



February 15, 2023

The Honorable Vincent Morales
Fort Bend County Commissioner, Precinct 1
22333 Grand Corner Drive
Katy, Texas 77494

Reference: Variance Request for Jordan Ranch Detention Basins 9 and 10 Plat – Section 5.6.A.1. for
Dead End Street
IDS Project No. 2141-008-13

Dear Commissioner Morales:

We are requesting a variance to not extend Crescent Leigh Drive, which is adjacent to the Jordan Ranch Detention Basins 9 and 10 plat. Section 5.6.A.1 of the Regulations of Subdivisions by Fort Bend County states that dead-end streets are not acceptable unless the street is terminated by a circular cul-de-sac.

If the street were removed and the right-of-way released by Fort Bend County, the land would revert to the ownership and maintenance by the Firethorne HOA. After several discussions with the Firethorne HOA they have requested that we do not remove any pavement as provided in the attached “no objection” email.

The Fort Bend County Engineering Department is aware of the Firethorne HOA’s request and received the final plat package for approval and recordation.

Please contact me if you should have any questions.

Sincerely,

A handwritten signature in blue ink, appearing to read "John R. Herzog", is positioned above the printed name.

John R. Herzog, P.E.
Senior Project Manager

cc: Mr. Dwayne Grigar, Fort Bend County Precinct 1

Enclosure

\\fs3\Projects\2000-2200\2100\214100813 JR Det 9-10 Plat\Plat Submittal\Final\FBC\Final Submittal\FBC Variance - Dead-End Street.docx

John Herzog (IDS)

From: Margaret Sparkman <msparkman@firethorne.info>
Sent: Thursday, September 29, 2022 4:37 PM
To: John Herzog (IDS)
Cc: 'W. Austin Barasalou'; 'Vackar, Katie'; jerryu@johnsondev.com; ljames@firethorne.info
Subject: RE: Update on Crescent Leigh

[EXTERNAL EMAIL]

John , the HOA Board met today and have "NO OBJECTION" to Crescent Leigh not being a thru street. They request that the concrete be left as is and that Jordan Ranch reimburse Firethorne for a fence closing off this area from Jordan Ranch.

Please advise if you need any other information.



Margaret Sparkman

Community Manager
Firethorne Community Association
28128 N. Firethorne Rd.
Katy, TX 77494
Phone: 281.693.0003

www.firethornecai.com

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From: John Herzog (IDS) <JHerzog@idseg.com>
Sent: Tuesday, September 27, 2022 5:32 PM
To: thobbs@firethorne.info; ljames@firethorne.info
Cc: Margaret Sparkman <msparkman@firethorne.info>; W. Austin Barasalou <abarsalou@barsalou.com>; 'Vackar, Katie' <katie.vackar@fortbendcountytexas.gov>; jerryu@johnsondev.com
Subject: RE: Update on Crescent Leigh

All,

Our contractor is wrapping up their utility work and will start excavation activities of the streets and basin at the beginning of October.

If we do not have a letter of no objection from the Firethorne HOA, our window of opportunity to remove the pavement may be gone in a few weeks.

Thanks,
John



John R. Herzog, P.E.
Project Manager

13430 Northwest Freeway, Suite 700, Houston, Texas 77040
Main: 713.462.3178 | Direct: 832.590.7145 | Cell: 346.218.8591

JHerzog@idseg.com

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From: John Herzog (IDS) <JHerzog@idseg.com>

Sent: Monday, September 12, 2022 5:23 PM

To: thobbs@firethorne.info; ljames@firethorne.info

Cc: Margaret Sparkman <msparkman@firethorne.info>; W. Austin Barasalou <abarsalou@barsalou.com>; 'Vackar, Katie' <katie.vackar@fortbendcountytexas.gov>; jerryu@johnsondev.com

Subject: RE: Update on Crescent Leigh

Good afternoon, all. It sounds like we are on the right track to getting a resolution on our request. It sounds like the HOA will be able to make this into something great.

For our purposes, we simply need a "No Objection" from the HOA to remove the street, so we can tell our contractor to get started. Where it goes from there, that is up to the others in the group.

Not to put any pressure on you guys, but our contractor is actively working in the area. If the process takes too much longer, they will be finishing up their work and we will have significantly more costs to come back and remove the pavement. As a reminder, Jordan Ranch is not necessarily required to remove the pavement, but we are trying to be a good neighbor with the existing development.

Please let us know what you decide as soon as you have a plan.

Thanks,
John



John R. Herzog, P.E.
Project Manager

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From: thobbs@firethorne.info <thobbs@firethorne.info>

Sent: Monday, September 12, 2022 5:13 PM

To: ljames@firethorne.info

Cc: Margaret Sparkman <msparkman@firethorne.info>; W. Austin Barasalou <abarsalou@barsalou.com>; 'Vackar, Katie' <katie.vackar@fortbendcountytexas.gov>; John Herzog (IDS) <JHerzog@idseg.com>; jerryu@johnsondev.com

Subject: RE: Update on Crescent Leigh

[EXTERNAL EMAIL]

Hello All,

Yes we must meet with the homeowners to apprise them of what is happening. Do we have an outline of what we could/would do now with that property. As we had no way of knowing the street would not be further developed and has in many ways ended up benefitting us I am interested in what they would prefer or desire. I have a thought which I understand may not be possible. If the HOA would like to be rid of this area to manage and as it was always meant to be a street not of our owning...is it possible with the downgrade of their appraisal that we might split the street between the 2 properties and deed it to the 2 owners? They would each have a large side yard and may not even want it but to me that is an option for us to consider. It does seem like a small odd space that if not enclosed as private property could cause issues down the road.

I am of course open to other ideas too. Just not sure about keeping a dead end road or a small park? We need to be clear about what our options are.

Teri

-----Original Message-----

From: "Louis James" <ljames@firethorne.info>

Sent: Sunday, September 11, 2022 4:57pm

To: "Margaret Sparkman" <msparkman@firethorne.info>, "Teri Hobbs" <thobbs@firethorne.info>, "W. Austin Barasalou" <abarsalou@barsalou.com>, "Vackar, Katie" <Katie.Vackar@fortbendcountytexas.gov>, "John Herzog (IDS)" <JHerzog@idseg.com>, jerryu@johnsondev.com

Subject: Update on Crescent Leigh

Good Afternoon Everyone:

We received a reply from Jordan Wise, Chief Appraiser at the Fort Bend Appraisal District. He replied in part with the following:

The proposed changes would affect the land valuation for both neighboring properties (R437998 and R437950). They are currently valued as corner lots, and in converting the adjacent street to a greenspace as proposed, would require the conversion of the lot type to a residential interior lot. The resulting value reduction is minimal with a loss for each property of less than four percent, though some of that value loss may be recouped through a view adjustment. That adjustment would largely depend on what type of greenspace the parcel is converted to. The impact of the conversion should only impact those two properties that directly neighbor the street.

While the loss seems minimal (less than 4%), that's still a loss of an appraised value of between \$14,000 and \$15,000 each. I believe it would be prudent of the Firethorne Community Association to contact the homeowners prior to any moves or decisions we might make.

I will ask Margaret Sparkman to schedule a meeting with the homeowners as well as send them communications as they will be affected.

Thank you all for understanding as this is our responsibility to make sure we act accordingly.

Sincerely:
Louis James



E-Mail: ljames@firethorne.info

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