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April 11, 2023

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

Re: Emberly Section 4

Dear Commissioner Dexter:


The proposed residential development of Emberly Sec 4 consists of 39.74 acres of land, 181 lots, 8 blocks, and 7 reserves. The subdivision lies within the City of Rosenberg Extra Territorial Jurisdiction and Fort Bend County limits. The residential section is located south of US 50 / I-69 and Doris Road.

We respectfully request the Court consider granting the following variance:

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. This variance request will allow for a unique housing product to be developed within the Emberly Development area. The tract of land is currently undeveloped with no available housing options. This design proposes smaller lots with a reduced yard space in exchange for an increased living area. We believe this design provides the highest and best use of the land and allows for diverse housing options. Additionally, 25-acres of recreational space is planned for the Emberly Development along with pocket parks and open space amenities.

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 will include a diversity of housing products to meet the ever-growing demand for providing typical living spaces on smaller lots with less maintenance.

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

Sincerely,

Mayra Hernandez, AICP
Land Planning Manager

MH

K:\14000\14000-0013-00 Star Bridge Sec 4\2 Design Phase\Planning\Project Management\Submittals\FBC\VARIANCE REQUEST