

July 24, 2024

Ms. Maggie Dalton
Fort Bend County Engineering Department
William B Travis Building
301 Jackson Street, 4th Floor
Richmond, TX 77469

Re: Austin Point – Water, Sewer, Drainage & Paving Improvements for The 1824 at Austin Point Section Two - Variance Request
Fort Bend County MUD 239A
PD Job No. 41561-19

Dear Ms. Dalton:

On behalf of Austin Point Development Company, LLC, A Texas Limited Liability Company we have submitted the construction drawings for The 1824 at Austin Point Section Two to Fort Bend County for consideration and approval. We request a variance to Section 5.5.B.2 of the Fort Bend County Regulations of Subdivisions roadway cross section standards of a minimum 28' B-B curb and gutter street with the following cross sections.

- Local Street: 50' ROW, 22' B-B Paving with 8' one-side parking.
- Local Street: 50' ROW, 22' B-B Paving with 8' dedicated one-side parking stalls.
- Local Street: 50' ROW, 22' B-B Paving with 8' dedicated parking stalls on both sides of roadway.
- Alleyway: 24' ROW (Dedicated by Reserve with a P.A.E / P.U.E.), 20' Paving
- Alleyway: 20' ROW (Dedicated by Reserve with a P.A.E / P.U.E.), 14' Paving

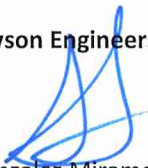
In addition, we would also request a variance from the Fort Bend County Standard of 25' Curb Radii to a reduced 15' Curb Radii for local streets.

In this section of development, the developer is proposing these variances in order to achieve overarching principles for the community as a whole. These variances will allow for slower traffic speeds and ultimately safer streets. They will also provide for an environment to bring livability and social connections through the means on streetscapes. Through the use of dedicated parking spaces with street trees, the developer is able to recapture the street space for the public realm by creating visual interest, bio-diversity and places to gather.

We have provided an attachment to this letter that includes a street index and updated map.

We respectfully request your consideration and approval of this variance request. Should you have any questions, please feel free to contact me.

Sincerely,
Pape-Dawson Engineers



Sergio Gonzalez Miramon, PE
Project Engineer
Attachments:

- Street Index W/ Map

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