

**LJA Engineering, Inc.**



2929 Briarpark Drive  
Suite 600  
Houston, Texas 77042-3703

Phone 713.953.5200  
Fax 713.953.5026  
www.ljaengineering.com

June 9, 2011



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

Re: Sienna Village of Anderson Springs Section Seventeen-B  
Building Line Variance Request  
LJA Job No.1194-1117B (6.1)

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 Seventeen-B. We respectfully ask for a building setback of 20' when the garage or carport faces the public street and a building setback of 10' when the garage or carport entrance is perpendicular to the public street.

The subdivision is part of Sienna Plantation, a master planned community with a variety of housing types. Sienna Village of Anderson Springs Section Seventeen-B is bounded on the north by Sienna Springs Boulevard, to the east by future Sections, to the west by Sienna Plantation Levee and to the south by adjacent sections. Section Seventeen-B is an enclave of 23 lots within the Village of Anderson Springs of Sienna Plantation. Sienna Village of Anderson Springs Section Seventeen-A is located immediately to the south of Village of Anderson Springs Section Seventeen-B and were platted with 10'/20' building setbacks along the streets. The final plat for Village of Anderson Springs Section Seventeen-B was approved by the City of Missouri City with the reduced building line.

Allowing a reduced setback within Section Seventeen-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 Seventeen do not front on any through streets, or major streets.

We respectfully request that the provision of a reduced building setback of 10'/20' along the local streets with in Sienna Village of Anderson Springs Section Seventeen-B be granted to maintain continuity with the adjacent sections.

Sincerely,

Rene Rodriguez  
Platting Coordinator

RR/lb

