

January 10, 2024

Fort Bend County Commissioners' Court
Commissioner Grady Prestage, Pct. 2
303 Texas Parkway, Suite 213
Missouri City, TX 77489

Re: Sienna Section 65
Sienna Plantation Municipal Utility District No. 6
Sienna Plantation Levee Improvement District
LJA Job No. 1416-1565AP (6.1)

Dear Commissioner Prestage:

The proposed single-family development of Sienna Section 65 consists of 18.095 acres of land with 67 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 November 8, 2023.

We respectfully request the Court to consider granting the following three (3) variance requests:

- 1) A variance to the minimum 5,000 square foot lot area for lots serviced by sanitary sewer as established under Section 5.14(E)(4) of the Fort Bend County Regulations of Subdivisions to allow a reduced lot size for Lots 3-48, Block 1, Lots 1, 3-8, & 10, Block 2 and Lot 1, Block 3.
- 2) A variance to the minimum right-of-way setback distance of twenty-five (25) feet as established under Section 5.12(C)(1)(a) of the Fort Bend County Regulations of Subdivisions to allow a ten (10) foot right-of-way setback throughout Sienna Section 65.
- 3) A variance to the rear lot public utility easement requirement as established under Section 5.11(A)(2) to allow side lot public utility easements for a portion of the lots which are located closer to the right-of-way and do not extend to the rear of the property.

The granting of these three (3) variances will allow the home builder to create a unique, small enclave of lots consisting of 4-plex and 2-plex lot clusters in which each small cluster shares one (1) driveway to the public street. Only three (3) lots in the Section will have their own individual driveway. This will reduce the number of typical driveway curbs from 67 down to only 21. In addition, approx. thirty (30) guest parallel parking spaces are being provided along the west side of Shaded Rock Drive within the public right-of-way. The homes located closer to the public street are rotated 90-degrees so their garage face is perpendicular to the street, rather than parallel, and utilizing the shared driveway with the other lots in the cluster. Public utility easements are located along the rear of some lots and in between the lot clusters along the side lots to provide dry utility services to the lots located closer to the public street.

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.

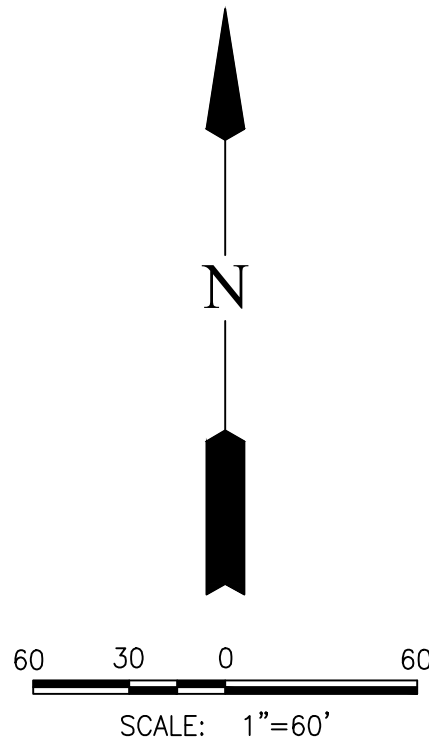
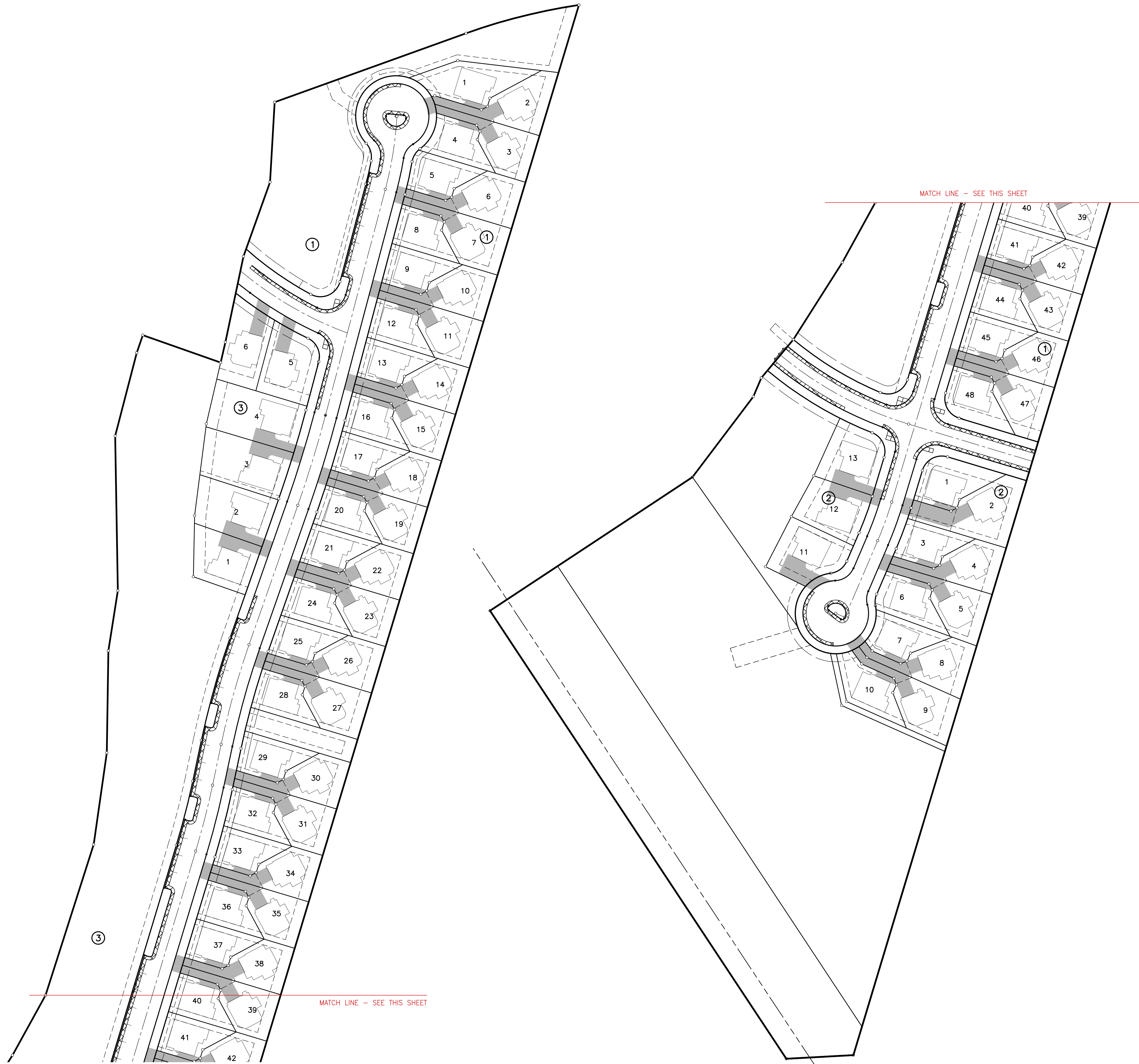
Thank you,



Geoff Freeman
Platting Manager

MTJAR CHECK: SURVEY PLATTING MGR.

LAST SAVED: 1/10/2024 10:53 AM BY: GEOFF FREEMAN - PLOT DATE: 1/10/2024 10:54 AM BY: GEOFF FREEMAN
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PAVING AND HOUSE PAD
EXHIBIT OF
SIENNA SEC 65

January 10, 2024

JOB NO. 1415-1565P

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