



PUBLIC NOTICE

The Ellis County Department of Development received an application for a variance request for **Parcel ID No. 259837 & 181475**. The properties contain ± 1.109 acres and ± 4.869 acres of land located on the west side of Westmoreland Road, ± 931 feet south of the intersection of Southridge Street and Westmoreland Road, in the extra-territorial jurisdiction (ETJ) of the City of Ovilla, Road and Bridge Precinct No. 4. This notice letter satisfies the County’s requirement to notify all owners within 200 feet of the subject site seeking a variance (*Ellis County QGI, Volume I – Subdivision & Development Standards, Section IV (A) (2)*).

Below is a summary of minimum County standards and the proposed request:

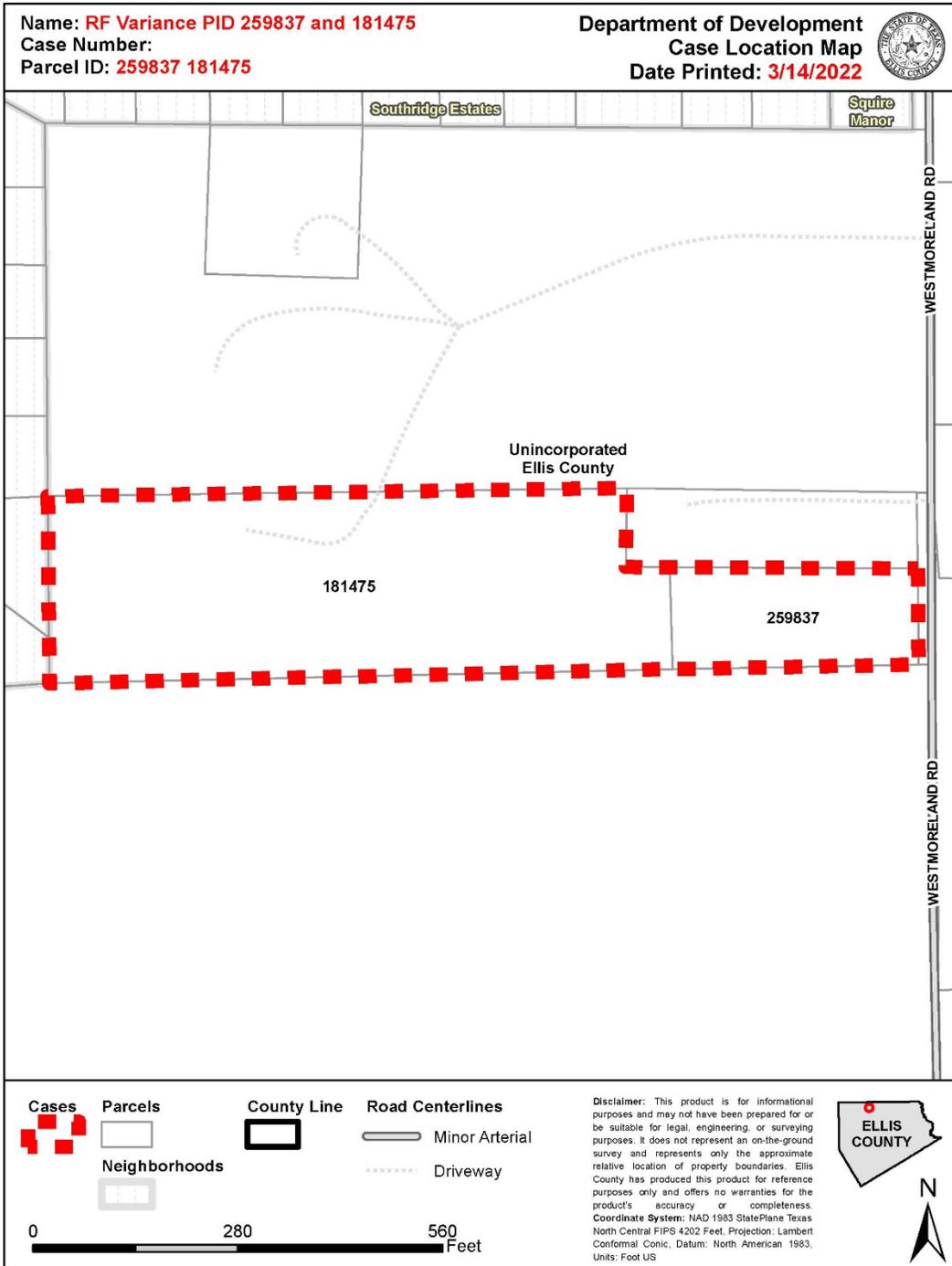
| Relief Sought From: | County Development Standard: | Applicant’s Request: | Difference: |
|---|---|---|--|
| Lots – Minimum Road Frontage | 150 feet | Lot 1 (Parcel ID No. 259837) ± 124.00 feet Lot 2 (Parcel ID No. 181475) ± 20.00 feet | Lot 1: ± 26.00 feet Lot 2: ±130.00 feet |
| Lots- Minimum Lot Size | One (1) acre | Lot 1: + 0.94 acres once platted | Lot 1: ± 0.06 acres |
| Lots – Narrowest Point | Not less than 30 feet at the narrowest point | Lot 2: ± 20 feet | Lot 2: ± 10 feet |
| Lots - Minimum Depth & Width before Narrowing | Lots must be 150 feet deep and 150 feet wide before narrowing | Lot 2: ± 20 feet wide x 20 feet deep | Lot 2: ± 130 feet x ± 130 feet |
| County Septic Order, Minute Order 182.11 | 1 (one) acre | Lot 1: + 0.94 acres once platted | Lot 1: ± 0.06 acres |

A location map of the property seeking the variance request can be found on page 2 of this document.

If you are interested in speaking for or against this variance request, department staff will present this application at the Commissioners’ Court meeting scheduled for **Tuesday, April 5, 2022 at 2:00 PM**, on the second floor of the historic Ellis County Courthouse, 101 W. Main St. Waxahachie, TX. If you have any questions regarding this request, feel free to contact our office at 972-825-5200, or email dod@co.ellis.tx.us.



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