

April 7, 2025

Fort Bend County Commissioners' Court  
Commissioner Grady Prestage, Pct. 2  
1517 Eugene Heimann Circle  
Richmond, Texas 77469

Re: Sienna Southwest Commercial Site at Sienna Parkway at Water Lake Boulevard  
Sienna Municipal Utility District No. 6  
Sienna Parks & Levee Improvement District  
LJA Job No. 1416-2204D & 1416-2204P (6.1)

Dear Commissioner Prestage:

The proposed site development of Sienna Southwest Corner Commercial Site of 19.809 acres of land. The final plat of Sienna Parkway Section 3 was approved by the City of Missouri City Planning and Zoning Commission on July 2017.

We respectfully request the Court to consider granting the following:

- 1) A variance for median intersection separation, the variance is located at the intersection of Waters Lakes Boulevard and Sienna Parkway, where vehicles will be traveling east along Sienna Parkway at a speed of 45mph. Currently, we are requesting a deviation from the below reference criteria as we are proposing a median spacing of 447.31 feet to the intersection. A reduction to median may introduce concerns regarding the functionality or safety of the proposed roadways. Using the AASHTO formula for stopping sight distance of  $SSD = 1.47Vt + 1.075(V^2/a)$  with a break reaction time (t) of 2.5 sec, and a driver deceleration (a) of 11.2 ft/s<sup>2</sup>, the required stopping distance for a car traveling 45 mph is approximately 356'; the proposed layouts provide 447.31 feet. Therefore, a vehicle traveling east onto Sienna Parkway to the intersection Waters Lakes Boulevard Drive will have adequate stopping distance. Due to the justification provided above and the exhibits provided hereto, we respectfully request approval of the proposed variance for a deviation from criteria specified in Chapter 3.5 (D).
- *Fort Bend County Engineering Design Manuel, chapter 3.5(D), specifies that when a divided street intersects a major thoroughfare or a collector, the minimum length of the medians at the intersection is 500 feet. The minimum length for all other medians is 350 feet.*

We greatly appreciate your consideration of this variance request.

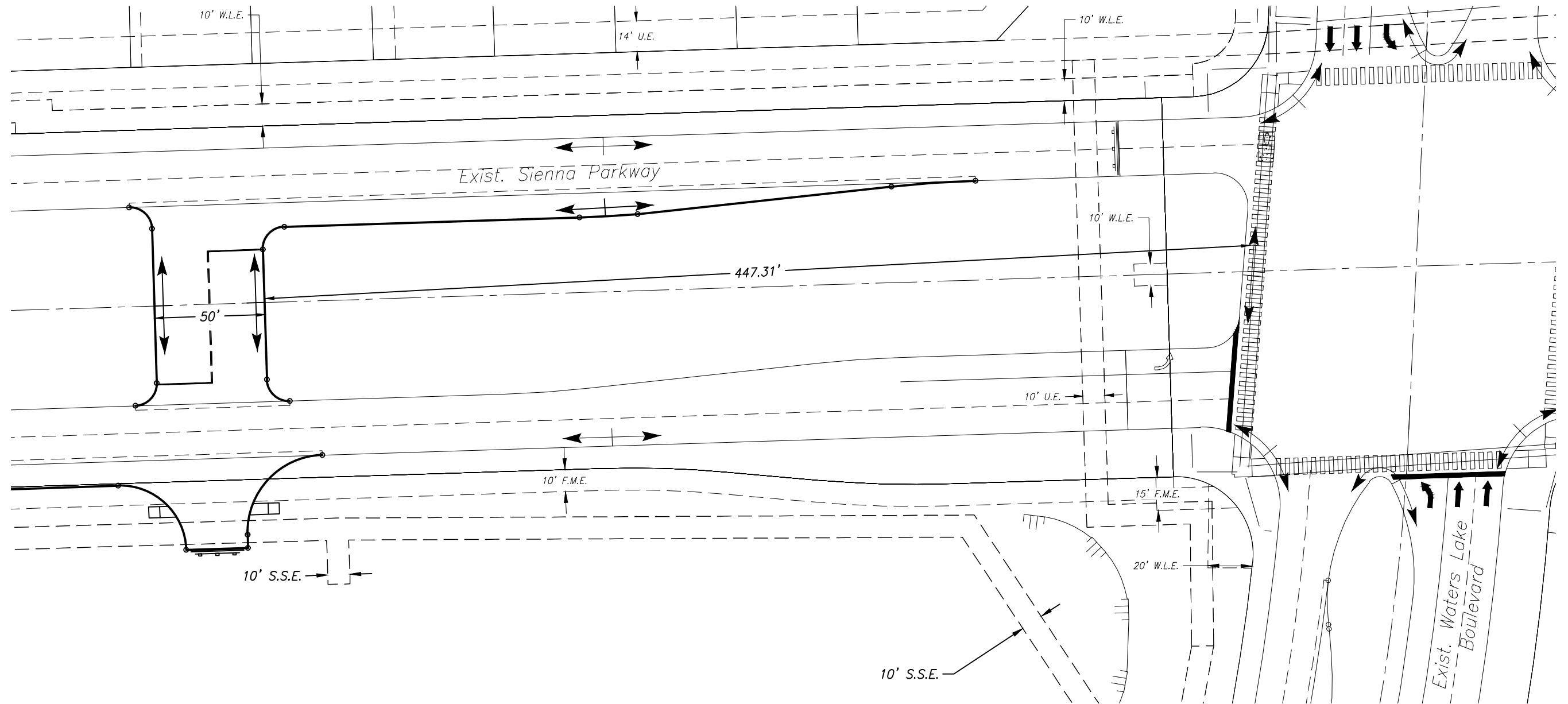
Sincerely,



Richard Stanfield, PE  
Project Manager

RS/sb

Path\\Name : I:\Projask1\1416\1416-22U4\SW Commercial\ALAU\Exhibits\Median Length Variance Exhibit.dwg



SCALE: 1" = 50'  
**SOUTHWEST COMMERCIAL**  
MEDIAN SPACING

**LJA Engineering, Inc.**

1904 W. Grand Parkway North  
Suite 100  
Katy, Texas 77449

Phone 713.953.5200  
Fax 713.953.5026  
FRN - F-1386

