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April 14, 2021

Fort Bend County Commissioners' Court
Commissioner Andy Meyers, Precinct 3
22333 Grand Corner Drive, Suite 105
Katy, Texas 77494

Re: Twinwood Parkway Phase 1B
Fort Bend Mobility Project Nos. 17301 & 17302
LJA Job Nos. 7777-1022 & 7777-1025

Dear Commissioner Meyers:

The proposed Twinwood Parkway Phase 1B consists of 4 miles of a 2-lane asphalt road with open roadside ditches, culverts, bridges, and offsite ditches. This subdivision, a street dedication plat consisting of 69.742 acres, lies wholly within Fort Bend County.

We respectfully request the Court to consider granting the following:

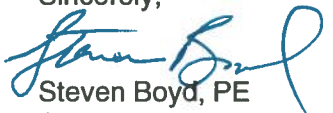
A variance to the zero-impact requirement under the Fort Bend County Regulations for Floodplain Management as described in Section 4(B)9,10, requesting Commissioners Court to grant an exception to the regulations by allowing minor impacts up to 0.5 a foot within the floodplain.

Twinwood Parkway Phase 1B, approximately 4 miles long from the Waller County Line to FM 1093, has approximately 1.8 miles within the FEMA floodplain effective January 29, 2021. Drainage within the Bessie's & Brookshire Creek West Fork watershed drains generally west to east across Twinwood Parkway, which runs north-south. Twinwood Parkway has been designed to optimize the roadway to allow for drainage while keeping with the approximately \$19 million mobility budget, which was increased from the original \$13 million budget for additional drainage improvements to account for Atlas 14, for the overall 7 miles from Woods Road to FM 1093. The addition of approximately \$28 million of bridges, detention ponds, channels, and culverts were considered and modeled. The analysis of this additional infrastructure showed slightly improved results, however did not entirely remove the impacts. The current design has limited impacts of 0.5 feet or less in isolated areas inside the floodplain, with the majority of impacts on non-Twinwood-owned property being 0.02 feet or less as shown on the attached exhibit.

We greatly appreciate your consideration of this variance request.

If you require additional information, please do not hesitate to contact me. I can be reached at 713.380.4464 or by email at sboyd@lja.com.

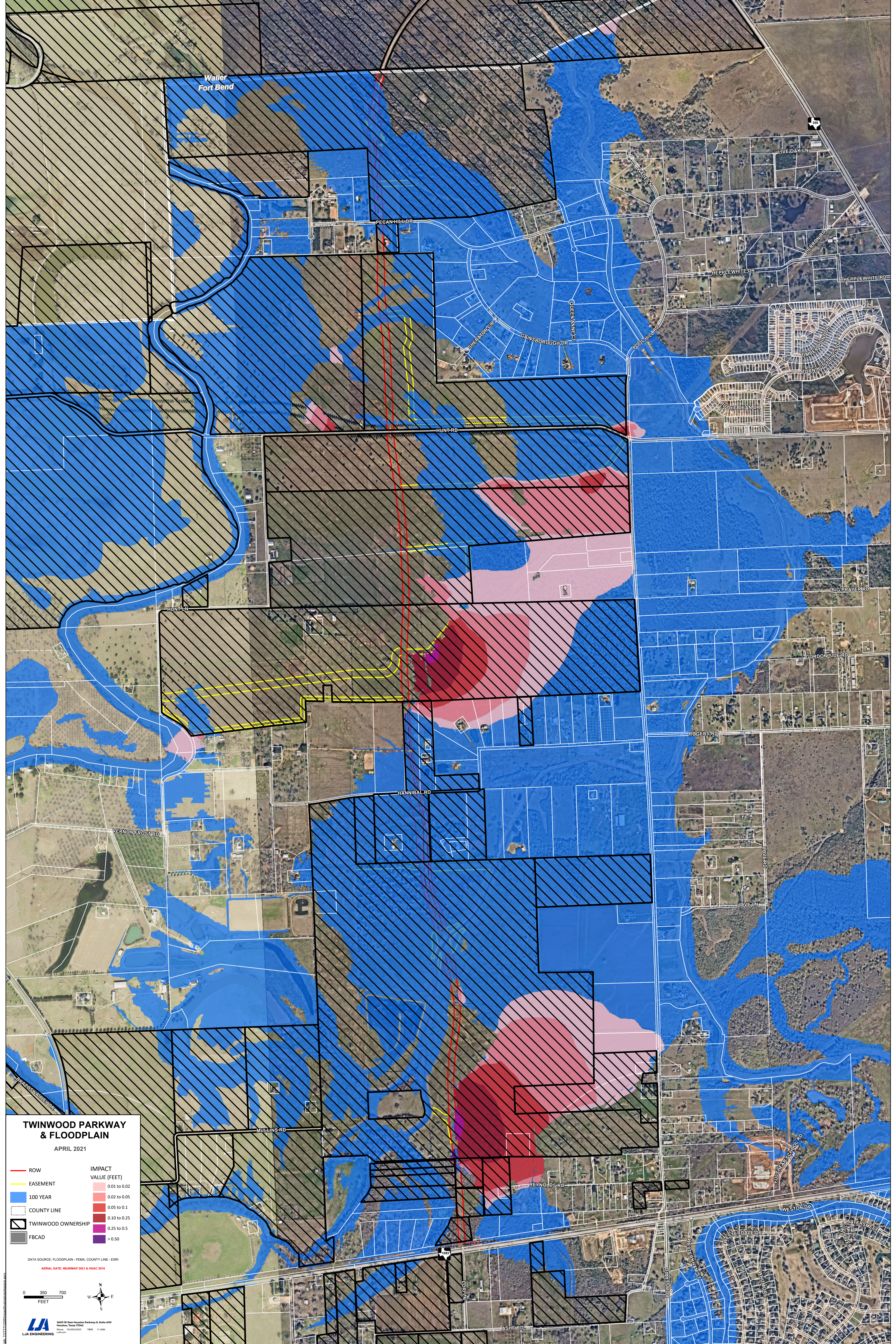
Sincerely,


Steven Boyd, PE
Senior Project Manager

SLB/jb

Attachment(s)

O:\LAND\7777\7777-1022\Twinwood Parkway PH 1B variance request.docx



**TWINWOOD PARKWAY
& FLOODPLAIN**

APRIL 2021

- ROW
 - EASEMENT
 - 100 YEAR
 - COUNTY LINE
 - TWINWOOD OWNERSHIP
 - FBCAD
- | IMPACT VALUE (FEET) | |
|-------------------------------------------|--------------|
| ■ | 0.01 to 0.02 |
| ■ | 0.02 to 0.05 |
| ■ | 0.05 to 0.1 |
| ■ | 0.10 to 0.25 |
| ■ | 0.25 to 0.5 |
| ■ | > 0.50 |

DATA SOURCE: FLOODPLAIN - FEMA, COUNTY LINE - ESRI
AERIAL DATE: NEARMAP 2021 & HGAC 2018

