

LJA Engineering, Inc.



2929 Briarpark Drive
Suite 600
Houston, Texas 77042-3703

Phone 713.953.5200
Fax 713.953.5026
www.ljaengineering.com



December 17, 2014

Commissioner Gady Prestage
Ft. Bend County Commissioner, Pct. 2
303 Texas Parkway
Missouri City, Texas 77459

Re: Winfield Lakes Section 12 variance to allow
Lots smaller than 5,000 square feet

Dear Commissioner:

LJA Engineering, Inc., on behalf of Friendswood Development, is requesting a variance from Fort Bend County Regulations of Subdivisions on the proposed plat of Winfield Lakes Section 14. In general, LJA Engineering is requesting a variance from Section 5, Subsection 5.14 "Lots General Provisions," (E) (4) minimum lot sizes-residential uses. In particular, we are requesting that 21 lots within Winfield Lakes Section 12 be allowed to be under the 5,000' square feet requirement.

Winfield Lakes Section 12 has 63 lots with 3 reserves that provide almost an acre of open space and drainage. The proposed plat has 39 lots that are above 4,900 square feet and one lot that is 4,709 square feet. We are providing 2,402' of compensating open space to satisfy the City of Houston's requirements on minimum lot sizes. The open space and drainage that the developer is providing made it necessary to make some of the lots slightly less than the required 5,000 square feet that is normally required. The subdivision does provide .929 acres (40,498 sq ft.) of open space/drainage and is a slight variation from the minimum lot size requirement. The proposed plat meets all other city and county requirements.

Sincerely,

Warren Escovy
Platting Manager

WE/ew

Clara K. H. Perry, J.D.
Deputy Clerk