
Re: Fort Bend County Pre-Development Meeting Request

I have reviewed and discussed with the Commissioner. See responses below.

Based on the discussion we had at the precinct office, we offer the following responses:

- We will calculate the required conveyance and detention volumes on our half of Kunz Road and Finney Valley Road across the development's entire frontage. To accommodate this runoff, the detention pond outfalls will be over-restricted, ensuring the system manages the total stormwater volume generated by our half of the road.
 - This is agreeable in concept but will need to be evaluated once you have submitted your drainage study. We have had roadway drainage designers take issue with the timing aspect of this type of solution. Providing detention volume in your ponds along with conveyance from the roadway is preferable.
- We will dedicate the required ROW for Kunz Road and Finney Valley Road to the county.
 - Agreed
- We will construct 500 feet of a half boulevard for Finney Valley Road (south of Kunz Road) leading to the entrance of Tract 2 during the construction of the last 25% of the lots. We will share the land plan to clarify this alignment.
 - This is acceptable.
- Regarding the road construction, we estimate the cost around \$500,000. In addition to this work, we will contribute \$1,500,000 in cash. The total contribution will be \$2,000,000, split between two tracts based on their road frontage. Tract 1 will contribute its portion in cash, and Tract 2's portion will be split between road construction and a cash contribution.
 - This appears to work out to approximately 21% of the overall roadway cost or about \$3180/lot. The Precinct and Engineering are willing to support \$3,200,000 (\$5,087/lot) which would bring the development contribution up to 33%. This is on the low end of contributions and still leaves the taxpayers providing 67% of the roadway cost.
- The proposed payment schedule based on lot platting (50%, 25%, and 25% benchmarks) is acceptable.
- We request a lot size variance to allow for 4,800 sq.ft. (40'x120'). lots instead of the standard minimum 5,000 sq.ft.
 - While this is likely acceptable, we would like to understand if you are changing the lot layout as we don't believe this will gain you any lots in the current configuration. Eight columns of lots time five feet is only forty feet which is not enough to get another column of lots.
- As part of the development agreement, we want the right to plat the corners of Finney Valley Road and Kunz Road for commercial use in both Tract 1 and Tract 2. We also want the right to plat the triangular parcel located on the other side of the district drainage channel in Tract 2 for future commercial use when the MT is fully constructed by the county. We will share the land plan to clarify the commercial reserves.
 - This is acceptable.

County to provide:

- Concurrence with the proposed alignment of Kunz Road to start curve to the southeast at the far east corner of Tract 2 without formal amendment of the Major Thoroughfare Plan as the proposed alignment still meets the 2000 foot standard radius.
 - Concur.
- Concurrence with the proposed alignment of Finney Valley Road to the southwest boundary of Tract 2 without a formal amendment of the Major Thoroughfare Plan as the proposed alignment still meets the 2000 foot standard radius.
 - Concur.
- County shall retain the contribution amount in a fund reserved for future Mobility Projects, specifically for Kunz Road and Finney Valley Road.
 - Concur.
- We require two separate agreements, one for each tract. Each agreement must be contingent upon the successful closing of the current sales contract between the existing owner and the buyer.
 - Concur.
- Furthermore, the obligations within these development agreements should 'run with the land,' ensuring they transfer to any future owners, provided the subsequent development is of a similar nature and scope.
 - This is standard in all our Development Agreements.

Analysis breakdown based on provided lot count and roadway frontage.

	A	B	C	D	E	F	G	H	I	J	K	L
	Subdivision	Roadway	Total acres	Lots	Length	Cost/LF	Contribute to Build (Calculated)	Contribute to Build (Proposed)	%	Difference	Cost per Lot (Calculated)	Cost per Lot (Proposed)
18	Kunz Road Residential (Tract 1)	Kunz Road	71.01	237	1930							
19		Finney Valley Rd			1648							
20	Kunz Road Residential (Tract 2)	Kunz Road	98.71	392	1209							
21		Finney Valley Rd			3204							
22	Kunz Road Residential (Total)	Major Thoroughfares	169.72	629	7991	\$1,200.00	\$9,589,200.00	\$2,000,000.00	20.86%	\$7,589,200.00	\$15,245.15	\$3,179.65
29	Kunz Road Residential (Total)	Major Thoroughfares	169.72	629	7991	\$1,200.00	\$9,589,200.00	\$3,200,000.00	33.37%	\$6,389,200.00	\$15,245.15	\$5,087.44

