

January 15, 2013

Texas Board of Professional Engineers Registration No. F-439

The Honorable Andy Meyers
Fort Bend County Precinct 3
22333 Grand Corner Drive, Suite 105
Katy, Texas 77494



Re: Grand Mission Section 19 Plat – Building Line Variance
Grand Mission Municipal Utility District No. 1
Fort Bend County, Texas

Dear Commissioner Meyers:

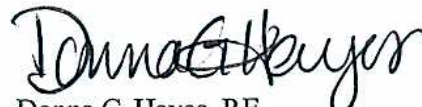
On behalf of our client, Grand Mission Partners, LLC, we hereby request a variance to the 25-foot minimum building setback along local streets as required by the Regulations of Subdivision for Fort Bend County Section 5.12(C)(1), for the referenced plat.

We request approval of a 20-foot building line along the front of Lots 1-10 of Block 2. The building line was reduced to 20-feet to allow for a 5-foot landscape/drainage reserve at the back of the property. The 5-foot landscape/drainage reserve is needed by the Fort Bend County Road and Bridge – Beechnut Facility (Beechnut Facility), for drainage purposes. The Beechnut Facility is directly adjacent to Grand Mission Section 19 and all sheet flow drains to the section.

The City of Houston Planning Commission has reviewed and approved the plat for Grand Mission Section 19 with the 20-foot building line for Lots 1-10 of Block 2. A copy of the final plat is attached with the area of concern called out.

Should you have any questions or require additional information, please call.

Sincerely,


Donna G. Hayes, P.E.

DGH/lak

P:\PROJECTS\05486\009\General\Letters\FBC20-footBLVarianceRequest.DOC

Attachment

cc: Mr. Richard W. Stolleis, P.E. – Fort Bend County Engineering
Mr. Nathan Hatcher – Fort Bend County Engineering