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January 4, 2011

Commissioner Grady Prestage
Fort Bend County Precinct Two
301 Jackson Street
Richmond, Texas 77469

Re: Sienna Village of Anderson Springs, Section Seventeen-A
Building Line Variance Request
LJA Job No.1194-1117A (5.1)

Dear Commissioner Prestage;

On behalf of Sienna/ Johnson North, L.P., we hereby request a variance to the minimum building setback along a local street requirement, as stated in Section 5.12 of the Regulations of Subdivisions for Fort Bend County, for Sienna Village of Anderson Springs, Section Seventeen-A. We respectfully ask for a building setback of 20' when the garage and/or carport faces the public street and a building setback of 10' when the garage and/or carport is perpendicular to the public street.

The subdivision is part of Sienna Plantation, a master planned community with a variety of housing types. Sienna Village of Anderson Springs, Section Seventeen-A is bounded on the north, east and south by future sections, to the west by Sienna Plantation Levee Improvement District. Section Seventeen is an enclave of 20 lots within the Village of Anderson Springs of Sienna Plantation. Sienna Village of Anderson Springs, Section Eleven-B, located at the northwest intersection of Sienna Springs Boulevard and Cape Lane of Village of Anderson Springs Section Eleven-B were platted with 20' building setbacks along the streets. The final plat for Village of Anderson Springs Section Seventeen-A was approved by the City of Missouri City with the reduced building line.

Allowing a reduced setback within Section Seventeen-A would be maintaining continuity with the adjacent sections within the Village of Anderson Springs. The reduced setbacks will not hinder the construction of sidewalks, nor impede pedestrian traffic within the section. The occurrence of a large amount of traffic along the streets which lots front would be unlikely as lots within Section Seventeen-A do not front on any through streets, or major streets.

We respectfully request that the provision of a reduced building setback of 10' and 20' along the local streets within Sienna Village of Anderson Springs Section Seventeen-A be granted to maintain continuity with the adjacent sections.

Sincerely,

Rene Rodriguez
Platting Coordinator

RR/lb

