



March 28, 2024

Commissioner Vincent Morales
Fort Bend County Commissioners' Court
c/o Fort Bend County Engineering
301 Jackson Street, 4th Floor,
Richmond, Texas, 77469

RE: Tamarron Section 19 and 20- Block Length Variance Request

Dear Commissioner Morales,

On behalf of D.R. Horton, we, META Planning + Design, respectfully submit a variance request to allow for a block length of approximately 2,600' within Tamarron Sections 19 and 20 which exceeds the 1,400' requirement as established in Section 5.5.A.2 of the Fort Bend County Regulations of Subdivision.

The Tamarron development consists of approximately 1,760 acres, and is located in the City of Fulshear's ETJ, Fort Bend County, north of FM 1093, south of I-10, west of FM 1463, and east of FM 359. Tamarron has been under development for over a decade, and the final sections of Tamarron are being platted and developed. Tamarron Sections 19 and 20 are included in this last phase of development. The two sections will be served by private roads and will consist of 201 lots in Section 19 and 139 lots in Section 20. These two sections are located just east of Tamarron Section 1 and just across Tamarron Parkway from Tamarron Sections 54 and 60. Directly north of Tamarron Sections 19 and 20 is Rose Dale, a large-lot subdivision that is unrecorded. Rose Dale is a subdivision off a single road, Rose Lane, and no north/south stub streets are provided to allow for connectivity between Rose Dale and Tamarron.

Due to the existing conditions created by the Rose Dale subdivision, it is proposed that Tamarron Sections 19 and 20 not provide a northern stub street. Any stub street that abuts Rose Dale would never be extended, as Rose Dale is fully developed. For a stub street connecting Rose Dale and Tamarron to exist, Rose Dale, and the homes within Rose Dale, would need to be demolished and the land would need to be redeveloped, and this is not likely to occur. Because Rose Dale did not include any southern stub streets, any stub streets provided by Tamarron 19 and 20 would remain a dead-end street. Dead-end streets are not ideal, as dead-end streets tend to invite activities such as illegal dumping, and the illegal dumping of garbage can create environments that negatively impact the public health of the surrounding community.

Additionally, there is a strong network connection that has been created by Waterview Way, Tamarron Parkway, and FM 1463. Vehicles needing to travel north/south from Tamarron Sections 19 and 20 can travel along Tamarron Parkway to either Waterview Way or FM 1463. An additional local street connection between Tamarron and Rose Dale would not have an impact on this roadway network, as these three streets have the ability to maintain the circulation of traffic.

Because of the reasons outlined above, we respectfully request a variance to allow for a block length of approximately 2,600' within Tamarron Section 19 and 20 which exceeds the 1,400' requirement as established in Section 5.5.A.2 of the Fort Bend County Regulations of Subdivision.

Please contact me if you have any questions.

Sincerely,

A handwritten signature in cursive script that reads "Caitlin King".

Caitlin King