



July 16th, 2025

Commissioner Grady Prestage
Fort Bend County Commissioners Court
c/o Fort Bend County Engineering
301 Jackson Street, 4th Floor,
Richmond, Texas, 77469

RE: Mchard Tract Sec 1– Variance Request

Commissioner Prestage,

On behalf of Hightower Phase I and Hightower Phase II, we, META Planning + Design, respectfully submit the following variance request to the following section of the Fort Bend County Regulations of Subdivisions:

1. The block length of a residential street shall not exceed 1400 feet. (Section 5.5-A.2)
To exceed the maximum intersection spacing along the eastern boundary by not providing an east-west street connection between Mchard Road and proposed unnamed future major throughfare, for $\pm 4,409'$

The McHard Tract is a proposed ± 181 -acre development located within the City of Houston's ETJ in Fort Bend County. The development is bounded by McHard Road (F.M. 2234) to the North and is bisected by Chimney Rock Road at the northwest corner. The developer intends to create an industrial development with associated drainage and detention facilities.

The subject development proposes not to provide any internal local east to west streets. The proposed land use of the subject site necessitates large single-user sites with massive structures and limited vehicular access. Additionally, the surrounding tracts do not support east-west connectivity – to the east is a private sport shooting range followed by a landfill site, and to the west are several extremely tall radio towers. The subject site also includes detention ponds that have already been permitted for use by Fort Bend County to detain water from the CIP project for developing Chimney Rock Road. Clear Creek runs roughly through the middle of this tract, flowing from the northeast to the southwest and imposing significant floodplain on the tract, and the detention facilities will outfall into Clear Creek. Finally, there are pipelines and other easements north and south of the tract that contribute to the general difficulty of developing public streets in the area.

Due to the many encumbrances on the property, the proposed land use for the subject site and the existing land uses surrounding the site, providing public through streets would be impractical and would not greatly contribute to traffic circulation in the area even in the unlikely event that they could be extended in the future. This reasons, make it difficult to adhere to Section 5.5-A-2 of the regulations.

While the block length exceeds the prescribed maximum, the overall street layout continues to support adequate internal traffic circulation, emergency access, fulfilling the intent of the code's objectives.

Sincerely,

A handwritten signature in cursive script that reads "Ripley Woodard".

Ripley Woodard
Planner