



March 7, 2017

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

Mr. Vincent Morales Jr.  
Fort Bend County Commissioner  
Precinct 1  
1517 Eugene Heimann Cir.  
Richmond, Texas 77469

Re: Final Plat for Veranda Section Six – Minimum Lot Size Variance Request Section 5.14.E.4  
City of Richmond E.T.J. - Fort Bend Co. MUD No. 215  
CI Job No. 2016100

Dear Mr. Stolleis and Mr. Morales:

On behalf of Veranda Development, we have submitted the final plat for Veranda Section Six 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 Richmond Land Planning Commission. We request a variance to the Fort Bend County subdivision regulation section 5.14.E.4 and the standard of a 5000-square foot minimum lot requirement. In this section of development, the builder is proposing to construct duplex homes. The buyers of these types of homes expect a smaller lot with minimal maintenance lot. This is the first section of duplex homes being offered for sale in the Veranda Development.

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.

Roberto R. Mata  
Plat Manager



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Mr. Vincent Morales Jr.  
Fort Bend County Commissioner  
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Richmond, Texas 77469

Re: Final Plat for Veranda Section Six – Side Building Line Variance Request Section 5.12.C.5  
City of Richmond E.T.J. - Fort Bend Co. MUD No. 215  
CI Job No. 2016100

Dear Mr. Stolleis and Mr. Morales:

On behalf of Veranda Development, we have submitted the final plat for Veranda Section Six 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 Richmond Land Planning Commission. We are requesting a variance to the standard 10' foot minimum set back between dwelling units section 5.12.C.5 to remove side building lines between connected units as this product has a common wall centered on the lot line. The 10' setback between dwelling units would still be in effect for the non-common wall lot line of each lot. (defined by the Plat). This is the first section of duplex homes being offered for sale in the Veranda Development.

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.

Roberto R. Mata  
Plat Manager