



March 16, 2023

Commissioner Vincent Morales
Fort Bend County Commissioners' Court
c/o Fort Bend County Engineering
301 Jackson Street, 4th Floor,
Richmond, Texas, 77469

RE: Tamarron West- Minimum Lot Sizes- Residential Use Corner Lot Variance Request

Dear Commissioner Morales,

On behalf of D.R. Horton, we, META Planning + Design, respectfully submit a variance request to allow for corner lots within the Tamarron West development to be exempt from Section 5.14-E.1 of the Fort Bend County Subdivision regulations requiring corner lots to be 10 feet wider than the average interior lots for blocks where the typical front lot width is less than 60' wide.

The Tamarron West development consists of approximately 1,293 acres, and is located in the City of Fulshear's ETJ, Fort Bend County, north of FM 1093, east of FM 359, and west of Texas Heritage Parkway. The Tamarron West Development is subject to the Development Agreement between the developers and the City of Fulshear. The Agreement was recorded on December 18, 2020, by the Fort Bend County Clerk (Instrument # 2020183531). The Development Agreement outlines the requirements for lot sizes in Section 3.03, and this section does not require for corner lots to be a greater width than interior lots. This Development Agreement was drafted as an agreement with the City of Fulshear, so all design specifications were specific to the City of Fulshear and were laid out with the expectation that all lots within Tamarron West would be developed in accordance with Fulshear's regulations, except as modified by the Development Agreement, as a part of Fulshear's ETJ. Therefore, we are requesting for the standards regarding corner lot sizes to follow the requirements of the City of Fulshear and the Development Agreement instead of Fort Bend County's standards, in order to maintain a cohesive design throughout the development.

