



March 1, 2016

Mr. Richard Stolleis, P.E.
County Engineer
Fort Bend County Engineering Department
301 Jackson Street
Richmond, Texas 77469

Mr. James Patterson
Fort Bend County Commissioner
Precinct 4
12919 Dairy Ashford
Sugar Land, Texas 77478

Re: Final Plat for Villas at Riverstone – Front Building Line Variance Request
City of Sugar Land E.T.J. - Fort Bend Co. MUD No. 128
CI Job No. 2015062

Dear Mr. Stolleis and Mr. Patterson:

On behalf of Riverstone Development, we have submitted the final plat for Villas at Riverstone to Fort Bend County for consideration and approval at the next available Commissioners Court meeting. This final plat has been approved by the City of Sugar Land planning commission. We request a variance to the Fort Bend County subdivision standard of a 25-foot front building line to allow a 20-foot front building line in this section of development. In this section of development, the builder is proposing to construct patio homes. The buyers of these types of homes expect a smaller front yard and a zero side lot set back on one side of the lot (defined by the Plat). There are a number of sections of patio homes being offered for sale in Riverstone. We are including the standard detail to the plat for these sections to ensure that garages are built at least 22-feet from the sidewalk.

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

Sincerely,
COSTELLO, INC.

Chad E. Hablinski, P.E.
Sr. Project Manager / Partner

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