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Date: May 16, 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: Michael Foster

Project Reference: Request for Variance  
Tamarron Section 19 & 20

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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 FM 1463 Road and Tamarron Parkway. The subject tract falls directly West of Botticelli Drive (Plat No. 20220229 F.B.C.P.R.) and East of Tamarron Section 1 (Plat No. 20140153 F.B.C.P.R.) in the planned Tamarron subdivision. The proposed single-family development of Tamarron Section 19 consists of 23.624 acres of land with 201 lots, 23 reserves, and 7 blocks within the City of Fulshear's E.T.J. The proposed single-family development of Tamarron Section 20 consists of 15.296 acres of land with 139 lots, 17 reserves, and 5 blocks within the City of Fulshear's E.T.J. The preliminary plat for Tamarron Sections 19 and 20 were approved on March 20, 2024.

Tamarron Sections 19 and 20 are designed to be similar with an inner-city development, high density, small lot, reduced width private rights-of-way and concentrated areas of open spaces.

With this type of design and concept being envisioned in the ETJ, several variances from the standard County Design Regulations are needed to achieve this vision. Therefore, we respectfully request the Court to consider granting the following requests:

- 1) A variance to the minimum right-of-way width requirement for residential streets as established under Section 5.5(B)(1) of the Fort Bend County Regulations of Subdivisions and allow reduced 28-foot right-of-way widths within the development. The reduced width right-of-ways are being platted as P.A.E./P.U.E.'s (permanent access easements and public utility easements) and will be privately owned and maintained by the Homeowner's Association.
- 2) A variance to the cul-de-sac turnaround requirement for dead end streets as established under Section 5.6(A) of the Fort Bend County Regulations of Subdivisions and allow a hammerhead turnaround at the ends of Lovebird Lane, Grey Heron Drive, and Blue Mockingbird Street within the development.
- 3) A variance to the minimum front building line requirement for residential lots as established under Sections 5.12(C)(1)(A) of the Fort Bend County Regulations of Subdivisions and allow 20-foot front building lines.
- 4) A variance to the minimum distance between residential structures as established under Section 5.12(C)(5) of the Fort Bend County Regulations of Subdivisions and allow 5-feet between residential structures. Proper building and fire code requirements will be followed in the design and construction of the residential dwellings to accommodate the reduced building separation. The side of the lot opposite the 5-foot building separation will have a zero-lot line to the adjoining lot. The location of which being designated within each lot on the face of the plat.
- 5) A variance to the minimum lot area for lots served by central sanitary sewer system as established under Section 5.14(E)(4) of the Fort Bend County Regulations of Subdivisions and allow an average lot size of approx. 2,900 square feet.

The intent and general purposes of the Fort Bend County Regulations of Subdivisions will be preserved and maintained. Granting the variance will not be detrimental to the public welfare or injurious to the neighboring property. We respectfully request the Court grant the requested variances above and approve the plat of the same. We greatly appreciate your consideration of this variance request.

Respectfully,

  
5-16-24

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Civil Engineer, EIT

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