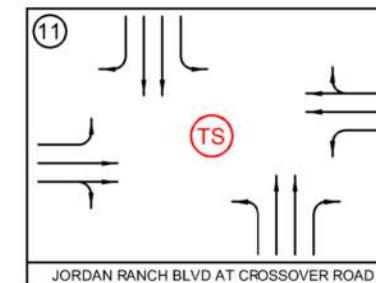
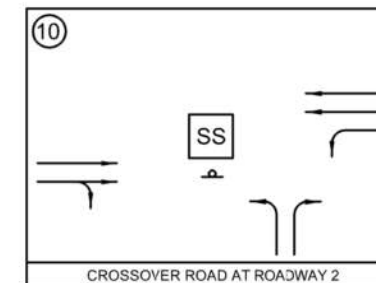
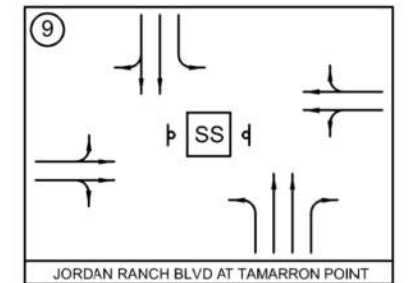
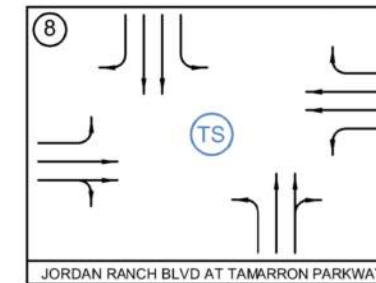
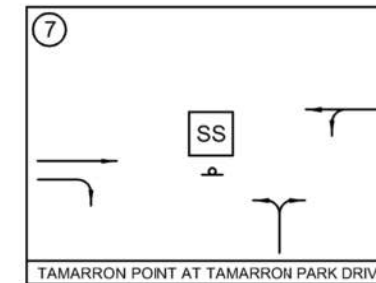
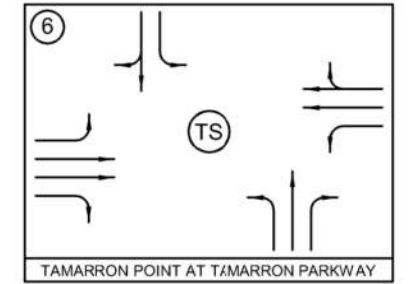
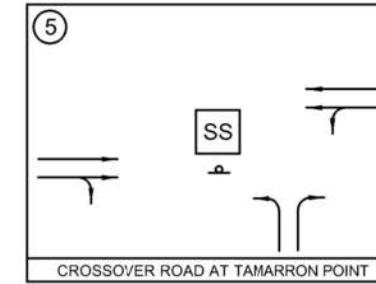
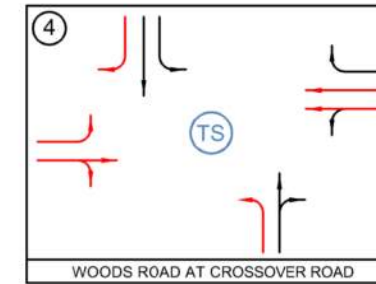
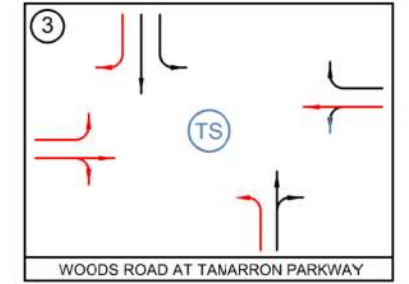
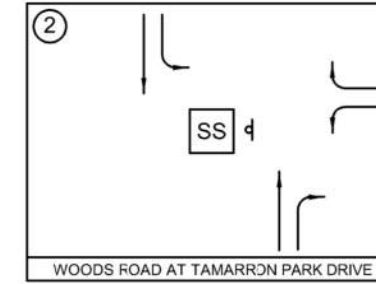
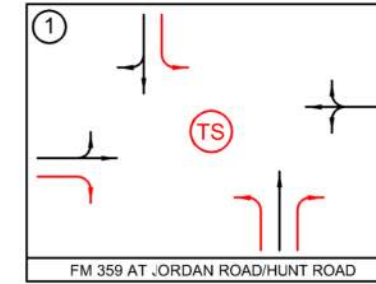
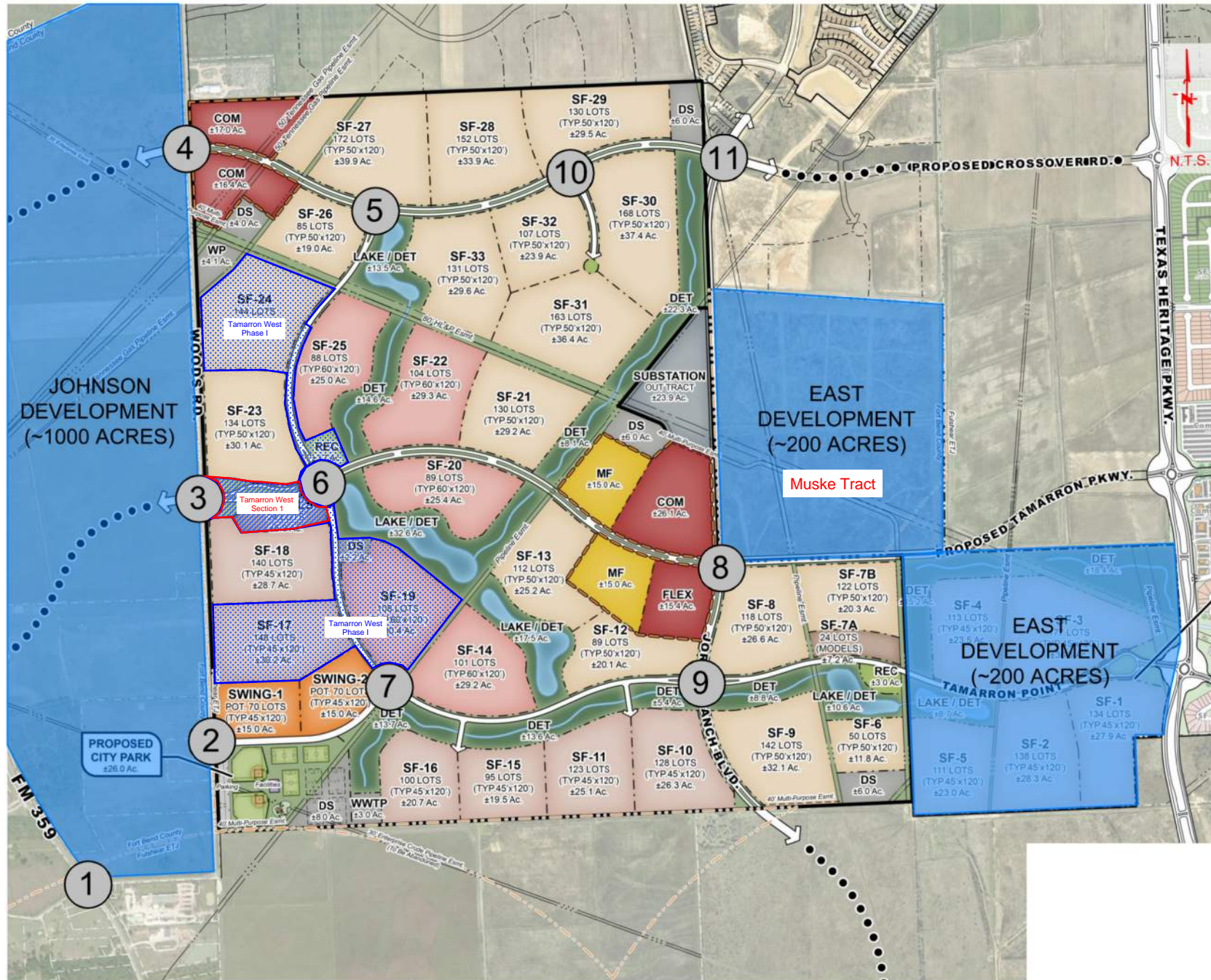
Despite having a corner lot width less than 10 feet wider than the average lot, visibility will still be maintained at roadway intersections. Corner lots will be subject to a 10-foot side building line and 25-foot front building line (20-foot building lines along cul-de-sac lots). Building lines will create an area within each lot that will remain unobstructed. The unobstructed portion of the lots will allow for clear visibility and will maintain safe traffic conditions. Per the City of Fulshear's Coordinated Development Ordinance (CDO), the City does not require corner lots to be wider than the interior lots, and the City has approved the standards as presented in the Development Agreement. Additionally, the Tamarron development (which is associated with the Tamarron West development) developed corner lots with the same standards as proposed in this variance request. As the two developments are associated with each other and are developed by D.R. Horton, it is important to maintain a cohesive design throughout the two developments.

Because of the reasons outlined above, we respectfully request a variance to allow for corner lots within Tamarron West to be exempt from Section 5.14-E.1 of the Fort Bend County Subdivision Regulations requiring certain corner lots to be 10 feet wider than the average interior lots.

Please contact me if you have any questions.

Sincerely,

Caitlin King
Caitlin King



TAMARRON WEST DEVELOPMENT 2031 - FULL BUILD MITIGATED LANE ASSIGNMENTS