

May 1, 2024

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

Re: Emberly Section Six

Dear Commissioner McCoy:

The proposed single-family residential plat of Emberly Section Six consists of 23.64 acres of land, 99 lots, 5 blocks, and 7 reserves including a wastewater treatment plant. The subdivision lies within the City of Rosenberg Extraterritorial Jurisdiction and Fort Bend County limits. The residential section is located south of US. Highway 59 and Doris Road within the Emberly Development. The plat has been approved by the City of Rosenberg Planning and Zoning Commission.

We respectfully request the Court consider granting the following variances:

1. The maximum 1,400-foot block length requirement per Section 5.5.A.2 of the Fort Bend County Regulations of Subdivision. This variance request will provide an exception to providing a stub street adjacent to the detention reserves of the proposed residential development. This single-family section will take access via two points of access off the recorded Ember Avenue collector road. The subdivision will be adequately served by a network of major thoroughfare (Doris Road) and non-loaded collector streets surrounding the subject tract. Providing a stub street to cut through the detention reserves to connect to undeveloped land is not practical in this case.
2. 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 Community. This design proposes smaller lots with a reduced yard space in exchange for an increased living area. The residents of the is section will have less open space within their lot. However, they will be able to congregate and utilize the proposed amenity center that is underway.

Given the well thought out road network for this site 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 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 not be out of character.



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

Sincerely,

Mayra Hernandez

Mayra Hernandez, AICP

Land Planning Manager

MH

K:\14000\14000-0015-00 Star Bridge Sec 6\2 Design Phase\Planning\Project Management\Submittals\Recordation\Variance Request

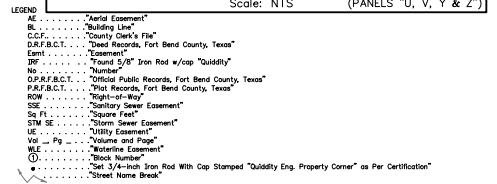
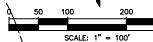
TOTAL PARKLAND REQUIRED IN EMBERLY SECTION SIX = 1.86 ACRES
(6.25 ACRES x 99 UNITS x 3 PERSONS PER UNIT / 1000)
DEDICATED PARKLAND = 0.00 ACRES @ 100% CREDIT = 0 ACRES
LANDSCAPE/OPEN SPACE = 1.15 ACRES @ 25% = 0.28 ACRES
TOTAL PARKLAND PROVIDED IN EMBERLY SECTION SIX = 0.28 ACRES

MIN. 10% PARK FEE = 99 LOTS X \$200.00 = \$19,800

LINE TABLE			LINE TABLE		
LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	N63°49'15"E	91.35	L41	S62°20'31"E	113.93
L2	N64°11'24"E	50.64	L42	N42°57'23"E	140.91
L3	N71°29'13"E	51.94	L43	S24°19'33"E	127.00
L4	N78°04'31"E	51.94	L44	S24°19'33"E	127.00
L5	N84°39'56"E	51.98	L45	S17°06'54"E	141.64
L6	S88°44'30"E	51.98	L46	S59°18'26"E	20.00
L7	S88°44'30"E	51.98	L47	S59°18'26"E	20.00
L8	S75°33'23"E	51.98	L48	S40°30'11"E	38.24
L9	S68°58'02"E	51.93	L49	N07°48'56"E	20.00
L10	S65°40'27"E	295.02	L50	S27°35'06"E	85.97
L11	S45°54'08"E	107.31	L51	N27°35'06"E	106.70
L12	S40°24'31"E	82.94	L52	N27°35'06"E	158.41
L13	S34°36'56"E	36.33	L53	N50°08'36"E	174.63
L14	S62°06'54"E	546.68	L54	S62°20'31"E	58.10
L15	N27°35'06"E	203.02	L55	N37°10'50"E	47.48
L16	S20°29'07"E	135.29	L56	N8°59'27"E	102.85
L17	S27°35'06"E	360.59	L57	N27°32'27"E	125.82
L18	N45°15'06"E	102.21	L58	N45°15'06"E	102.21
L19	N37°35'06"E	65.22	L59	N42°37'43"E	43.96
L20	N40°15'03"E	65.22	L60	N47°27'23"E	130.47
L21	N48°31'47"E	65.22	L61	N48°40'04"E	54.83
L22	N50°48'17"E	65.22	L62	S62°20'31"E	96.10
L23	N65°04'14"E	65.22	L63	N27°35'06"E	55.25
L24	N73°15'06"E	65.22	L64	S37°34'39"E	42.27
L25	N81°37'30"E	65.22	L65	S38°36'56"E	34.67
L26	S89°15'06"E	135.37	L66	S41°54'06"E	34.74
L27	S62°27'00"E	637.99	L67	S45°39'42"E	38.26
L28	N27°35'06"E	154.64	L68	S49°35'31"E	76.70
L29	N27°35'06"E	47.47	L69	S73°35'47"E	78.34
L30	N27°35'06"E	6.61	L70	S27°35'06"E	276.44
L31	N62°30'31"E	95.85	L71	S27°32'13"E	68.33
L32	N65°40'27"E	200.46	L72	S27°33'16"E	194.23
L33	N42°24'13"E	94.21	L73	S27°45'45"E	146.44
L34	N62°06'54"E	364.00	L74	S27°18'00"E	47.16
L35	N85°27'11"E	54.90	L75	S28°59'59"E	41.81
L36	N27°35'06"E	121.91	L76	S27°48'20"E	85.80
L37	N27°35'06"E	145.77	L77	S27°34'29"E	116.67
L38	S62°20'31"E	418.38	L78	S27°22'22"E	2.68
L39	S27°39'20"E	486.61	L79	S57°42'39"E	41.63

c:\14000\14000-0015-00 Star Bridge Sec 6\2 Design Phase\Planning\EMBERLY SECTION SIX-PLAT.dwg, May 01, 2024 - 10:44am mht

Plot Name	# of Lots	Parkland Required (ac)	Parkland Provided
Emberly Section 1	578	3.34	0.45
Emberly Section 2	84	1.58	0.31
Emberly Section 3	78	1.46	0.89
Emberly Section 4	181	3.39	2.33
Emberly Section 5	305	1.97	0.32
Emberly Section 6	99	1.86	0.28
Emberly Section 7	133	2.49	0.36
Emberly Section 8	22	0.41	0.04
Emberly Amenity Center	0	0	17.96
Total Parkland Provided		16.5	22.94



- [illegible]

**A SUBDIVISION OF 23.64 ACRES OF LAND
OUT OF THE
B.B.B. & C.R.R. CO. SURVEY, SECTION 309, A-126
FORT BEND COUNTY, TEXAS**

99 LOTS 7 RESERVES 5 BLOCKS

APRIL 2024

OWNER:
ASTRO ROSENBERG, LP
A Delaware Limited Partnership
2450 FONDREN ROAD, STE. 210
HOUSTON, TX 77063.
713.783.6702

ENGINEER/PLANNER/SURVEYOR:

 **QUIDDITY**
Quiddidity Engineering, LLC
— Texas Board of Professional Engineers and Land Surveyors
Registration Nos. E-22096 & S-20638 —
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