



PRELIMINARY PLAT REVIEW  
DIKE ADDITION  
REVIEWED BY: STEVE HUDSON 03-11-25

The following items on the Preliminary Plat Checklist for the above-named subdivision in Hopkins County were found during my review.

1. A preliminary plat application with proper fees, plat copies, certificates of taxes paid and will serve letters from North Hopkins WSC and Farmers Electric Co-Op has been filed with the county clerk.
2. Lots 1 through 12 each contain between one and one-half acre and two acres of land. The road frontage requirement for lots in this acreage range is one hundred fifty feet. None of the lots meet the requirement. I believe there is a request for a variance from this requirement in the application. The wording of this request is, "size of lots". I take this to be a request for a width variance. In the section of the application allotted for the reason for the request it states, "depth of property". **Staff recommends denial of this request.**
3. The current subdivision regulations adopted in 2018, on page 23, in Section I, Paragraph 5 require an elevated storage tower/tank with a 20,000-gallon minimum capacity or a pond with a minimum of 20,000 gallon capacity maintained by the owner and/or Homeowners Association at all times and two (2) dry hydrants connected to the pond. There is no provision for this requirement shown on this preliminary plat. I believe there is a request for variance from this requirement in the application. The wording of this request is, "water requirement". **Staff recommends denial of this request.**

As you are aware the regulations adopted in 2018 allow the Commissioners' Court to authorize a variance from the Subdivision Regulations when, in its opinion, undue hardship will result from requiring strict compliance. In approving a variance, the Commissioners' Court shall prescribe only conditions that it deems necessary or desirable to the public interest. Section 6, Paragraph D on page 45 states, "Financial hardship to the applicant shall not be deemed sufficient reason to constitute the recommendation of a variance."

**STAFF RECOMMENDS DENIAL OF THIS PRELIMINARY PLAT IN ITS CURRENT FORM.**

*Stephen A. Hudson*

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Steve Hudson 03-11-25

