

August 24, 2022

Fort Bend County Commissioners' Court
Commissioner Vincent Morales, Jr., Pct. 1
22333 Grand Corner Drive
Katy, TX 77494

Re: Tamarron Section 54
Fort Bend County Municipal Utility District No. 182
LJA Job No. 1931-6054C (6.1)

Dear Commissioner Morales:

The proposed single-family development of Tamarron Section 54 consists of 21.174 acres of land with 164 lots, 24 reserves and 8 blocks within the City of Fulshear's E.T.J. The final plat of Tamarron Section 54 was approved by the Fulshear Planning Commission on March 4, 2022 and by the Fulshear City Council on March 15, 2022.

Tamarron Section 54 is designed to be similar with an inner-city development; high density, small lot, reduced width private rights-of-way and concentrated areas of open spaces, all behind privacy gates and fencing.

With this type of design and concept being envisioned in the ETJ, several variances from the standard County Design Regulations are needed to achieve this vision. Therefore, we respectfully request the Court to consider granting the following requests:

- 1) A variance to the maximum block length requirement for residential streets as established under Section 5.5(A)(2) of the Fort Bend County Regulations of Subdivisions and allow a block length of approx. 2,650 feet along the southern property line measured from Silver Horn (60'-ROW within Tamarron Section 60) to FM1463.
- 2) A variance to the minimum right-of-way width requirement for residential streets as established under Section 5.5(B)(1) of the Fort Bend County Regulations of Subdivisions and allow reduced 28-foot right-of-way widths within the development. The reduced width rights-of-way are being platted as P.A.E./P.U.E.'s (permanent access easements and public utility easements) and will be privately owned and maintained by the Homeowners' Association.
- 3) A variance to the cul-de-sac turnaround requirement for dead end streets as established under Section 5.6(A) of the Fort Bend County Regulations of Subdivisions and allow a hammerhead turnaround at the end of Monaco Street within the development.
- 4) A variance to the requirement that public utility easements be located along the rear of all residential lots as established under Section 5.11(A)(2) of the Fort Bend County Regulations of Subdivisions and allow the utility easements to be located along the front of all lots. The front lot utility easements will be 20-feet wide and will coincide with the front lot building line.

