



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 2843 Sage Creek Court, Rivers Edge, Sec. 6, Lot 16, Blk. 2.

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 2843 Sage Creek Court, within the Rivers Edge, Sec. 6, Lot 16, Blk. 2 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 8th 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 4th, 2014 with an effective date of April 2nd, 2014.

The property in question is in the existing Rivers Edge community. The physical address is 2843 Sage Creek Court. The legal address is Lot 16, Block 2, Rivers Edge, Section 6. This community was built prior to the floodplain re-mapping of 2014. This lot, which is one of the few vacant lots remaining in this section, 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 along the eastern build line of the property. The case for this variance is made by considering that:

- The lot is in an established community.
- The lot is less than ½ acre and the existing lots in its immediate vicinity have completed homes.
- Adherence to the Regulations will create an undue hardship (no single family home can be placed on it).
- 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.

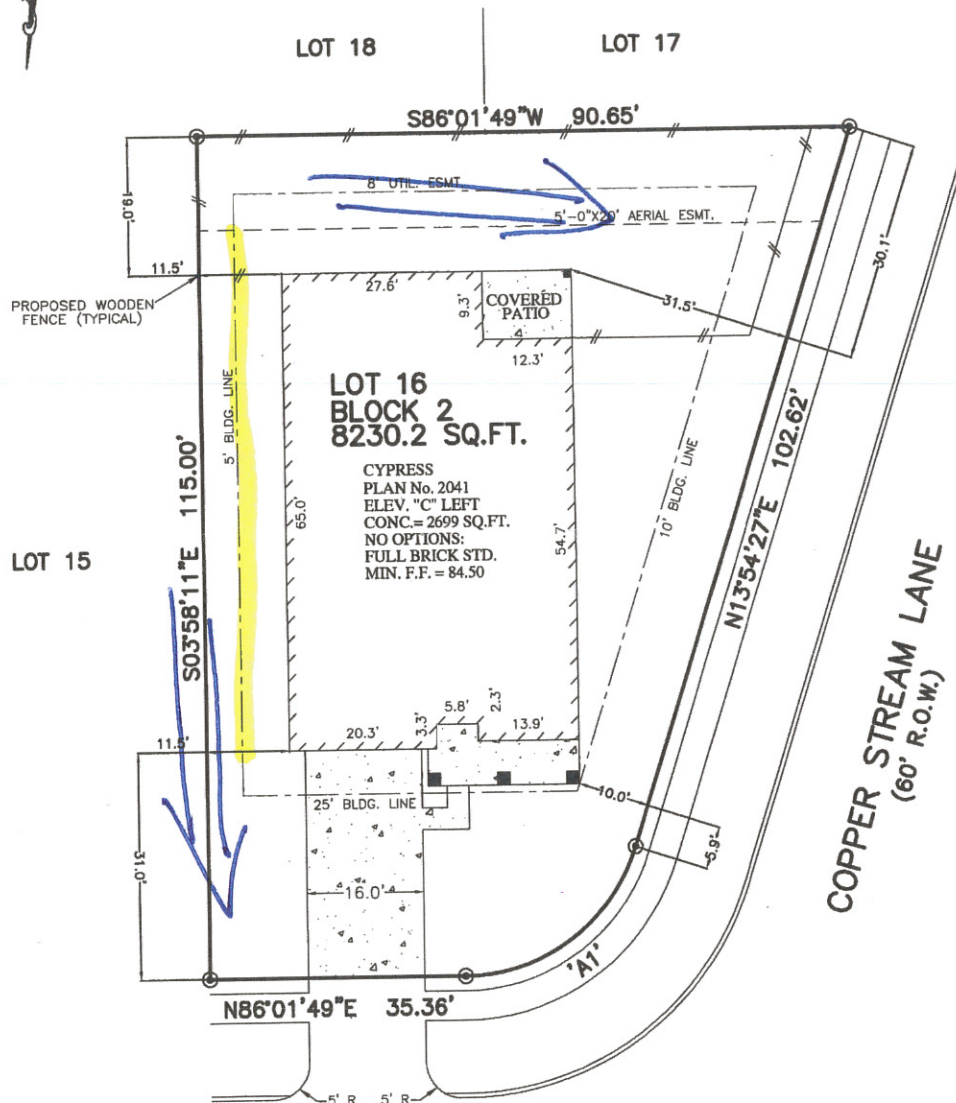
I trust the foregoing is responsive to your needs. Should you require additional information, please contact me at your earliest convenience.



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

ARC TABLE				
ARC	LEN.	RAD.	CHRD.	BRG.
'A1'	31.47'	25.00'	S49°58'06"W	



 - PROPOSED DRAINAGE FLOW
 - PROPOSED RETAINING WALL ON 5' B.L.
 2843 SAGE CREEK COURT
 (60' R.O.W.)
 28' CONCRETE PAVEMENT

NOTES:
 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.

PLOT PLAN
 SCALE: 1" = 20'

APPROX. LOT COVERAGE: 39.16 %
 FRONT SOD: 585 SQ. YD.
 BACK SOD: 191 SQ. YD.
 TOTAL SOD: 776 SQ. YD.
 FENCE: 160 LIN. FT.
 A/C PAD: 16 SQ. FT.
 TOTAL FLATWORK: 1421 SQ. FT.

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FOR: SCOTT THOMAS HOMES
 ADDRESS:
 2843 SAGE CREEK COURT
 ALLPOINTS JOB #: ST86504 JG
 G.F.: SS



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

LOT 16, BLOCK 2,
 RIVERS EDGE, SECTION 6,
 PLAT No. 20060138, PLAT RECORDS
 FORT BEND COUNTY, TEXAS

ISSUE DATE: 1/2/2015
 ISSUE DATE: 11/24/2014
 ISSUE DATE: 10/30/2014

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