



ENGINEERS

SURVEYORS

PLANNERS

March 18, 2024

Fort Bend County Commissioners' Court  
Commissioner Vincent M. Morales, Jr., Pct. 1  
301 Jackson Street  
Richmond, Texas 77469

**RE: *Kingdom Heights Section Eight – Centerline Radius Variance on Minor Collector Road (Kingdom Heights Boulevard).***

Dear Commissioner Morales:

We are requesting a variance from the Fort Bend County Regulations of Subdivisions as described in Section 5.4.C.1. This variance would grant an exception to this regulation on two short curves in Kingdom Heights Boulevard. These two curves are shown on the subdivision plat of Kingdom Heights Section Eight as curves along the centerline of Kingdom Heights Boulevard labeled C17 and C18.

Curves C17 and C18 are both very short curves, 95.79 feet and 199.53 feet, respectively. Both of these curves have a radius of 350 feet. Section 5.4.C.1 calls for a minimum horizontal curve radius of 850 feet. In these cases, the configuration of the property and existing road connection within the levee of the Fort Bend County Levee Improvement District No. 20 dictated the tighter curves for Kingdom Heights Boulevard at these locations.

Furthermore, this stretch of Kingdom Heights Boulevard is located at the rear of the Kingdom Heights development which is not populated with many residential lots. Therefore, this part of Kingdom Heights Boulevard will have a low volume of traffic minimizing the effects of this variance.

The proposed street layout conforms to the previously approved conceptual land plan.

We greatly appreciate the Commissioners' Court consideration of this variance request.

Please let me know if you have any questions or require additional information.

Thank you,

Ryan Moeckel  
Platting Manager

12718 Century Drive

Stafford, TX 77477

281.491.2525

[www.mckimcreed.com](http://www.mckimcreed.com)