

October 10, 2017

Fort Bend County Commissioners' Court  
Commissioner Vincent Morales, Pct. 1  
1517 Eugene Heimann Circle  
Richmond, TX 77469

Re: Sienna Village of Destrehan Section 7B  
Sienna Plantation Municipal Utility District No. 4  
Sienna Plantation Levee Improvement District  
LJA Job No. 1414-1507BP (6.1)

Dear Commissioner Morales:

The proposed single family development of Sienna Village of Destrehan Section 7B consists of 39.708 acres of land with 47 lots and 7 reserves in 6 blocks. This section has a mixture of lot sizes ranging from 70' x 130' to 90' x 130'. This final plat was approved by the City of Missouri City Planning and Zoning Commission September 14, 2016.

We respectfully request the Court to consider granting the following variance:

- 1) A variance to the maximum residential street block length requirement of 1,400 feet established under Section 5.5(A)(2) of the Fort Bend County Regulations of Subdivisions and allow a block length of approx. 7,800 feet by not providing a north-south street along the entire north boundary of Sienna Plantation South, west of Sienna Parkway to the Brazos River.

There are three (3) significant factors which prohibit the extension of any north-south street from Sienna Village of Destrehan: (1) directly north of Sienna Village of Destrehan is an existing two hundred (200) foot wide drainage channel owned by the Sienna Plantation Levee Improvement District; (2) directly north of the drainage channel is a two hundred (200) foot H.L.&P. Power Company easement containing large transmission towers; and (3) directly north of the H.L.&P. easement is the existing Sienna Village of Waters Lake development consisting of twenty seven (27) separate single family residential sections. There are no existing stub streets within the Sienna Village of Waters Lake development to facilitate a potential north-south connecting street to Sienna Village of Destrehan.

Please see Exhibit "A" attached for your reference.

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We respectfully request the Court grant the requested variance above and approve the plat of the same.

We greatly appreciate your consideration of this variance request.

Thank you,



Geoff Freeman  
Platting Manager

GF/aa

Attachment(s)



