

April 15, 2021

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

Re: Sienna Section 42
Sienna Plantation Municipal Utility District No. 6
Sienna Plantation Levee Improvement District
LJA Job No. 1416-1542P (6.1)

Dear Commissioner Morales:

The proposed single-family development of Sienna Section 42 consists of 9.750 acres of land with 68 lots and 7 reserves in 3 blocks. The final plat of the same was approved by the City of Missouri City Planning and Zoning Commission on December 9, 2020.

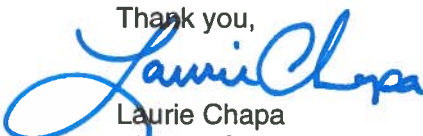
We respectfully request the Court to consider granting the following requests:

- 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 42 plat identified as Lots 1-17 and 19-31, Block 1, Lots 1-8, Block 2 and Lots 1-22, 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)(1)(b)(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 42 plat and identified as Lots 1-32, Block 1, Lots 1-8, Block 2 and Lots 1-28, Block 3.

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

We greatly appreciate your consideration of this variance request.

Thank you,



Laurie Chapa
Platting Coordinator

LC/sb