

April 17, 2017

Fort Bend County Commissioners' Court
Commissioner Grady Prestage, Pct. 2
303 Texas Parkway Suite 213
Missouri City, Texas 77489

Re: Avalon at Sienna Plantation Section 7
Sienna Plantation Municipal Utility District No. 12
LJA Job No. 0074-1407A (6.1)

Dear Commissioner Prestage:

The proposed single family development of Avalon at Sienna Plantation Section 7 consists of 15.561 acres of land with 49 lots and 6 reserves in 2 blocks. This development has a typical lot size of 50' x 130' for an approximate area of 6,500 square feet and will be developed with traditional detached single-family dwellings. This final plat was approved by the City of Missouri City Planning & Zoning Commission on December 14, 2016.

We respectfully request the Court to consider granting the following:

A variance to the minimum ten (10) foot landscape reserve requirement along major thoroughfares established under Section 7.3(A)(1) of the Fort Bend County Regulations of Subdivisions and allow a reduced three (3) foot landscape reserve along the Fort Bend Tollway. This reserve is identified as Reserve "D" on the face of the plat.

The purpose of this reserve is to allow the developer to build a masonry wall to separate the single family lots from the Tollway. This reserve will be owned and maintained by the Sienna Plantation Management District.

The Fort Bend Tollway has a right-of-way width of 300' immediately adjoining our proposed plat. At the most northwesterly common plat corner along the southern Tollway right-of-way there is approximately eighty (80) feet of green space from the property line to the existing pavement of the tollway which is the narrowest distance in relation to the proposed single family lots. The green space between the property line and the existing pavement widens to over 100 feet at the northeasterly plat corner.

We respectfully request the three (3) foot landscape reserve with the developer built wall be approved in lieu of the typical ten (10) foot landscape reserve due to the excessive right-of-way green space separating the proposed development from the existing pavement of the Tollway.

We greatly appreciate your consideration of this variance request.

Thank you,



Geoff Freeman
Platting Manager

GF/dl

Attachment(s)

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