

May 29, 2024

Fort Bend County Commissioners' Court
Commissioner Dexter L. McCoy, Pct. 4
1517 Eugene Heimann Circle, Suite 300
Richmond, TX 77469

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

Dear Commissioner McCoy:

The proposed residential development of Richmond Apartments consists of 17.728 acres of land with 82 lots, 18 reserves in 1 block within the City of Houston's E.T.J. The 82 single-family lots will be 2, 3 or 4-stories in height and taking vehicular access from a 20' access easement (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, several variances are required to deviate from the County Subdivision Regulations. On April 5, 2022, the Fort Bend County Commissioners' Court granted several variances from the County Standards regarding reduced minimum lot size, the use of private streets and dead-end streets, and reduced front and side lot building lines.

In addition to the previously granted variances, we respectfully request the Court to consider granting one additional variance from the Fort Bend County Regulations of Subdivisions for this development:

- 1). Sec. 5.11(A) – Public Utility Easements
Instead of dedicating the utility easements to the public by plat, the developer will dedicate the utility easements directly to the dry utility companies by separate instrument after the plat is recorded. The developer is working directly with the dry utility companies and a final design and utility easement layout is not yet finalized. Dedicating utility easements after plat recordation is a common practice and very similar to developers dedicating additional easements after plat recordation, as needed, for looping power line systems and providing street light feeds within any typical single-family development. Also, as the lots take access from access easements and not a public street, the City of Houston does not require rear lot utility easements to be shown on the face of the plat as evidenced by their approval of the plat and signature on the mylar of the same.

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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