

**AGENDA MEMO
BUSINESS OF THE CITY COUNCIL
CITY OF FULSHEAR, TEXAS**

AGENDA OF: 7/21/2020 **ITEMS:** VIA
DATE 7/6/2020 **DEPARTMENT:** Building Services
SUBMITTED:

PREPARED BY: ZACH GOODLANDER **PRESENTER:** ZACH GOODLANDER

SUBJECT: PUBLIC HEARING - THE CITY OF FULSHEAR, TEXAS WILL CONDUCT TWO PUBLIC HEARINGS FOR THE PURPOSES OF ALLOWING PUBLIC COMMENT ON THE PROPOSED ORDINANCE 2020-1329, UPDATING THE CITY'S MAJOR THOROUGHFARE PLAN. THE FIRST WILL BE HELD AT 8:30 A.M. ON FRIDAY, JULY 10, 2020 DURING THE CITY'S PLANNING & ZONING COMMISSION MEETING CONDUCTED VIRTUALLY AT THIS LINK ([HTTPS://GLOBAL.GOTOMEETING.COM/JOIN/252820869](https://global.gotomeeting.com/join/252820869)). THE SECOND PUBLIC HEARING WILL BE CONDUCTED AT 7:00 P.M. ON TUESDAY, JULY 21, 2020 DURING THE CITY COUNCIL MEETING CONDUCTED VIRTUALLY AT THIS LINK ([HTTPS://GLOBAL.GOTOMEETING.COM/JOIN/390857165](https://global.gotomeeting.com/join/390857165)). COPIES OF THE PROPOSED PLAN WILL BE ON FILE WITH THE CITY SECRETARY AT THE CITY OF FULSHEAR CITY HALL LOCATED AT 30603 FM 1093 FULSHEAR, TEXAS 77441 ON MONDAY THROUGH THURSDAYS FROM 8:30 A.M. TO 5 P.M. AND FRIDAYS FROM 8:00 A.M. TO 3 P.M. IN THE CITY SECRETARY'S OFFICE FOR ALL INTERESTED PARTIES PRIOR TO SAID HEARING. ALL INTERESTED PARTIES MAY APPEAR AND SPEAK DURING THE PUBLIC HEARINGS AND BE HEARD WITH RESPECT TO THE ABOVE-REFERENCED PLAN.

Expenditure Required:

Amount Budgeted:

Funding Account:

Additional Appropriation Required:

Funding Account:

EXECUTIVE SUMMARY

RECOMMENDATION

Staff recommends the conducting of the Public Hearing.

**AGENDA MEMO
BUSINESS OF THE CITY COUNCIL
CITY OF FULSHEAR, TEXAS**

AGENDA OF: 7/21/2020

ITEMS: VII.A.

**DATE
SUBMITTED:** 6/23/2020

DEPARTMENT: Administration

PREPARED BY: Mariela Rodriguez

PRESENTER:

SUBJECT: CONSENT AND APPROVAL OF MINUTES FROM CITY COUNCIL MEETINGS HELD ON JUNE 09, 2020 (SPECIAL), JUNE 16, 2020 (SPECIAL), AND JUNE 16, 2020 (REGULAR)

Expenditure Required:

Amount Budgeted:

Funding Account:

Additional Appropriation Required:

Funding Account:

EXECUTIVE SUMMARY

The City Secretary has prepared the attached minutes from June 09, 2020 (Special), June 16, 2020 (Special), and June 16, 2020 (Regular) meetings.

RECOMMENDATION

Staff recommends the City Council approve minutes as presented.

ATTACHMENTS:

Description	Upload Date	Type
Draft Minutes	7/6/2020	Exhibit



CITY OF FULSHEAR

"FIND YOUR FUTURE IN FULSHEAR"

30603 FM 1093 WEST/ PO Box 279 ~ FULSHEAR, TEXAS 77441

PHONE: 281-346-1796 ~ FAX: 281-346-2556

WWW.FULSHEARTEXAS.GOV

CITY COUNCIL:

MAYOR: Aaron Groff

MAYOR PRO-TEM: Kaye Kahlich

COUNCIL MEMBER: Kent Pool

COUNCIL MEMBER: Kevin White

COUNCIL MEMBER: Debra Cates

COUNCIL MEMBER: Lisa Martin

COUNCIL MEMBER: Joel Patterson

COUNCIL MEMBER: John Kelly

STAFF:

CITY MANAGER: Jack Harper

CITY SECRETARY: Kimberly Kopecky

CITY ATTORNEY: J. Grady Randle

SPECIAL CITY COUNCIL MEETING MINUTES JUNE 9, 2020

I. CALL TO ORDER

A SPECIAL CITY COUNCIL MEETING WAS CALLED TO ORDER BY MAYOR GROFF AT THE IRENE STERN COMMUNITY CENTER, 6920 KATY FULSHEAR ROAD, FULSHEAR, TEXAS AT 5:32 P.M. A QUORUM WAS PRESENT.

