

LJA Engineering, Inc.



2929 Briarpark Drive Phone 713.953.5200
Suite 600 Fax 713.953.5026
Houston, Texas 77042-3703 www.ljaengineering.com

October 5, 2010



Commissioner Grady Prestage
Fort Bend County Precinct Two
301 Jackson Street
Richmond, Texas 77469

Re: Sienna Village of Anderson Springs, Section Eleven-B
Building Line Variance Request
LJA Job No.1194-1111B

Dear Commissioner Prestage,

On behalf of Sienna/Johnson North, L.P., we hereby request a variance to the minimum building setback along a local street requirement, as stated in Section 5.12 of the Regulations of Subdivisions for Fort Bend County, for Sienna Village of Anderson Springs, Section Eleven-B. On Lots 1-29 in Block 1 and all of Block 2 of Sienna Village of Anderson Springs Section Eleven-B, we respectfully ask for a building setback of 20 feet from the public right-of-way when the garage or carport faces the public street and/or a building setback of 10 feet from the public right-of-way when the garage or carport entrance is perpendicular to the public street. The garage or carport shall be setback a minimum of 10 feet. On Lots 30-42 in Block 1 of Sienna Village of Anderson Springs Section Eleven-B, we respectfully ask for a building setback of 20 feet from the public right-of-way when the garage or carport faces the public street and/or a building setback of 15 feet from the public right-of-way when the garage or carport entrance is perpendicular to the public street. The garage or carport shall be setback a minimum of 15 feet.

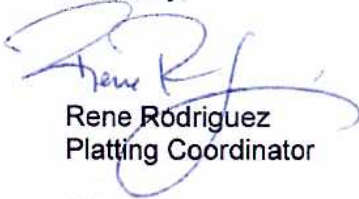
The subdivision is part of Sienna Plantation, a master planned community with a variety of housing types. Sienna Village of Anderson Springs, Section Eleven-B is bounded on the north, south and east by adjacent sections and to the west by Sienna Plantation Levee. Sienna Village of Anderson Springs, Section Eleven-A, located immediately to the east of Sienna Village of Anderson Springs Section Eleven-B were platted with 20 feet building setbacks along the streets. The final plat for Village of Anderson Springs Section Eleven-B was approved by the City of Missouri City with the reduced building line.

Allowing a reduced setback within Section Eleven-B would be maintaining continuity with the adjacent sections within the Village of Anderson Springs. The reduced setbacks will not hinder the construction of sidewalks, nor impede pedestrian traffic within the section. The occurrence of a large amount of traffic along the streets which lots front would be unlikely as lots within Section Eleven-B do not front on any through streets, or major streets.

Commissioner Grady Prestage
October 5, 2010
Page 2 of 2

We respectfully request that the provision of a reduced building setback of 20 feet along the local streets with in Sienna Village of Anderson Springs Section Eleven-B be granted to maintain continuity with the adjacent sections.

Sincerely,

A handwritten signature in blue ink, appearing to read "Rene Rodriguez", is written over the printed name and title.

Rene Rodríguez
Platting Coordinator

RR/lb