

June 25, 2024

COMMISSIONERS' COURT OF BRAZORIA COUNTY, TEXAS

REGULAR/SPECIAL SESSION

ORDER NO. \_\_\_\_\_

**RE: Approve Variance Request from the Brazoria County Subdivision Regulations**

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The Court finds that:

- a.) **Charles S. Bertolini** has submitted a request for variance from the 10FT side setback requirement as stated in the Brazoria County Subdivision Regulations Section 4.02 F.3. requesting the approval for lot line to lot line construction
- b.) The proposed development is a 45.862 acre residential development with 141 proposed lots and
- c.) This request DOES NOT come with the recommendation of the County Engineer.

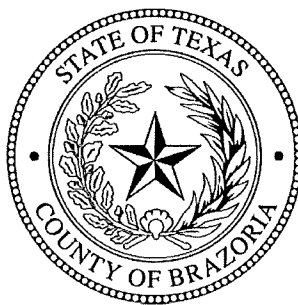
It is therefore ordered that an exception from subdivision platting regulations for the request described above be granted.

It is further ordered that a certified copy of this court order be recorded in the Official Public Records of Brazoria County at the expense of the applicant, and then delivered to the County Engineer.

Matt Hanks, P.E.  
COUNTY ENGINEER

Karen McKinnon, P.E.  
ASST. COUNTY ENGINEER

(979) 864-1265  
OFFICE



Wael Tabara, P.E., CFM  
ASST. COUNTY ENGINEER

Barbara X. Martinez, P.E.  
STAFF ENGINEER

(979) 864-1270  
FAX

**BRAZORIA COUNTY ENGINEERING**

451 N VELASCO, SUITE 230  
ANGLETON, TEXAS 77515

**APPLICATION FOR VARIANCE  
FROM PLATTING REQUIREMENTS**

**Applicant Information:**

Name: Charles S. Bertolini Phone: (714) 864 - 7003

E-mail Address: scott@welldone1cs.com

**Section II – Developer/Owner Information:**

Name: Charles S. Bertolini Phone: (714) 864 - 7003

E-mail Address: scott@welldone1cs.com

**Property Information/Location:**

Property ID#: 22 - 050100 B.C.O.R. Tax Account #: 88 - 0738953 Precinct: Comm. Precinct 1

Acreage: 45.862 Acres Number of Lots: 141 Average Lot Frontage: 29 ft

Planned Road Maintenance:

☐ Brazoria County ☒ MUD or HOA ☐ OTHER \_\_\_\_\_

**Variance Request:**

Date submitted to Brazoria County Engineering: MAY 31st 2024

Description of Variance being requested:

Requesting a variance for the required 10ft. side setback per the Brazoria County Subdivision  
Regulations Page 38 Section 4.02, F.3.

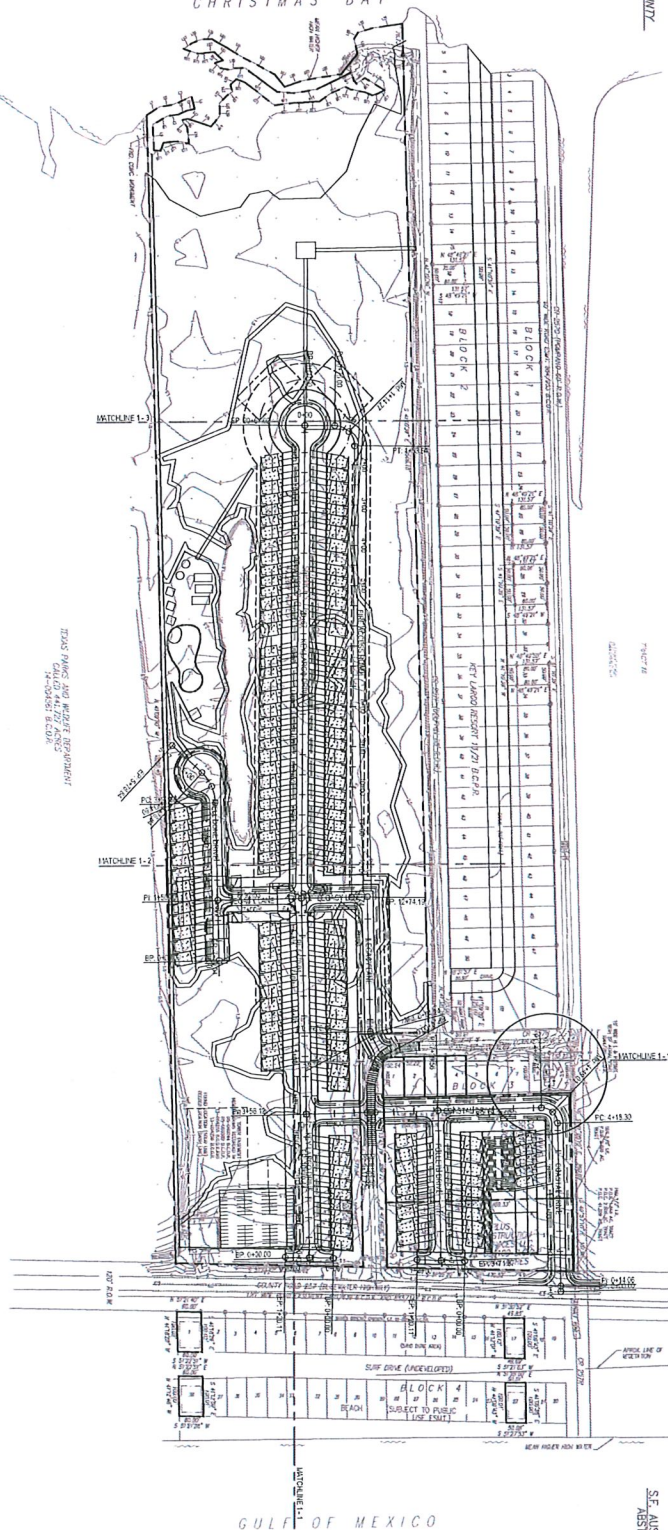
Requesting approval for lot line to lot line construction.

Explanation of Hardship:

The existing extensive natural wetlands on the site have forced us to adjust lots to preserve and  
buffer the wetlands. These homes that are lot line to lot line construction will overlook the wetlands,  
taking advantage of the natural beauty. These lots will not require individual wastewater or wells due  
to the HOA run community water well and sewage treatment facility.

BRASORIA COUNTY  
TEXAS

CHRISTMAS BAY

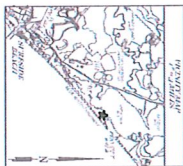


TRANS FENCE AND INTER SPACED  
CANNOT BE USED  
FOR OTHER BLOCK

1 SITE LAYOUT  
1" = 150'



Scale: 1" = 150'



ST. AUSTIN SURVEY  
SECTION 28

GULF OF MEXICO



Contributor:

Signature & Seal:

Client: PLUS 1

CONSTRUCTION

Project: KEY LARGO  
DEVELOPMENT

Project Address: BRASORIA COUNTY

Drawing History: E. Dns Description

Project Status: NOT FOR  
CONSTRUCTION

Date: 2024.10  
Project Number: SITE LAYOUT -  
Sheet Title: OVERALL PLAN

Sheet Number:

C110