



Fort Bend County Engineering
FORT BEND COUNTY, TEXAS

Richard W. Stolleis, P.E.
County Engineer

May 12, 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 210 Terrace Creek Court, Rivers Edge, Sec. 5, Lot 32, Blk. 4.

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 210 Terrace Creek Court, within the Rivers Edge, Sec. 5, Lot 32, Blk. 4 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

CAF/mjs

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

301 Jackson St., Suite 401 | Richmond, TX 77469
Phone 281-633-7500 * Fax 281-633-7545



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MAY 11 2015
FBC ENGINEERING

April 30, 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.

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 210 Terrace Creek Court. The legal address is Lot 32, Block 4, Rivers Edge, Section 5. 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 to allow fill dirt to be brought onto the lot within 10' of the property line as shown on the attached exhibit. The current regulations call for no fill dirt within 10' of the property line. This request is to allow for fill dirt within 10' of the property line. 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 north contains an existing home that was constructed in 2007.
- The lot to the south contains an existing home that was constructed in 2007.
- 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 fill dirt, 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

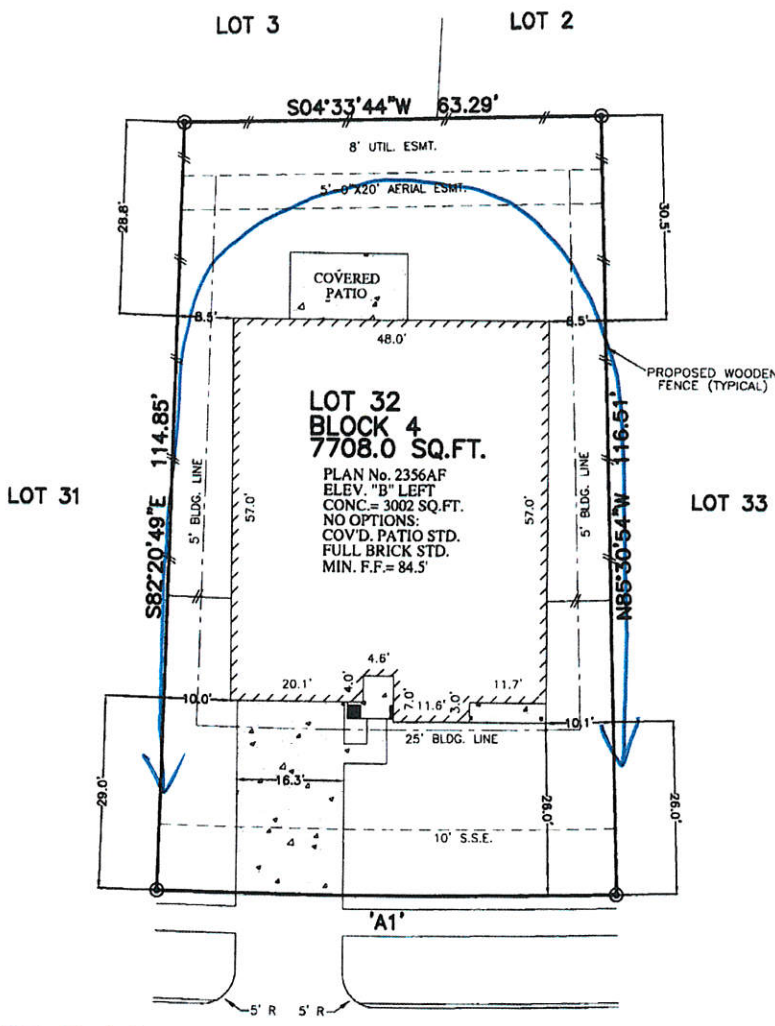
CC: Mr. Johnny Ortega, Permit Administrator - Fort Bend County Engineering Department
Mr. Clay Forister, Assistant County Engineer-Development - Fort Bend County Engineering Department

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

RECEIVED
MAY 11 2015
Commissioner Pct. 1

ARC TABLE

ARC	LEN.	RAD.	CHRD. BRG.
'A1'	69.67'	1260.00'	S06°04'09"W



210 TERRACE 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.

APPROX. LOT COVERAGE:	38.95 %
FRONT SOD:	261 SQ. YD.
BACK SOD:	277 SQ. YD.
TOTAL SOD:	538 SQ. YD.
FENCE:	225.8 LIN. FT.
A/C PAD:	16 SQ. FT.
TOTAL FLATWORK:	1000 SQ. FT.

PLOT PLAN

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FOR: SCOTT THOMAS HOMES, LLC
ADDRESS:
210 TERRACE CREEK COURT
ALLPOINTS JOB #: ST87859 KM
G.F.: NH

LOT 32, BLOCK 4,
RIVERS EDGE, SECTION 5,
PLAT NO. 20060137, PLAT RECORDS,
FORT BEND COUNTY, TEXAS



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

ISSUE DATE: 12/8/2014
ISSUE DATE: 11/6/2014