



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 17

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 Point and West of proposed Tamarron West Section 10 in the planned Tamarron West subdivision. North of the project is Tamarron Parkway and South of the project is Tamarron West Section 3 (Plat No 20220066). The Section 17 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 eastern boundary of the proposed residential development adjacent to a 30' wide pipeline easement (Vol. 280, PG. 180 F.B.C.D.R.).

This single-family development will take access from the proposed Tamarron Parkway Street Dedication Section 2. The entry road (Huddersfield Road) into Section 17 was increased from 60' to 90' and will serve as a boulevard entry. Internal Reserve E within Section 17 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.

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, and Jordan Ranch Boulevard, 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".

Gerardo Morales
Platting CAD Technician

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