



6330 West Loop South, Suite 150  
Bellaire, Texas 77401  
Tel: 713.777.5337  
Fax: 713.777.5976  
[www.jonescarter.com](http://www.jonescarter.com)

August 3, 2020

Ms. Maggie Dalton  
Development Services Manager  
Fort Bend County Engineering  
301 Jackson Street, Suite 401  
Richmond, TX 77469

Re: Lakeview Retreat Section 9  
Variance Request

Dear Ms. Dalton:

Lakeview Retreat Section 9 (Section 9) is a proposed single family residential section in the Lakeview Retreat Development located in Fort Bend County near the Westpark Tollway and Harlem Road. This section is comprised of a single cul-de-sac street with 7 lots. Proposed Section 9 is surrounded by existing improvements on all sides. An existing detention pond is located to the north and west, Horton Vista Drive on the east, and Lakeview Retreat Section 5 on the south.

Also located immediately south is an existing lift station site (see attached Exhibits). Access to the lift station is provided by an existing driveway from Horton Vista Drive to just south of proposed Section 9. The lift station site is gated, and visited at most once a day. As shown on attached Exhibits, the location of the existing lift station driveway relative to the proposed public street in Section 9 (Penryn Circle) creates a slight conflict with the required pavement return radius. To resolve the conflict, we propose to provide a 20' curb return radius on the south side of Penryn Circle, while maintaining the required 25' curb return radius on the north side of Penryn Circle. Therefore, we respectfully request a variance from Section 5.5.C.3 of the Fort Bend County Regulations of Subdivisions which states that residential streets' curb or pavement return radius should be at least 25 feet.

We appreciate your consideration of this variance request. If you have any questions or need additional information, please call me at 713-777-5337.

