



2322 W Grand Parkway North,
Suite 150
Katy, Texas 77449-7821
Tel: 832.913.4000
Fax: 832.913.4001
www.quiddity.com

September 11, 2024

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

Re: Emberly Section Ten

Dear Commissioner McCoy:

The proposed single-family residential plat of Emberly Section Ten consists of 31.98 acres of land, 172 lots, 6 blocks, and 5 reserves. The subdivision lies within the City of Rosenberg Extraterritorial Jurisdiction and Fort Bend County limits. The residential section is located north of Doris Road and east of Mockingbird Passage Drive within the Emberly Development. The preliminary plat has been approved by the City of Rosenberg Planning and Zoning Commission.

We respectfully request the Court consider granting the following variances:

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 27 lots out of the 172 lots to be less than 5000 square feet. This section will have a smaller 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 this 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.

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\14000-0028-01 Emberly Section Ten (SW-A)\2 Design Phase\Planning\PROJECT MANAGEMENT\Lot Variance\20240904_Variance Request Letter - Emberly Sec 10.docx