



TBPE No. F-726
TBPLS No. 10092300

April 21, 2026

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

Re: **Brazos Bend Ranch Section 1 Variance Request – Dead End Street & Block Length**

Mr. Meyers,

On behalf of Meritage Homes of Texas, LLC (Developer), we respectfully submit a variance request to allow for a dead-end street to be greater than 800 feet per Fort Bend County Design Criteria code 5.6.A.2. We also request a variance to allow for a block length greater than 1400 feet per Fort Bend County Design Criteria Code 5.5.A.2.

Introduction

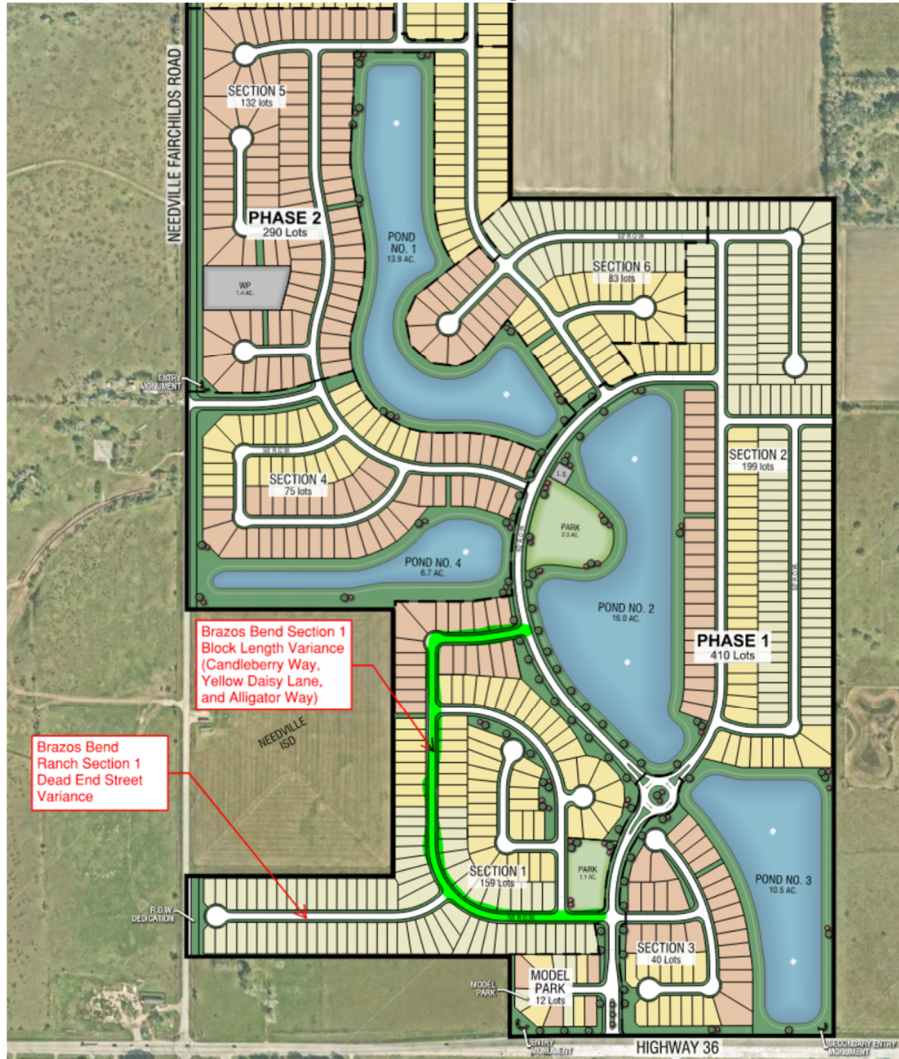
Brazos Bend Ranch (Project) is a multi-phased master planned community, currently under development, consisting of approximately 269 acres. Brazos Bend Ranch Section 1 (Subject Property) is located southeast of Needville Fairchilds Road, southwest of Padon Road, and bisected by State Highway 36.

