



July 26, 2015

Mr. Richard Stolleis, P.E.
County Engineer
Fort Bend County Engineering Department
1124 Blume Road
Rosenberg, Texas 77471

Mr. Andy Meyers
Fort Bend County Commissioner
Precinct 3
22333 Grand Coorner Drive
Katy, Texas 77494

RE: Final Plat for Grand Vista Water Plant – Landscape Reserve Variance Request
Fort Bend County – Fort Bend Co. MUD 30
CI Job No. 2014136-117

Dear Mr. Stolleis and Mr. Meyers:

On behalf of Taylor Morrison of Texas Inc., we Costello, Inc., are submitting the final plat of Grand Vista Water Plant to Fort Bend County for consideration and approval at the next available Commissioners Court. This final plat has been approved by City of Houston Planning Commisison. At this time we are requesting a variance from the Fort Bend County Regulations of Subdivision standard as referenced in Section 7.3.A.1: "An additional 10 feet of land on each side of a major thoroughfare right of way shall be dedicated as landscape reserve." This variance request is to deviate from the standard requirement for the Landscape Reserve. The reason for this hardship is there is an Existing 30' Entex Easement (CF No. 2006019157) adjacent to and parallel to Beechnut Street, and this existing Entex Easement must be kept free and clear of trees, plants and shrubs of any kind at all times. In addition, this property is being platted as a single reserve and dedication of an additional 10-foot wide landscape reserve parallel to Beechnut Street would deny us access to the water plant reserve and would cause us to be out of compliance with City of Houston Chapter 42 requirements of a reserve having frontage on a public right-of-way. We believe granting of this variance will not adversely impact the intent of the landscape reserve to create a buffer along major thoroughfares. The existence of the 30-foot wide Entex easement essentially creates a buffer greater than the County's requirement of 10 feet.

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

Sincerely,
Costello, Inc.


Jorge L. De La Rosa, Sr.
Plat Coordinator

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