

June 29, 2022

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

Re: Sienna Section 39B
Sienna Plantation Municipal Utility District No. 6
Sienna Plantation Levee Improvement District
LJA Job No. 1416-1539P (6.1)

Dear Commissioner Prestage:

The proposed single family development of Sienna Section 39B consists of 50.646 acres of land with 56 lots and 12 reserves in 2 blocks. The final plat was approved by the City of Missouri City Planning and Zoning Commission on October 13, 2021.

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

- 1) A variance to the block length of a residential street shall not exceed 1400 feet 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 for Reserve "G". The adjacent sections did not provide a connecting street. Also, Reserve "G" is designated as wetland/waterway/LID area.
- 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 line townhome product within the proposed Sienna Section 39B. 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 39B and identified as Lots 1-40 Block 1 and Lots 1-16 Block 2.

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.

Sincerely,



Geoff Freeman
Platting Manager