



MILLER & ASSOCIATES

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April 26, 2022

Ms. Maggie Dalton, Development Services Manager
Fort Bend County Engineering Department
301 Jackson Street, 4th Floor
Richmond, Texas 77469

Re: ECHOSTATE
Variances Request

Dear Ms. Dalton:

The following variances for the referenced plat are requested:

1) To allow 19 residential lots that average 3,848 square feet.

5.14.E.4. Minimum Lot Size – The minimum lot area for lots serviced by sanitary sewer shall not be less than 5,000 square feet.

2) To allow 20-foot radii at the residential intersecting turn-around street, Hive Lane at Echostate Drive (both are private streets).

5.9.A A subdivision utilizing private streets must meet the following requirements:

1. The roads must meet all County road standards.

5.5.C.3. A curb or pavement return radius of at least 25 feet shall be provided.

3) To allow building setbacks of 10 feet and 8 feet along Echostate Drive and 10 feet along Hive Lane (both streets are 50-foot wide Permanent Access Easements with min. 5' building setbacks required by City of Houston Planning Dept.). The average lot depth is 87.1 feet.

5.12.C.4. Where the average lot depth in the subdivision is 105 feet or less, the front building setback may be reduced to 20 feet.

4) To allow rear lot utility easement widths of 10 feet along the west and southerly lots, and 7 feet along the east lots (they are adjacent to existing ground and utility easements, and City of Houston Planning Dept. took this into consideration when it was approved by Planning Commission).

5.11.A.3.a. All back lot public utility easements established within a subdivision plat shall not be less than 16 feet in width.

Please contact me if you need any further information regarding this request.

Sincerely,

MILLER & ASSOCIATES

TBPE & LS Firm No. F-3240

David E. Miller, P.E.

DEM/ms

cc: Ms. Nicole Nie – Echostate Solution, Inc.

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