



Fort Bend County Engineering  
FORT BEND COUNTY, TEXAS

Richard W. Stolleis, P.E.  
County Engineer

January 16, 2015

Commissioner Richard Morrison  
Fort Bend County Precinct 1  
1517 Eugene Heimann Circle, Suite 300  
Richmond, Texas 77469

**RE: Variance Request by Tom Cawthon, Scott Thomas Homes requesting a variance to the Regulations for Floodplain Management, to place fill for the house pad site at 402 Sunny River Lane, Rivers Edge, Sec. 12, Lot 8, Blk. 1.**

Commissioner Morrison:

Fort Bend County Engineering has reviewed a request from Tom Cawthon, Scott Thomas Homes requesting a variance to the Regulations for Floodplain Management, Article 4, Section D, to place fill for the house pad site up to the 5 ft. building line depicted in the plat in lieu of adhering to the 10 ft. offset from the property line stipulated in the regulations. The property is located at 402 Sunny River Lane, within the Rivers Edge, Sec. 12, Lot 8, Blk. 1 Development. The community was built prior to the floodplain re-mapping of 2014.

No further alterations of these tracts will be allowed without the written consent of Commissioners Court.

Fort Bend County Engineering Department offers no objection to granting this variance.

Under the Fort Bend County Regulations for Floodplain Management, Article 4, Section D, Commissioners Court can grant a variance to the regulations. If there are no objections, Fort Bend County Engineering will place an item on the agenda to approve the request for a variance.

If there are any questions or you need additional information, please call me at 281-633-7510.

Sincerely,



Clay A. Forister, P.E.  
Assistant County Engineer – Development

cc: Judge Robert E. Hebert, County Judge  
Mr. Roy Cordes, Jr., FBC Attorney  
Mr. Johnny Ortega, CFM, Floodplain Administrator  
File



January 8, 2015

Mr. Richard Morrison  
Fort Bend County Commissioner,  
401 Jackson Street  
Richmond, TX 77469

Commissioner Morrison,

I am writing to obtain a variance to Fort Bend County Regulations of Floodplain Management. I am writing this letter pursuant to a meeting that was held at 10:00am, Thursday, January 8<sup>th</sup> between the undersigned, Clay Forister, and DeWayne Davis. Upon the recommendation of Messrs. Forister and Davis, I am seeking this variance.

The variance request is pertaining to Article 4, Section D of the Regulations for Floodplain Management for Fort Bend, Texas adopted on March 4<sup>th</sup>, 2014 with an effective date of April 2<sup>nd</sup>, 2014.

The property in question is in the existing Rivers Edge community. The physical address is 402 Sunny River Lane. The legal address is Lot 8, Block 1, Rivers Edge, Section 12. This community was built prior to the floodplain re-mapping of 2014. This lot requires approximately 24" of fill dirt to bring the property out of the 100 year floodplain.

We are respectfully seeking a variance that will allow construction of a 24" retaining wall as shown on the attached exhibit. The case for this variance is made by considering that:

- The lot is in an established community.
- The lot is less than ½ acre.
- The lot to the west contains an existing home that was constructed in 2008.
- The lot to the east is vacant.
- Adherence to the Regulations will create an undue hardship.
- The proposed variance will not result in increased floodplain heights.

We respectfully attach an Exhibit showing the proposed location of the retaining wall, as well as the proposed drainage plan.

I trust the foregoing is responsive to your needs. Should you require additional information, please contact me at your earliest convenience.

Respectfully,

Tom Cawthon  
President

CC: Mr. Johnny Ortega, Permit Administrator - Fort Bend County Engineering Department  
Mr. Clay Forister, Assistant County Engineer-Development – Fort Bend County Engineering Department

Scott Thomas Homes, LLC  
16300 Katy Freeway, Ste 260  
Houston, TX 77094



HOUSTON RIVERS EDGE  
VENTURE, L.P.  
CALLED 177.942 AC.  
C.F. No. 203023105 O.R.F.B.C.  
22°55'11"E 7'

S87°04'49"W

HOUSTON RIVERS EDGE  
VENTURE L.P. AC.  
CALLED 177.942 AC.  
C.F. No. 203023105 O.R.F.B.C.  
103.36

PROPOSED WOODEN  
FENCE (TYPICAL)

LOT 7  
VACANT  
LOT

LOT 9  
EXISTING  
HOME

- PROPOSED  
RETAINING WALL

⇒ - PROPOSED DRAINAGE

1. ALL BEARINGS SHOWN HEREON ARE BASED ON THE RECORDED PLAT.
2. THIS PLOT PLAN WAS PREPARED WITHOUT BENEFIT OF A TITLE REPORT. THERE MAY BE EASEMENTS, BUILDING LINES & OTHER MATTERS OF RECORD NOT SHOWN HEREON. SURVEYOR OR ALLPOINTS SERVICES CORP. IS NOT LIABLE FOR ANY DAMAGES THAT MAY INCUR IN ANY EVENT THE BUILDER BUILDS ANY IMPROVEMENTS CLOSER THAN 5.0' OR WITHIN AN EASEMENT.

(CUL-DE-SAC)  
28' CONCRETE PAVEMENT

## PLOT PLAN

SCALE: 1 = 20'

|                       |       |          |
|-----------------------|-------|----------|
| APPROX. LOT COVERAGE: | 21.69 | %        |
| FRONT SOD:            | 123   | SQ. YD.  |
| BACK SOD:             | 902   | SQ. YD.  |
| TOTAL SOD:            | 1025  | SQ. YD.  |
| FENCE:                | 333   | LIN. FT. |
| A/C PAD:              | 16    | SQ. FT.  |
| TOTAL FLATWORK:       | 758   | SQ. FT.  |

FOR: SCOTT THOMAS HOMES  
ADDRESS:  
402 SUNNY RIVER LANE  
ALLPOINTS JOB #: ST86506 JG  
G.F.:



**ALLPOINTS**  
SERVICES CORP  
PHONE: 713-468-7707  
FAX: 713-827-1861

LOT 8, BLOCK 1,  
RIVERS EDGE, SECTION 12,  
PLAT NO. 20070028, PLAT RECORDS,  
FORT BEND COUNTY, TEXAS

ISSUE DATE: 10/24/2014

ALLPOINTS SERVICES CORP. COMMERCIAL/BUILDER DIVISION 1515 WITTE ROAD HOUSTON, TEXAS 77080