



3600 W Sam Houston Pkwy S, Suite 600, Houston, Texas 77042
t 713.953.5200 LJA.com TBPELS F-1386 TBPELS 10110501

October 19, 2022

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

Re: Fulshear Lakes Creekside Village Section 3
LJA Job No. 2493-0122 (6.1)

Dear Commissioner Morales:

The proposed single family development of Fulshear Lakes Creekside Village Section 3 consists of 25.116 acres of land with 99 Lots, 5 Reserves in 5 Blocks. This final plat was approved on December 14, 2021 by the City of Fulshear City Council Commission.

We respectfully request the Court to consider granting the following:

A variance to the rear public utility easements established within a subdivision under Section 5.11.A.2 and 5.11.A.3(a) of the Fort Bend County Regulations of Subdivisions and allow the public utility easements to be placed at the front of all lots within the proposed development area.

We greatly appreciate your consideration of this variance request.

Please let me know if you have any questions or require additional information.

Thank you

A handwritten signature in black ink, appearing to read 'Zachary Zarse', written in a cursive style.

Zachary Zarse
Platting Coordinator

ZZ/em



3600 W Sam Houston Pkwy S, Suite 600, Houston, Texas 77042
t 713.953.5200 LJA.com TBPELS F-1386 TBPELS 10110501

October 19, 2022

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

Re: Fulshear Lakes Creekside Section 3
LJA Job No. 2493-0122.310 (6.1)

Dear Commissioner Morales:

The proposed single family development of Fulshear Lakes Creekside Section 3 consists of 25.116 acres of land with 99 Lots, 5 Reserves in 5 Blocks. This final plat was approved on December 14, 2021 by the City of Fulshear City Council Commission.

We respectfully request the Court to consider granting the following:

A variance to the maximum 800 foot length requirement for dead-end streets that finish with a permanent cul-de-sac established under Section 5.6(A)(2) of the Fort Bend County Regulations of Subdivisions and allow the street Red Shiner Way to exceed 800 feet in order to provide connectivity between the end of the cul-de-sac and the future trail along Fulshear Lakes Way, which is part of the reason for the reserve currently shown within the proposed development area.

We greatly appreciate your consideration of this variance request.

Please let me know if you have any questions or require additional information.

Thank you

A handwritten signature in black ink, appearing to read 'Zachary Zarse', written in a cursive style.

Zachary Zarse
Platting Coordinator

ZZ/em



3600 W Sam Houston Pkwy S, Suite 600, Houston, Texas 77042
t 713.953.5200 LJA.com TBPELS F-1386 TBPELS 10110501

October 19, 2022

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

Re: Fulshear Lakes Creekside Section 3
LJA Job No. 2493-0122.310 (6.1)

Dear Commissioner Morales:

The proposed single family development of Fulshear Lakes Creekside Section 3 consists of 25.116 acres of land with 99 Lots, 5 Reserves in 5 Blocks. This final plat was approved on December 14, 2021 by the City of Fulshear City Council Commission.

We respectfully request the Court to consider granting the following:

A variance to the minimum 70 foot Right-of-Way width requirement for Major Collector roads established under Section 5.3.B(1) of the Fort Bend County Regulations of Subdivisions and allow the street Fulshear Lakes Way Right-of-Way width to be 60 feet based on an agreement between FBC MUD 216 and the City, the minimum City requirements in this case would be 60'. I've attached the relevant exhibit from the agreement within the proposed development area.

We greatly appreciate your consideration of this variance request.

Please let me know if you have any questions or require additional information.

Thank you

A handwritten signature in black ink that reads 'Zachary Zarse'.

Zachary Zarse
Platting Coordinator

ZZ/em