



2322 W Grand Parkway North,
Suite 150
Katy, Texas 77449-7821
Tel: 832.913.4000
Fax: 832.913.4001
www.quiddity.com

April 2, 2026

Fort Bend County Commissioners Court
Commissioner Vincent Morales, Precinct 1
22333 Grand Corner Dr,
Katy, TX 77494

Re: Vic at Tamarron West

Dear Commissioner Morales:

The proposed multifamily development is located within Fort Bend County and will be accessed from an existing divided major thoroughfare regulated under the Fort Bend County Regulations of Subdivision and the Fort Bend County Thoroughfare Design Guidelines. The proposed access has been evaluated from a traffic operation and safety standpoint to ensure consistency with County design intent.

We respectfully request the Court consider granting the following variance to the County's Median Opening Spacing Requirement:

1. Section 12 of the Permits For The Construction of Driveway and Culverts on County Easements and Right of Ways

Design Guidelines require a minimum median opening spacing of 300 feet. The proposed median opening is approximately 210 feet south of an existing opening serving a drill site, electrical substation, and wastewater treatment plant. The 300-foot spacing is met to the south at an existing opening serving a residential subdivision; however, closure of the northern opening is not feasible due to ongoing utility access.

The intent of the median spacing requirement is to limit conflict points, preserve through-traffic flow, and promote safe operations. The northern opening serves low-intensity, utility-related traffic, and its impact on corridor operations is negligible compared to the proposed multifamily access. The proposed median location provides adequate sight distance, turning radii, and storage consistent with County standards. Separation remains sufficient to prevent queuing overlaps and additional conflict points.

Strict adherence to the 300-foot requirement would necessitate relocating the proposed access or closing the existing opening, both of which would reduce operational efficiency and could increase safety risk. Granting this variance meets the intent of the County guidelines, preserves safe and efficient traffic operations, and provides the most practical access for the development.

Please let us know if additional information is required. Thank you for your time and consideration.

Sincerely,

A handwritten signature in black ink that reads "Tasha M. Fuller".

Tasha M. Fuller, PE
Project Manager

TMF/ASW
K:\29270\29270-0014-01 Vic at Tamarron Left Turn Lane\Project Management\Deliverables\FBC\Variance Request