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September 15, 2021

Commissioner Vincent M. Morales, Jr.
Precinct No. 1
Fort Bend County Commissioners' Court
1517 Eugene Heimann Circle
Richmond, Texas 77469

Re: Randon Heights – Variance Request for Block Length

Dear Commissioner Morales:

The proposed plat of Randon Heights consists of 17.153 acres of land and is being platted into 11 large acreage lots and 1 restricted reserve. This subdivision lies in the City of Rosenberg's ETJ and in Fort Bend County.

A variance is hereby being requested for the maximum 1,400-foot block length requirement established under the Fort Bend County Regulations of Subdivisions as described in Section 5.5.A.2. The reasons for this variance request are:

- (1) The density for this subdivision is extremely light – only 11 large acreage lots on 17.153 acres. This density will generate very low traffic volumes which will not require another cross-road to alleviate traffic congestion.
- (2) The southeasterly line of this property is 1,587.22 feet in length. This only exceeds the block length requirement by 187.22 feet.
- (3) This property is a triangle shaped tract. A road located at the block length distance from Hamlink Road would only cut off the tip of the triangle and serve no purpose for this subdivision. This road could easily be moved further down Randon School Road to serve any future development on the adjacent property.
- (4) The owner of this subdivision has dedicated the entire widening of Randon School Road for a future major thoroughfare on this southerly side of the roadway because an 80-foot wide Center Point Energy Easement is located along the northerly right-of-way line. Therefore, instead of dedicating 20-foot of widening on this side of the currently 60-foot wide road, all forty (40) feet of widening was required to come from this side. Additional roadway dedication would deprive the owners from the reasonable use of their property.

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For the reasons stated above, we respectfully request that Commissioners' Court grant this variance. Your consideration of this matter is greatly appreciated.

Please contact me if you have any questions.

Thank you,

A handwritten signature in black ink, appearing to read "R Moeckel", written in a cursive style.

Ryan Moeckel
Platting Manager