



WINDROSE
LAND SURVEYING | PLATTING



REQUEST FOR APPROVAL OF GRANTING VARIANCE

PROJECT: PARK AT 3401 FIFTH STREET

The Honorable Commissioner,
Grady Prestage
Fort Bend County, Precinct 2
303 Texas Parkway Ste. 213
Missouri City, Texas 77479
CommPct2@fortbendcountytx.gov

Dear Commissioner Prestage:

On behalf of Windrose Land Services, LLC, we hereby request Commissioners Court consideration for approval and granting of the following variance:

1. **To Exceed 1'400 Block Length on a Minor Collector Street** per Fort Bend County Subdivision Regulation Section 5.4 (A) (2)

Description of Proposed Development

The total development area of 23.4331 acres; and the proposed project will utilize a private street system. The development will consist of a mobile home park located in the City of Stafford's ETJC in Fort Bend County and immediately adjacent to the City of Missouri City's limits. The west-east length of the development is +/- 1,500', exceeding the 1,400' block length requirement for a north-south street to go through. In addition, the development is an existing condition with residents living in the mobile home park and no future redevelopment is expected in the immediate future.

The proposed development has met all the conditions and regulations of the City of Stafford Development Ordinance and Windrose has obtained City signatures. Currently, we are just pending Fort Bend County Engineering's Office signatures.

It is Windrose's professional opinion that variances are generally requested in conformance with Fort Bend County Development Regulations. The existing conditions of the mobile home park do have a justification for not creating a north-south street through the site. In addition to the City of Missouri City's Major Thoroughfare Plan which does not call out a local nor collector street punching into Stafford's ETJ. This site is located immediately adjacent to Missouri City's Limits. Lastly, within the City of Stafford's limits, there are recorded subdivisions to the north which would impede a northern extension of such required street per Fort Bend County Regulations.

Based on the facts and data presented, 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 variance as stated.

Should you need additional information, please contact me.

Sincerely,

Carlos G. Espinoza y Sánchez
Platting Project Manager
346-998-3792

Attachments:

- Plat Drawing
- City of Stafford Major Connectivity Plan
- City of Missouri City Major Thoroughfare Plan