Variance Request

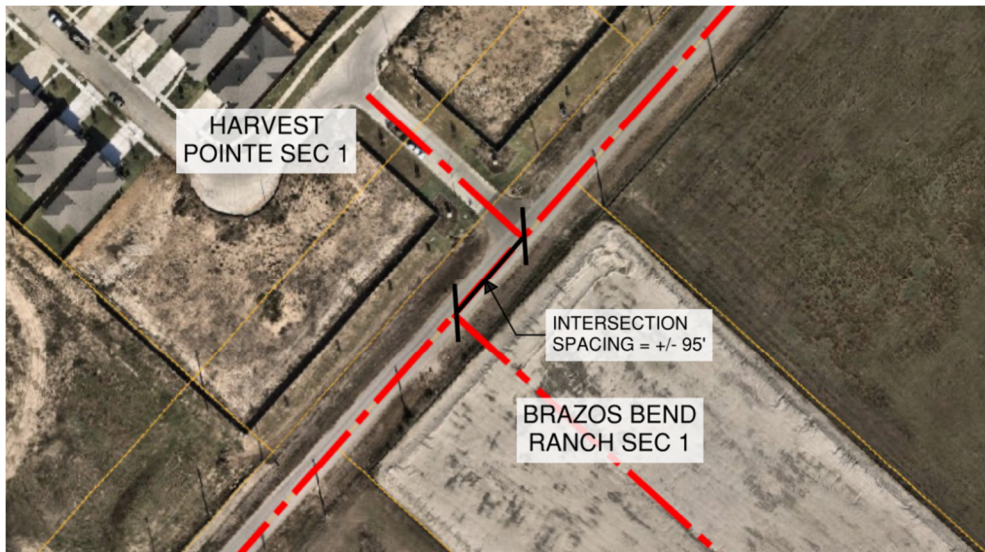
Approval to exceed the County's 800-foot dead end street standard by approximately 178 feet for one residential street terminating in a cul-de-sac, in accordance with section 5.6.A.2. and to exceed the County's 1,400-foot block length standard by approximately 710 feet in accordance with 5.5.A.2.

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Current Lotting Plan



Connection Scenario



2.21 Variances

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.*
 - Even though the highlighted area shown on the exhibit above surpasses the block length standard by approximately 710 feet, this street alignment is the most reasonable use of the land. Adding a stub street into the Needville ISD site would be injurious, causing unwanted traffic and mixing residential and institutional land uses.
 - Although the residential street exceeds the 800-foot limit by approximately 178 feet, a cul-de-sac is the most reasonable use of the land and provides direct, predictable, and unobstructed emergency access and adequate turn-around spacing for emergency vehicles. Alternative connections are not desirable for the following reasons:
 - A stub street to the north would introduce unnecessary traffic and safety conflict for the Needville ISD site.
 - Extending the street to Needville Fairchilds would create an additional intersection on a major thoroughfare, increasing congestion and traffic impacts near the school site.
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 adjacent properties. A stub street would create traffic conflicts and safety concerns for the adjacent school site by mixing residential and institutional land uses. The dead-end street and the loop street represent the most reasonable and appropriate design for the single-family residential project
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 lands. The dead-end street reduces congestion on Needville-Fairchilds Road and avoids creating an additional intersection that would result in approximately 95 feet of spacing between Brazos Bend Ranch Section 1 and Harvest Pointe Section 1 on a major thoroughfare, creating traffic congestion and hazardous conditions near a school site.
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, as it maintains efficient traffic conditions, provides adequate emergency vehicle turnaround spacing and does not impede the orderly subdivision of surrounding properties.

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 used proposed within the subject property is the most reasonable and ensures adequate traffic connectivity for the whole project.
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 specific to Brazos Bend Ranch Development due to the shape of its boundary, and no reasonable alternative exists without creating an undesirable connection to Needville Fairchilds Road. The special circumstances mentioned above directly affect the applicant's land.
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 condition, as connecting the street to Needville Fairchild Road would create an intersection spacing of approximately 95 feet between Brazos Bend Section 1 and Harvest Pointe Section 1, resulting in traffic congestion. The hardship is also unique to the property due to the condition that the adjacent parcel is owned by Needville ISD, adding stub street off of Yellow Daisy Lane would be hazardous as it would cause unwanted cross through traffic to the school property.
8. *The hardship is not the result of the applicant's own actions or neglectful conduct.*
 - The hardship is not the result of the applicant's actions or neglect, but is caused by site-specific conditions and surrounding land uses beyond the applicant's control.

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,



Michael Turzillo
Assistant Project Manager – Planning & Visioning
Direct: 713.429.0806
EHRA Engineering