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August 23, 2012

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

AUG 23 2012

Re: Sienna Village of Bees Creek Section 18  
Zero Lot Line Variance Request  
LJA Job No.1194-1318 (6.0)

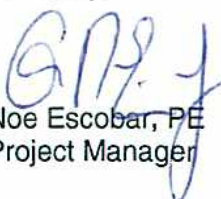
Dear Commissioner Prestage:

On behalf of Sienna/ Johnson North, L.P., we hereby request a variance to the minimum side lot building setbacks, as stated in Section 5.12 of the Regulations of Subdivisions for Fort Bend County, for Sienna Village of Bees Creek Section Eighteen. We respectfully ask for the typical side lot building setbacks of 10' split along the lot lines to be modified to allow for the proposed house to be constructed 1' off the lot line on the side of the lot that is indicated to be the "Zero Lot Line" side. The zero lot line side is designated on the plat by a solid triangle pointing to the side for which the house will be constructed 1' off the property line. A 9' building setback will be provided on the adjacent lot to achieve the minimum 10' distance required between residential structures stated in Section 5.12.C.5. of the Fort Bend County Regulations of Subdivisions. A 5' maintenance and drainage easement will be provided adjacent to and along the property line within the 9' setback. This is called out on plat note 35 and a supplemental declaration will be recorded with the plat detailing the allowable usage for the 5'.

The final plat for Village of Bees Creek Section 18 was approved by the City of Missouri City with the zero lot line detail. The Village of Anderson Springs Section 18 A and B were previously approved with the zero lot line product. Several homes have been constructed in these sections and there have not been any issues regarding the zero lot line construction.

We respectfully request that this variance be approved as submitted. If you have any questions or require any further information to approve this variance you can reach me at 713.953.5113.

Sincerely,

  
Noe Escobar, PE  
Project Manager

ONE/dl

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August 28, 2012

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



Re: Sienna Village of Bees Creek, Section Eighteen  
Building Line Variance Request  
LJA Job No.1194-1318 (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 Bees Creek, Section Eighteen. We respectfully ask for a building setback of 10-feet along the public street with a 15-foot 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 a variety of types of housing. Sienna Village of Bees Creek, Section Eighteen is bounded on the north by future sections, to east by Flat Bank Creek, to the west by future sections and to the south by Sienna Village of Bees Creek Section Fourteen. Sienna Village of Bees Creek Section Eighteen is an enclave of 31 lots within the Village of Bees Creek of Sienna Plantation. Sienna Village of Bees Creek, Section 13 is located immediately to the southwest of the proposed subdivision of Sienna Village of Bees Creek Section Eighteen and was platted with a 10-foot building setback with a 15-foot garage/carport setback along public streets. The final plat for Village of Bees Creek Section Eighteen was approved by the City of Missouri City with the reduced building line.

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

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

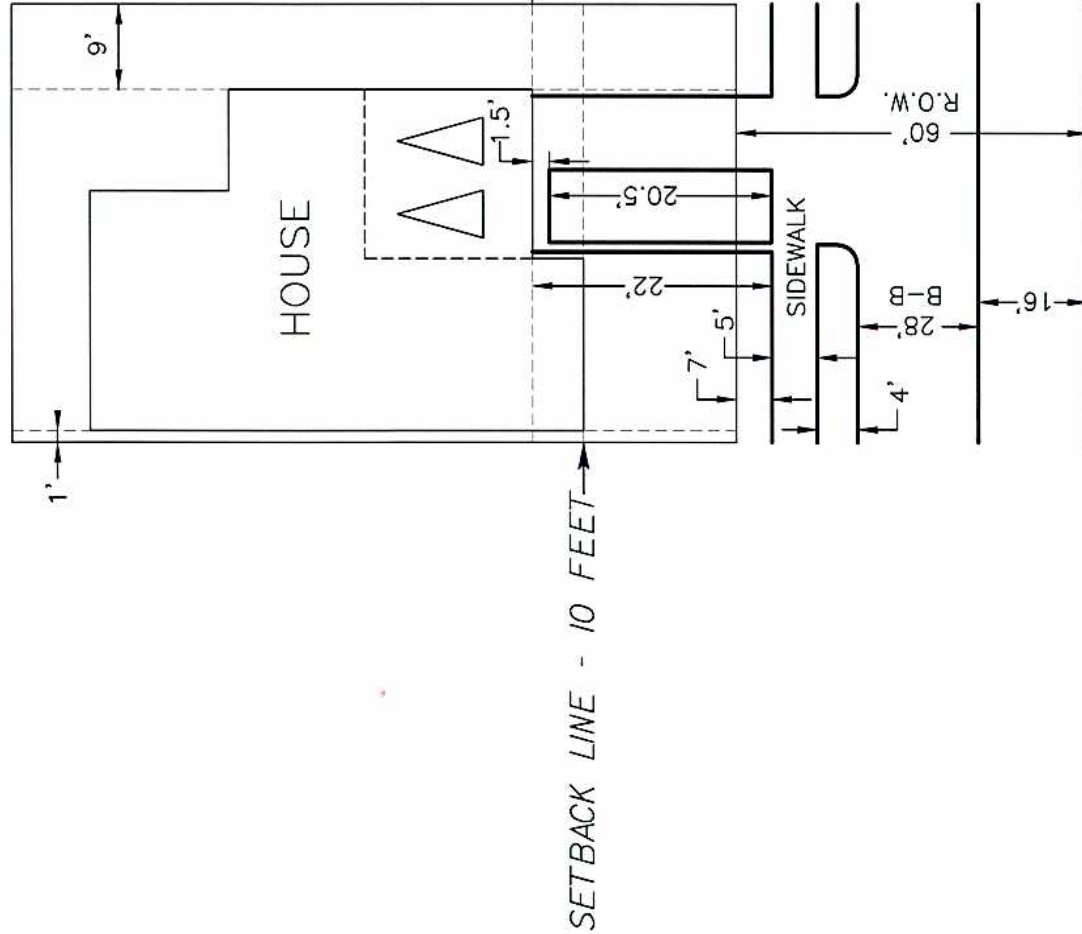
Sincerely,



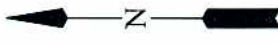
Rene Rodriguez  
Platting Coordinator

RR/lb

FIGURE "B"



SCALE = NTS



GARAGE/CARPORT  
SETBACK LINE - 15 FEET

SETBACK LINE - 10 FEET

TRUCK LENGTHS FRONT TO BACK

1. CHEVROLET SUBURBAN - 18.5'
2. CHEVROLET 2500 HD - 19'
3. DODGE RAM TRUCK - 19.25'
4. FORD SUPER DUTY - 22'

EXHIBIT OF GARAGE  
SETBACKS IN  
SIENNA VILLAGE OF  
BEES CREEK SECTION 18

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