

MEMO

TO: Commissioner Vincent Morales
Fort Bend County, Precinct 1

DATE: 7/24/2023

FROM: Connor McBride, PE

PROJECT NO.: 41270-00

cc: Jared Weyer, EIT

RE: P. Terry's – Spring Green, 9207 FM 723, Richmond, TX 77406

The purpose of this memo is to request a variance for the proposed driveway along Trinity Woods Crossing for the above referenced project.

The proposed driveway will be greater than 75-feet from the existing edge of paving for FM 723; however, per the schematic plans for FM 723 improvements, the proposed driveway will not meet the 75-foot clearance requirement from the future right turn lane along FM 723.

The proposed driveway is currently aligned with the opposite existing driveway along Trinity Woods Crossing. To achieve the 75-foot clearance from the future FM 723 lanes, the proposed driveway would need to be shifted to the west. Shifting the driveway west would create a hazardous condition in that vehicles would cross Trinity Woods Crossing at an angle between the two driveways and drive aisles.

Should you have any questions, please do not hesitate to contact me.

Respectfully,



Connor McBride, PE
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Driveway Variance Sec. 3.B.1.f. of Regulations for Permits for the Construction of Driveways and Culverts on County Easements and Right of Ways in FBC

To Serve P Terry's Spring Green – 9207 FM 723, Richmond, TX 77406

