

August 15, 2017



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

Re: Sienna Village of Anderson Springs Section 27A
Sienna Plantation Levee Improvement District
LJA Job No. 1194-1127A (6.1)

Dear Commissioner Prestage:

The proposed single family development of Sienna Village of Anderson Springs Section 27A consists of 20.325 acres of land with 91 lots and 5 reserves in 4 blocks. This development has a mixture of lot sizes and product types. Fifty-seven (57) of the proposed lots have a typical lot size of 45' x 125' for an approximate area of 5,625 square feet and will be developed with traditional detached single-family dwellings. Thirty-four (34) of the proposed lots have a typical lot size of 34' x 125' for an approximate area of 4,250 square feet and will be developed with a zero-lot line patio home product. This final plat was approved by the City of Missouri City Planning and Zoning Commission April 12, 2017.

We respectfully request the Court to consider granting the following four (4) variances:

- 1) A variance to the minimum twenty-five (25) foot front building line requirement for single family residential lots established under Section 5.12(C)(1) of the Fort Bend County Regulations of Subdivisions and allow a reduced ten (10) foot front building line for the thirty-four (34) patio home lots within the proposed Sienna Village of Anderson Springs Section 27A plat identified as Lots 5-38, Block 3.

These patio home lots will be served by a rear alley for garage access to each lot. There will be no driveways along the public street to serve these lots therefore there will not be any vehicular obstructions to the public sidewalk. The lack of driveway conflicts will also leave almost the entire public street free for on-street parking.

- 2) A variance to the minimum 5,000 square foot lot area requirement for single family residential lots to be served by sanitary sewer established under Section 5.14(E)(4) of the Fort Bend County Regulations of Subdivisions and allow a reduced 4,100 square foot minimum lot area for the thirty-four (34) patio home lots within the proposed Sienna Village of Anderson Springs Section 27A plat identified as Lots 5-38, Block 3.

These smaller lots will be marketed to a specific demographic of home buyers who are looking for reduced yard maintenance and maximum living space on a smaller lot.

- 3) A variance to the requirement for temporary cul-de-sac's for stub streets as established under Section 5.6(B)(1) of the Fort Bend County Regulations of Subdivisions and allow the temporary stub streets of "Daggerwing Way", "Leafwing Trail" and "Viceroy Road" to not provide a temporary cul-de-sac.

"Daggerwing Way" is approx. 244 linear feet; "Leafwing Trail" is approx. 254 linear feet; and "Viceroy Road" is approx. 288 linear feet. All are temporary stub streets as they will be extended into the future section of Sienna Village of Anderson Springs Sec 27B. We anticipate the section 27B plat being recorded in the next eighteen (18) months.

- 4) A variance to the requirement for single family lots to provide direct driveway access to a public street or permanent access easement as established under Section 5.14(A)(1)(c) of the Fort Bend County Regulations of Subdivisions and allow Lots 5-38, Block 3 to take direct driveway access to and from a twenty (20) private alley located at the rear of the aforementioned lots and identified on the plat as Reserves "H" & "I".

The private rear alleys will be the sole vehicular access to these lots thereby reducing the number of curb cuts on the public street and allowing for additional street parking. These reserves will be owned and maintained by the Sienna Plantation Community Association and at no time will vehicular access be denied to or from these lots.

We respectfully request the Court grant the four (4) requested variances above and approve the plat of the same.

We greatly appreciate your consideration of this variance request.

Thank you,



Geoff Freeman
Platting Manager

GF/dl

Attachment(s)