



**BENCHMARK ENGINEERING CORPORATION™**

CONSULTING      PLANNING      SURVEYING

TEXAS BOARD OF PROFESSIONAL ENGINEERS  
REGISTRATION NUMBER F-6788  
TEXAS BOARD OF PROFESSIONAL LAND SURVEYORS  
REGISTRATION NUMBER 10009000  
2401 FOUNTAINVIEW DRIVE, SUITE 500  
HOUSTON, TEXAS 77057  
(713) 266-9930

March 23, 2026

The Honorable Commissioner,  
Mr. Vincent M. Morales JR  
Fort Bend County Precinct 1  
22333 Grand Corner Dr.,  
Katy, Texas 77494

Re: Fulshear Rose Estates - Variance Request

Dear Commissioner, Morales:

On behalf of the Developer Fulshear Rose, LTD., a Texas limited partnership, we hereby request Commissioners Court consideration for approval and granting of the following variances. These deviations from the current regulations we believe are necessary to address the unique topography and/or infrastructure efficiency while maintaining the safety and character of the community.

This 47.3 acre development will create a private street system which will eventually service a total of 41 residential lots in this private community. The proposed development plan meets all the conditions and stipulations of the City of Fulshear and Fort Bend County Engineering subject to approval of this variance request. All proposed utilities will be provided from existing FBC MUD 220 to the east and the developer has received an agreement to connect and extend sanitary sewer and water line services through their development to service the future development.

FBCMUD No. 220 acknowledges responsibility to own and maintain the proposed water & sewer utilities, drainage and detention facilities in the future, once conveyed to FBCMUD No. 220. The District certifies that no impervious cover will be added to the site until detention and outfall capacity are in place. The District approves that all lots and blocks associated with the Fulshear Rose Estates will drain directly to the detention pond backslope swales.

**Variance 1: Block Length Exceeding Requirements (5.5.A.2)**

The proposed block length exceeds the Fort Bend County standard requirement to accommodate an existing drainage corridor, floodplain, and unique topography of the entire development. The adherence to the standard block length would result in reducing the developments buildable area. To ensure continued connectivity, we have incorporated a secondary emergency access entrance point to the development from Pool Hill Road a public county road despite the extended block length.

**Variance 2: Front Lot Utility Easements (5.11.A.2)**

We are requesting to place dry utility easements along the front of lots rather than the rear. Front-loaded easements provide significant operational advantages for service providers. By centralizing infrastructure along the street right-of-way, we ensure immediate, 24/7 access for utility maintenance and repairs. This approach eliminates the need for utility crews to access private, fenced-in rear yards, thereby reducing potential damage to private property, landscaping, and residential privacy. It also creates a cleaner, more consolidated utility corridor that is easier to inspect and maintain.

**Variance 3: Dead-End Street Length Exceeding 800 Feet (5.6.A.2)**

The proposed cul-de-sac street extension from the internal loop street system exceeds the 800-foot limitation due to the presence of a 150' wide natural gas pipeline crossing at an angle through the entire development. The current configuration of the cul-de-sac is driven by the necessity to avoid a secondary pipeline crossing within the development and to maximize the utilization of existing buildable acreage east of the pipeline. While the street exceeds the standard length, we have incorporated the design of the cul-de-sac to meet the Fort Bend County standards for emergency vehicle access and maneuverability, ensuring that public safety is not compromised. Fort Bend County Fire Marshal has reviewed the private street design layout and approved the safety measures.

The granting of the above listed variances will not be detrimental to the public safety or welfare, or injurious to other property owners. The granting of the variances will not have the effect of preventing the orderly subdivision of the other lands in the area in accordance with the provisions of Fort Bend County Regulations of Subdivisions. The variance requests are not based on economic hardship.

Based on the above data and information, we hereby respectfully request that the Commissioner's Court of Fort Bend County, Texas review our evidencing undue hardship request and provide us with approval for granting the variances as stated.

Should you need additional information, please contact me.

Sincerely,

BENCHMARK ENGINEERING CORPORATION

  
William Saour, P.E.

cc. Fort Bend County Engineering