



November 17, 2020

Mr. J. Stacy Slawinski, P.E.  
County Engineer  
Fort Bend County Engineering Department  
301 Jackson St  
Richmond, Texas 77469

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

RE: Final Plat Veranda Section Thirty-Four– Block Length Variance Request  
Costello Inc., Job No. 2016-100-S34-012

Dear Mr. Slawinski and Commissioner, Morales:

On behalf of HW 589 Holdings LLC., we Costello, Inc., have submitted the final plat of Veranda Section Thirty-Four, to Fort Bend County Engineering for the consideration and approval at the next available Commissioners' Court meeting. This final plat has been approved and signed by the City of Richmond.

We kindly request your approval for a variance to the Fort Bend County Regulations of Subdivision Standards. The variance request is to allow for the street block length increase along west south property line of the proposed plat from the standard 1,400 feet listed under Section 5.4.A.2. This is due to the fact that the proposed plat is adjacent to an existing single-family subdivisions with no stub streets.

We respectfully request your consideration and approval of this variance request. Should you have any questions, please feel free to contact our office.

Sincerely,  
Costello, Inc.



Jorge L. De La Rosa  
Plat Coordinator



November 19, 2020

Mr. J. Stacy Slawinski, P.E.  
County Engineer  
Fort Bend County Engineering Department  
301 Jackson St  
Richmond, Texas 77469

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

RE: Final Plat Veranda Section Thirty-Four–Minimum Lot Size Variance Request Section 5.14.E.4  
Variance Request  
Costello Inc., Job No. 2016-100-S34-012

Dear Mr. Slawinski and Commissioner, Morales:

On behalf of HW 589 Holdings LLC., we Costello, Inc., have submitted the final plat of Veranda Section Thirty-Four, to Fort Bend County Engineering for the consideration and approval at the next available Commissioners' Court meeting. This final plat has been approved and signed by the City of Richmond.

We kindly 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 high-end homes on a smaller lot based on buyer demand for a lot with less maintenance. Lots and homes of this size have been extremely successful in other master-planned communities around the Houston area including: Bridgeland, Grand Central Park, Meridiana, The Groves and Woodforest, just to name a few. The homes in this section of Veranda will start at a higher price point than several other communities with 5,000-square foot lots,

We respectfully request your consideration and approval of this variance request. Should you have any questions, please feel free to contact our office.

Sincerely,  
Costello, Inc.

A handwritten signature in black ink, appearing to read "J. De La Rosa".

Jorge L. De La Rosa  
Plat Coordinator