to care for our parent. Her plans included a separate (individual) septic system and there would still be only one residence per acre as required under Johnson County Subdivision Rules, Section IV, C, 9 – ***“All lots for single family residential use; shall be a minimum of one (1.0) acre.”***

However, we find that she is prohibited from placing the home on this lot (even though she meets the minimum one (1) acre per home requirement) under the same Johnson County Subdivision Rules, Section IV, C, 9 - ***“...only one residence shall be located on a lot....”***

Yet, under the same rules and section there are provisions for multi-family residency – ***“all lots for duplexes, triplex and four-plex, (multi-family units) in subdivision shall be a minimum of two (2) acres when the lots are served by private sewage facilities.”***

I am writing to request a variance or modification of this rule. It is vital that we have both of these women living at this property for their health and safety concerns. My mother was not aware of any such deed restrictions when this land was purchased.

We do not feel that this variance would create any public nuisance, public health or safety issue. No more than than any other “multi-family unit” as described in Subdivision rules. At no time shall any person other than family reside in either of the residences during our ownership of this land.

I have reviewed the Johnson County Subdivision Rules and Regulations dated November 14, 2011 pertaining to subdivision standards and land use. In section 1 it is stated that ***“These regulations are in no way intended to restrict residential or commercial development in Johnson County.....”*** We feel this rule conflicts with my mother’s planned land usage.

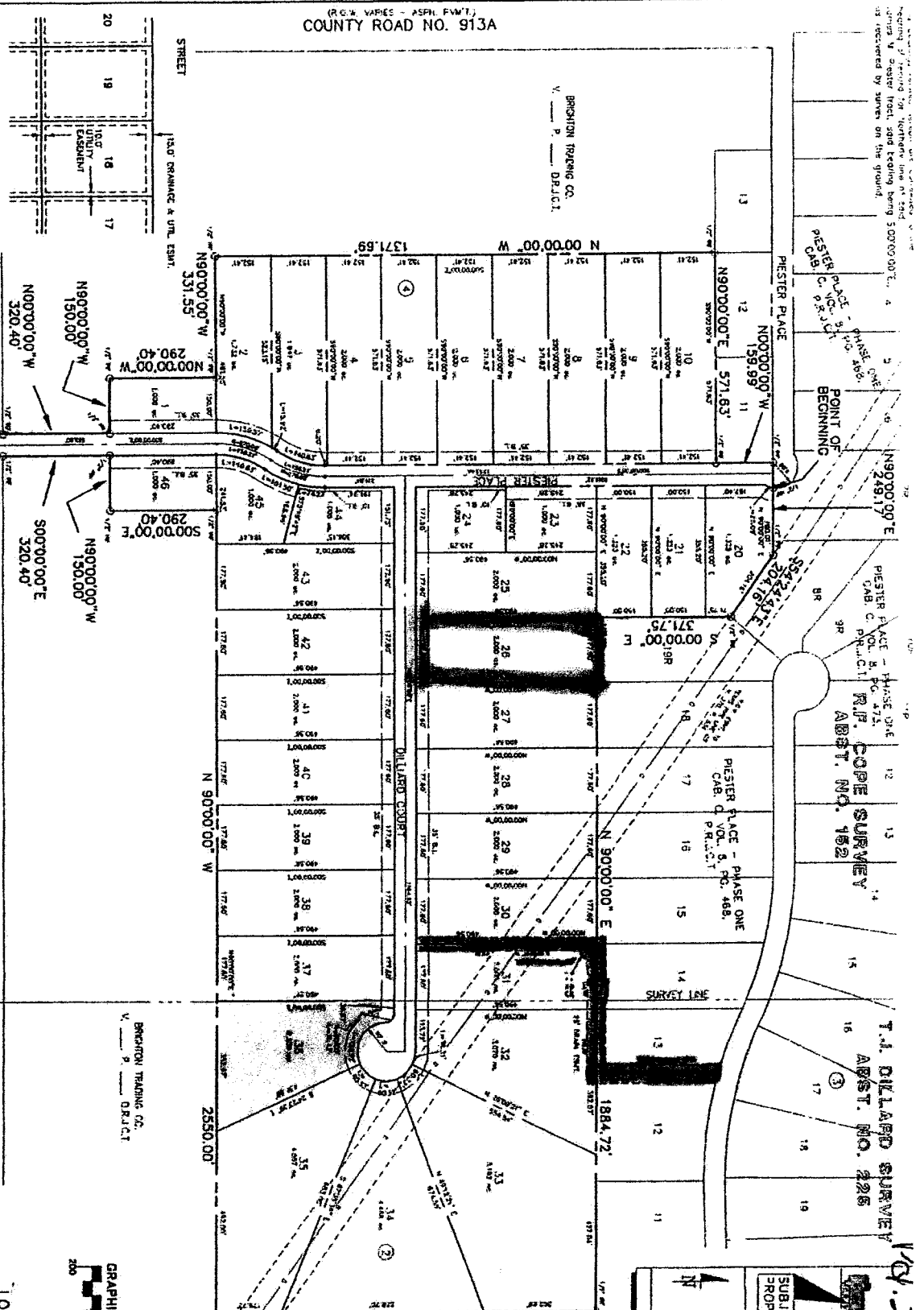
We appeal to the honorable Commissioners and Court to review our cause in this matter and allow us to move ahead with this project.