II. QUORUM & ROLL CALL

COUNCIL MEMBERS PRESENT:

AARON GROFF, MAYOR

KAYE KAHLICH, MAYOR PRO-TEM

JOEL PATTERSON

DEBRA CATES

JOHN KELLY

LISA MARTIN

KEVIN WHITE

KENT POOL

CITY STAFF PRESENT:

JACK HARPER

BYRON BROWN

MARIELA RODRIGUEZ

SHARON VALIANTE

ZACH GOODLANDER
KENNY SEYMOUR (AT 7:37 P.M.)

OTHERS PRESENT:

NICOLE RATHE
STUART RATHE
SCOTT WINGER
EVERETT DEAO
BARBARA B.

AND APPROXIMATELY 7 OTHERS THAT DID NOT SIGN IN

- III. **CITIZEN'S COMMENTS**- THIS IS AN OPPORTUNITY FOR CITIZENS TO SPEAK TO COUNCIL RELATING TO AGENDA AND NON-AGENDA ITEMS. SPEAKERS ARE ADVISED THAT COMMENTS CANNOT BE RECEIVED ON MATTERS WHICH ARE THE SUBJECT OF A PUBLIC HEARING ONCE THE HEARING HAS BEEN CLOSED. SPEAKERS ARE REQUIRED TO REGISTER IN ADVANCE AND MUST LIMIT THEIR COMMENTS TO THREE (3) MINUTES.

THERE WERE NO CITIZEN COMMENTS

IV. **BUSINESS**

- A. **CONSIDERATION AND POSSIBLE ACTION TO APPROVE A CONTRACT FOR AN EMERGENCY OPERATIONS GENERATOR PROJECT**

SHARON VALIANTE INFORMED COUNCIL THAT THESE GENERATORS WILL BE USED FOR TWO OF OUR CITY FACILITIES, THE POLICE DEPARTMENT BUILDING AND THE UTILITY/FINANCE, AND DEVELOPMENT SERVICES BUILDING. SHE EXPLAINED BOTH GENERATORS RUN AT 100KW WHICH WILL HELP ALL THE BUILDINGS FUNCTION AT THEIR FULL CAPACITY. SHE EXPLAINED THE GENERATORS ARE PORTABLE SO THAT WE CAN TAKE THEM WITH US, SHOULD WE MOVE TO A DIFFERENT BUILDING. SHARON INFORMED COUNCIL THAT THE COST FOR THE GENERATORS WILL BE \$141,059.00 WHICH IS UNDER THEIR \$150,000.00 BUDGET. SINCE THIS WAS NOT A BUDGETED PROJECT, THE COST WILL BE COMING OUT OF THE CAPITAL IMPROVEMENTS PROGRAM FOR FACILITIES BUDGET AND THE OPERATIONAL ACCOUNT FOR FACILITIES IMPROVEMENTS BUDGET. THESE GENERATORS WILL INCLUDE A MANUFACTURES WARRANTY AND THE CITY WILL BE IMPLEMENTING A PREVENTATIVE MAINTENANCE PROGRAM THAT WE WILL SEEK ON OUR OWN. SHE ALSO INFORMED COUNCIL THAT DUE TO COVID-19 THE GENERATORS ARE AT A 10-WEEK BACKORDER, BUT WE WILL BEGIN THE PREPARATION WORK.

A MOTION WAS MADE BY MAYOR PRO-TEM KALICH TO APPROVE A CONTRACT FOR AN EMERGENCY OPERATIONS GENERATOR PROJECT. IT WAS SECONDED BY COUNCIL MEMBER POOL. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:

AYES: COUNCIL MEMBERS CATES, KAHLICH, MARTIN, PATTERSON, POOL, WHITE, AND KELLY
NAYS: NONE

B. CONSIDERATION AND POSSIBLE ACTION TO APPROVE AN AMENDMENT TO THE DEVELOPMENT AGREEMENT BETWEEN THE CITY OF FULSHEAR, TEXAS, FULSHEAR INVESTMENTS, INC., AND FULSHEAR EQUINE, LLC.

