



May 23, 2022

Fort Bend County Commissioners' Court
Commissioner Grady Prestage, Pct. 2
1517 Eugene Heimann Circle
Richmond, Texas 77469

Re: Sienna Section 44
Sienna Municipal Utility District No. 6
Sienna Parks & Levee Improvement District
LJA Job No. 1416-1544P (6.1)

Dear Commissioner Prestage:

The proposed single-family development of Sienna Section 44 consists of 33.730 acres of land with 93 lots and 8 reserves in 4 blocks. The final plat of the same was approved by the City of Missouri City Planning and Zoning Commission on September 8, 2021.

We respectfully request the Court to consider granting the following:

- 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 and allow a reduced lot size within the proposed Sienna Section 44 plat identified as Lots 1-3, 7-17, 19-41, Block 1, Lots 2-23, Block 2, Lots 4-8, 10-13, Block 3 and Lots 2-11, Block 4.
- 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 of Subdivisions to allow a zero (0) foot side lot line townhome product within the proposed Sienna Section 44. Each single structure would maintain a minimum ten (10) feet between each adjacent structure. The zero (0) lot setback of each lot is identified with a triangle on the lot line within the proposed Sienna Section 44 and identified as Lots 1-24 Block 2 and Lots 1-14, Block 3.
- 3) A variance to the minimum twenty-five (25) foot front building line requirement for single residential lots established under Section 5.12(C)(1) of the Fort Bend County Regulations of Subdivisions and allow a reduced ten (15) foot front building line on Lots 1-24 Block 2 and Lots 1-14, Block 3.

These townhomes 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 and public street will be free for on-street parking.

We greatly appreciate your consideration of this variance request.

Thank you,

Laurie Chapa
Senior Platting Coordinator

LC/je