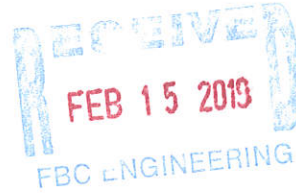


January 15, 2019



Commissioner W.A. "Andy" Meyers
Fort Bend County Precinct 3
22333 Grand Corner Drive, Suite 105
Katy, Texas 77494

Re: Request for Variance – Block Length
Creekside Ranch Sec 10

Dear Commissioner Meyers:

We are requesting a variance to the Fort Bend County Regulations of Subdivisions as described in Section 5.5.A.2 to Commissioners Court to grant an exception to the regulations and not require an additional east-west street along the western boundary of the Creekside Ranch Sec 10 plat. The western boundary of the proposed plat is adjacent to an active sand pit mining operation, which will be undevelopable for single-family residential. Including an additional street to the west would not benefit the proposed development or improve traffic circulation.

The City of Houston Planning Commission granted a variance from the Chapter 42 Subdivision Ordinance to exceed intersection spacing of approximately 3500' along the northwestern boundary of the Creekside Ranch General Plan on November 13, 2014, which includes the western boundary of the proposed plat of Creekside Ranch Sec 10.

Please call if you have any questions or need any additional information.

Sincerely,



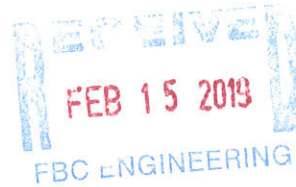
Daniel A. Valdez

DAV/dav

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Enclosure

cc: Ms. Mary Jane Sowa – Fort Bend County Engineering



January 18, 2019

Commissioner W.A. "Andy" Meyers
Fort Bend County Precinct 3
22333 Grand Corner Drive, Suite 105
Katy, Texas 77494

Re: Request for Variance – Minimum Lot Area
Creekside Ranch Sec 10

Dear Commissioner Meyers:

We are requesting a variance to the Fort Bend County Regulations of Subdivisions as described in Section 5.14.E.4 to Commissioners Court to grant an exception to the regulations to allow two (2) lots less than 5,000 square feet within the Creekside Ranch Sec 10 plat. Lots 16 and 25 of Block 2 contain 4,624 and 4,793 square feet respectively.

Because of the unique nature of the property being developed between an active sand mining pit operation to the west, an existing pipeline easement to the east, and the bulbs on the cul-de-sac lots, these two lots are slightly smaller than the required minimum. The granting of this variance will support the intent and general purposes of the Fort Bend County Regulations of Subdivisions as all setbacks and lot widths are in conformance with said regulations. Furthermore, the granting of the variance poses no injury to public health, safety or welfare.

Please call if you have any questions or need any additional information.

Sincerely,

Daniel A. Valdez

DAV/dav

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Enclosure

cc: Ms. Mary Jane Sowa – Fort Bend County Engineering