



BENCHMARK ENGINEERING CORPORATION
ENGINEERING • PLANNING • LAND SURVEYING

TEXAS BOARD OF PROFESSIONAL ENGINEERS
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CONSULTING ENGINEERS

June 18, 2019

The Honorable Commissioner,
Ken R. Demerchant
Fort Bend County, Precinct 4
12919 Dairy Ashford Road, Suite #200
Sugar Land, Texas 77478

Re: Request for Approval of Granting Variances for the proposed Oasis at Clodine development.

Dear Commissioner Demerchant:

On behalf of Owais Developments LLC., a Texas limited liability company, we hereby request Commissioners Court consideration for approval and granting of the following variances:

1. **A 22' foot Building Line in lieu of the minimum required Building Line of 25' feet:** per (Fort Bend County Subdivision Regulation, Section 5.12 C.1A) to 22'
2. **Lot Size:** Development of the subject property with lots having less than the minimum lot size of 5,000 square feet (s.f.) in area (Fort Bend County Subdivision Regulation, Section 5.14 E4)
3. **Dead-end streets:** (Fort Bend County Subdivision Regulation, Section 5.6 A1).
4. **Side Lot Lines:** (Fort Bend County Subdivision Regulation, Section 5.12 C2).
5. **Building Side Setbacks:** Development of the subject property to allow a shared common wall (Zero Lot Line) along the property line between two adjacent lots and a Building Side Setback separation distance between the two buildings of 6' feet. (Fort Bend County Subdivision Regulation, Section 5.12 C5).
6. **Private Streets:** Development of the subject property request to construct a 28' private street / public utility street in lieu of the required 60' right-of-way public street. (Fort Bend County Subdivision Regulation, Section 5.9)

1. Description of Lot Areas

The total development area of 3.00 acres; and the proposed project will utilize a private street system. The total number of lots is 32 with compensating common open space of 9,793s.f. has been provided. This substantially exceeds the minimum compensating common open space required by City of Houston's Chapter 42 Planning & Development Ordinance. In addition, the development plan provides additional open space area for the enjoyment of the residents to include guest parking areas of 8 parking spaces and additional landscape and open space areas.

2 Description of Shared Common Wall Concept

The proposed development will utilize the concept of having two adjacent dwelling units to have a shared common wall in one structural building, whereby the separating distances between the structural buildings are set at a minimum of 6 feet.

The proposed development plan meets all the conditions and stipulations of the City of Houston's Chapter 42 Planning & Development Ordinance.

It is Benchmark's professional opinion that the variances requested are generally in conformance with the Fort Bend County Development Guidelines. This type of development product is needed to cater to and accommodate market demands for varied type of dwelling units for added lifestyle living which supplements and compliments the current development plan; as such the granting of the variances will not deprive the applicant of the reasonable use of his land. The granting of the variances will not be detrimental to the public safety or welfare, or injurious to other property owners. The granting of the variances will not have the effect of preventing the orderly subdivision of the other lands in the area in accordance with the provisions of FBC Regulations of Subdivisions, and a more appropriate design solution exists which is not currently allowed in this chapter. The variance(s) requests are not based on economic hardship.

Based on the above data and information, we hereby respectfully request that the Commissioner's Court of Fort Bend County, Texas review our evidencing undue hardship request and provide us with approval for granting the variances as stated.

Should you need additional information, please contact me.

Sincerely,

BENCHMARK ENGINEERING CORPORATION



Saib Y. Saour, P.E., R.P.L.S.
President

Attachments:

- Preliminary Plat
- Color Illustrations
- Dimensional lot layout