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August 30, 2021

Commissioner Grady Prestage
Fort Bend County Precinct 2
303 Texas Parkway #213
Missouri City, Texas 77489

Re: Request for Variance – Cul de sac Length
Lakeview Retreat Sec 12

Dear Commissioner Meyers:

We are requesting a variance to the Fort Bend County Regulations of Subdivisions as described in Section 5.6.A.2 to Commissioners Court to grant an exception to the regulations and allow a cul de sac length to exceed 800 feet.

The proposed plat is located north of Bellaire Boulevard, east of Harlem Road and west of FM 1464. The property is located directly west of Long Point Slough and adjacent to the Fort Bend County Toll Road Authority property restricting the ability to provide a street connection to the east. Due to the shape of the northeast boundary and the adjacent property restrictions, the proposed street pattern for Bradford Terrace Road provides the best use of land.

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 adequately addresses traffic circulation and distribution for the existing adjacent tracts. There are no opportunities to add a street connection as the areas to the north and east have been reserved for detention purposes and to the Fort Bend County Toll Road Authority.

The circumstances supporting the granting of the variance is based on a lack of opportunity for a street connection to the adjacent existing subdivision.

No adverse impact to the public's health, safety or welfare is anticipated by granting the variance. Adequate access to the proposed development, the surrounding tracts, and the adjacent subdivisions is provided.

We appreciate your consideration of this variance request. Please call if you have any questions or need any additional information.

Sincerely,

Chantelle Jamnik

CKJ/ckj

K:\14910\14910-0071-01 Lakeview Retreat Section 12- Paving & Pl\2 Design Phase\Planning\Project Management\Submittals\Variance\FBC Block Length Letter.docx

Enclosure

cc: Ms. Maggie Dalton – Fort Bend County Engineering