



May 13, 2024

Fort Bend County Commissioner's Court
Vicent M. Morales, Jr., Precinct 1
22333 Grand Corner Drive
Katy, TX 77494

RE: Tompkins Reserve Sec 1

Dear Commissioner Morales:

Tompkins Reserve is a proposed +/- 33 acre single-family residential community located north of Gaston Road and east of Hunter Lane, just south of Buffalo Bayou in Fort Bend County, within the City of Houston's Extra-Territorial Jurisdiction. The proposed section will contain eighty-four (84) single family residential lots and eight restricted reserves. A Preliminary Plat was granted several variances through the City of Houston Planning Commission (in coordination with the Fort Bend County Engineering department and Fort Bend County Municipal Utility District Number 58) and was approved on May 25, 2023. Tompkins Reserve Sec 1 was granted final plat approval by the City of Houston Planning Commission on January 11, 2024.

We respectfully request the Court to consider the following:

A variance for building line requirements established under Section 5.12.C.1.a. in the Fort Bend County Regulations of Subdivision Section 5-Design Criteria. Tompkins Reserve Sec 1 proposes a twenty-foot (20') building line on the face of the plat.

Our client, Tri-Pointe Homes, has requested that we pursue this variance request with Fort Bend County for several reasons. Primarily, the reduced building line requirement will allow Tri-Pointe to construct larger single-story and two-story residences and will allow for a greater variety of floor plans and elevations.

The 20' building line requirement will ensure that there is still adequate spacing between the proposed garages and the sidewalk within the right-of-way. In turn, this will help create more value for both the residents of the subdivision and Fort Bend County, as both parties will benefit from the higher-quality home and increased tax base.

The reduced building line for the primary residence will also allow for a greater backyard area that will provide the future homeowners with options to potentially construct expanded covered patios and pools which will further add value to the homeowners and Fort Bend County Appraisal District.

Furthermore, Chapter 42-156 Item (b) (1) permits a single-family residential subdivision to provide a 20' building line requirement as an optional performance standard, by-right.

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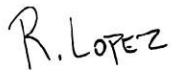
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Obviously, this conflicts with the established Fort Bend County Regulations of Subdivisions which necessitates a variance request to be approved by Fort Bend County Commissioner's Court.

We have also provided the Fort Bend County Engineering Department with an exhibit that details how the lot layouts will function with the reduced building line and will still allow adequate space for cars to park in front of the garages without obstructing any sidewalks. Additionally, we have attached sample floor plans and elevations of some of the home options that will be offered by Tri-Pointe Homes within the proposed development.

Thank you for your time and consideration of our request. We would respectfully request that you consider approving the submitted building line variance.

Sincerely,

A handwritten signature in black ink that reads "R. LOPEZ". The letters are slightly slanted and connected in a cursive-like style.

Ralph Lopez
Senior Platting Coordinator