

July 27, 2023

Attn: Dexter L. McCoy – Fort Bend County Commissioner Precinct 4
Fort Bend County Engineering Department
301 Jackson St, 4th Floor
Richmond, TX 77469

Re: Wallingford Park Drive Phase 1 and Phase 2 Variance Request – Sidewalk Width

On behalf of Hines Interests Limited Partnership (Developer), I respectfully submit this variance request for your review and for consideration by the Fort Bend County Commissioners Court at its next meeting. The variance request is to allow for a 10' wide sidewalk on one side of Wallingford Park Drive instead of two 5' wide sidewalks on each side of the right-of-way.

Introduction

Brookewater (Project) is a proposed, multi-phased community consisting of approximately 850 acres (Subject Property) in the City of Rosenberg's extraterritorial jurisdiction (ETJ). The Developer intends to develop the Tract for residential uses, multi-family uses, and commercial uses.

The proposed plan will yield up to 2,800 new homes and a minimum of 50 acres of parks and open space. The current Fort Bend County regulation for sidewalks states that sidewalks of five feet (5') in width are required on each side of a collector street and a major thoroughfare. However, the City of Rosenberg approved Resolution No. R-3266 Development Agreement, on April 19, 2022, which currently allows for a 10' wide sidewalk to be constructed on one side of a collector or major thoroughfare as an alternative to constructing a 5' wide sidewalk on each side of the right-of-way. This variance request will bring the City's and County's sidewalk requirements in alignment.

Allowing for a 10' wide sidewalk on one side of the right-of-way instead requiring a 5' wide sidewalk on each side of the right-of-way will provide the same or a better level of pedestrian mobility. Furthermore, there will be no cost savings associated with this variance as it will simply combine two width of two sidewalks into one sidewalk that is the same combined width. This extra wide sidewalk will better accommodate cross traffic of pedestrians and alternative modes of transportation like bicyclists and scooter riders. Wider sidewalks will also permit pedestrians to be further away from the roadside which will allow for an increased perception of safety, which ultimately will encourage more people to get outside and utilize the trails in the development. Lastly, it is the developer's opinion that the 10' wide shared use trail will be more aesthetically appealing and will provide for greater flexibility with regard to landscaping and utilities. The public health, safety, and welfare will not be harmed by the granting of this variance.

Variance Request

Current Requirement:

Sec. 7-51: Sidewalks of five feet (5') in width are required on each side of a collector street and a major thoroughfare.

Proposed Variance:

One sidewalk of ten feet (10') in width may be provided on one side of a collector street and a major thoroughfare in lieu of two five feet (5') wide sidewalks on each side of the right-of-way.

We appreciate your consideration in this matter and hope that the above information is sufficient to gain your support in the approval of this variance. If I can be of any assistance to you prior to the meeting, please contact me.

Sincerely,



Brad Sweitzer, AICP, PLA
Senior Planning Project Manager | Associate

