



April 14, 2026

Andy Meyers
Commissioner, Precinct 3
Fort Bend County
151 Stadium Drive, Suite 122
Sugar Land, TX 77498

Re: **Brazos Bend Ranch Section 2 Variance Request – Block Length.**

Mr. Meyers,

On behalf of Meritage Homes of Texas, LLC (Developer), we respectfully submit a variance request to allow for a block length greater than 1,400 feet per Fort Bend County Design Criteria code 5.5.A.2.

Introduction

Brazos Bend Ranch (Project) is a multi-phased master planned community, currently under development, consisting of approximately 269 acres. Brazos Bend Ranch Section 2 (Subject Property) is located southeast of Needville Fairchilds Road, southwest of Padon Road, and bisected by State Highway 36.

Variance Request

We are requesting a variance to exceed the maximum block length for a residential street along the eastern boundary of the proposed plat Brazos Bend Section 2.

THIS SPACE IS LEFT INTENTIONALLY BLANK



THIS SPACE IS LEFT INTENTIONALLY BLANK

Variance Conditions:

1. *There are special circumstances or conditions affecting the land involved such that the strict application of the provisions of this chapter would deprive the applicant of reasonable use of the land.*
 - Due to the natural grade of the land, the southeast corner of the Subject Property is best suited for detention and outfall into Buffalo Creek Tributary No. 6 on the south side of state Highway No. 36. Storm water runoff for the Project is being stored in a series of ponds, ending in Pond No. 3 in the southeast corner of Brazos Bend Section 2. Pond 3 extends 1,092' along the eastern boundary of Section 2, displacing 10.5 acres of developable land in that location. The remaining developable area to the north of Pond 3 is approximately 2,326' long, therefore providing only one stub street is adequate to meet circulation needs and meet the intent of the Code.
2. *The granting of the variance will not be detrimental to the public safety, welfare, or injurious to other property in the area.*
 - Granting this variance will not be detrimental to public safety, welfare or injurious to other property in the area because over 10 acres of land is being used for detention and will not generate vehicular trips. One sub street will provide adequate circulation for the developed area and will not compromise connectivity to future development.
3. *The granting of this variance will not have the effect of preventing the orderly subdivision of other lands in the area in accordance with the provisions of this chapter.*
 - This variance will not prevent the orderly subdivision of adjacent land, as a stub street is being dedicated in anticipation of future development to the east. The land to the east will also have to outfall to Buffalo Creek Tributary No. 6 in the same location so future development will likely incorporate similar drainage solutions, reducing the need for additional stub streets along the eastern property boundary.
4. *A more appropriate design solution exists which is not currently allowed in this chapter.*
 - This is the most appropriate design solution for the Subject Property because the natural slope of the land falls towards Buffalo Creek Tributary No. 6. The location of Pond 3 ensures adequate drainage of all detention ponds in the Project, whereas other drainage solutions may be less efficient or infeasible, and developing this land as single family lots would result in excessive fill.

5. *The applicant complies strictly with the provisions of this chapter, and no other reasonable use of the property may be made except for the use that is proposed and recommended.*
 - The land use proposed in the southeast corner of the Subject Property is the most reasonable and ensures adequate drainage for the whole Project. All other subdivision and design standard are being met and the only deviation is block length due to the location of detention.
6. *The hardship to which the applicant complains is one suffered by the applicant rather than by neighbors or the general public.*
 - This hardship is suffered by Brazos Bend Ranch Development, the applicant, as the special circumstances noted above affect the developers' land directly.
7. *The hardship is unique to the property, rather than one shared by many surrounding properties.*
 - The hardship is unique to the property due to the unusual shape of the Project boundary combined with limited Highway 36 frontage and a required regional outfall location. There is limited frontage on Highway 36 for the internal collector road and entry boulevard, model home court, and Section 3, therefore Pond No. 3 is elongated and hugs the property boundary, reducing developable area along the eastern perimeter.
8. *The hardship is not the result of the applicant's own actions or neglectful conduct.*
 - The hardship is not the result of the applicants' own actions – the land naturally slopes down to the southeast corner, making the proposed location of Pond 3 the most suitable to ensure adequate drainage and effective detention for the Project.

We appreciate your consideration in this matter and hope that the above information is sufficient to gain your support in the approval of this variance. If I can be of any assistance to you prior to the meeting, please contact me.

Sincerely,



Jeffrey Boutte - PLA, AICP
Project Manager – Planning & Visioning
Direct: 346.426.2758
EHRA Engineering