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July 30, 2012

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

Re: Sienna Village of Bees Creek, Section Thirteen
Building Line Variance Request
LJA Job No.1194-1313 (5.0)

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 Bees Creek, Section Thirteen. We respectfully ask for a building setback of 10' along the public street with a 15' garage/carport setback when the garage or carport entrance is perpendicular to the public street.

The subdivision is part of Sienna Plantation, a master planned community with variety types of housing. Sienna Village of Bees Creek, Section Thirteen is bounded on the north, east, west and south by future sections of Bees Creek. Section Thirteen is an enclave of 19 lots within the Village of Bees Creek of Sienna Plantation. Sienna Village of Anderson Springs, Section 13B, 17A, 17B, 21, 22 and 23, located immediately to the north of the proposed Fort Bend Toll Road were platted with a 10' building setback with a 20' garage/carport setback along public streets. The final plat for Village of Bees Creek Section Thirteen was approved by the City of Missouri City with the reduced building line.

Allowing a reduced setback within Section Thirteen would be maintaining continuity with the adjacent sections within Sienna. 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 Thirteen do not front on any through streets, or major streets.

We respectfully request that the provision of a reduced building setback of 10' along the public street with a 15' garage/carport setback within Sienna Village of Bees Creek Section Thirteen be granted to maintain continuity with the adjacent sections in Sienna.

Sincerely,

Rene Rodriguez
Platting Coordinator

RR/lb