Sincerely,

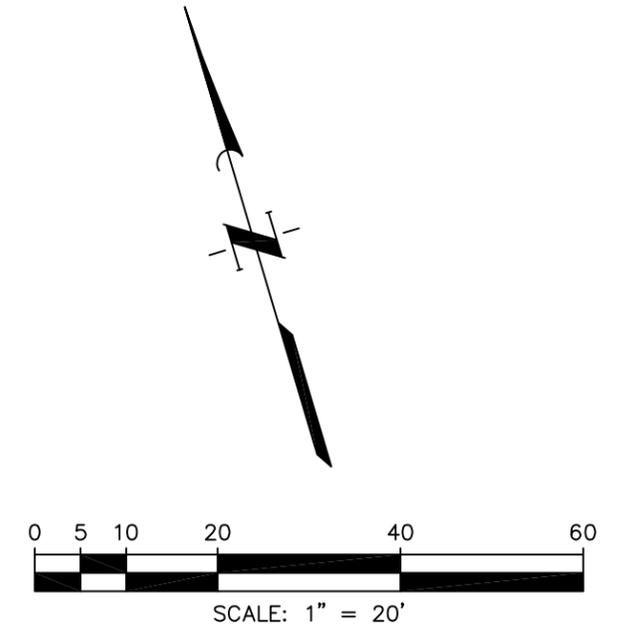
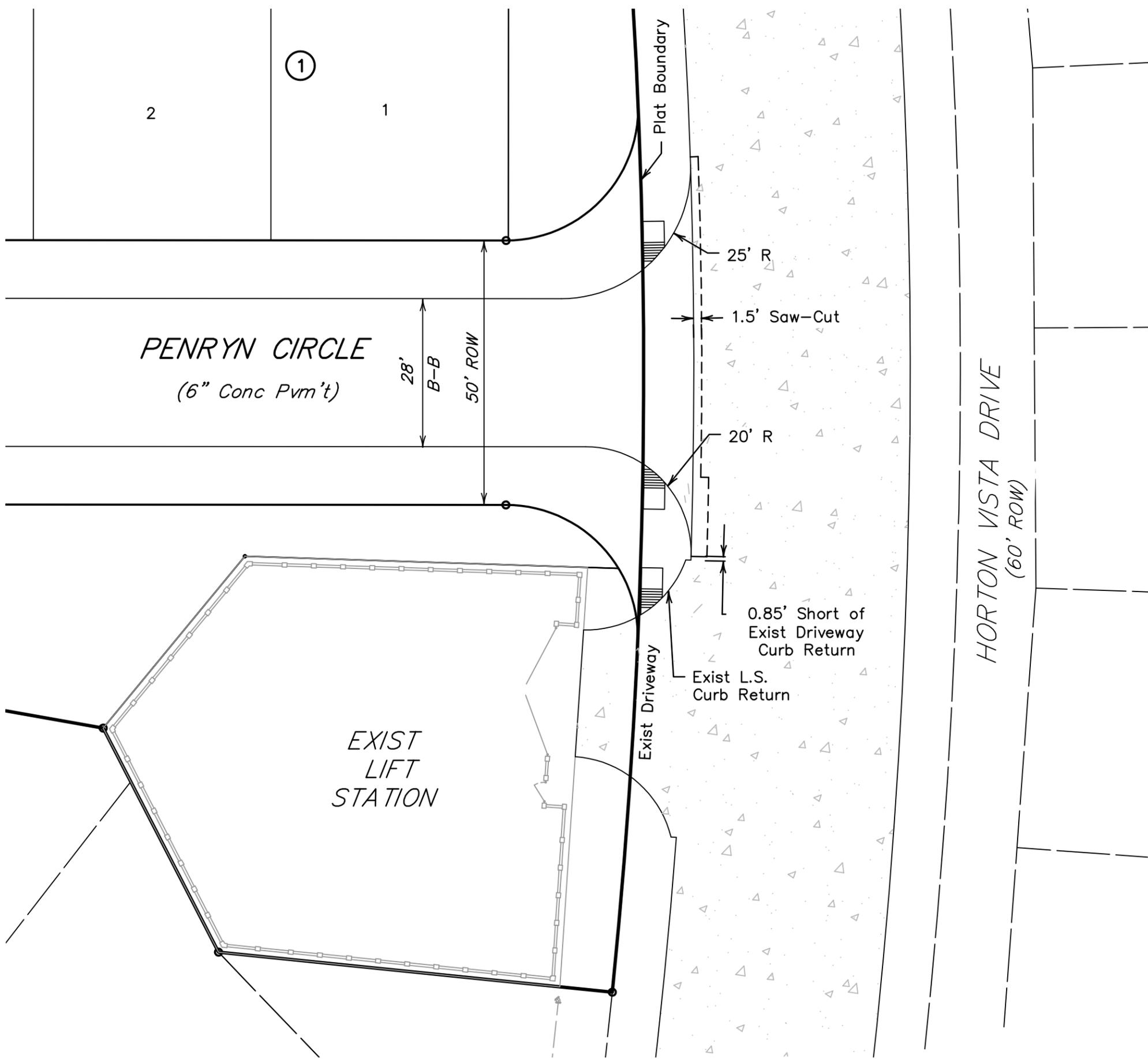
A handwritten signature in black ink that reads 'John Barcellona'.

John Barcellona, PE

JDB

K:\14910\14910-0062-01 Lakeview Retreat Section 9 Paving\Project Management\Correspondence\Variance\Letter.docx