ZACH GOODLANDER INFORMED COUNCIL THAT THIS AGREEMENT INCLUDES UPDATES TO THE GENERAL PLAN. THE FIRST ONE BEING THAT THE NORTH SOUTH ROAD IS MOVING FROM THE WEST TO THE EAST OF THE PROPERTY. THE SECOND BEING THAT THIS FORMALLY ASSIGNS BY AMENDMENT THE DEVELOPMENT AGREEMENT TO CENTURY COMMUNITIES.

A MOTION WAS MADE BY MAYOR PRO-TEM KAHLICH TO APPROVE AN AMENDMENT TO THE DEVELOPMENT AGREEMENT BETWEEN THE CITY OF FULSHEAR, TEXAS, FULSHEAR INVESTMENTS, INC., AND FULSHEAR EQUINE, LLC. IT WAS SECONDED BY COUNCIL MEMBER CATES. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:

AYES: COUNCIL MEMBERS CATES, KAHLICH, MARTIN, PATTERSON, POOL, WHITE, AND KELLY
NAYS: NONE

C. CONSIDERATION AND POSSIBLE ACTION TO APPROVE ORDINANCE NO. 2020-1326, AN ORDINANCE AMENDING SECTION 2-133 OF THE FULSHEAR CODE, REGARDING THE APPOINTMENT AND COMPOSITION OF THE CAPITAL IMPROVEMENTS ADVISORY COMMITTEE

A MOTION WAS MADE BY MAYOR PRO-TEM KAHLICH TO APPROVE ORDINANCE NO. 2020-1326, AN ORDINANCE AMENDING SECTION 2-133 OF THE FULSHEAR CODE, REGARDING THE APPOINTMENT AND COMPOSITION OF THE CAPITAL IMPROVEMENTS ADVISORY COMMITTEE IT WAS SECONDED BY COUNCIL MEMBER POOL. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:

AYES: COUNCIL MEMBERS CATES, KAHLICH, MARTIN, PATTERSON, POOL, WHITE, AND KELLY
NAYS: NONE

D. CONSIDERATION AND POSSIBLE ACTION ON THE CARES ACT FUNDING AGREEMENT WITH FORT BEND COUNTY

JACK HARPER INFORMED COUNCIL THAT THROUGH THE FEDERAL GOVERNMENT FORT BEND COUNTY RECEIVED 134 MILLION DOLLARS TO BE DISSEMINATED THROUGHOUT

FORT BEND COUNTIES. THE CITY OF FULSHEAR RECEIVED \$659,450.00. THIS IS DONE ON A REIMBURSEMENT BASIS THAT WILL COVER ANY EXPENDITURES UNDER THE CARES ACT AND ARE ELIGIBLE BETWEEN MARCH 01, 2020 THROUGH DECEMBER 31, 2020. JACK EXPLAINED THAT THE CITY HAS KEPT TRACK WITH ALL THE EXPENSES SO FAR BECAUSE THE CITY WILL NEED TO PROVIDE PROOF. IN ORDER TO BE ELIGIBLE FOR THIS MONEY, THE COUNTY HAS ASKED THAT EACH GOVERNMENTAL ENTITY, DUE TO BE A RECIPIENT, ENTER AN INTERLOCAL AGREEMENT WITH FORT BEND COUNTY TO BEGIN THE REIMBURSEMENT PROCESS.

MAYOR INFORMED COUNCIL THAT IF THERE IS ANY MONEY LEFT, IT WILL GO BACK TO THE COUNTY TO CONTINUE TO DISTRIBUTE ACROSS THE COUNTY FOR RESIDENTS. IF THE COUNTY HAS ANY MONEY LEFT IT WILL THEN GO BACK TO THE FEDERAL GOVERNMENT.

COUNCIL ASKED QUESTIONS THAT WERE ANSWERED BY MAYOR GROFF AND CITY MANAGER, JACK HARPER.

A MOTION WAS MADE BY MAYOR PRO-TEM KAHLICH TO APPROVE THE CARES ACT FUNDING AGREEMENT WITH FORT BEND COUNTY USING THE PACKET THAT WAS DISTRIBUTED THIS AFTERNOON. IT WAS SECONDED BY COUNCIL MEMBER CATES. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:

