



May 24, 2022

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

Commissioners Ken R. DeMerchant
Precent #4
1517 Eugene Heimann Circle
Richmond, Texas 77469

RE: Final Plat Veranda Section Thirty-Five—Minimum Lot Size Variance Request Section 5.14.E.4
Variance Request
Costello Inc., Job No. 2016-100-S35-dv-012

Dear Mr. Slawinski and Commissioners, DeMerchant:

On behalf of HW 589 Holdings LLC., we Costello, Inc., have submitted the final plat of Veranda Section Thirty-Five, 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 5,000-square foot minimum lot requirement. In this section of development, there will be 53 lots out of a total of 90 lots, less than the 5,000-square foot requirement. The builder is proposing to construct high-end homes on these smaller lots based on market demand for a lot with less maintenance. Lots and homes of this size have been extremely successful within the Veranda development and in other master-planned communities around the Houston area including: Bridgeland, Grand Central Park, Meridiana, The Groves and Woodforest, just to name a few.

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