

June 3, 2025

Commissioner Grady Prestage
Fort Bend County Commissioners Court
c/o Fort Bend County Engineering
301 Jackson Street, 4th Floor,
Richmond, Texas, 77469

RE: Palmetto Park Sec 2– Variance Requests

Commissioner Prestage,

On behalf of D.R. Horton, we, META Planning + Design, respectfully submit the following variance requests to the following section(s) of the Fort Bend County Regulations of Subdivisions:

1. The minimum lot area for lots serviced by sanitary sewer shall not be less 5,000 square feet. (Section 5.14-E.4)
 - a. To allow for 92 of the 94 lots within Section 2 to be as small as 2,700 square feet.
2. A residential dwelling shall have a building setback from the adjacent street right-of-way of not less than 25 feet. (Section 5.12-C.1.A)
 - a. To allow for a 20-foot front building setback instead of the required 25-foot front building setback.
3. A minimum distance of 10 feet shall be provided between the sides of residential structures. This may be accomplished with a 5-foot side setback on each side of the common lot line, or with a 10-foot side setback on one side of the common lot line. (Section 5.12-C.5)
 - a. To allow for a 5-foot separation between residential structures along one side of the property line, with 5-foot and 0-foot side setbacks.

Per the approved Palmetto Park General Plan (fka Crestwood Lakes), the combined tracts consist of approximately 189.1 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. Palmetto Park is bounded by Lake Olympia Parkway to the south and McHard Road to the north. Additionally, Palmetto Park is bisected by Chimney Rock Road which runs north-south through the tract, and the American Canal and Mustang Bayou which runs east-west through the tract.

The proposed Section 2 contains 92 lots that would fall below the required 5,000 square feet, with an average lot square footage of 2,896 square feet. This minor deviation from the standard is not significantly disproportionate to the current regulation standards, and there will be areas of greenspace to help offset this within the community.

The development proposes a 20-foot building line, and this minor deviation from the Fort Bend County Regulations of Subdivisions will not be injurious to the public safety and welfare of those living in or traveling within this subdivision. Building lines create designated open spaces in each lot, ensuring that certain areas remain clear of obstruction. These open spaces improve visibility for pedestrians and drivers, reduce potential hazards, and help maintain safe and efficient traffic flow within the area.

Due to the unique design and character of the development, a proposed 5-foot building separation will be utilized in this development. Per the International Fire Code (IFC), a side building line requirement for habitable structures with fire-rated walls can be five feet. There will be a 5-foot access/maintenance easement along the open side of each lot line to ensure access to the rear of the lot and allow for maintenance and construction of the property, per County regulations. This 5-foot building separation has been used throughout Fort Bend County.

There are multiple existing encumbrances that make it difficult for this land to develop, these include the American Canal and Mustang Bayou, both of which have existing 100-foot drainage easements, as well as a significant floodplain throughout the tract as a whole. Additionally, there are regional teletowers and oil operation to the west which make it difficult to develop. Regardless, the overall street layout supports adequate traffic circulation, emergency access, and pedestrian connectivity, fulfilling the intent of the code's objectives.

Sincerely,

Jacob Guerrero
Jacob Guerrero
Planner