AYES: COUNCIL MEMBERS CATES, KAHLICH, MARTIN, PATTERSON, POOL, WHITE, AND KELLY

NAYS: NONE

V. EXECUTIVE SESSION

- A. EXECUTIVE SESSION- PURSUANT TO SECTION 551.071 OF THE TEXAS OPEN MEETINGS ACT (CHAPTER 551, GOVERNMENT CODE), CONSULT WITH THE CITY ATTORNEY ON A MATTER IN WHICH THE DUTY OF THE ATTORNEY TO THE GOVERNING BODY UNDER THE TEXAS DISCIPLINARY RULES OF PROFESSIONAL CONDUCT OF THE STATE BAR OF TEXAS CLEARLY CONFLICTS WITH THE TEXAS OPEN MEETINGS ACT; PURSUANT TO SECTION 551.072 OF THE TEXAS OPEN MEETINGS ACT, DELIBERATE CONCERNING THE PURCHASE, EXCHANGE, LEASE, OR VALUE OF REAL PROPERTY**
- B. EXECUTIVE SESSION- PURSUANT TO SECTION 551.071 OF THE TEXAS OPEN MEETINGS ACT (CHAPTER 551, GOVERNMENT CODE), CONSULT WITH THE CITY ATTORNEY ON A MATTER IN WHICH THE DUTY OF THE ATTORNEY TO THE GOVERNING BODY UNDER THE TEXAS DISCIPLINARY RULES OF PROFESSIONAL CONDUCT OF THE STATE BAR OF TEXAS CLEARLY CONFLICTS WITH THE TEXAS OPEN MEETINGS ACT; PURSUANT TO SECTION 551.072 OF THE TEXAS OPEN MEETINGS ACT, DELIBERATE CONCERNING THE PURCHASE, EXCHANGE, LEASE, OR VALUE OF REAL PROPERTY; AND PURSUANT TO SECTION 551.087 OF THE TEXAS OPEN MEETINGS ACT, DISCUSS OR DELIBERATE REGARDING COMMERCIAL OR FINANCIAL INFORMATION THAT THE GOVERNMENTAL BODY HAS RECEIVED FROM A BUSINESS PROSPECT THAT THE GOVERNMENTAL BODY**

SEEKS TO HAVE LOCATE, STAY, OR EXPAND IN OR NEAR THE TERRITORY OF THE GOVERNMENTAL BODY AND WITH WHICH THE GOVERNMENTAL BODY IS CONDUCTING ECONOMIC DEVELOPMENT NEGOTIATIONS OR TO DELIBERATE THE OFFER OF A FINANCIAL OR OTHER INCENTIVE TO A BUSINESS PROSPECT OR BOTH

A 5 MINUTE RECESS WAS CALLED BY MAYOR GROFF AT 6:11 P.M.

A MOTION WAS MADE BY MAYOR PRO-TEM KAHLICH TO ENTER INTO EXECUTIVE SESSION. IT WAS SECONDED BY COUNCIL MEMBER CATES. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:

AYES: COUNCIL MEMBERS CATES, KAHLICH, MARTIN, PATTERSON, POOL, WHITE, AND KELLY

NAYS: NONE

MAYOR GROFF ENTERED INTO EXECUTIVE SESSION AT 6:16 P.M.

MAYOR GROFF RECONVENED THE MEETING AT 7:11 P.M.

VI. ACTION FROM EXECUTIVE SESSION

A. CONSIDERATION AND POSSIBLE ACTION ON RIGHT OF WAY ACQUISITION RELATED TO THE HUGGINS ROAD WIDENING PROJECT

SHARON INFORMED COUNCIL THAT THE TOTAL ACREAGE THAT'S PROPOSED TO BE PURCHASED IS .8958 ACRES WITH A FAIR MARKET VALUE OF \$69872.40. THAT AMOUNT INCLUDES FORT BEND COUNTY CAD APPRAISAL PLUS 30% FAIR MARKET VALUE. SHE INFORMED COUNCIL THAT THE LANDOWNER IS THE BISHOP QUIN FOUNDATION.

SHARON EXPLAINED THAT THE PROJECT IS TO PROVIDE A CROSS SECTION OF 3 LANES FROM CHARGER WAY TO FM 359. THE CROSS SECTION STAYS THE SAME, BUT THE RIGHT OF WAY DIFFERS IN DIFFERENT AREAS. THE NORTH SIDE OF THE PROJECT WILL HAVE AN OPEN DITCH DRAINAGE IN MOST OF THE AREA WITH A SIDEWALK OF THE BACKSIDE OF THE ROADSIDE DITCH.

A MOTION WAS MADE BY MAYOR PRO-TEM KAHLICH TO APPROVE THE RIGHT OF WAY ACQUISITION RELATED TO HUGGINS ROAD WIDENING PROJECT. IT WAS SECONDED BY COUNCIL MEMBER CATES. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:

AYES: COUNCIL MEMBERS CATES, KAHLICH, MARTIN, PATTERSON, POOL, WHITE, AND KELLY

NAYS: NONE

B. CONSIDERATION AND POSSIBLE ACTION TO APPROVE A DEVELOPMENT AGREEMENT BETWEEN THE CITY OF FULSHEAR, TEXAS AND TRENDMAKER HOMES INC.

