



1904 W Grand Parkway N, Suite 100, Katy, Texas 77449
t 713.953.5200 f 713.953.5026 LJA.com TBPE F-1386

March 21, 2018

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

Re: Sienna Plantation Section 22 Partial Replat No. 1
Sienna Plantation Municipal Utility District No. 4
Sienna Plantation Levee Improvement District
LJA Job No. 1414-1522P (6.1)

Dear Commissioner Morales:

The recorded plat of Sienna Plantation Section 22 (Plat No. 20170223, F.B.C.P.R.) consists of 26.458 acres of land with 76 lots and 8 reserves in 3 blocks. The proposed Sienna Plantation Section 22 Partial Replat No. 1 consists of only Lots 1-5, Block 1 and Lots 1-28, Block 2; being a total of 33 lots and 5.744 acres of land. The purpose of the proposed partial replat is to reduce the front building line of the aforementioned lots from twenty-five (25) feet to twenty (20) feet and establish a garage setback line of thirty-five (35) feet.

Therefore, we respectfully request the Court to consider granting the following variance request:

- 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 to allow a reduced twenty (20) foot front building line and establish a garage setback line of thirty-five (35) feet for the thirty-three (33) lots within the proposed Sienna Plantation Section 22 Partial Replat No. 1 plat identified as Lots 1-5, Block 1 and Lots 1-28, Block 2.

As these lots front on a fifty (50) foot public right-of-way, the minimum required front building line is twenty-five (25) feet to achieve a minimum twenty-two (22) foot separation from the face of the garage to the public street sidewalk to relieve the sidewalk from any vehicle obstructions within the driveways. The proposed garage setback line of thirty-five (35) feet will achieve the same results by providing a longer driveway thereby reducing the possible vehicle conflicts with the public sidewalk. With a thirty-five (35) foot garage setback requirement, the proposed twenty (20) foot front building line will not have a negative impact on the public sidewalk.

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,

A handwritten signature in blue ink, appearing to read 'G. Freeman', with a long horizontal flourish extending to the right.

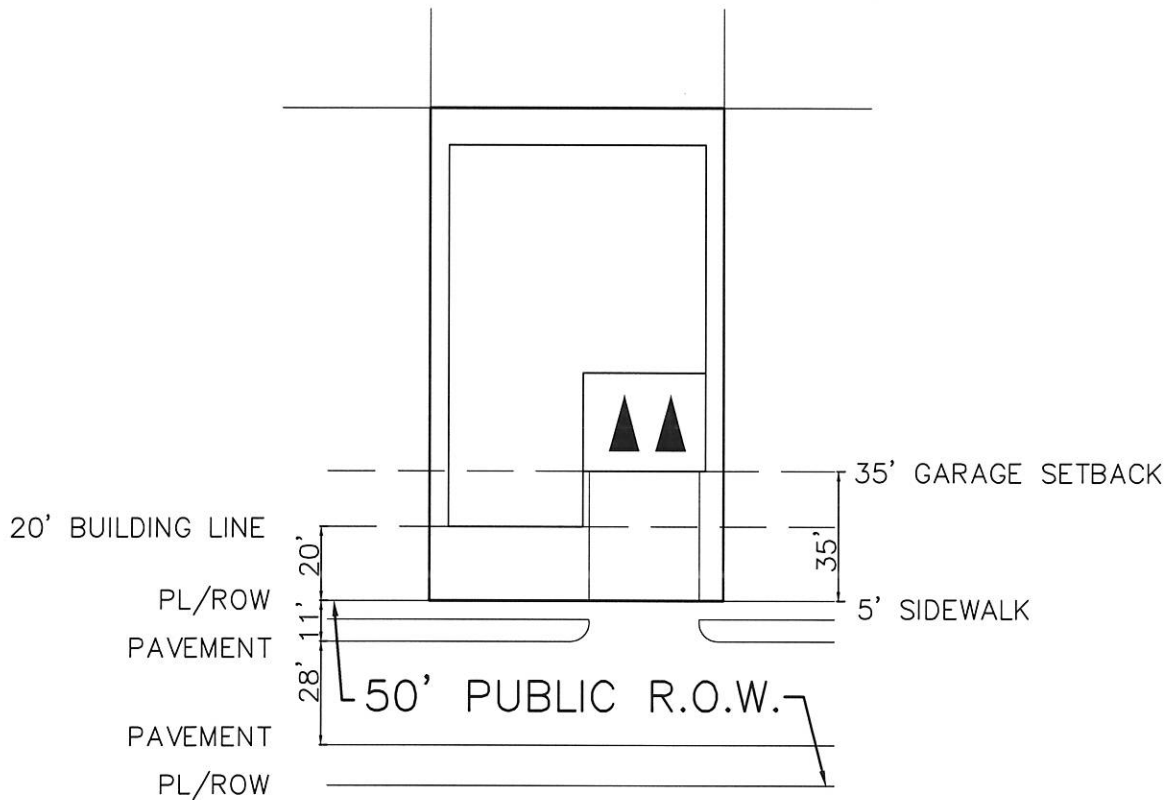
Geoff Freeman
Platting Manager

GF/aa

Attachment(s)

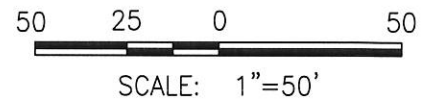
O:\LAND\1414\1414-1522P\SP22 PR01_Variance Request_FBC_2018-03-21.doc

BUILDING LINE EXHIBIT



NOTES:

1. UNLESS OTHERWISE NOTED ALL LOTS WITHIN THIS SUBDIVISION ARE:
 - 1.a. RESTRICTED TO A 20-FOOT FRONT BUILDING LINE AND;
 - 1.b. RESTRICTED TO A 35-FOOT GARAGE SETBACK.



SIENNA PLANTATION SECTION 22 PARTIAL REPLAT NO. 1 BUILDING LINE EXHIBIT

MARCH 21, 2018

JOB NO. 2489-1522P

LJA Engineering, Inc.

1904 W. Grand Parkway North
Suite 100
Katy, Texas 77449

Phone 713.953.5200
Fax 713.953.5026
FRN-F-1386

