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October 1, 2021

Fort Bend County Commissioners Court  
Commissioner Ken R. DeMerchant, Precinct 4  
12919 Dairy Ashford Road, Ste 200  
Sugar Land, TX 77478

Re: Grand Mission Estates Sec 29

Dear Commissioner DeMerchant:

The proposed residential development of Grand Mission Estates Sec 29 consists of 12.16 acres of land, 67 lots, 3 block, and 3 reserves. The subdivision lies within the City of Houston Extra Territorial Jurisdiction and Fort Bend County limits. The residential section is located at the southwest corner of the Grand Mission Estates Development and ties into the adjacent Long Meadow Farms Subdivision at "Tarpley Spring Drive". The final plat for the subdivision was approved by the City of Houston on September 2, 2021.

We respectfully request the Court consider granting the following variances:

1. Minimum lot size requirement: *The minimum lot area for lots serviced by sanitary sewer shall not be less than 5000 square feet* requirement per Section Sec 5.14.E.4 of the Fort Bend County Regulations of Subdivision.

Due to the unique physical characteristics of the property being developed to the East of an existing drainage reserve and being landlocked by existing subdivisions; 21 of the 67 single family lots are slightly smaller than the required minimum. These lots are close to the minimum required area at an average of 4,877 square feet and will contain single family housing product congruent with the surrounding subdivisions. This section provides the opportunity to plat smaller lots to add to the mix of housing products within the Grand Mission overall development. In exchange for the smaller lots, compensating open space amenities are being provided within the development. The granting of this variance will support the intent and general purposes of the Fort Bend County Regulations of Subdivisions as all setbacks and lot widths are in conformance with said regulations. Furthermore, the granting of the variance poses no injury to public health, safety or welfare.

It is for these various reasons, granting the variance will not be detrimental to the public welfare or injurious to the neighboring property. Additionally, the proposed development will be consistent with the existing development in the area and will be harmonious to the Grand Mission Estates overall development.

Please let me know of any questions. Thank you for your time.

Sincerely,

Tom Duecker  
Planner