



Date: January 30, 2024

To: Fort Bend County Commissioners County
Commissioner Vincent M. Morales, Jr. Precinct 1
1517 Eugene Heimann Circle
Richmond, TX 77469
936-539-7833

From: Gerardo Morales

Project Reference: Request for Variance – Block Length
Tamarron West Section 14

Dear Commissioner Morales:

The proposed plat is located within Fort Bend County, within the City of Fulshear Extra Territorial Jurisdiction in a developing area near Tamarron Parkway and Tamarron Point. The subject tract falls directly East of Tamarron West Section 5 (Plat No. 20230126) and West of Jordan Ranch Boulevard in the planned Tamarron West subdivision. North of the project is proposed future Tamarron West Section 25 and South of the project is Tamarron Parkway. The Section 14 plat has been approved by the City of Fulshear.

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 northern boundary of the proposed residential development adjacent to a 50' wide pipeline easement (F.B.C.C.F. No. 2015071882) and an HL&P Co. electrical easement (Vol. 431, Pg. 374 F.B.C.D.R.).

This single-family development will take access from the recorded Tamarron Parkway Street Dedication Section 1 (Plat No. 20230239). The adjacent tract to the east is intended for single family residential, which will be platted simultaneously, and will provide a stub street (Boston Creek Drive) along the northern boundary.

The intent and general purposes of the Fort Bend County Regulations of Subdivisions will be preserved and maintained. Existing and proposed streets in the area including Tamarron Point, Tamarron Parkway, Jordan Ranch Boulevard, and Boston Creek Drive, adequately address traffic circulation and distribution for the existing adjacent tracts. Granting the variance will not be detrimental to the public welfare or injurious to the neighboring property.

Respectfully,

A handwritten signature in black ink, appearing to read "Gerardo Morales", written in a cursive style.

Gerardo Morales
Platting CAD Technician

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