



September 21, 2018

Richard Stolleis, P.E.  
County Engineer  
Fort Bend County Engineering Dept.  
301 Jackson, #401  
Richmond, TX 77469

Mr. Andy Myers  
Fort Bend County Commissioner Pct. 3  
301 Jackson  
Richmond, TX 77469

Re: Camellia Section 3, Houston ETJ, FBC MUD # 206  
Block Length and Lot Size Variance request

On behalf of Victorian Gardens, Ltd. (developer of the Camellia subdivision) we have submitted the plat of Camellia Section 3 to Fort Bend County for recordation and consideration at the next available Commissioners Court Meeting. This final plat has already been approved by the City of Houston and Fort Bend County.

We request a variance to the Fort Bend County Subdivision standard (Section 5.5.A.2) of a 1,400-foot block length for residential streets and a variance to the Fort Bend County Subdivision standard (Section 5.14.E.4) where lots are to be over 5,000 square feet when those lots are being served by a sanitary sewer. The southern and western most boundary of this section of Camellia is 1,811+ feet long along the north side of a 110-foot wide Centerpoint Energy easement which includes high-tension steel tower transmission lines. Immediately north of that easement are three overlapping easements; a 30-foot Shell pipeline easement, a 30-foot North Fort Bend Water Authority water line easement, and another 80-foot Centerpoint easement. In all, there are over 207-feet of easements immediately adjacent to the south and west boundary of this plat.

Due to the location the aforementioned easements we request a variance to not dedicate a ROW across them. Per Chapter 42 of the City of Houston's development ordinance, section 42-130(a)(2), such a situation allows for crossings of multiple pipelines every 2,640-feet, thus a variance within their jurisdiction was not required. The location of existing Clodine Road to the east, Bissonnet Street to the north and FM 1464 to the west allows for major transportation arteries to cross these easements and pipelines at greater than their required interval.

Residential street connectivity to the south and west is impractical due to the location of the myriad of easements and is also undesirable due to having to cross under Centerpoint transmission lines or over high-pressure gas transmission lines.

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

Sincerely,

Matt Tucker  
Sr. Platting Specialist  
Windrose Land Services, Inc.