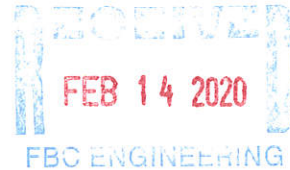




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February 11, 2020

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



Re: Request for Variance – Block Length
Harlem Road Reserves

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 the Commissioners Court to grant an exception to the regulations and not require an additional east-west street along the eastern and western boundaries of the Harlem Road Reserves plat.

The proposed plat is located at the northeast corner of the intersection of Harlem Road and West Bellfort Road. A portion of the major collector, Madden Road, is being dedicated along the entirety of the northern boundary. Directly to the east of the tract there are two large land fill tracts currently being used for sand mining operations that together comprise the over two-thirds of the eastern boundary. The remaining one-third of the eastern boundary is a tract, in which the City of Houston granted a variance to not provide an east-west, or north-south street. The sand pit, in combination with the site that was previously granted a variance, along with there not being any platted stub-streets to the east, prevent the possibility of an additional east-west street being dedicated and stubbed to the east. The City of Houston granted a variance for this plat on November 14, 2019 to exceed intersection spacing along the eastern and western property boundaries by not providing an east-west street.

The intent and general purposes of the Fort Bend County Regulations of Subdivisions will be preserved and maintained. The existing street pattern in the overall area, as well as the future Madden Road, adequately addresses traffic circulation and distribution for the existing adjacent tracts. There are no opportunities for an additional east-west connection as the areas to the east prevent any future street development on those tracts.


No adverse impact to the public's health, safety or welfare is anticipated by granting the variance. Adequate access to the proposed development and the surrounding tracts is available. Furthermore, establishing another east-west street could pose a safety concern as it would create a dead-end street adjacent to a sand pit with a drop-off approximately 30 feet.

The circumstances supporting the granting of the variance is based on a lack of opportunity for an east-west street connection to the adjacent tracts, and not solely an Economic Hardship. The Major Thoroughfare and Collector grid is being further established as the developer intends to dedicate Madden Road.



Commissioner W.A. "Andy" Meyers
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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