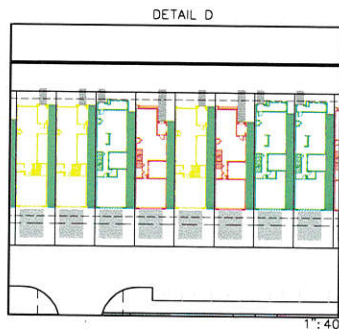
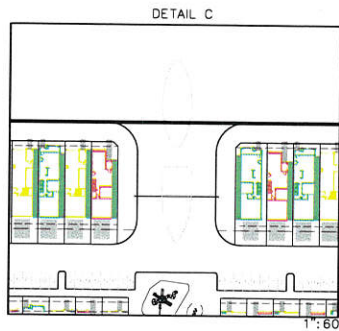
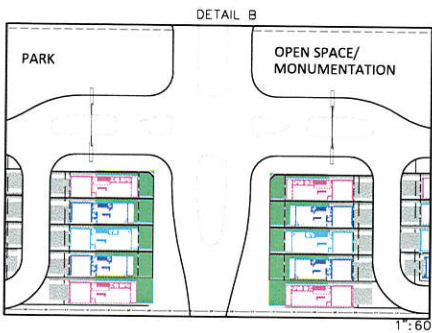
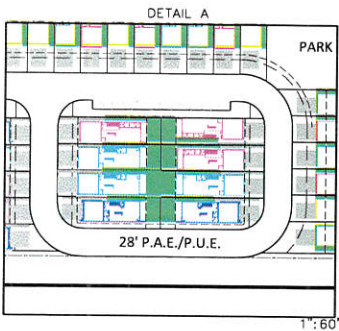
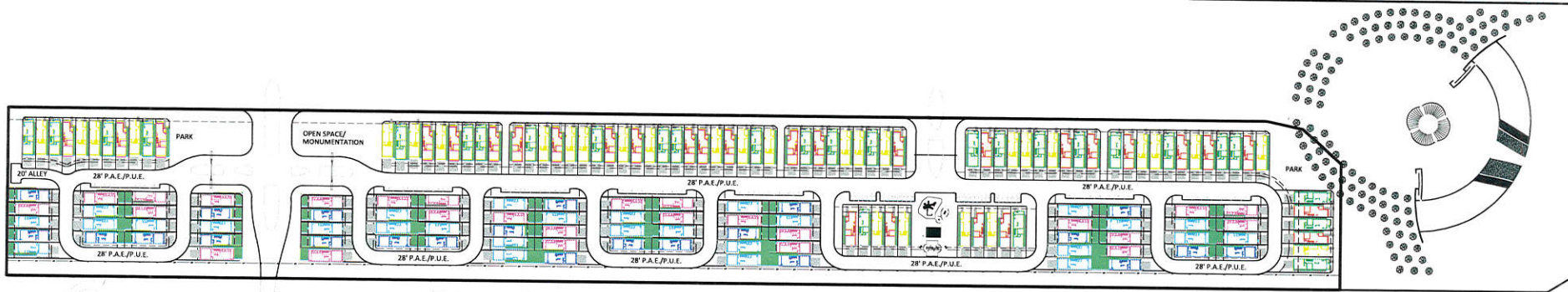
- 5) A variance to the minimum front building line requirement for residential lots as established under Section 5.12(C)(1)(a) of the Fort Bend County Regulations of Subdivisions and allow 20-foot front building lines. The 20-foot front building line area will also be used as a utility easement corridor.
- 6) A variance to the minimum side building line requirement for residential lots that side on a local street as established under Section 5.12(C)(2) of the Fort Bend County Regulations of Subdivisions and allow 5-foot side building lines for only eight (8) lots within the subdivision. Those being Lots 1 & 8 of Blocks 2, 5, 7 & 8. These 5-foot side building line areas will also be used as a utility easement corridor.
- 7) A variance to the minimum distance between residential structures as established under Section 5.12(C)(5) of the Fort Bend County Regulations of Subdivisions and allow 5-feet between residential structures. Proper building and fire code requirements will be followed in the design and construction of the residential dwellings to accommodate the reduced building separation. The side of the lot opposite the 5-foot building separation will have a zero-lot line to the adjoining lot. The location of which being designated within each lot on the face of the plat.
- 8) A variance to the minimum lot area for lots served by central sanitary sewer system as established under Section 5.14(E)(4) of the Fort Bend County Regulations of Subdivisions and allow an average lot size of approx. 2,900 square feet.

We respectfully request the Court grant the requested variances above and approve the plat of the same. We greatly appreciate your consideration of this variance request.

Thank you,

G A Freeman

Geoff Freeman
Platting Manager



a schematic exhibit for

Tamarron Section 54

prepared for
DR Horton

PLANNER:



Land & Master Planning
Land Use/Feasibility
Studies
Sustainable Design
Urban Design
Landscape Architecture
3400 W Sam Houston Pkwy #
Suite 100
Houston, Texas 77062
713.993.9200 7715.993.9228



LJA# XXXX-XXXXX

04.29.2021

Planning &
Landscape Architecture

© Copyright 2021 LJA Engineering, Inc. Drawings, written material, and design concepts provided is considered property of LJA & shall not be reproduced in part or whole in any form or format without written consent of LJA.

This exhibit is an illustrative representation for presentation purposes only and should not be used for computation or construction purposes. The information provided within should be considered a graphic representation to aid in determining plan components and relationships and is subject to change without notice. All property boundaries, easements, road alignments, drainage, floodplains, environmental issues and other information shown is approximate and should not be relied upon for any purpose. No warranties, express or implied, concerning the actual design, accuracy, location, and character of the facilities shown on this exhibit are intended.