Sincerely,

Ronnie Kennedy
4625 CR 305
Grandview, TX 76050
817-781-3065

(R.O.A. VARIES - ASPH. PAVT.)
 COUNTY ROAD NO. 913A

NOTE: This plat is a subdivision of a larger tract of land, and should be read in conjunction with the larger tract plat. The larger tract being 500'00"00" E. 1/4 Sec. 10, T. 14 N., R. 10 E., Co. 1, State of Texas, and being recorded in Public Record Book 10, Page 101, of the County of Johnson, Texas, on the 10th day of August, 1991.



GENERAL NOTES:

1. THE EXISTING DRAINAGE OR DRAINAGE CHANNELS TRAVELING ALONG THE LOT FRONTAGE SHALL REMAIN UNCHANGED UNLESS OTHERWISE INDICATED BY OR IN ACCORDANCE WITH THE CITY OF DALLAS THAT ARE RAISED BY OR IN ACCORDANCE WITH THE DRAINAGE COURSES ALONG OR ACROSS SAID LOTS.
2. JOHNSON COUNTY WILL NOT BE RESPONSIBLE FOR THE MAINTENANCE AND OPERATIONS OF SAID DRAINAGE WAYS OR FOR THE CONTROL OF DEBRIS IN ANY OF THE LOTS OR PARCELS DECIDED BY FLOODING OR FLOOD CONDITIONS.
3. THE USE OF REQUIRED DRAINAGE COURSES ARE REGULATED BY THE DRAINAGE DISTRICT OF THE COUNTY OF JOHNSON, TEXAS.

GENERAL NOTES:

1. GENERAL NUMBER OF LOTS - 32
2. ESTIMATED POPULATION - 1,000
3. ESTIMATED LOT SIZE - 1,000 SQ. FT.
4. STREET DIMENSION - 48.50' W.
5. DRIVEWAY DIMENSION - 10.00' W.
6. DRIVEWAY DIMENSION - 10.00' W.
7. DRIVEWAY DIMENSION - 10.00' W.
8. DRIVEWAY DIMENSION - 10.00' W.
9. DRIVEWAY DIMENSION - 10.00' W.
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27. DRIVEWAY DIMENSION - 10.00' W.
28. DRIVEWAY DIMENSION - 10.00' W.
29. DRIVEWAY DIMENSION - 10.00' W.
30. DRIVEWAY DIMENSION - 10.00' W.
31. DRIVEWAY DIMENSION - 10.00' W.
32. DRIVEWAY DIMENSION - 10.00' W.

NOTE: THIS SUBJECT PROPERTY IS NOT WITHIN THE EXTRA-TERRITORIAL JURISDICTION OF ANY CITY OR TOWN.

56.105 ACRES IN THE R.F. COPE SURVEY, ABST. NO. 153
 51.523 ACRES IN THE T.J. DILLARD SURVEY, ABST. NO. 225

OWNER:
 BRINGTON TRADING COMPANY
 513 North Highway 187
 P.O. Box 419 Alamo, Texas 78008
 (817) 441-8199 (817) 538-1784

OWNER:
 HAZELL LAND SURVEYING, INC.
 513 North Highway 187
 P.O. Box 419 Alamo, Texas 78008
 (817) 441-8199 (817) 538-1784

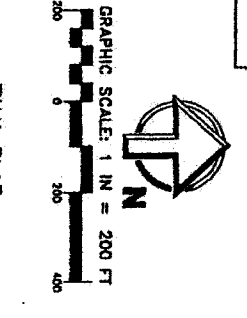
FINAL PLAT
 LOTS 1-17, BLOCK 1;
 LOTS 1-8 AND 20-48, BLOCK 2; AND
 LOTS 1-10, BLOCK 4;

**PIESTER PLACE
 PHASE TWO**

BEING 111.632 ACRES OF LAND IN THE
 R.F. COPE SURVEY, ABSTRACT NUMBER 152 AND THE
 T.J. DILLARD SURVEY, ABSTRACT NUMBER 225
 JOHNSON COUNTY, TEXAS

PREPARED MAY 10, 1999

Landcon Inc.
 Engineers - Surveyors - Planners

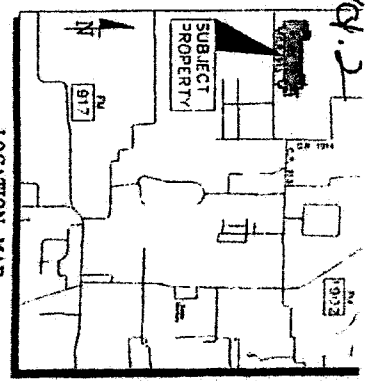


PLAT FILED _____ 1999
 CAB. VOL. _____ PG. _____
 JOHNSON COUNTY PLAT RECORDS
 BY: _____
 COUNTY CLERK

DATE: _____

BY: _____

100 PERCENT CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AS SURVEYED ON THE GROUND.



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