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TBPE No F-1386

April 13, 2016

Fort Bend County Commissioners' Court
Commissioner Richard Morrison, Pct. 1
1517 Eugene Heimann Circle
Richmond, Texas 77469

Re: Waters Lake Boulevard
Sienna Plantation South
LJA Job No. 1415-1601 (6.1)

Dear Commissioner Morrison:

Waters Lake Boulevard is shown on the 2015 Fort Bend County Major Thoroughfare Plan (FBCMTP) as a Major Thoroughfare beginning at Sienna Parkway on the northern end and terminating at Miller Road at the southern end. However, the alignment of Waters Lake Blvd pre-dates the 2015 FBCMTP and has been designed as a Minor Collector with a 100-foot Right-of-way (ROW) north of Sienna Parkway and a Major Collector with a 100-foot ROW south of Sienna Parkway as detailed by the Sienna Plantation South Roadway Classification Analysis Letter dated November 3, 2015 (attached). The roadway classifications are based on average daily traffic volumes and compared to the City of Missouri City's Roadway Classification Requirements table as detailed in the letter. The City of Missouri City has reviewed and accepted the letter as the standard for roadway classification and design for the Sienna South Master Plan.

Therefore we respectfully request the Court to consider granting the following:

A variance to the minimum two-thousand (2,000) foot centerline radius for Major Thoroughfares established under Section 5.2(C)(1) of the Fort Bend County Regulations of Subdivisions and allow a reduced centerline radius of one thousand fifty (1,050) feet for Waters Lake Blvd. north of Sienna Parkway, classified and designed as a Minor Collector, and a reduced centerline radius of nine hundred (900) feet for Waters Lake Boulevard south of Sienna Parkway, classified and designed as a Major Collector, to the southern Sienna property boundary. These minimum centerline radii are in conformance with Table 11.1: City of Missouri City Roadway Requirements included with the Sienna Plantation South Roadway Classification Analysis letter attached.

We greatly appreciate your consideration of this variance request.

Please let me know if you have any questions or require additional information.

Thank you,

Geoff Freeman
Platting Manager

GF/dl

Attachment(s)