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June 5, 2024

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

Re: Grand Mission Sec 31

Dear Commissioner McCoy:

The proposed single-family residential plat of Grand Mission Sec 31 consists of 8.34 acres of land, 51 lots and 2 blocks. The subdivision lies within the City of Houston Extraterritorial Jurisdiction and Fort Bend County limits. The residential section is located south of Beechnut Road and west of Mason Road within the Grand Mission Development and this is the last Grand Mission section. The plat has been approved by the City of Houston Planning and Zoning Commission.

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 Grand Mission Community. This design proposes smaller lots with a reduced yard space in exchange for an increased living area. The residents will benefit from the existing amenities and resort pool.

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.

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

Sincerely,

  
Mayra Hernandez, AICP  
Land Planning Manager

MH  
K:\05298\05298-0196-01 Grand Mission Estates Section 31 Paving\2 Design Phase\Planning\Sec 31\Project Management\Submittals\RECORDATION\Variance Request