



Bovay Engineers, Inc.
11757 Katy Freeway, Suite 700A
Houston, Texas 77079
Phone: 713.777.8400
Email: info@bovayengineers.com
Web: bovayengineers.com

E N G I N E E R I N G A N D D E S I G N F I R M

November 16, 2021

Ms. Maggie Dalton
301 Jackson Street, Suite 401
Richmond, TX 77469

Reference: Variance Request for Median Cut
Williams Way Blvd., Richmond,
Texas

Dear Ms. Dalton,

Our client, Dhanani Capital, intends to build a convenience store and small retail building at the intersection of Williams Way Blvd. and US 59 Frontage Rd., as indicated on the attached Exhibit A. To minimize congestion at the intersection of Williams Way Blvd. and US 59 Frontage Rd., and to improve ingress and egress to the convenience store, we are requesting a variance for the length of the resulting "Medians A and B". We understand that regulations require a minimum median length of 500 feet but request a length of 418 feet for "Median A" and a length of 255 feet for "Median B".

We also understand that visibility for drivers entering and exiting the convenience store is of concern due to the proximity and height of the nearby guardrail. As indicated in the attached photographs, Exhibit B, the guard rail is only 21 inches high. With a distance of over 40 feet from the proposed drive, driver visibility is not impaired entering or exiting the convenience store site.

We look forward to receiving your reply and will be glad to respond to all questions.

Sincerely,
BOVAY ENGINEERS, INC.

Mario Ipina, PE
President

Attachments: Exhibit A – Proposed Median Plan
Exhibit B – Site Photographs



www.BovayEngineers.com



Bovay Engineers, Inc.
11757 Katy Freeway, Suite 700A
Houston, Texas 77079
Phone: 713.777.8400
Email: info@bovayengineers.com
Web: bovayengineers.com

E N G I N E E R I N G A N D D E S I G N F I R M

EXHIBIT B – PHOTOGRAPHS



FIGURE 1 – Photo of guard rail height.





Bovay Engineers, Inc.
11757 Katy Freeway, Suite 700A
Houston, Texas 77079
Phone: 713.777.8400
Email: info@bovayengineers.com
Web: bovayengineers.com

E N G I N E E R I N G A N D D E S I G N F I R M



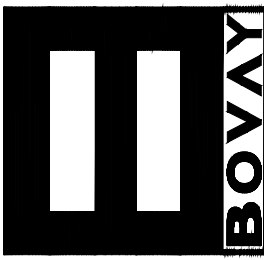
Figure 2 – View south from proposed driveway entrance.



www.BovayEngineers.com



BOVAY ENGINEERS, INC.
11757 Katy Freeway, Suite 700A
Houston, Texas 77079
ph. 713.777.8400
www.bovayengineers.com
Texas Registration No. F-2130



PROPOSED
MEDIAN OPENING VARIANCE
NEAR SWC HWY. 59 & WILLIAMS WAY,
RICHMOND, TX 77469

DRAWN BY:
CHECKED BY:

BOVAY PROJECT
NUMBER:
DHANA2110-400

EXHIBIT A
PROPOSED MEDIAN
PLAN