

June 10, 2024

Ms. Maggie Dalton
Fort Bend County Engineering Department
William B Travis Building
301 Jackson Street, 4th Floor
Richmond, TX 77469

Re: Austin Point – Water, Sewer, Drainage & Paving Improvements for The 1824 at Austin Point Section One - Variance Request
Fort Bend County MUD 239A
PD Job No. 41561-18

Dear Ms. Dalton:

On behalf of Austin Point Development Company, LLC, A Texas Limited Liability Company we have submitted the construction drawings for The 1824 at Austin Point Section One to Fort Bend County for consideration and approval. We request a variance to the Fort Bend County roadway cross section standards of a minimum 28' B-B curb and gutter street with the following cross sections.

- Local Street: 50' ROW, 22' B-B Paving with 8' one-side parking.
- Local Street: 50' ROW, 22' B-B Paving with 8' dedicated one-side parking stalls.
- Local Street: 50' ROW, 22' B-B Paving with 8' dedicated parking stalls on both sides of roadway.
- Alleyway: 24' ROW (Dedicated by Reserve with a P.A.E / P.U.E.), 20' Paving
- Alleyway: 20' ROW (Dedicated by Reserve with a P.A.E / P.U.E.), 14' Paving

In addition, we would also request a variance from the Fort Bend County Standard of 25' Curb Radii to a reduced 15' Curb Radii for local streets.

In this section of development, the developer is proposing these variances in order to achieve overarching principles for the community as a whole. These variances will allow for slower traffic speeds and ultimately safer streets. They will also provide for an environment to bring livability and social connections through the means on streetscapes. Through the use of dedicated parking spaces with street trees, the developer is able to recapture the street space for the public realm by creating visual interest, bio-diversity and places to gather.

We have provided an attachment to this letter that includes a street index and updated map.

We respectfully request your consideration and approval of this variance request. Should you have any questions, please feel free to contact me.

Sincerely,
Pape-Dawson Engineers


Sergio Gonzalez Miramon, EIT
Engineer IV
Attachments:

- Street Index W/ Map

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Fort Bend County Standards // Proposed Variances

Streets Roadway Geometry (pg 41-47)

Centerline Radii

- Allow for Minimum Centerline Radius of 300' for Local Streets (*County standard: 450'*)
- Allow for Minimum Centerline Radius of 475' for Minor and Major Collectors (*County standard: 850'*)
- Allow for Minimum Centerline Radius of 950' for Major Thoroughfares (*County standard: 2,000'*)

Legend	
	Major Thoroughfare (100' ROW, 48' Paved, No Parking)
	Minor Collector (60' ROW, 31' Paved, 8' On-Street Parking One Side)
	Local Street (50' ROW, 22' Paved, 8' On-Street Parking One Side)
	Local Street (50' ROW, 22' Paved, 8'+8' Dedicated Parking)
	Local Street (50' ROW, 22' Paved, 8' Dedicated Parking One Side)
	Local Street (50' ROW, 28' Paved, 8' On-Street Parking Both Sides)
	Local Street (50' ROW, 28' Paved, 8'+8' Dedicated Parking)
	Local Street (50' ROW, 28' Paved, 8' Dedicated Parking One Side)
	Alley (24' ROW, 20' Paved)
	Alley (20' ROW, 14' Paved)



PROPOSED AUSTIN POINT PHASE 1 STREET VARIANCE INDEX

Street Type	FORT BEND COUNTY CRITERIA		AUSTIN POINT VARIANCE CRITERIA	
	Cross Section	End Return Radii	Proposed Cross Section	End Return Radii
Local / Residential - Variation 1	28' Min. Pavement Width	25'	22' Min. Pavement Width, 8' On-street Parking One Side	15'
Local / Residential - Variation 2	28' Min. Pavement Width	25'	22' Min. Pavement Width, 8' Dedicated Parking Stalls Both Sides	15'
Local / Residential - Variation 3	28' Min. Pavement Width	25'	22' Min. Pavement Width, 8' Dedicated Parking Stalls One Side	15'
Local / Residential - Variation 4	28' Min. Pavement Width	25'	28' Min. Pavement Width, 8' Dedicated Parking Stalls Both Sides	15'
Local / Residential - Variation 5	28' Min. Pavement Width	25'	28' Min. Pavement Width, 8' Dedicated Parking Stalls One Side	15'
Minor Collector	36' Min. Pavement Width	28'	31' Min. Pavement Width	20'
Major Collector - Variation 1	36' Min. Pavement Width	30'	24' Min. Pavement Width, 8' Dedicated Parking Stalls	20'
Major Collector - Variation 1	36' Min. Pavement Width	30'	Match FBC Criteria	20'
Major Thoroughfare	48' Min. Pavement Width	30'	Match FBC Criteria	25'