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3600 W Sam Houston Pkwy S, Suite 600 Houston, Texas 77042

January 10, 2024

Fort Bend County Commissioners' Court
Commissioner Vincent Morales. Pct. 1
1517 Eugene Heimann Circle
Richmond, TX 77469

Re: Fulshear Lakes Hillside Section 2
LJA Job No. 2493-0141.310

Dear Commissioner Morales:

The proposed single family development of Fulshear Lakes Hillside Section 2 consists of 9.573 acres of land with 75 Lots, 4 Reserves in 2 Blocks. This final plat was approved on November 19, 2024 by the City of Fulshear City Council Commission.

We respectfully request the Court to consider granting the following:

A variance for the lot sizes established within a subdivision under Section 5.14.E.4 of the Fort Bend County Regulations of Subdivisions and allow lots less than 5,000 square feet as the average lot size is 4,000 square feet with in this subdivision.

We greatly appreciate your consideration of this variance request.

Please let me know if you have any questions or require additional information.

Thank you,

A handwritten signature in black ink, appearing to read 'Nicholas Heacock', is written over a horizontal line.

Nicholas Heacock
Platting CAD

NH/em



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Dear Commissioner Morales:

The proposed single family development of Fulshear Lakes Hillside Section 2 consists of 9.573 acres of land with 75 Lots, 4 Reserves in 2 Blocks. This final plat was approved on November 19, 2024 by the City of Fulshear City Council Commission.

We respectfully request the Court to consider granting the following:

A variance to the rear public utility easements established within a subdivision under Section 5.11.A.2 and 5.11.A.3(a) of the Fort Bend County Regulations of Subdivisions and allow the public utility easements to be placed at the front of all lots within the proposed development area.

We greatly appreciate your consideration of this variance request.

Please let me know if you have any questions or require additional information.

Thank you,

A handwritten signature in black ink, appearing to read 'N. Heacock', is written over a light blue horizontal line.

Nicholas Heacock
Platting CAD

NH/em



Email
Duane Grigar
about this
Plat Variance

January 10, 2024

Fort Bend County
Commissioner
1517 Eugene I
Richmond, TX

Re: Fulshear Lakes Hillside Section
LJA Job No. 2493-0141.310

Dear Commissioner Morales:

The proposed single family development consists of 9.573 acres of land with 75 Lots, 4 Reservations, and is scheduled to be recorded on November 19, 2024 by the City of Fulshear City.

Add
Variance

We respectfully request the Court to consider granting the following:

A variance to the front building line established within a subdivision under Section 5.12.C.2(a) of the Fort Bend County Regulations of Subdivisions and allow the front building line to be 10 foot setbacks. The intent for this residential development is to have smaller tract homes with common access easements that will have direct access through Fulshear Lakes Way, a major collector road, ultimately to Rogers Road and F.M.1093. Egress and Ingress to this section will not go through any other section.

We greatly appreciate your consideration of this variance request.

Please let me know if you have any questions or require additional information.

Thank you,

Nicholas Heacock
Platting CAD

NH/em