

WINDROSE

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August 29, 2022

Fort Bend County Commissioners Court
Commissioner Vincent M. Morales, Jr., Pct. 1
301 Jackson Street
Richmond, Texas 77469

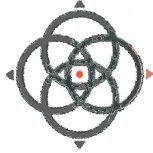
Re: Block Length Variance Request – Cummins Maple Reserve

Fort Bend County Commissioners Court,

The proposed subdivision, Cummins Maple Reserve, contains 16.7301 acres and exhibits 1 (One) Unrestricted Reserve. A minor review by Fort Bend County Engineering Department, through a City of Houston submittal and approval, resulted in a comment needing to address the design criteria referenced in Section 5.5A.2 of Fort Bend County Regulations of Subdivisions.

Windrose Land Services, on behalf of Cummins Children 1992 Trust, Cummins Family 1992 Trust, J.A.C. Interests, LTD, a Texas limited liability company, and Ellen Lloyd Cummins kindly requests the court's consideration and approval for the variance to the design criteria as referenced in the previously mentioned section.

The variance requested is to allow the northern boundary block length to exceed the maximum 1,400 feet criteria per Section 5.5A.2, and not provide a north/south street through the proposed property. This is requested due to the fact that providing a street that runs in a north/south direction would be inefficient because there is a canal that abuts the northern end of the proposed property and would only allow the street distance to be approximately 700 feet. In addition, traffic flow is already regulated due to a major thoroughfare (F.M. 1093/Westpark Tollway) at the southern end of the property boundary, and there would be no need to add a residential street off a busy right-of-way. This possible street would also not provide any additional street traffic flow and would be ineffective through the proposed site use – a multi-family development.



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Granting the variance request to exceed the 1,400 feet block length would not be injurious to the public health, safety, and/or welfare of the surrounding developments, as the major thoroughfare already provides circulation to the immediate area.

Your consideration for this variance request is greatly appreciated, and we respectfully request your approval of this variance. Should you have any questions regarding this property, or the platting of this property, please feel free to contact our office.

Thank you,

AMBER WHITING

PLATTING PROJECT MANAGER

WINDROSE LAND SURVEYING

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