ZACH GAVE A BRIEF INTRODUCTION ABOUT THE 296 ACRE TRACT THAT SITS ALONG ROGERS ROAD AND GOES DOWN BESSIE'S CREEK ON ITS SOUTHERN END. THIS PROPERTY IS IN THE ETJ BUT TRENDMAKER IS REQUESTING A VOLUNTARY ANNEXATION INTO THE CITY LIMITS. HE EXPLAINED THAT TRENDMAKER IS CURRENTLY PROPOSING THREE DIFFERENT LOT WIDTHS 45FT, 50FT, AND 60FT WIDE LOTS. TRENDMAKER WILL BE PAYING THE CITY A 1% CONSTRUCTION COST FOR CIVIL INFRASTRUCTURES. TRENDMAKER WILL ALSO ABIDE BY OUR DEVELOPMENT ORDINANCES, CITY INSPECTIONS, CITY BUILDING CODE, OUTDOOR LIGHTING ORDINANCE, AND SIGN ORDINANCE. ZACH ALSO INFORMED COUNCIL ABOUT TWO LAND DEDICATIONS. THE FIRST ONE IS PARK LAND, A 12-ACRE REGIONAL PARK. THE SECOND IS 2.5 ACRES THAT WILL BE USED FOR A WATER PLANT SITE.

ZACH INTRODUCED COLLINS PIER; MR. PIER ANSWERED COUNCILS QUESTIONS.

IT WAS STATED IN THE MEETING THAT IF TRENDMAKER DOES NOT CLOSE ON THIS PROPERTY THE DEVELOPMENT AGREEMENT NO LONGER EXISTS.

****FOR THE FULL COMMENTARY PLEASE REFER TO THE VIDEO ON OUR WEBSITE****

A MOTION WAS MADE BY MAYOR PRO-TEM KAHLICH TO APPROVE THE DEVELOPMENT AGREEMENT BETWEEN FULSHEAR, TEXAS AND TRENDMAKER HOMES INC. IT WAS SECONDED BY COUNCIL MEMBER POOL. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:

AYES: COUNCIL MEMBERS CATES, KAHLICH, PATTERSON, POOL, WHITE, AND KELLY

NAYS: COUNCIL MEMBER MARTIN

C. CONSIDERATION AND POSSIBLE ACTION TO APPROVE A UTILITY AGREEMENT BETWEEN THE CITY OF FULSHEAR, TEXAS, AND TRENDMAKER HOMES, INC. ON BEHALF OF PROPOSED FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 175

SHARON INFORMED COUNCIL THAT THE DEVELOPER INTENDS TO CREATE THE MUNICIPAL UTILITY DISTRICT AS AN IN-CITY MUD. THIS AGREEMENT ALSO INCLUDES A ONE-YEAR MAINTENANCE PERIOD. SHARON INFORMED COUNCIL THAT THE IMPACT FEES FOR WATER AND WASTEWATER INFRASTRUCTURE WILL REMAIN AS \$2250.00 PER EQUIVALENT SINGLE-FAMILY CONNECTION FOR WATER AND \$3250.00 PER EQUIVALENT SINGLE-FAMILY CONNECTION FOR WASTEWATER. THE DEVELOPER HAS PROPOSED TO PROVIDE AN UPFRONT PAYMENT FOR THE WASTEWATER FEES OF 1.95 MILLION DOLLARS. THIS WILL HELP FACILITATE THE DEVELOPMENT AND THE IMPROVEMENTS OF OUR CAPITAL IMPROVEMENT PROGRAM THAT IS IN ALIGNMENT WITH OUR WATER AND WASTEWATER MASTER PLAN. SHE STATED THAT WITH THE UPFRONT PAYMENT THE CITY IS COMMITTING TO HITTING MILESTONES THAT ARE IN OUR CAPITAL IMPROVEMENT PROGRAM. SHARON BELIEVES THAT THE CITY WILL NOT HAVE ANY PROBLEM HITTING THOSE MILESTONES AND STATES CITY STAFF RECOMMENDS THAT THIS UTILITY AGREEMENT WITH TRENDMAKER ON BEHALF OF MUD 175 BE APPROVED.

IF TRENDMAKER DOES NOT CLOSE ON THE PROPERTY THIS AGREEMENT NO LONGER EXISTS.

