

October 30, 2024

Dexter L. McCoy  
Commissioner Precinct 4, Fort Bend County  
301 Jackson St., 4<sup>th</sup> Floor  
Richmond, Texas 77469

Re: **Brookewater Section 7 Variance Request** – Allow block length greater than 1,400-feet between residential streets.

Mr. McCoy,

On behalf of Taylor Morrison of Texas, Inc. (Developer), we respectfully submit a variance request to allow for a block length greater than 1,400-feet between residential streets for your review and consideration by the Fort Bend County Commissioners Court at its next meeting.

### Introduction

Brookewater (Project) is a proposed, multi-phased master planned community consisting of approximately 866.7 acres (Subject Property) located south of U.S. 59 in the City of Rosenberg's extraterritorial jurisdiction (ETJ). The Developer intends to develop the Tract for residential uses, multi-family uses, and commercial uses.

The proposed project will yield up to 2,800 new homes and a minimum of 50 acres of parks and open space. The current Fort Bend County subdivision regulation for block length under Section 5.5, "Residential Streets" of the Design Criteria states that block length of a residential street shall not exceed 1,400-feet.

### Variance Request

#### **5.5.A.2.: Block length of a residential street shall not exceed 1,400-feet.**

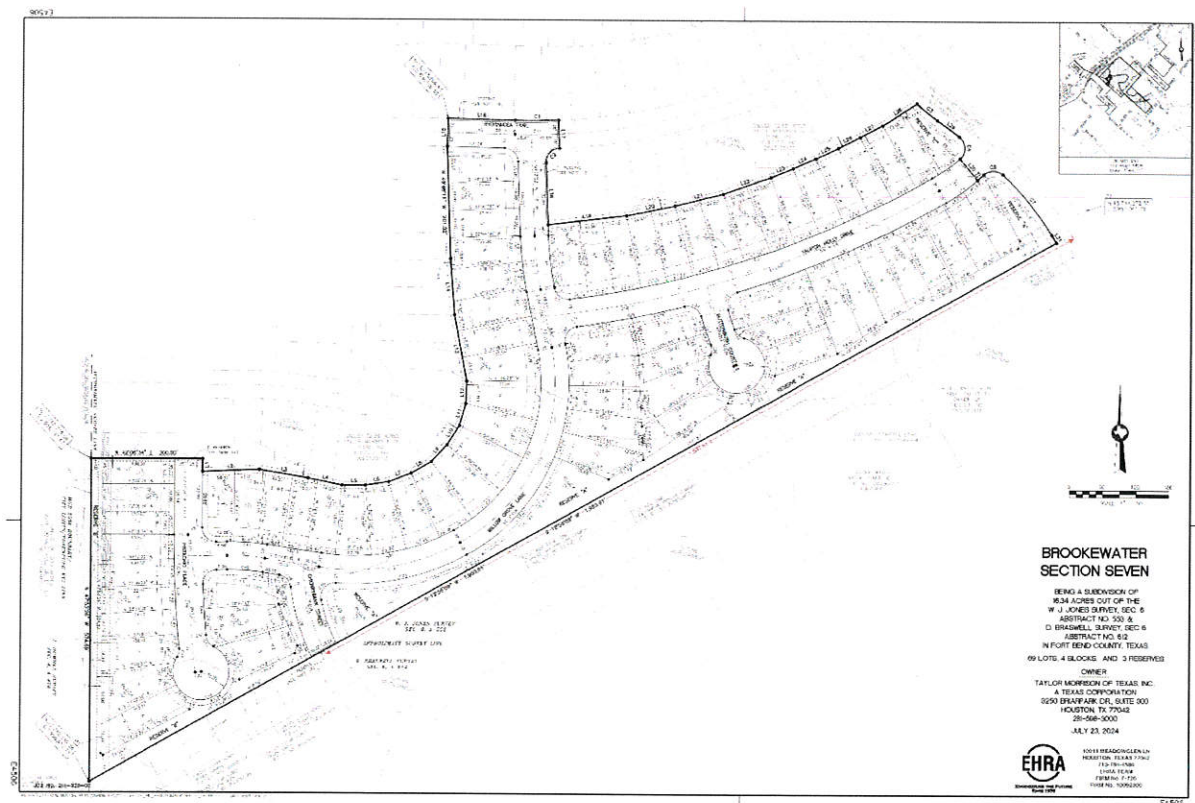
We are requesting a variance to exceed the maximum block length for a residential street, by +/- 133-feet, from 1,400-feet to 1,533-feet. Specifically, in Brookewater Section 7, the block between Cherrybark Street and Wallingford Park Drive measures 1,532.6-feet from the centerline of each street, which exceeds the requirement by 132.6-feet. Engineering plans for this section have been drafted. To correct the block length issue, we would need to construct another street to divide this block, which would necessitate crossing the pipeline easement to the east.

Existing site conditions, including a pipeline easement along the eastern boundary of Section 7 between these two streets, support granting this variance. Both Wallingford Park Drive and Cherrybark Street cross

this pipeline easement. Constructing additional streets that cross a pipeline easement is undesirable due to the following reasons:

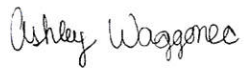
1. Wallingford Park Drive is a previously platted street, which crosses the Exxon Mobile Pipeline on the eastern boundary of Brookewater Section 7.
2. The location of Cherrybark Street serves the geometric needs of the project's land plan. Complying with the 1,400-foot block length would create an inefficient traffic situation east of Willow Grove Lane.
3. The requested +/- 133-foot variance from the county standard is not disproportionate and represents only 9.5% increase in intersection spacing distance.

The 133-foot increase will not adversely impact the walkability or circulation of this section and subdivision.



We appreciate your consideration in this matter and hope that the above information is sufficient to gain your support in the approval of this variance. If I can be of any assistance to you prior to the meeting, please contact me.

Sincerely,



Ashley Waggoner, AICP  
Planner II  
EHRA