



July 30, 2025

The Honorable Vincent Morales  
Fort Bend County Commissioner, Precinct 1  
22333 Grand Corner Drive  
Katy, Texas 77494

Reference:     Variance Request – Jordan Ranch Sec. 45  
                     IDS Project No. 2141-055-01

Dear Commissioner Morales:

We are requesting a lot size variance for the referenced plat. Section 5.14.E.4 of the Fort Bend County Design Criteria states that a minimum lot area for lots serviced by sanitary sewer shall not be less than 5,000 square feet. This is a specialty product that has gone through extensive discussion and coordination with Fort Bend County and the City of Fulshear Planning and Zoning Commission. These concerns were brought up during our discussions and were deemed acceptable during the review process.

We are also requesting a building separation variance for the referenced plat. Section 5.12.C.5 of the Fort Bend County Design Criteria states that a minimum distance of 10 feet shall be provided between sides of residential structures. The referred project is narrow residential structures that plan on meeting minimum distance on one side of the residential structure. The home builder has coordinated the product with the Fort Bend County Fire Marshall and received no objection to the proposed layout.

We have coordinated with the Fort Bend County Engineering Department, and it is our understanding they have no objections to these variance requests.

Please contact me if you should have any questions.

Sincerely,

A handwritten signature in blue ink that reads "Jacob H. Bullard".

Jacob H. Bullard, P.E.  
Project Manager

cc: Mr. Dwayne Grigar, Fort Bend County Precinct 1

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