



FBC ENGINEERING



BENCHMARK ENGINEERING CORPORATION
ENGINEERING • PLANNING • LAND SURVEYING

TEXAS BOARD OF PROFESSIONAL ENGINEERS
REGISTRATION NUMBER F-6788
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REGISTRATION NUMBER 10009000
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HOUSTON, TEXAS 77057
(713) 266-9930

CONSULTING ENGINEERS

August 10, 2019

The Honorable Commissioner,
W.A. "Andy" Meyers,
Fort Bend County, Precinct 3
22333 Grand Corner Dr.
Katy, Texas 77494

Re: Lakes of Bella Terra West Sec 4 - Minimum Lot Size Variance Request

Dear Commissioner Meyers:

On behalf of LOB WEST, Inc., a Texas corporation, we hereby request Commissioners Court consideration for approval and granting of the following variance:

1. **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)

1. Description of Lot Areas

The total development area of this proposed single family section is 21.087 acres; and it will utilize a public street system. The total number of lots proposed will be 101 with 3 restricted reserves, one of the reserves will be dedicated for compensating open space with an area of 3,981 s.f. This substantially exceeds the minimum compensating open space of 600 s.f. required by City of Houston's Chapter 42 Planning & Development Ordinance for the 6 proposed lots that are under the required 5,000 s.f. In addition, the development plan provides additional open space areas with landscape for the enjoyment of the residents.

The proposed development plan meets all the conditions and stipulations of the City of Houston's Chapter 42 Planning & Development Ordinance. This is evidenced by the granting of approval of the Preliminary and Final Plat including the Construction Plan approvals by all governmental agencies for drainage and utilities.

It is Benchmark's professional opinion that the variance requested is generally in conformance with the Fort Bend County Development Guidelines. The granting of the variance will not be detrimental to the public safety or welfare, or injurious to other property owners. The granting of the variance 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. The variance(s) requests are not based on economic hardship.

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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 variance as stated.

Should you need additional information, please contact me.

Sincerely,

BENCHMARK ENGINEERING CORPORATION

A handwritten signature in black ink, appearing to read "Luis D. Valencia". The signature is stylized and written over a horizontal line.

Luis D. Valencia,
Platting Manager

cc: Fort Bend County Engineering Dept.