



March 29, 2023

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

Re: Candela Sec 11

Dear Commissioner Morales:

The proposed residential development of Candela Sec 11 consists of 17.08 acres of land, 46 lots, 4 blocks, and 5 reserves. The subdivision lies within the City of Houston Extra Territorial Jurisdiction and Fort Bend County limits. The residential section is located along the existing FM 359.

We respectfully request the Court consider granting the following variance:

1. *5.5 Residential Streets: B.3. Intersecting right-of-way lines shall have a minimum radius of 25 feet.* The variance request will allow the local street of "Astrid Heights Road" to be designed and constructed as a through street connecting to the future phase of the Candela Development by not requiring the minimum radius of 25 feet for intersecting right-of-way lines. Construction of Candela Sec 11 is ahead of the ROW expansion and realignment schedule. Due to the timing of the new FM 359 ROW and construction, a variance to this requirement is needed. The proposed "connection" will not be conflict with the proposed FM 359. Please note, there are also agreements in place between TX DOT/ FBC, and FBC/JDS, the property owner of the proposed Candela Sec 11 subdivision plat, for the land swap that will make this possible.

It is for these various reasons, granting the variance will not be detrimental to the public welfare or injurious to the neighboring property. The variance request will allow for the local street to be platted as shown knowing the FM 359 will be relocated, and the local street will continue its path without the ROW intersection as currently shown.

Please let me know of any questions. Thank you for your time.

Sincerely,

Mayra Hernandez, AICP
Land Planning Manager

MH

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