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October 15, 2012

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

Re: Sienna Village of Bees Creek, Section Twelve
Building Line Variance Request
LJA Job No. 1194-1312

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 Twelve. We respectfully ask for a building setback of 20' along the street.

The subdivision is part of Sienna Plantation, a master planned community with a variety of housing types. Sienna Village of Bees Creek, Section Twelve is bounded on the north, west, south and east by adjacent sections. Section Twelve is an enclave of 14 lots within the Village of Bees Creek of Sienna Plantation. Sienna Village of Anderson Springs, Section Four-C, Five-A and Six, located north of the proposed Fort Bend Toll Road were platted with 20' building setbacks along the streets. The final plat for Village of Bees Creek Section Twelve was approved by the City of Missouri City with the reduced building line.

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

We respectfully request that the provision of a reduced building setback of 20 feet along the local streets within Sienna Village of Bees Creek Section Twelve be granted to maintain continuity with sections in Sienna Plantation, a master planned community.

Sincerely,

Rene Rodriguez
Sr. Platting Coordinator

RR/lb