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June 10, 2025

Commissioner Vincent M. Morales, Jr.
Fort Bend County Precinct 1
22333 Grand Corner Dr.
Katy, Texas 77494

Re: Request for Variance – Building Set Back Lines
The Ridge at Tamarron Section 1

Dear Commissioner Morales, Jr.:

The proposed plat is located in Fort Bend County, within the City of Fulshear Extra Territorial Jurisdiction in a developing area near Farm-to-Market Road 359 and Hunt Road. The tract falls directly south of Hunt Road. To the north of the proposed plat is the Vanbrooke subdivision.


We respectfully request the Court to consider granting a variance to the minimum 25-foot building setback from the adjacent street right-of-way requirement per Section 5.12.C of the Fort Bend County Regulations of Subdivision. This variance request will provide an exception to 25-foot building setbacks.

The proposed plat will dedicate the area for single family development. Reserve E located west of Block 2 lots 28-36 and Reserve B adjacent to private right-of-way provide a minimum 10-foot land space for open space, landscape and incidental utilities. Private right-of-way provides an exception to sidewalk requirements. A standard full-size pick-up truck approximately 21-feet in length will fit within the driveway without impeding roadway limits.

The intent and general purposes of the Fort Bend County Regulations of Subdivisions will be preserved and maintained. Proposed private roadways and reserves will be owned and maintained by the development's Homeowners Association. No adverse impact to the public's health, safety or welfare is anticipated by granting the variance. Adequate access to the proposed development is provided.

We appreciate your consideration of this variance request. Please call if you have any questions or need any additional information.

Sincerely,


Hala A. Elmachetoub, PE

HAE

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Enclosures

cc: Ms. Sandy Garza – Fort Bend County Engineering