



March 5, 2024

Commissioner Dexter McCoy  
Fort Bend County Commissioners' Court  
c/o Fort Bend County Engineering  
301 Jackson Street, 4<sup>th</sup> Floor,  
Richmond, Texas, 77469

**RE: Trillium Section 9- Minimum Lot Size**

Dear Commissioner McCoy,

On behalf of TPHTM 1465, LLC, we, META Planning + Design, respectfully submit a variance request to allow for lots within Trillium Section 9 to have a lot size below 5,000 square feet as established in Section 5.14.E.4 of the Fort Bend County Subdivision.

Per the approved Trillium General Plan, Trillium consists of approximately 410 acres of land, and the development is a single-family residential community that is located in the City of Houston's ETJ, Fort Bend County. Trillium is bounded by FM 1464 to the east and Harlem Road to the west. Additionally, Trillium is bisected by Westmoor Drive, which runs north-south through the tract, and Bissonnet Street, which runs east-west through the tract. As Trillium is located within the City of Houston's ETJ, the development has been designed to meet the standards as established in Chapter 42.

The City of Houston's Chapter 42 dictates that the minimum size of single-family lots in the ETJ shall be 5,000 square feet without compensating open space (COS) and a minimum size of 1,400 square feet if adequate COS is provided. COS, per the City of Houston, will create areas that are restricted for and shall be accessible for the use of owners of property within the subdivision. These areas will create communal open spaces for residents to enjoy and compensate for the smaller lot size and individual yard space. COS is widely used throughout the City of Houston and Fort Bend County.

Trillium Section 9 contains 23 lots that fall below 5,000 square feet, and the average lot size of these 23 lots is 4,887 square feet. According to Chapter 42, lots within the ETJ that are below 5,000 square feet and have an average lot size of 4,887 square feet would require 100 square feet of COS per lot. With this in mind, Trillium Section 9 is required to provide a minimum of 2,300 square feet of COS, and the section is providing 5,450 square feet of COS. Reserve C will be restricted to use for COS only, and this Reserve will create an area for residents to spend time outdoors. While some lots within Trillium Section 9 are below 5,000 square feet, there will be adequate open space provided.



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With the above reasons in mind, we request that Trillium Section 9 be permitted to have lots below 5,000 square feet, provided that the lots that fall below 5,000 square feet comply with the COS requirements of Chapter 42.

Please contact me if you have any questions.

Sincerely,

*Caitlin King*

Caitlin King