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November 9, 2011

Commissioner W. A. "Andy" Meyers
Fort Bend County Precinct 3
22333 Grand Corner Drive
Katy, Texas 77494

Re: Cinco Ranch Southwest Sec. 48 Partial Replat No. 1 – Setback Lines

Dear Commissioner Meyers:

On behalf of our client, Terrabrook Cinco Ranch Southwest, Ltd., we are requesting a variance to the minimum building setback along local streets requirement as stated in Section 5.12 of the Regulations of Subdivisions for Fort Bend County. The proposed subdivision for which this variance is being requested is Cinco Ranch Southwest Sec. 48 Partial Replat No. 1.

We respectfully request that we be allowed to implement a twenty (20) foot building setback from the public street rights-of-way rather than the twenty five (25) foot setback normally required for Lot 1, Block 1 and ten (10) foot building setback from the public street rights-of-way rather than the twenty five (25) foot setback normally required for Lots 1-2, Block 2 and Lots 1-5, Block 3. The final plat for the proposed subdivision has been reviewed and approved by the City of Houston Planning Commission with the reduced building setback lines.

A number of the lots within this section have reduced depths mandated by the land plan and street layout, and the setback line reduction will allow for the construction of residences within these lots that are consistent in size and configuration with the adjacent section of Cinco Ranch Southwest Section 9. The reduced setbacks will not prevent the construction of sidewalks within this section nor will pedestrian traffic be impeded.

If you have any questions regarding this request, please contact me.

Sincerely,

Will Gutowsky, P.E.
Project Manager