

March 10, 2022

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

Re: Richmond Apartments
Fort Bend County Municipal Utility District No. 134B
LJA Job No. 2859-0001 (6.1)

Dear Commissioner DeMerchant:

The proposed residential development of Richmond Apartments consists of 17.728 acres of land with 83 lots, 18 reserves in 1 block within the City of Houston's E.T.J. The 83 single-family lots will be either one or two-unit structures; 3 or 4-stories in height and taking vehicular access from a 20' shared driveway giving the development a very modern, urban look and feel. The large unrestricted reserve on the north side of the property is intended for a multi-family, garden style apartment complex consisting of approx. 300 units. Access to the apartments will come via two private driveways tying into the proposed public street cul-de-sac, Manton Hall Lane (60' ROW).

Due to the high-density, urban design of the single-family portion of the development, we respectfully request the Court to consider granting the following variances from the Fort Bend County Regulations of Subdivisions:

- 1) Sec. 5.14(E)(4) - Min Lot Size:
 - Requested deviation: Average Lot Size 1,787 s.f.
 - Deviation conforms with Chapter 42-184 (Houston Code of Ordinances)
- 2) Sec. 5.9(A)(1) - Private Streets:
 - Requested deviation: Not built to public street standards
 - Deviation conforms with Chapter 42-145 (Houston Code of Ordinances)
- 3) Sec. 5.6(A) - Dead end streets:
 - Requested deviation: Not to terminate w/ turnaround
 - Deviation conforms with Chapter 42-145 (Houston Code of Ordinances)
- 4) Sec. 5.12(C)(1)(a) - Front BL:
 - Requested deviation: 3' BL along shared driveway
 - Deviation conforms with Chapter 42-150 (Houston Code of Ordinances)
- 5) Sec. 5.12(C)(5) - Side BL:
 - Requested deviation: Less than 10' between structures
 - Structures will conform to building / fire codes for residential structures with less than 10' of separation.

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We respectfully request the Court grant the requested variance above and approve the plat of the same. We greatly appreciate your consideration of this variance request.

Thank you,

G A Freeman

Geoff Freeman
Platting Manager