



2322 W Grand Parkway North, Suite 150
Katy, Texas 77449
Tel: 832.913.4000
www.quiddity.com

October 20, 2025

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

Re: Request for Variance – Block Length
Laurel Farms Detention and Reserves Plat

Dear Commissioner Morales, Jr.:

The proposed plat is located in Fort Bend County, in a developing area near Farm-to-Market 359 and Twinwood Parkway. The subject tract falls directly west of Laurel Farms Section 1 (C.C.F. No. 20240052 P.R.F.B.C.T.) and proposed Laurel Farms Section 2.

We respectfully request the Court to 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. The variance request will provide an exception to providing a street stub-out along the eastern and western boundary line of the proposed Laurel Farms Detention and Reserves plat into the adjacent tracts.

The proposed plat will create two restricted reserves (“A” and “B”) that are dedicated for detention and drainage purposes only. Restricted reserve A includes a detention pond that provides detention and drainage for the Laurel Farms subdivision. Restricted reserve B includes the existing Brookshire Creek, which runs in a north-south direction with a 70-foot Fort Bend County Drainage District Easement (VOL 337, PG. 33 D.R.F.B.C.T.) and also encompasses the acreage reserved for the 260-foot ultimate right-of-way.

The intent and general purposes of the Fort Bend County Regulations of Subdivisions will be preserved and maintained. Existing streets in the area include Pecan Hill Drive, Twinwood Parkway, and Farm-to-Market 359, which adequately address traffic circulation and distribution for the existing adjacent tracts. Adequate access to the proposed development is provided via Laurel Farms Boulevard. No adverse impact to the public’s health, safety, or welfare is anticipated by granting the variance.

We appreciate your consideration of this variance request. Please let me know of any questions or need any additional information.

Sincerely,

A handwritten signature in blue ink that reads "Hala Elmachtoub".

Hala A. Elmachtoub, PE
Project Manager

K:\17678\17678-0009-00 Laurel Farms Detention Reserve Plat\Project Management\Deliverables\Variance Request\Variance Request - Laurel Farms Detention and Reserves.docx