



ENGINEERS

SURVEYORS

PLANNERS

October 24, 2024

Commissioner Grady Prestage
Precinct No. 2
Fort Bend County Commissioners' Court
303 Texas Parkway, Suite 213
Missouri City, Texas 77489

Re: Routt Point Acres – Variance Request for Block Length

Dear Commissioner Prestage:

The proposed plat of Routt Point Acres consists of 23.935 acres of land and is being platted into 5 large acreage lots. This subdivision lies solely within Fort Bend County's jurisdiction.

A variance is hereby being requested for the maximum 1,400-foot block length requirement established under the Fort Bend County Regulations of Subdivisions as described in Section 5.5.A.2. The reasons for this variance requests are:

- (1) The density for this subdivision is extremely light – only 5 large acreage lots on 23.935 acres. This density will generate extremely low traffic volumes which will not require another cross-road to alleviate traffic congestion.
- (2) The block length will not be too far exceeded (1,800' to 1,400').
- (3) The surrounding properties will most likely be low density because of the lack of utilities in this area.
- (4) In the event that the surrounding properties find a way for lighter density, this property can easily be worked around for their traffic needs.

For the reasons stated above, we request that Commissioners' Court grant this variance. Your consideration of this matter is greatly appreciated.

Please feel free to contact me if you have any questions.

Thank you,

Ryan Moeckel
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