

Read King

Commercial Real Estate

February 26, 2021

99 Eastern Village LLC
1900 W Loop South, Suite 1250
Houston, Texas 77027

Re: Waterview Town Center
Building D – Canopy Overhang Variance Request
Richmond, Fort Bend County, Texas

Dear Fort Bend County Commissioner's Court,

99 Eastern Village LLC is proposing the development of two Class A retail buildings at the southwest corner of West Bellfort and Harlem Road located within the 134 acre mixed-use Waterview Town Center development. The purpose of this correspondence is to formally request a variance for the proposed canopy overhang of 10' into the platted building setback along Harlem Road per plat instrument 20170020. In recent times adequate outdoor seating has become vital to the success of retail development for both dining and circulation. As such, you will find attached a proposed site plan exhibit illustrating the details of our canopy overhang variance request.

Safety is extremely important to all of our developments, so you will note that we have maintained almost 50' of distance from the Harlem Road right of way to the edge of the canopy overhang. Additionally, we are proposing a decorative screen wall which will serve as a visual, sound and safety barrier between the patio seating areas and vehicles driving along Harlem Road.

Prior to the enclosed formal variance request, we have taken the added steps of getting feedback from both the Fort Bend County Fire Marshal's Office and Fort Bend County Health Department. We have incorporated their comments and are pleased to report that they have "no objections" to the proposed canopy overhang design as attached in this request. Thank you for your consideration and we look forward to receiving your variance approval as well.



Osagie John Okpamen
Senior Development Manager

Copy: Mr. Ewing King
Mr. Jeff Read
Mr. Rick Staigle, PE
Ms. Maggie Dalton



