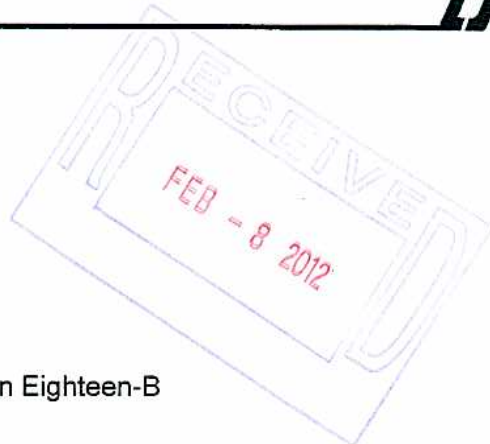


LJA Engineering, Inc.



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February 7, 2012



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

Re: Sienna Village of Anderson Springs, Section Eighteen-B
Building Line Variance Request
LJA Job No.1194-1118B (5.1)

Commissioner Grady Prestage:

On behalf of Sienna / Johnson North, L.P., we hereby request a variance to the minimum building setback line 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 Eighteen-B. We respectfully ask for a building setback line of 15 feet with a 20 foot building setback for garages and/or carports along the street when the garage or carport entrance is perpendicular to a 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 Eighteen-B is bounded on the north, east and south by adjacent sections and to the west by Sienna Plantation Levee. Section Eighteen-B is an enclave of 15 lots within the Village of Anderson Springs of Sienna Plantation. Sienna Village of Anderson Springs, Eighteen-A, located immediately to the north of Village of Anderson Springs Section Eighteen-B were platted with 20' building setbacks along the streets. The final plat for Village of Anderson Springs Section Eighteen-B was approved by the City of Missouri City with the reduced building line.

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

We respectfully request that the provision of a reduced building setback line of 15 feet along the local streets with a 20 foot building setback for garages and/or carports along the street within Sienna Village of Anderson Springs Section Eighteen-B be granted to maintain continuity with the adjacent sections.

Sincerely,

Rene Rodriguez
Platting Coordinator

RR/lb