**** FOR THE FULL COMMENTARY PLEASE REFER TO THE VIDEO ON OUR WEBSITE****

A MOTION WAS MADE BY MAYOR PRO-TEM KAHLICH TO APPROVE A UTILITY AGREEMENT BETWEEN THE CITY OF FULSHEAR, TEXAS, AND TRENDMAKER HOMES, INC. ON BEHALF OF PROPOSED FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 175. IT WAS SECONDED BY COUNCIL MEMBER CATES. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:

AYES: COUNCIL MEMBERS CATES, KAHLICH, MARTIN, PATTERSON, POOL, WHITE, AND KELLY
NAYS: NONE

VII. ADJOURNMENT

A MOTION WAS MADE BY MAYOR PRO-TEM KAHLICH TO ADJOURN. IT WAS SECONDED BY COUNCIL MEMBER POOL. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:

AYES: COUNCIL MEMBERS CATES, KAHLICH, MARTIN, PATTERSON, POOL, WHITE, AND KELLY
NAYS: NONE

MAYOR GROFF ADJOURNED THE MEETING AT 8:12 P.M.

AARON GROFF, MAYOR

ATTEST:

KIMBERLY KOPECKY, CITY SECRETARY



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CITY COUNCIL:

MAYOR: Aaron Groff

MAYOR PRO-TEM: Kaye Kahlich

COUNCIL MEMBER: Kent Pool

COUNCIL MEMBER: Kevin White

COUNCIL MEMBER: Debra Cates

COUNCIL MEMBER: Lisa Martin

COUNCIL MEMBER: Joel Patterson

COUNCIL MEMBER: John Kelly

STAFF:

CITY MANAGER: Jack Harper

CITY SECRETARY: Kimberly Kopecky

CITY ATTORNEY: J. Grady Randle

SPECIAL CITY COUNCIL MEETING JUNE 16, 2019

I. CALL TO ORDER

A SPECIAL CITY COUNCIL MEETING WAS CALLED TO ORDER BY MAYOR GROFF AT THE IRENE STERN COMMUNITY CENTER, 6920 KATY FULSHEAR ROAD, FULSHEAR, TEXAS AT 5:31 P.M. A QUORUM WAS PRESENT

II. QUORUM & ROLL CALL

COUNCIL MEMBERS PRESENT:

AARON GROFF, MAYOR

KAYE KAHLICH, MAYOR PRO-TEM

JOEL PATTERSON

DEBRA CATES

KENT POOL

JOHN KELLY

KEVIN WHITE

COUNCIL MEMBERS ABSENT:

LISA MARTIN (EXCUSED)

CITY STAFF PRESENT:

KIMBERLY KOPECKY

SHARON VALIANTE
JOHN DAVISON
WES VELA
BYRON BROWN
ANGELA FRITZ
JACK HARPER
KENNY SEYMOUR (@ 5:36 P.M.)

OTHERS PRESENT:
BRYAN THOMAS

- III. **CITIZEN COMMENTS- THIS IS AN OPPORTUNITY FOR CITIZENS TO SPEAK TO COUNCIL RELATING TO AGENDA AND NON-AGENDA ITEMS. SPEAKERS ARE ADVISED THAT COMMENTS CANNOT BE RECEIVED ON MATTERS WHICH ARE THE SUBJECT OF A PUBLIC HEARING ONCE THE HEARING HAS BEEN CLOSED. SPEAKERS ARE REQUIRED TO REGISTER IN ADVANCE AND MUST LIMIT THEIR COMMENTS TO THREE (3) MINUTES.**

THERE WERE NO CITIZEN COMMENTS.

IV. **BUSINESS**

A. **DISCUSSION AND POSSIBLE ACTION ON CAPITAL IMPROVEMENT PROJECTS UPDATE**

JACK HARPER INTRODUCED THIS ITEM AND EXPLAINED THAT IT WOULD BE A JOINT PRESENTATION BY HIMSELF, SHARON AND WES.

JACK STATED WE NEEDED TO BE CAREFUL WITH FUNDING. OVER THE LAST 2 MONTHS, SALES TAX REVENUES HAVE COME IN OKAY TO THE EXTENT THAT JACK, SHARON, AND WES AGREE THAT WE NEED TO PROCEED WITH THE CIP PROJECTS AS LISTED. SOME OF THE MONIES WILL NOT BE FULLY EXPEND THIS YEAR. THOSE DOLLARS WILL ROLL OVER INTO THE NEXT FISCAL YEAR.

