



August 23, 2022

Fort Bend County Commissioner's Court
Commissioner Ken R. DeMerchant, Pct. 4
301 Jackson
Richmond, TX 77469

Re: Light Haven at District West Sec 1

Dear Commissioner DeMerchant:

The proposed subdivision plat, Light Haven at District West Sec 1, includes 117 Lots and 10 Reserves. The City of Houston Planning Commission approved the final plat on January 20, 2022.

We respectfully request the Court consider the following:

Granting a variance to allow lots sizes under the required 5,000 s.f. per **SECTION 5 – DESIGN CRITERIA, 5.14.E.4**, stating "The minimum lot area for lots serviced by sanitary sewer shall not be less than 5000 square feet. Refer to Section 6 for exceptions for Planned Developments."

The average lot size within Light Haven at District West Sec 1 is 3,113 s.f. We greatly appreciate your consideration of this variance request.

If you have any questions or need additional information, feel free to let me know.

Thank you.

Sincerely,

A handwritten signature in blue ink that reads "Trey DeVillier".

Trey DeVillier
Sr. Platting Coordinator



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Dear Commissioner DeMerchant:

The proposed subdivision plat, Light Haven at District West Sec 1, includes 117 Lots and 10 Reserves. The City of Houston Planning Commission approved the final plat on January 20, 2022.

We respectfully request the Court consider the following:

Granting a variance to allow corner lots within Light Haven at District West Sec 1 to be less than 10 feet wider than the average interior lot per **SECTION 5 – DESIGN CRITERIA, 5.14.E.1**, stating "Corner lots in blocks containing lots having an average width of less than 60 feet shall be 10 feet wider than the average interior lot within such block and where such corner lots are located at the intersection of local streets. Corner lots located at the intersection of a local street and a designated major thoroughfare or at the intersection of two major thoroughfares and are contained in blocks where the average lot width within said block is less than 60 feet, such corner lots shall be 20 feet wider than the average interior lot within such block."

We greatly appreciate your consideration of this variance request.

If you have any questions or need additional information, feel free to let me know.

Thank you.

Sincerely,

A handwritten signature in blue ink, reading "Trey DeVillier", written over a light blue circular stamp.

Trey DeVillier
Sr. Platting Coordinator



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The proposed subdivision plat, Light Haven at District West Sec 1, includes 117 Lots and 10 Reserves. The City of Houston Planning Commission approved the final plat on January 20, 2022.

We respectfully request the Court consider the following:

Granting a variance to allow minimum distance of 3-feet provided between sides of residential structures in Light Haven at District West Sec 1, per **SECTION 5 – DESIGN CRITERIA, 5.12.C.5**, stating "A minimum distance of 10 feet shall be provided between sides of residential structures. This may be accomplished with a 5-foot side setback on each side of the common lot line, or with a 10 foot side setback on one side of the common lot line. If the 10-foot on one side setback is used, a 5-foot maintenance and drainage easement shall be provided adjacent to and along the property line within the 10 foot setback and shall be located on the plat."

We greatly appreciate your consideration of this variance request.

If you have any questions or need additional information, feel free to let me know.

Thank you.

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Trey DeVillier
Sr. Platting Coordinator



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The proposed subdivision plat, Light Haven at District West Sec 1, includes 117 Lots and 10 Reserves. The City of Houston Planning Commission approved the final plat on January 20, 2022.

We respectfully request the Court consider the following:

Granting a variance to allow a dead-end street, Corey Rushing Lane, in Light Haven at District West Sec 1, per **SECTION 5 – DESIGN CRITERIA, 5.6.A**, stating "Dead-end Streets: (1) Dead-end streets are not acceptable unless the street is terminated by a circular cul-de-sac turnaround. (2) A dead end street with a permanent circular cul-de-sac turnaround shall not exceed 800 feet."

We greatly appreciate your consideration of this variance request.

If you have any questions or need additional information, feel free to let me know.

Thank you.

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Trey DeVillier
Sr. Platting Coordinator



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The proposed subdivision plat, Light Haven at District West Sec 1, includes 117 Lots and 10 Reserves. The City of Houston Planning Commission approved the final plat on January 20, 2022.

We respectfully request the Court consider the following:

Granting a variance to allow 28-foot private streets in Light Haven at District West Sec 1 in lieu of the standard 50-foot or 60-foot Right-of-Way, per **SECTION 5 – DESIGN CRITERIA, 5.9.A.1**, stating

- A. A subdivision utilizing private streets, must meet the following requirements:
1. The roads must meet all county road standards.

We greatly appreciate your consideration of this variance request.

If you have any questions or need additional information, feel free to let me know.

Thank you.

Sincerely,

A handwritten signature in blue ink, appearing to read "Trey DeVillier", is written over the printed name.

Trey DeVillier
Sr. Platting Coordinator



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The proposed subdivision plat, Light Haven at District West Sec 1, includes 117 Lots and 10 Reserves. The City of Houston, Planning Commission approved the final plat on January 20, 2022.

We respectfully request the Court consider the following:

Granting a variance to not provide rear lot utility easements in Light Haven at District West Sec 1, per **SECTION 5 – DESIGN CRITERIA, 5.11.A.3**, stating "Public utility easement widths, dead-ends (a) All back lot public utility easements established within a subdivision plat shall not be less than 16 feet in width. (b) All side lots and front lot utility easements, established within any subdivision plat shall not be less than 10 feet in width. (c) Dead-end public utility easements will not be allowed within the subdivision."

The developer is coordinating with Private Utility companies to establish easements separately. We greatly appreciate your consideration of this variance request.

If you have any questions or need additional information, feel free to let me know.

Thank you.

Sincerely,

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Trey DeVillier
Sr. Platting Coordinator