



October 27, 2021

Fort Bend County Commissioners' Court
Commissioner Grady Prestage, Pct. 2
301 Jackson St.
Richmond, Texas 77469
RE: Variance Request - Tejas Landing Subdivision

Fort Bend County Commissioners' Court,

The proposed subdivision, Tejas Landing Subdivision contains 92 single family residential lots and 3 reserves. A review by Fort Bend County Engineering Department resulted in comments stating the need to address the design criteria referenced in Section 5.5-A.2 and 5.6-A.2 of the Fort Bend County Regulations of Subdivision.

WGA, on behalf of the Tejas Land Development, LP, kindly requests the court's consideration and approval for variances to the design criteria as referenced in the previously mentioned sections.

The variances requested are to allow the proposed block length of residential streets to exceed the maximum 1,400 feet criteria per Section 5.5.A.2, and to allow the proposed dead-end street with permanent circular cul-de-sac turnaround to exceed the maximum 800 feet criteria per Section 5.6.A.2. This is due to the fact that the requirement of extending the proposed Nichols Landing Street, through Reserve A, and intersecting Williams School Road will inversely affect the design storage volume and characteristics of the currently proposed detention pond and associated on-site drainage features.

Per the current Fort Bend County Drainage Criteria Manual, the proposed development is required to demonstrate no adverse impacts to existing flood risks to adjacent properties. To accomplish this, an on-site stormwater detention basin is proposed to serve the stormwater runoff from the subdivision. The detention pond on site has been sized for the development in accordance with Fort Bend County Drainage District rules and regulations. Fort Bend limits outfall release rates to 0.125 cfs/ac, thereby setting the required detention for this development at 93.14 ac-ft. Furthermore, the recently adopted regulation restricting developments from pumping a maximum 50% volume limits the depth of the ponds. Since the depth of the ponds is restricted, and the required detention volume is determined by FBCDD criteria, the surface areas of the pond is optimized for the development. Therefore, any changes made to the current site layout, affecting the drainage or detention volume, will result in the development's inability to meet current Fort Bend County drainage criteria

Your consideration on this matter is greatly appreciated, and we respectfully request your approval of this variance. Should you have any questions please feel free to contact our office.

Sincerely,

A handwritten signature in blue ink, appearing to read "Jerry G. Ince", followed by the letters "PE" in a larger, stylized font.

Jerry G. Ince, P.E.
Senior Project Manager