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March 17, 2020

Mr. Rick J. Staigle, PE, PTOE
First Assistant County Engineer
Fort Bend County
301 Jackson Street
Richmond, Texas 77469

Re: TR19477P FM 1093 – Proposed Weston Lakes Sales Office Driveway
City of Weston Lakes
Fort Bend County, Texas

Dear Mr. Staigle:

On behalf of our client, Mike Surface, we are submitting this appeal to the *Policies and Procedures Relating to Access along the Fort Bend Westpark Tollway/FM 1093*. Our client desires to gain access to FM 1093 by way of a permanent driveway for the existing Weston Lakes Sales Office.

This building was constructed in 1985 and has been used for marketing and lot/home sales for the Weston Lakes development which is comprised of many sections. Until 2015 the office driveway was located directly off the main entrance to the subdivision. In 2015 the driveway was reconstructed and moved approximately 500 feet west of the sales office. The only access to the sales office is through a controlled and private access which all residents enter through.

Weston Lakes continues to grow. It is necessary for the public and potential residents to be able to access the sales office without passing through the controlled access. The manned guard house and access-controlled gates are intended for residents, their guests, employees and contractors. Should the driveway access being requested on FM 1093 be granted, the existing driveway within Weston Lakes will be vacated/blocked.

The proposed driveway would be located 550 feet east of Weston Oaks Drive and 1,560 feet west of Waterford, the closest roadway/driveway to the east. According to the Policies and Procedures Table 2: Deceleration Lane Dimension Requirements at an Operational Speed of 55 MPH, the Total Driveway Spacing required is 720 feet which is 170 feet more than the proposed driveway spacing of 550 feet.



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The total distance of 720 feet is made up of a minimum storage length of 50 feet, deceleration length of 510 feet and a buffer length of 160 feet. As addressed in the Traffic Impact Analysis, the proposed driveway has a peak hour volume that is less than 50 vehicles, therefore, a deceleration lane is not warranted.

Due to the limited volume of vehicles, the commercial nature of this existing building/business which serves the entire Weston Lakes area and the purpose of a controlled/private access into the community which would typically be for residents only, we are requesting a variance from the stated required total driveway spacing of 720 feet. With approval of this variance, the access to the sales office within the development will be closed and the only access to the sales office would be from the driveway located on FM 1093.

Thank you for your assistance and consideration. If you have any questions or need additional information, please call my office at 832-913-4000 or email me at asanchez@jonescarter.com.

Sincerely,

A handwritten signature in blue ink that reads 'Angela K Sanchez'.

Angela K. Sanchez, P.E., PMP

AKS

K:\00190\00190-0142-00 Weston Lakes Sales Office Driveway\Project Management\Deliverables\Fort Bend County DW Permit