



June 27, 2016

Mr. Richard W. Stolleis, P.E.
County Engineer
Fort Bend County
301 Jackson, Suite 401
Richmond, Texas 77469



Reference: Willow Creek Farms - Request for Building Line Variance ; IDS No. 1644-014-06

Dear Mr. Stolleis:

On behalf of the developers within the Willow Creek Farms development, we respectfully submit a variance request, for the portion of the Willow Creek Farms located within Fort Bend County, related to the minimum single family front lot setback required by the Fort Bend County Regulations of Subdivisions, Section S.12(c)(1).

We are requesting a reduced single-family front lot setback on local streets of twenty (20) feet, only when the single family lot fronts on a sixty (60) foot local street right-of-way. When a fifty (50) foot local street right-of-way is implemented the standard twenty-five (25) foot front building line will be adhered to, as discussed in Sec. 5.5(b)(2) of the above referenced Regulations.

The standard cross-section of a fifty (50) foot wide local street serving single family lots, with the typical twenty-five (25) foot front building line, provides an overall distance of one hundred (100) feet from building line to building line across the right-of-way. The proposed reduced twenty (20) foot front building line, to be utilized only in conjunction with a sixty (60) foot local street right-of-way, results in the same one-hundred (100) foot cross section from building line to building line across the right-of-way. Please see attached exhibits for detailed dimensions. This request does not affect single family lots fronting on the circular portion of a cul-de-sac where a twenty (20) foot front lot building line is already permitted per Sec. 5.12(c)(8).

This request does not require any deviations from the infrastructure design standards regarding public water, sewer, and drainage facilities, street paving and geometry, or the required ADA sidewalks. Therefore, this request is not detrimental to the public safety or welfare, or injurious to other property in the area.

Again, we respectfully request a variance to the minimum single-family front lot setback required by the Fort Bend County Regulations of Subdivisions, Section 5.12(c)(1) from twenty-five (25) feet to twenty (20) feet, for only those single-family lots fronting on a sixty (60) foot local street right-of-way.

Respectfully submitted,

A handwritten signature in black ink that reads "Eric D. Johnson".

Eric D. Johnson, P.E.
Senior Project Manager

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