



**Texas
Engineering
And
Mapping Co.**

August 14, 2020

Fort Bend County Commissioners' Court
Commissioner Vincent M. Morales, Jr. Pct. 1
1517 Eugene Heimann Circle
Richmond, Texas 77469

Re: Buls Meadows Estates – Variance Request for Flag Lots

Dear Commissioner Morales:

The proposed single-family residential development of Buls Meadows Estates consists of 42.045 acres of land with 11 lots and 5 reserves. This subdivision lies solely within the jurisdiction of Fort Bend County. It does not lie within the city limits or E.T.J. of any city.

We respectfully request the Court to consider granting the following variance:

A variance is needed to extend the staff portions of two lots in excess of the maximum 200-foot allowed. This requirement was established under the Fort Bend County Regulations of Subdivisions under Section 5.14.B.1.A.

The subdivision of Buls Meadows Estates will establish large acreage lots, the smallest being 2 acres. Two flag lots are being created with one being 4.532 acres, and the other being 7.002 acres. The extended staff portion of these two lots are needed to connect these two lots to the public roads. The staff portion of these two lots are both 60 feet in width just in case a public road is needed for a replat in the unforeseen future.

We request that Commissioners' Court grant this variance request and greatly appreciate your consideration of this matter.

Please contact me if you have any questions.

Thank you,

Ryan Moeckel
Platting Manager

T.E.A.M. Works For You!

12718 Century Drive Stafford, Texas 77477 (281) 491-2525 / 491-2535 - FAX



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Re: Buls Meadows Estates – Variance Request for Cut-back Corner

Dear Commissioner Morales:

The proposed single-family residential development of Buls Meadows Estates consists of 42.045 acres of land with 11 lots and 5 reserves. This subdivision lies solely within the jurisdiction of Fort Bend County. It does not lie within the city limits or E.T.J of any city.

We respectfully request the Court to consider granting the following variance:

A variance is needed at the intersection of Buls Road and Behrens Road from the required cut-back corner. This requirement was established under the Fort Bend County Regulations of Subdivisions under Section 5.4.B.2&3.

Under normal circumstances, this cut-back would be dedicated as required. However, in this instance a CenterPoint Energy (formerly Houston Lighting & Power Co.) 80-foot wide easement abuts the southerly right-of-way line of Buls Road. This plat was submitted to CenterPoint for their review showing a 5-foot widening of the Buls Road right-of-way and the required cut-back at it's intersection with Behrens Road. CenterPoint would not allow neither the R.O.W. widening nor the cut-back at the intersection to take place within their easement. After coordination with Fort Bend County Engineering, staff agreed that CenterPoint overrules the subdivision regulations on this issue. Therefore, a cut-back corner cannot be dedicated as normally required.

We request that Commissioners' Court grant this variance request and greatly appreciate your consideration of this matter.

Please contact me if you have any questions.

Thank you,

Ryan Moeckel
Platting Manager

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