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July 9, 2025

Fort Bend County Commissioners Court
Commissioner Vincent Morales, Jr., Precinct 1
1517 Eugene Heimann Circle
Richmond, TX 77469

Re: Candela Sec 18

Dear Commissioner Morales:

The proposed plat is located within Fort Bend County, within the City of Houston Extra Territorial Jurisdiction in a developing area near F.M. 359 and Fulshear Gaston Road. The subject tract falls directly south of Candela Section 15 and to the West of Flewellen Creek and in the planned Candela subdivision.

We respectfully request the Court consider granting a variance to the maximum 1,400-foot block length requirement per Section 5.5.A.2 of the Fort Bend County Regulations of Subdivision. This variance request will provide an exception to providing a street stub-out from the western or southern boundary of Candela Section 18 into the adjacent tract.

The proposed plat will dedicate the area for single family development. The adjacent reserve west of the proposed public right-of-way street contains an existing detention pond that provides drainage for the Candela Subdivision. This street pattern has been previously coordinated and approved by City of Houston and Fort Bend County Engineering.

The intent and general purposes of the Fort Bend County Regulations of Subdivisions will be preserved and maintained. Existing and proposed streets in the area including Candela Heights Drive and FM 359, adequately address traffic circulation and distribution for the existing adjacent tracts. Granting the variance will not be detrimental to the public welfare or injurious to the neighboring property.

Please let me know of any questions. Thank you for your time.

Sincerely,

Devin P. Espinosa, PE
Project Manager

DPE
K:\16338\16338-0078-02 Candela Section 18 Paving & Platting\2 Design Phase\Planning