Enclosures



**EXHIBIT A**  
 OF  
**20 FOOT RADIUS**  
**DRIVEWAY RETURN**  
 IN  
**LAKEVIEW RETREAT**  
**SECTION 9**

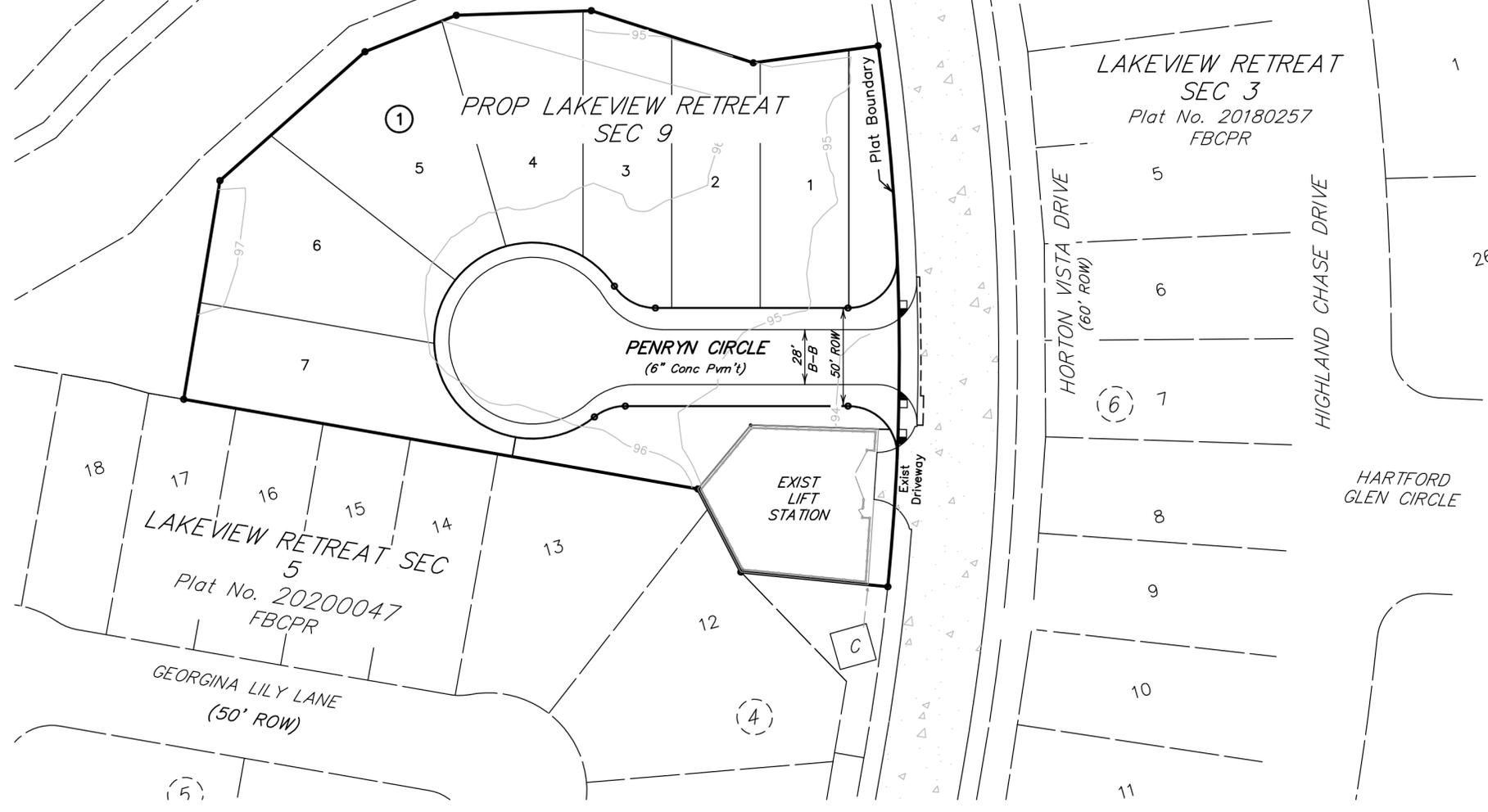
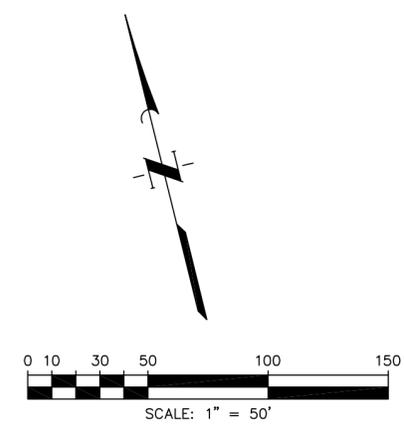
AUGUST 2020

**J|C** **JONES | CARTER**  
 Texas Board of Professional Engineers Registration No. F-439  
 6330 West Loop South, Suite 150 • Bellaire, TX 77401 • 713.777.5337

LAKEVIEW RETREAT DETENTION  
RESERVE  
Plat No. 20190246  
FBCPR

HORTON VISTA DRIVE  
STREET DEDICATION SEC 1  
Plat No. 20190066  
FBCPR

NORTHWOOD RIDGE LANE  
(50' ROW)



LAKEVIEW RETREAT  
SEC 3  
Plat No. 20180257  
FBCPR

LAKEVIEW RETREAT SEC  
5  
Plat No. 20200047  
FBCPR

GEORGINA LILY LANE  
(50' ROW)

**EXHIBIT B**  
OF  
**20 FOOT RADIUS**  
**DRIVEWAY RETURN**  
IN  
**LAKEVIEW RETREAT**  
**SECTION 9**

AUGUST 2020

