



TBPE No. F-726  
TBPLS No. 10092300



August 27, 2018

Richard Stolleis, P.E.  
County Engineer  
Fort Bend County Engineering Department  
1124 Blume Road  
Rosenberg, Texas 77471

Mr. Andy Meyers  
Fort Bend County Commissioner  
Precinct 3  
301 Jackson Street  
Richmond, Texas 77469

Re. Final Plat for Willow Fork Groves Section 1 – Variance Request  
City of Houston ETJ – Fort Bend County MUD No. 130

Dear Mr. Stolleis and Mr. Meyers:

On behalf of H.T. Flewellen L.P. (developer of Willow Fork Groves subdivision) we have submitted the final plat for Willow Fork Groves Section 1 to Fort Bend County for consideration and approval at the next available Commissioners Court meeting. This final plat has been approved by the City of Houston (PlatTracker #2018-0145).

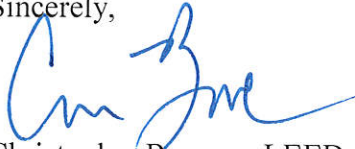
We request a variance to the Fort Bend County Subdivision standard (Section 5.5.A.2.) to allow a residential block length to exceed 1,400'. The northeast property boundary of Willow Fork Groves is formed by the centerline of Buffalo Bayou and extends for a distance of approximately 3,350'. Strict application of Fort Bend County Subdivision standards would require two street connections across Buffalo Bayou along this boundary. Such connections are impractical due to extensive floodway and floodplain designations in this area caused by the relatively flat and gentle slope of the bayou's channel.

Buffalo Bayou and its associated floodway/floodplain is a pre-existing condition along the property's northeastern boundary. The floodway averages approximately 1,310' in width along the centerline of the bayou. Any street connection across the bayou, and along the entire length of Willow Fork Groves Section 1, would be required to span the full width of the floodway and be elevated an additional 18" above the flood elevation. The resulting bridge lengths for two crossing of Buffalo Bayou would be excessive and thus prohibitively expensive to construct. Additionally, existing development on the north side of the bayou does not allow any street stub connectivity and the only possible crossing location is presently a single ownership used for residential purposes.

Primary access to Willow Fork Groves will be provided at Katy Flewellen Road which is a major thoroughfare. Secondary connectivity is accomplished by connecting to existing Mariner Point Lane in the Country Lakes, section 1 subdivision which is immediately adjacent the southwest property boundary. When built out, Willow Fork Groves will include 181 home sites and local circulation is adequately achieved using Katy Flewellen Road and Mariner Point Lane without requiring multiple crossings of Buffalo Bayou. A similar variance was approved by the City of Houston with the Willow Fork Groves General Plan (PlatTracker #2017-1964).

We respectfully request your consideration and approval of this variance. Please contact me if you have any questions or require additional information.

Sincerely,



Christopher Browne, LEED AP  
Associate Principal / Practice Area Leader  
EHRA Engineering