

January 10, 2025

Fort Bend County Commissioners' Court
Commissioner Vincent Morales, Jr., Pct. 1
301 Jackson St.
Richmond, Texas 77469

Re: Fulshear Lakes Creekside Village Sec 7
LJA Job No. 2493-0143

Dear Commissioner Morales, Jr.:

The proposed single family development of Fulshear Lakes Creekside Village Sec 7 consists of 3.940 acres of land with 14 Lots, and 3 Reserves with various uses. This subdivision lies wholly within Fort Bend County. 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 is requested to front lot building setback of 25 feet for lots fronting on a local street requirement established under the Fort Bend County Regulations of Subdivisions as described in Section 5.12(C)(1)a. We request the Commissioners Court consider granting an exception to allow a front lot 20 foot building setback on lots 6 through 10 block 1. These are the only lots along a local street with a 20 foot building setback in the proposed development. There will be a reserve, and no lots, across from the proposed 20 foot setback lots. The depth of the reserve will not be less than 18.5 feet and will sufficiently handle pedestrian traffic.

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