



# QUIDDITY

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March 27, 2024

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

Re: Candela South Street Dedication and Reserves

Dear Commissioner Morales:

The proposed plat is located within Fort Bend County, within the City of Houston Extra Territorial Jurisdiction in a developing area near F.M. 359 and Settegast Ranch Road. The subject tract falls directly south of future Candela South Section 1 and to the East of FM 359 and in the planned Candela subdivision.

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 street stub-out from the eastern boundary of Candela South Street Dedication and Reserves into the adjacent tract.

The proposed plat will dedicate the area as a street dedication with reserves dedicated to detention and drainage. The adjacent reserve contains an existing detention pond that provides drainage for the Candela Subdivision.

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 Candela Park Drive, Sunlight Ride Road, Settegast Ranch Road, and FM 359 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.

Please let me know of any questions. Thank you for your time.

Sincerely,

Devin P. Espinosa, PE  
Project Manager

DPE

K:\16338\16338-0046-01 Candela Section 12 Pav & Plat\2 Design Phase\Planning