

April 29, 2021

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

Re: Sienna Section 30
Sienna Plantation Municipal Utility District No. 6
Sienna Plantation Levee Improvement District
LJA Job No. 1416-1530P (6.1)

Dear Commissioner Morales:

The proposed single family development of Sienna Section 30 consists of 33.427 acres of land with 79 lots and 8 reserves in 4 blocks. The final plat was approved by the City of Missouri City Planning and Zoning Commission on April 14, 2021.

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

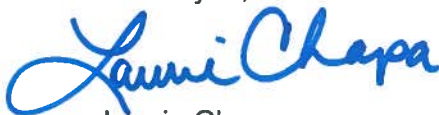
- 1) The block length of residential streets shall not exceed 1400 feet as established under Section 5.5(A)(2) of the Fort Bend County Regulations of Subdivisions. We are requesting a variance be granted to exceed the 1400 foot block length by 510.68 feet for a total block length of 1910.68 feet along the easterly plat boundary from Sienna River Parkway to Heritage Park Drive.

The excessive block length is a result of limiting the crossings of S.P.L.I.D. Drainage Channel #3, located within and through Reserve "D", to thoroughfares and collector streets only, as the drainage channel meanders through the development to minimize the impacts to the flow and function of the channel. This is further evidenced by the recorded plats of Sienna Plantation Section 33A (Plat No. 20190215, F.B.C.P.R.) and Sienna Section 33D (Plat No. 20210060, F.B.C.P.R.), located directly east of proposed Sienna Section 30, as neither plat provided a residential stub street to cross the drainage channel.

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,



Laurie Chapa
Platting Coordinator

LC/sb