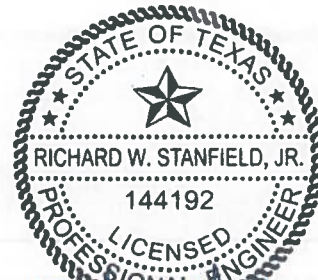


July 14, 2025

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



*Richard Stanfield Jr.*  
*7/14/2025*

Re: Waters Lake Boulevard Left Turn Lane into Northeast Corner Commercial Site  
Sienna Municipal Utility District No. 5  
Sienna Parks & Levee Improvement District  
LJA Job No. 1415-2207 (6.1)

Dear Commissioner Prestage:

The proposed Waters Lake Boulevard Left Turn Lane into Northeast Corner Commercial Site is 0.09 acres of land. The final plat of Sienna Section 13B was recorded in July 2016.

We respectfully request the Court to consider granting the following:

1) A variance for typical length of median between a public street and private driveway along a major roadway. The variance is located in between Mount Logan and Sienna Parkway along Waters Lake Boulevard, where vehicles will be traveling south along Waters Lake Boulevard at a speed of 35 mph. Currently, we are requesting a deviation from the below referenced criteria as we are proposing a median spacing of 287.05 feet to the intersection of Mount Logan and Waters Lake Boulevard. A reduction to median spacing 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 35 mph is approximately 246'; the proposed layouts provide 287.05 feet. Therefore, a vehicle traveling south onto Waters Lake Boulevard into the left turn lane into the Northeast Corner Commercial Site 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 Section 12, Drawing FBC-074.

- *Fort Bend County Engineering Permits for the Construction of Driveways and Culverts on County Easements and Right of Ways in Fort Bend County, Section 12, Drawing: FBC-074 specifies that when a divided street intersects a collector street, the minimum acceptable length is 300 feet.*

We greatly appreciate your consideration of this variance request.

Thank you,



Richard Stanfield, PE  
Project Manager

RS/tw

Date\\Time : Tue, 08 Jul 2025 - 8:24am User Name : jeross  
Path\\Name : I:\\Projdsk1\\1415-2207\\ACAD\\Exhibits\\NE LTL CORNER FBCE\_VARIANCE.dwg

