



*Texas
Engineering
And
Mapping Co.*



May 20, 2015

Fort Bend County Commissioner Precinct 2
303 Texas Parkway Ste. 213
Missouri City, TX 77489
Phone: 281-403-8000

Re: Minamax Automotive and Commercial Center Replat No 1

Dear Mr. Prestage,

The proposed 0.8664 acre replat consist of an 0.69 acre commercial reserve and a 0.17 acre unplatted tract of land. Comments from Fort Bend County Engineering indicate that proposed plat provide a 10' landscape reserve along F.M. 1464. We are requesting a variance to not provide the 10 foot landscape reserve stated in Chapter 7.3 Section A Number 1.

- We feel that this requirement tends to apply more directly to a residential type development and not to commercial development. In addition, none of the surrounding platted land have dedicated said 10' landscape reserve. Feel free to contact Nathan Hatcher with Fort Bend County Engineering with any questions you may have. I had a brief conversation with Mr. Hatcher regarding this and feel that we have staff's support regarding this variance.

If you have any questions, please feel free to call me at 281-491-2525.

Sincerely,

Brian Nawara, R.P.L.S.
Platting Manager
Texas Engineering and Mapping

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