SHARON WALKED COUNCIL THROUGH THE PROJECTS.

1. *D18A IS THE MASTER DRAINAGE PLAN (\$75,000)*
2. *D18B IS THE DRAINAGE SYSTEM MANAGEMENT PROGRAM (\$100,000)*
3. *D20B IS THE DOWNTOWN EAST SIDE STORM SEWER (\$1,000,000)*
4. *ST20E IS THE REDBIRD LANE PROJECT (\$500,000)*

PER JACK, BASED ON HOLDING OFF ON THESE PROJECTS, WE HAVE HELD OFF ON THE PROJECT MANAGER POSITION. THIS POSITION WILL COME TO THE BUDGET WORKSHOP WITH SOME TWEAKS TO THE JOB.

THE GENERAL CONSENT FROM CITY COUNCIL IS TO PROCEED WITH THESE PROJECTS AS ADOPTED IN THE BUDGET.

B. DISCUSSION OF THE PRELIMINARY DRAFT OR ORDINANCE NO. 2020-1324 AN ORDINANCE ESTABLISHING RULES AND REGULATIONS IN CITY PARKS

MAYOR GROFF OPENED THIS ITEM AND EXPLAINED THAT THIS IS JUST A DISCUSSION SO THIS ITEM CAN BE DRAFTED AND ADOPTED NEXT MONTH.

SHARON EXPLAINED SHE COMPILED ALL THE COMMENTS FROM THE PRELIMINARY DRAFT FROM A PRIOR DISCUSSION. THIS DISCUSSION WILL GIVE A DIRECTION ON HOW WE WOULD LIKE TO HANDLE THOSE. THE PARKS COMMISSION MET AND MADE SOME RECOMMENDATIONS.

KENT POOL WENT THROUGH SOME OF THE DISCUSSION ITEMS FROM THE PARKS COMMISSION. HE MENTIONED DISCUSSION ON:

- PARK HOURS*
- EQUINE USAGE*
- ALCOHOL USE BY PERMIT*
- ELECTRIC BIKES*
- MOTORIZED GOLF CARTS FOR FUTURE USE BY STAFF AND/OR VOLUNTEERS*

***REVISIONS/CORRECTIONS FOR FINAL DRAFT-*

HORSES STILL TO BE PROHIBITED (BUT CAN BE REVISITED WHEN TRAILS ARE DONE)

E-BIKES PROHIBITED (CAN BE REVISITED WHEN PATHWAYS ARE DONE)

ADDRESSING LITTERING (UNLESS ALREADY COVERED)

ADDING AN EXCEPTION FOR ALCOHOL

V. ADJOURNMENT

A MOTION WAS MADE BY MAYOR PRO-TEM KAHLICH TO ADJOURN. IT WAS SECONDED BY COUNCIL MEMBER CATES. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:

AYES: COUNCIL MEMBERS CATES, KAHLICH, KELLY, PATTERSON, POOL, AND WHITE

NAYS: NONE

ABSENT: COUNCIL MEMBER MARTIN

MAYOR GROFF ADJOURNED THE MEETING AT 6:19 P.M.

AARON GROFF, MAYOR

ATTEST:

KIMBERLY KOPECKY, CITY SECRETARY



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STAFF:

CITY MANAGER: Jack Harper

CITY SECRETARY: Kimberly Kopecky

CITY ATTORNEY: J. Grady Randle

CITY COUNCIL MEETING MINUTES JUNE 16, 2020

I. CALL TO ORDER

A REGULAR CITY COUNCIL MEETING WAS CALLED TO ORDER BY MAYOR GROFF AT THE IRENE STERN COMMUNITY CENTER, 6920 KATY FULSHEAR ROAD, FULSHEAR, TEXAS AT 7:00 P.M. A QUORUM WAS PRESENT.

II. QUORUM & ROLL CALL

COUNCIL MEMBERS PRESENT:

AARON GROFF, MAYOR

KAYE KAHLICH, MAYOR PRO-TEM

JOEL PATTERSON

DEBRA CATES

KENT POOL

JOHN KELLY

KEVIN WHITE

COUNCIL MEMBERS ABSENT:

LISA MARTIN (EXCUSED)

CITY STAFF PRESENT:

ZACH GOODLANDER

KIMBERLY KOPECKY

SHARON VALIANTE

BYRON BROWN

JACK HARPER
KENNY SEYMOUR
WES VELA
ANGELA FRITZ

OTHERS PRESENT:

BRYAN THOMAS
KRISTINA STEWARD
HARRY THOMPSON
AND APPROXIMATELY 8 OTHERS THAT DID NOT SIGN IN.

