



NON-STANDARD PLAT/VARIANCE APPLICATION CHECKLIST

The following checklist is for the use of the applicant in ascertaining initial compliance with the Non-Standard Plat/Variance Procedures of the Atascosa County Subdivision and Development Rules and Regulations and assisting the Atascosa County Rural Development Office in processing an application under the Rules. This completed list should be presented to the Atascosa County Rural Development Office with each Application for Non-Standard Plat/Variance consideration.

The following documents shall be submitted as part of the application.

******Incomplete applications WILL NOT be accepted.******

- ☒ Non-Standard Plat/Variance Application – must be filled out in its entirety.
- ☒ A complete copy of deed indicating applicant's ownership of the property.
- ☒ A survey plat indicating the parent tract and the tract being created by the proposed Non-Standard Plat/Variance.
- ☒ Letter from the appropriate electric utility supplier.
Name of Company: Karnes Electric Account #66694001
- ☒ Letter from the appropriate water utility supplier.
Name of Company: Benton City WSC Account #05294-1 CID #882
- N/A ☐ If the tract being created by the proposed Non-Standard Plat/Variance has frontage on a state-maintained road, a statement from TxDOT indicating availability of access to property.
- ☒ If the property is within a subdivision, a copy of the Subdivision Covenants, Conditions and Restrictions.
- N/A ☐ If the property is within a subdivision, but Subdivision Covenants, Conditions and Restrictions do not exist, a signed and dated statement from the applicant stating that they do not exist.
- N/A ☐ If the property is within a subdivision, a statement from the Home Owners Association indicating the division of the tract is not in violation of the Subdivision Covenants and Restrictions.
- ☒ If the property is within a subdivision, but a Home Owners Association (HOA) does not exist, a signed and dated statement from the applicant stating that an HOA does not exist.



NON-STANDARD PLAT/VARIANCE APPLICATION

Non-Standard Plat/Variance approval is to be obtained by the owner of the property to be subdivided prior to selling. Therefore, the applicant is the owner of the property to be subdivided.

Date Received: _____ Commissioner Precinct #: 2

Check #: _____

1. Name of Owner: JAVIER CASTENADA

2. Address of Property to be subdivided: 1520 RIVER OAKS DRIVE, POTEET, TX 78065

3. Mailing Address of Owner: 1522 RIVER OAKS DRIVE, POTEET, TX 78065

4. Phone Number of Owner: 210-260-3682

5. Name of Alternate Contact Person: ROSARIO CASTILLO / ARACELI GOMEZ

6. Address of Alternate Contact Person: 1520 RIVER OAKS DRIVE, POTEET, TX 78065

7. Phone Number of Alternate Contact Person: 210-323-6008 / 210-810-7739

8. Relief Requested (Reference the specific Section/Paragraph of the current Atascosa County Subdivision and Development Rules and Regulations):

Article VI. Section 6.2.3. "The number of feet of frontage of each lot onto a permitted street, which shall be not less than sixty (60) feet".

9. Reason for Requesting Relief

a. What special circumstances or conditions affect the land involved such that the strict interpretation of the provisions of these regulations would deprive you of the reasonable use of this land.

Buildings have been built on the property and these buildings would not allow for the 60-ft wide flag pole and frontage on either side of the property to River Oaks Drive. The buildings and separate families already exist and live on the property. If this variance is approved, we will move forward with replatting the property into two single-family residential lots.



b. Why is relief necessary for the preservation and enjoyment of a substantial property right of yours?

Buildings, including residential homes, already exist on the property. By approving the variance, then this allows for a simple replat to be completed which will add a separating lot line between the existing buildings and families on the property. No other properties would need to be aquired and no other development is proposed.

c. Will the granting of relief not be detrimental to the public's health, safety, and welfare? Please explain.

No, because this is for one new single-family lot within an existing single-family residential subdivision. If this variance is approved, we will move forward with replatting the existing property into two single-family residential lots. The replat will add a separating lot line and no other development is proposed.

d. Will the granting of relief not have the effect of preventing the orderly subdivisions of other land in the area? Please explain.

No, because this variance is just for one existing platted lot within an existing single-family residential subdivision. If this variance is approved, then we will move forward to replat the existing lot into two single-family residential lots. No other development is proposed and no other properties are affected.

Applicant Signature: _____

Date: 07/20/2026