

September 23, 2024

Mr. J. Stacy Slawinski, P.E.
County Engineer
Fort Bend County Engineering Department
301 Jackson St., Suite 401
Richmond, Texas 77469

Commissioner Meyers
Fort Bend County Commissioner
Precinct 3
301 Jackson St.,
Richmond, Texas 77469

Re: Final Plat for Monet Estates – Minimum Lot Size, Building Setback Line, and Private Street Variance Request

Dear Mr. Slawinski and Commissioner Meyers:

On behalf of Psalms Fine Homes, LLC, A Texas Limited Liability Company, we have submitted the final plat for Monet Estates to Fort Bend County for consideration and approval. We respectfully request a variance to the following Fort Bend County subdivision regulations. Section 5.14.E.4 the standard 5000-square foot minimum lot requirement, Section 5.12.C.1 building setback, Section 5.12.C.5 building separation, and Section 5.9.A Private Streets.

The lots within Monet Estates will be classified as Urban Patio Home Lots and has an approved Developer's Agreement with the City of Sugar Land. Within said Developer's Agreement, the proposed Private streets shall be constructed in accordance with the City standards contained in their Development Code and Design Standards. Monitoring and reporting of street conditions shall be in accordance with the Development Code requirements for private streets. It also specifies Urban Patio Home Lots will have a minimum lot width of 30', front building lines shall be 20', side building lines shall be 0/5 feet, and minimum lot size will be 2,800 sq. ft. Upon the completion and recording of the plat, the Riverstone HOA will proceed with annexing Monet Estates into the Riverstone Homeowners Association, Inc.

We respectfully request your consideration and approval of this variance request. Should you have any questions, please feel free to contact me.

Sincerely,

Cathy Fontenot
Sr. Plat Coordinator