

February 8, 2025

Mr. J. Stacy Slawinski, P.E.
County Engineer
Fort Bend County Engineering Department
301 Jackson St.
Richmond, Texas 77471

Mr. Grady Prestage
Fort Bend County Commissioner
Precinct 2
303 Texas Parkway, Ste. 213
Missouri City, Texas 77489

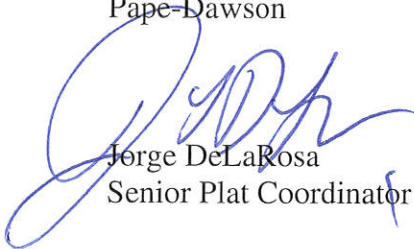
Re: Final Plat for The 1824 at Austin Point Section Two
Fort Bend County, Austin Point MUD No. 2
Building Line Set Back Variance Request Section 5.12.C.1

Dear Mr. Slawinski and Mr. Prestage:

On behalf of Austin Point Development Company, LLC, A Texas Limited Liability Company, We Pape-Dawson, have submitted the final plat for Austin Point Section 2 to Fort Bend County for consideration and approval at the next available Commissioners Court meeting. We are requesting a variance to the standard 25' foot minimum front setback in section 5.12.C.1 to a reduced size of 20' to garage, 15' to façade, and 8' to porch for front load product, For alley load product we request a reduced front setback to 10' to facade, and 4' to porch to accommodate for specialty products being built within this development. This section will have a mixture of traditional homes and specialty products. The varied setbacks will allow our client to build a more diverse home product outside the traditional standard homes offered and allow for front porches to be encouraged closer to the street. We believe this will allow for a more inclusive development for the growing needs within Fort Bend County.

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

Sincerely,
Pape-Dawson



Jorge DeLaRosa
Senior Plat Coordinator