



August 24, 2020

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

RE: FM 1093 - NWC of Grand Parkway at Westpark Tollway Driveway
Grand Parkway at Westpark Tollway
Fort Bend County, Texas

Dear Mr. Staigle:

On behalf of our client, Rulica/Grand Parkway, LLC, we are submitting this appeal and variance request 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 second permanent driveway for the property located on the northwest corner of Grand Parkway and Westpark Tollway (FM 1093).

The property has a total frontage of 1,550 feet of frontage on FM 1093. There is an existing driveway serving this property on FM 1093 located 495 feet west of the intersection of FM 1093 and Grand Parkway. The proposed driveway would be located at approximately 530 feet west of the existing driveway and at approximately 530 feet east of another existing driveway serving the adjacent CubeSmart Storage property.

The operational speed for FM 1093 is currently defined as 55 MPH. However, this section of the frontage road is posted at 45 MPH. In addition, the proposed driveway is to be located approximately 1,060 feet from the signalized intersection of FM 1093 and Grand Parkway and prior to the exit ramp for Katy-Gaston Rd. Therefore, it is expected that the traffic speed in this section of the frontage road is reduced due to its proximity to the signal at the intersection of FM 1093 and Grand Parkway. The traffic movements at this intersection are controlled and no "free flow" movements can occur. Starting at the signal, traffic flow is not expected to exceed 45 MPH in this frontage road section adjacent to the property.

According to the Policies and Procedures Table 2: Deceleration Dimension Requirements at an Operational Speed of 45 MPH, the total driveway spacing required is 530 feet. The proposed driveway would be located a minimum of 530 feet west of the existing driveway located on the property and a

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minimum of 530 feet east of the existing driveway serving the existing CubeSmart Storage. If a deceleration lane were warranted at the proposed driveway location, there is adequate room to construct the deceleration lane and comply with Table 2. We are requesting that the operational speed for the section of westbound frontage road of FM 1093 adjacent to the Rulica/Grand Parkway be defined as 45 MPH, matching the posted speed, instead of 55 MPH. With approval of this variance, the proposed driveway will be placed in a location that follows the operational speed recommendations for 45 MPH.

Thank you for your assistance and consideration in this matter. If you have any questions or need additional information, please call my office at (713) 488-8239 or email me at bschmaltz@bgeinc.com.

Sincerely,

A handwritten signature in black ink, appearing to read 'E. Benton Schmaltz', with a long, sweeping horizontal stroke extending to the right.

E. Benton Schmaltz, PE, LEED AP
Principal, Sr. Project Manager