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January 19, 2022

Fort Bend County Commissioners Court  
Commissioner Ken DeMerchant, Precinct 4  
1517 Eugene Heimann Circle  
Richmond, TX 77469

Re: Taj Residences Partial Replat No 1

Dear Commissioner DeMerchant:

The proposed residential retirement community development of Taj Residences Replat No 1 consists of 1.444 acres of land, 3 lots, 3 blocks, and zero reserves. It is a partial replat of the Taj Residences plat that was approved on December 3, 2019. The Taj Residences development lies within the City of Houston Extra Territorial Jurisdiction and Fort Bend County limits. The residential section is located off West Belfort just east of Harlem Road. The partial replat was approved by the City of Houston.

We respectfully request the Court consider granting the following variance:

Front building line setback requirement 5.12(C)(1)(A): Properties *adjacent to local streets which are divided into lots restricted for the construction of residential dwellings shall have a building setback from the adjacent street right-of-way of not less than 25 feet.* The retirement community proposes lots with access via 28-foot Permanent Access Easement (PAE)/ Public Utility Easement (PUE)s. The private streets were constructed to county standards with ample overflow parking provided off-street which will limit the number of parking in the right-of-way. This subdivision provided compensating open space reserves with 10-foot building lines at the end of each block.

On December 3, 2019, the Commissioner's Court granted the same variance request to the Front building line setback requirement 5.12(C)(1)(A) with the original Taj Residences plat.

It is for these various reasons, granting the variance will not be detrimental to the public welfare or injurious to the neighboring property. The development includes a unique housing product to meet the ever-growing demand of providing typical living spaces on smaller lots with less maintenance. Additionally, the proposed development will be consistent with the existing development in the area and will be harmonious to the Taj Residences development.

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

Sincerely,

Mayra Hernandez, AICP  
Senior Planner