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City of Mission
1201 E. 8th St.
Mission, Texas 78572

Dear City Council Members,

I am writing this letter on behalf of Fortis Land Co. regarding the subdivision of 3315 N. Bryan track, The Oaks on Bryan.

On Wednesday, July 3, 2024, Mission City Council approved Bryan Landing Subdivision with a few conditions, including payment of water rights.

As stated in a previous letter, it is our position that the Council tabled the project's rezoning without cause or explanation. In the interest of fairness and equal protection under the law, the project should be kept in the same timeline as previously presented.

Fortis recognizes the City's right to charge these fees and changes its position on handling them. However, in the absence of any formal explanation for rezoning delays or request for information from the city during that time, requests for Fortis to pay these fees are now unjust.

Fortis Land began the rezoning process in January and should pay the exact fees and have the same requirements as the other projects that were started during that time.

During the delay in our approval, Fortis representatives met with the concerned neighbors at the council's request. They answered questions about Traffic Impact, Size of Lots, number of homes being built, etc. The Council's desire to inform constituents and keep them abreast of projects should not negatively affect Fortis, as other projects were not required to perform these actions.

Ultimately, the concerns to justify the delay were rooted in any ordinance or requirement Fortis had not met. We respectfully request a variance of these new fees, as they were approved in March, and our project should have been approved in February.

Council, please note that Fortis has already incurred at least \$50,000 in expenses due to this delay, not to mention the opportunity cost of four months.

Sincerely,

/s/Oscar Longoria

Oscar Longoria
Attorney at Law