

February 3, 2023

The Honorable Commissioner,  
Dexter L. McCoy  
Fort Bend County, Precinct 4  
12919 Dairy Ashford Road, Suite #200  
Sugar Land, Texas 77478

**Re: Request for Subdivision Variances - Riegle Manor**

Dear Commissioner McCoy:

On behalf of Civil-Surv LLC, a Texas limited liability company, we hereby request that the Commissioners Court grant the following variances:

1. To not extend or provide a cul-de-sac turnaround on the subject site at the current terminus of Great Oak Glens Drive.
2. To not provide additional east-west or north-south streets to meet local street intersection requirements.

**Description of Variance:**

The subject property is 19.171 acres located on the south side of the Westpark Tollway feeder road approximately 2,050 feet east of the intersection with FM 1464. The site is located primarily in Harris County with a small portion at the southwest corner of the platted boundary being located in Fort Bend County. The applicant is proposing to develop a multifamily residential facility on the subject site.

Because the closest east-west street (Bellaire Boulevard) is more than 1,400 feet south of Westpark Tollway and because the closest north-south street (Westheimer Place Drive) is more than 1,400 feet east of FM 1464, the applicant had to submit local street intersection spacing variances to the City of Houston. Those variances were granted by the City's Planning Commission in late 2022. Extending Rosita Drive or Great Oaks Glen Drive into the subject site is also not feasible, reasonable, nor necessary to facilitate traffic movement. There is a 50-foot pipeline corridor and 3.00-acre drill site that encompass much of the subject site's southern and eastern land area. Extending Rosita to the west, which is only 729 feet south of Westpark Tollway, would be close to impossible and would not be in keeping with the traditional local street intersection spacing interval. Extending Great Oaks Glen Drive to the north, which is the only street extension coming out of Fort Bend County, would bisect the best portion of the subject site and discharge traffic right at an entrance ramp for Westpark Toll – automatically creating a major conflict point that TxDOT and the Harris County Toll Authority would have to deal with for the foreseeable future.

Additional streets are not necessary as the surrounding residential areas have a safe and effective street network to facilitate vehicular movement. Traffic to the south and east can easily access Bellaire Boulevard, Addicks Clodine Road, FM 1464 and Westheimer Place Drive - which are all signalized, high-volume, and safe access points. If Rosita or Great Oaks Glen Drive were somehow extended, it would only save a few minutes for high-speed motorists cutting right through long-standing single-family

residential neighborhoods as a way to avoid the preferential Bellaire Boulevard and Westheimer Place Drive options.

Terminating Great Oaks Glen Drive in a cul-de-sac is also not reasonable. The stub street meets most of the provisions listed in the City of Houston and Fort Bend County Subdivision Regulations to not provide a cul-de-sac – the exceptions being the one-lot depth and intersection spacing requirements. Extending or providing a cul-de-sac at the end of the Great Oaks Glen Drive stub street is not sound public policy. The justifications for not providing the cul-de-sac include: 1) it would not be used by the vast majority of the residents of the single-family neighborhood; 2) it would create additional paving for Fort Bend County to maintain; and, 3) it would create an isolated haven for illegal dumping and criminal activity. The stub portion of Great Oaks Glen Drive beyond 16502 Great Oaks Glen Drive is very short and any driver can easily see that it's a dead end currently and not turn down the street.

It is the applicant's professional opinion that the variances requested are generally in conformance with the Fort Bend County Development Guidelines and that they are not solely based on economic hardship. Granting the requested variances will not deprive the applicant or surrounding property owners of the reasonable use of their land, nor will it be detrimental to the public's health, safety, or general welfare. Based on the above data and information, we hereby respectfully request that the Commissioner's Court of Fort Bend County, Texas grant the requested variances.

Should you need additional information, please contact me at [ChrisRhodesCSLS@gmail.com](mailto:ChrisRhodesCSLS@gmail.com) or (281) 975-9065.

Sincerely,

Andrew Allemand  
Project Manager  
CIVIL-SURV LAND SURVEYING

Attachments:

Preliminary Plat  
Color Illustrations