

July 5, 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 6
Sienna Plantation Municipal Utility District No. 12
LJA Job No. 0074-1406A (6.1)

Dear Commissioner Prestage:

The proposed single family development of Avalon at Sienna Plantation Section 6 consists of 12.413 acres of land with 49 lots and 12 reserves in 1 block and will be gated community with private streets. This development has a mixture of lot sizes and product types. Nineteen (19) of the proposed lots have a typical lot size of 65' x 130' for an approximate area of 8,450 square feet and will be developed with traditional detached single-family dwellings. Thirty (30) of the proposed lots have a typical lot size of 30' x 110' for an approximate area of 3,300 square feet and will be developed with a detached, multi-story townhome-type product. This final plat was approved by the City of Missouri City Planning & Zoning Commission on May 10, 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 (30) townhome lots identified as Lots 1-12 and 32-49, Block 1.

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

- 2) A variance to the minimum ten (10) foot spacing requirement between residential structures established under Section 5.12(C)(5) of the Fort Bend County Regulations of Subdivisions and allow a reduced five (5) foot spacing between residential structures for the thirty (30) townhome lots identified as Lots 1-12 and 32-49, Block 1.

The builder is proposing a twenty-five (25) foot wide structure on each of the thirty (30) foot wide lots leaving a minimum of five (5) feet in between the residential structures. Note #14 on the face of the plat identifies a five (5) maintenance access easement for each of the lots adjoining a zero-lot line lot as identified on the plat by the solid triangle. Each of these residential structures will be built in compliance with applicable building codes in relation to reduced distances between structures.

- 3) 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 3,000 square foot minimum lot area for the thirty (30) townhome lots identified as Lots 1-12 and 32-49, Block 1.

These smaller lots will be marketed to a specific demographic of home buyers who are looking for little to no yard maintenance and maximum living space on a small lot.

- 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 1-12 and 37-49, Block 1 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 "C" & "K".

The private rear alleys will be the sole vehicular access to these lots thereby reducing the number of curb cuts on the private 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)