

May 14, 2020

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

Re: Sienna Section 27
Sienna Plantation Municipal Utility District No. 6
Sienna Plantation Levee Improvement District
LJA Job No. 1416-1527P (6.1)

Dear Commissioner Morales:

The proposed single-family development of Sienna Section 27 consists of 29.866 acres of land with 74 lots and 10 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 March 11, 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 27 plat identified as Lots 1 & 2, Block 1, Lots 12, 14 & 15, Block 2 and Lots 7, 8, 16-20, 25, 26 and 29-42 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

- 2) 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 on Lots 6-43, 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.

- 3) A variance to the minimum sixteen (16) foot public utility easement width for rear lot utility easements as established under Section 5.11(A)(3)(a) of the Fort Bend County Regulations of Subdivisions and a variance to the requirement of a public utility easement to be located at the rear of all lots designed for residential dwelling units as established under Section 5.11(A)(2) of the Fort Bend County Regulations of Subdivisions and allow a twelve (12) foot rear lot utility easement within Lots 1-27, Block 3 and no rear lot utility easement within Lots 28-43, Block 3.

The rear alley design allows CenterPoint the ability to alter their normal utility layout. The attached exhibit provided by CenterPoint details their alternate utility layout for lots served by a rear alley; for both standard lots and zero-lot line lots. The twelve (12) foot utility easements shown within Block 3 are consistent with this alternate design.

We respectfully request the Court grant the requested variances above and approve the plat of the same. We greatly appreciate your consideration of these variance requests.

Thank you,



Geoff Freeman
Platting Manager