

September 27, 2023

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

Re: Request for Variance – Landscape Easement
Candela Commercial Reserves

Dear Commissioner Morales:

The proposed plat is located within Fort Bend County and the City of Houston Extra Territorial Jurisdiction, and at the southwest corner of FM 359 and McKinnon Road.

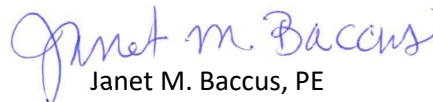
We respectfully request the Court consider granting a variance to the Fort Bend County Regulations of Subdivision and not require a 10' landscape easement along a portion of the northern boundary of the proposed plat of Candela Commercial Reserves.

While the proposed plat is dedicating to the right-of-way widening of McKinnon Road, after plat approval by Fort Bend County Engineering on March 9, 2023, and the City of Houston Planning Commission on April 13, 2023, Fort Bend County Engineering requested additional dedication for a right turn lane from McKinnon Road to FM 359 on September 6, 2023 during the recordation process.

After coordinating with the developer, additional dedication for the right turn lane was added to the plat. Combined with recorded internal building lines, landscape easements and access easements, the additional dedication for the right turn lane and the 10' landscape easement limits the buildable area for the proposed reserve- particularly Reserve B.

Granting the variance will not be detrimental to the public welfare or injurious to the neighboring property. The intent and general purposes of the Fort Bend County Regulations of Subdivisions will be preserved and maintained, as internal building lines will provide adequate separation between vehicular travel lanes and future development.

Sincerely,



Janet M. Baccus, PE
Land Development Manager

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