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June 14, 2023

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

Re: Tamarron West Section 5 Final Plat

Dear Commissioner Morales:

The proposed single-family residential development of Tamarron West Section 5 Final Plat consists of 25.78 acres of land, 91 lots, 3 blocks, and 7 reserves. The subdivision lies within the City of Fulshear Extra Territorial Jurisdiction and Fort Bend County limits. The residential section is located east Tamarron West Sec 4 and Tamarron Point within the Tamarron West Development. The plat has been approved by City of Fulshear City Council.

We respectfully request the Court consider granting a variance to the maximum 1,400-foot block length requirement per Section 5.5.A.2 of the Fort Bend County Regulations of Subdivision. This variance request will provide an exception to providing a stub street along the boundary of the proposed residential development adjacent to a 124.06-acre drainage easement.

This single-family will take access from the recorded Tamarron Point Section 7 Street Dedication. The subdivision will be adequately served by a network of major thoroughfares and non-loaded collector streets (Tamarron Parkway, Tamarron Point, and Woods Road) surrounding the subject tract. The adjacent tract to the east is intended for drainage land uses which precludes the developer from being able to provide street stub connections to the east within the large detention area.

Given this section has two points of access from Tamarron Point, granting the variance will not be detrimental to the public welfare or injurious to the neighboring property. Additionally, the proposed development will be consistent with the existing development in the area and will not be out of character.

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

Sincerely,


Mayra Hernandez, AICP
Land Planning Manager

MH

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