

February 17, 2020

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



Re: Sienna Section 17B and 17C
Sienna Plantation Municipal Utility District No. 4
Sienna Plantation Levee Improvement District
LJA Job No. 1414-1517BP (6.1)

Dear Commissioner Morales:

The proposed single-family development of Sienna Section 17B and 17C consists of 18.301 acres of land with 66 lots and 9 reserves in 3 blocks. The final plat of the same was approved by the City of Missouri City Planning and Zoning Commission on November 13, 2019; and again on February 12, 2020.

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

- 1) A variance to the minimum lot area for lots serviced by sanitary sewer shall not be less than 5,000 square feet established under Section 5.14(E)(4) of the Fort Bend County Regulations of Subdivisions to allow a reduced lot size within the proposed Sienna Section 17B and 17C plat identified as Lots 1-3 and 8-26, Block 1, Lots 1-14, Block 2 and Lots 1-6, 9 and 18-25 Block 3.
- 2) A variance to the minimum side lot setback distance of five (5) feet on each common lot line as established under Section 5.12(C)(5) of the Fort Bend County Regulations of Subdivisions to allow a zero (0) foot side lot setback on one side of each lot and a five (5) foot side lot setback on the opposite side of each lot. The side lot setbacks on the adjoining lot would be a mirror image of each adjoining lot. This pattern would alternate lots and repeat throughout each block face allowing a single structure to be constructed on two (2) adjoining lots; sharing a party wall on the zero (0) lot line. Each single structure would maintain a minimum ten (10) feet between each adjacent structure. The zero (0) side lot setback of each lot is identified with a triangle on the lot line within the proposed Sienna Section 17B and 17C plat and identified as Lots 1-26, Block 1, Lots 1-14, Block 2 and Lots 1-26, Block 3.

- 3) 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. 4,100 feet from the 200' HL&P easement along the Sienna South northern property line south to the future extension of Sienna River Parkway and approx. 5,500 feet from the future extension of Sienna River Parkway to the southern property line of Sienna South at Cow Bayou by only providing one (1) east-west street to the western boundary of Sienna South, that being Sienna River Parkway. Sienna River Parkway will be extended west across the SPLID fee strip; however, Sienna River Parkway will not be extended west over or across the Brazos River.

We respectfully request the Court grant the requested variances above and approve the plat of the same. The Court granted similar requests for the minimum lot size and side lot setbacks with the adjoining plat of Sienna Plantation Section 17A on January 15, 2019.

We greatly appreciate your consideration of these variance requests.

Thank you,



Geoff Freeman
Platting Manager

GF/dl