



Fort Bend County Engineering
FORT BEND COUNTY, TEXAS

J. Stacy Slawinski, P.E.
County Engineer

June 28, 2019

Commissioner W. A. "Andy" Meyers
Fort Bend County Precinct 3
22333 Grand Corner Drive
Katy, Texas 77494

SUBJECT: Driveway Variance on FM 1093 for 1093CR, LLC

Dear Commissioner Meyers:

1093CR, LLC (Owner) has requested a variance to the driveway spacing requirement set forth in the Fort Bend County Policies and Procedures Relating to Access along the Fort Bend Westpark Tollway/FM 1093 (Policy) adopted December 9, 2014 and amended November 3, 2015. The Owner's initial request for a driveway through the TxDOT Permit Office was rejected as it was not located as agreed with the previous owner of the tract in 2016. Engineering had approved plans for the construction of a building on this site on February 21, 2018 and of the driveway and right turn lane on May 21, 2018. Those projects did not go forward.

After meeting with the Owner and their engineer to adjust the location of the driveway on the property, the following observations are made:

- The blue driveway on Exhibit A is the previously agreed to location.
- The orange driveway is the requested location, which shifts the driveway 51.63 feet to the west.
- The variance request does not result in any additional driveways.
- The Owner will construct a right turn lane for the driveway and dedicate any additional needed right of way at no cost to the County.
- The perception-reaction time from the driveway to the next right turn lane is reduced from 2 seconds to approximately 1.35 seconds which is acceptable for this location.

Upon review of the request, Engineering finds there is not a material impact to the Policy. Therefore, Engineering recommends granting the variance request. If you have any questions or require additional information, please contact me at 281-633-7509 or e-mail rick.staigle@fortbendcountytexas.gov.

Sincerely,

Rick J. Staigle, PE, PTOE
First Assistant County Engineer

cc: File

301 Jackson St. | Richmond, TX 77469
Phone 281-633-7500

Exhibit A

