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March 13, 2015



The Honorable Richard Morrison
County Commissioner, Fort Bend County Precinct One
301 Jackson Street
Richmond, Texas 77469

Re: Enclave at Scanlan Trace
Lot Width Variance Request
LJA Job No. 1774-1228 (5.0)

Dear Commissioner Morrison:

On behalf of Perry Homes, we hereby request a variance to the minimum lot size of 5,000 sq. ft. and minimum width, as stated in Section 5.E, Paragraph 1-4 of the Regulations of Subdivisions for Fort Bend County, for Enclave at Scanlan Trace. This subdivision is proposed to be 18 buildings platted as 36 lots (please see attached layout).

The subdivision is part of Sienna Plantation, a master planned community with a variety of housing types. Enclave at Scanlan Trace is bounded on the north and west by a drainage channel, to the south by Scanlan Trace and to the east by future commercial sites. The final plat for Enclave at Scanlan Trace was approved by the City of Missouri City with the reduced lot width.

The reduced lot width will not hinder the construction of sidewalks, nor impede pedestrian traffic with in the section. Due to the size of the section, the occurrence of a large amount of traffic along the internal street would be unlikely as lots within Enclave at Scanlan Trace do not front on any through streets, or major streets.

We respectfully request that the provision of a reduced lot width along the local street within Enclave at Scanlan Trace be granted.

If you require any additional information, please contact me at 713.953.5228.

Sincerely,

Rene Rodriguez
Platting Manager

RR/pg

Attachment