

May 30, 2024

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

Re: Sienna Section 69B
Sienna Municipal Utility District No. 6
Sienna Parks and Levee Improvement District
LJA Job No. 1416-1569B (6.1)

Dear Commissioner Prestage:

The proposed single-family development of Sienna Section 69B consists of 108.942 acres of land with 90 lots and 7 reserves in 5 blocks. The final plat of the same was approved by the City of Missouri City Planning and Zoning Commission on May 8, 2024..

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

- 1) A variance to the requirement to connect streets to adjacent properties as established under Section 5.1(C) and to not terminate stub streets with a cul-de-sac as established under Section 5.6(A) of the Fort Bend County Regulations of Subdivisions to allow traffic isolation of the two developments.

The Sienna Point development located immediately east of Sienna Section 69B was established in the late 1990s. The development consists of approximately 250 large acreage properties with 24-foot-wide streets, curb and gutter drainage, no sidewalks, no streetlights, and natural mature foliage throughout the development. As such, pedestrian traffic travels on the roadway and the residents are accustomed to driving through the community with these conditions in mind. Connecting the roadways from Sienna Section 69B to Sienna Point will create a substantial amount of cut-through traffic to access FM 521 disrupting the conditions of the established Sienna Point neighborhood. These concerns were expressed to Fort Bend County Engineering, LJA Engineering, and the development team for Sienna Section 69B during a conference call in August 2021 by the President of Sienna Point HOA. The granting of this variance will allow the established Sienna Point development to maintain its current conditions.

We respectfully request the Court grant the requested variances above and we greatly appreciate your consideration of this variance request.

Thank you,



Geoff Freeman
Platting Manager