



May 9, 2018

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

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

Re: Final Plat for Veranda Section Sixteen – 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. 2016-100-016

Dear Mr. Stolleis and Mr. Morales:

On behalf of HW Holdings LLC, we Costello, Inc., have submitted the final plat of Veranda Section Sixteen to Fort Bend County for consideration and approval at the next available Commissioners Court meeting. This plat has been approved by the City of Richmond Planning and Zoning Commission and signed by the City of Richmond. We are requesting a variance to the Fort Bend County subdivision regulation section 5.14.E.4 the standard of a 5000-square foot minimum lot requirement. In this section of development, the home builder is proposing to construct duplex homes. The buyers of these types of homes expect a smaller lot with minimal maintenance. This is the second 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 or your office staff have any comments or questions, please feel free to contact our office.

Sincerely,
Costello, Inc.



Jorge L. De La Rosa, Sr.
Plat Coordinator



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Re: Final Plat for Veranda Section Sixteen – 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. 2016-100-016

Dear Mr. Stolleis and Mr. Morales:

On behalf of HW Holdings LLC, we Costello, Inc., have submitted the final plat of Veranda Section Sixteen to Fort Bend County for consideration and approval at the next available Commissioners Court meeting. This plat has been approved by the City of Richmond Planning and Zoning Commission and signed by the City of Richmond. 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 as defined by this plat. This is the second 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 or your office staff have any comments or questions, please feel free to contact our office.

Sincerely,
Costello, Inc.



Jorge L. De La Rosa, Sr.
Plat Coordinator