



February 3, 2017

Mr. Richard Stollis, P.E. / Commisioner \_James Patterson  
County Engineer  
Fort Bend County, Texas  
301 Jackson St, 4<sup>th</sup> Floor  
Richmond, TX 77469

Re: Avalon at Riverstone Sec. 18B – Block Length Variance

Dear Mr. Stollis /Patterson,

On behalf of Taylor Morrison of Texas Inc., we, Costello Inc., respectfully submit a variance request to not provide a stub street or local street connection along our plat's western boundary as required in Section 5.6 of the Fort Bend County Subdivision Regulations.

This plat is located in the southwest corner of Avalon at Riverstone Phase II, between West Avalon Drive and the Brazos River. The section will have private streets and will take access from West Avalon Drive through Avalon at Riverstone Sec. 18A, which was recorded in July 2016. The General Plan and Preliminary Plat for this section and the development have been previously approved by the City of Sugar Land Planning and Zoning Commission with no comments.

The western and southern boundaries of this plat are formed by the existing levee maintained by Fort Bend County LID No. 15, and beyond the levee is undevelopable floodway and the Brazos River. Given these existing conditions, a local street connection would not be feasible and would not serve a beneficial purpose to the public. For these reasons, we respectfully request a variance for this subdivision plat to not provide a stub street or other local street connection along the proposed plat's boundary with the levee.

Please feel free to contact me if you have any comments or questions.

Sincerely,

Roberto R. Mata  
Plat Manager