

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 a rear building setback of 10 feet for lots backing on a local street requirement established under the Fort Bend County Regulations of Subdivisions as described in Section 5.12(C)3. We request the Commissioners Court consider granting an exception to not include a 9.5 ft. building line on existing lots, lots 13 & 14 block 1, in recorded Fulshear Lakes Creekside Village Sec 1, 2022086719 F.B.C.O.P.R. The proposed cul-de-sac is 0.5 feet to the north of the back of lots 13 & 14 and is intended to only serve 5 lots within the proposed development. Since this is a cul-de-sac and the connecting street, Fly Line Lane (50ft ROW), is short with a bend, there will be no issues with excessive vehicle speed or through-traffic. The amount of traffic will be minor since the cul-de-sac is only intended to serve the 5 lots mentioned previously.

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