III. INVOCATION- STEVE LITTLEFIELD, SR. PASTOR - SIMONTON COMMUNITY CHURCH

INVOCATION WAS GIVEN BY COUNCIL MEMBER KENT POOL.

IV. PLEDGE OF ALLEGIANCE TO THE U.S. FLAG-I PLEDGE ALLEGIANCE TO THE FLAG OF THE UNITED STATES OF AMERICA AND TO THE REPUBLIC FOR WHICH IT STANDS, ONE NATION UNDER GOD, INDIVISIBLE, WITH LIBERTY AND JUSTICE FOR ALL.

V. PLEDGE OF ALLEGIANCE TO THE TEXAS FLAG –HONOR THE TEXAS FLAG; I PLEDGE ALLEGIANCE TO THEE, TEXAS, ONE STATE UNDER GOD, ONE AND INDIVISIBLE

THE PLEDGE OF ALLEGIANCE TO THE U.S. FLAG AND THE TEXAS FLAG WERE LED BY MAYOR GROFF.

VI. CITIZEN'S COMMENTS-THIS IS AN OPPORTUNITY FOR CITIZENS TO SPEAK TO COUNCIL RELATING TO AGENDA AND NON-AGENDA ITEMS. SPEAKERS ARE ADVISED THAT COMMENTS CANNOT BE RECEIVED ON MATTERS WHICH ARE THE SUBJECT OF A PUBLIC HEARING ONCE THE HEARING HAS BEEN CLOSED. SPEAKERS ARE REQUIRED TO REGISTER IN ADVANCE AND MUST LIMIT THEIR COMMENTS TO THREE (3) MINUTES.

THERE WERE NO CITIZEN COMMENTS.

VII. CITY'S MANAGER'S REPORT – BRIEFINGS OR UPDATES MAY BE PROVIDED REGARDING CITY SERVICES, ADMINISTRATIVE/PERSONNEL MATTERS, REAL ESTATE/DEVELOPMENT, INFRASTRUCTURE, EVENTS, REGULATIONS, COMMUNITY AND INTERGOVERNMENTAL RELATIONS ISSUES.

A. UPDATE ON CITY RESPONSE TO COVID-19

JACK HARPER GAVE A BRIEF UPDATE REGARDING COVID-19. MONDAY, JUNE 15, 2020 ALL STAFF BEGAN WORKING IN OFFICE. THE CITY BUILDINGS ARE OPEN.

KENNY SEYMOUR GAVE AN UPDATE ON THE FREEDOM FEST PLAN DUE TO COVID-19. HE EXPLAINED THE LOCATION, WHERE TO PARK, THERE ARE NO BATHROOMS, AND THAT THERE WOULD BE SIGNS TO SOCIAL DISTANCE. THE EVENT SHOULD TAKE APPROXIMATELY 20 MINUTES.

B. DISCUSS POTENTIAL GRAND OPENING DATES FOR PRIMROSE PARK

JACK HARPER EXPLAINED THE POTENTIAL FOR A GRAND OPENING AND RIBBON CUTTING. THE PARKS BOARD REQUESTED NOT HAVING A LARGE-SCALE GRAND OPENING. THE CITY WOULD PLAN A SOFT OPENING IN EARLY JULY (DEPENDING ON THE FEEDBACK FROM COUNCIL). THE GENERAL CONSENSUS OF COUNCIL WAS TO GO AHEAD AND OPEN THE PARK AND ANNOUNCE ON THE CITY'S WEBSITE AND SOCIAL MEDIA.

- VIII. CONSENT ITEMS-ITEMS LISTED UNDER THE CONSENT AGENDA ARE CONSIDERED ROUTINE AND ARE GENERALLY ENACTED IN ONE MOTION, THE EXCEPTION TO THIS RULE IS THAT A COUNCIL MEMBER(S) MAY REQUEST ONE OR MORE ITEMS TO BE REMOVED FROM THE CONSENT AGENDA FOR A SEPARATE DISCUSSION AND ACTION.**
- A. CONSENT AND APPROVAL OF MINUTES FROM CITY COUNCIL MEETINGS HELD ON MAY 19, 2020 (SPECIAL) AND MAY 19, 2020 (REGULAR)**
 - B. CONSIDERATION & POSSIBLE ACTION TO ACCEPT THE MONTHLY FINANCIAL STATEMENTS FOR THE GENERAL & UTILITIES FUNDS**
 - C. CONSENT AND APPROVAL OF UTILITY CONVEYANCE AND SECURITY AGREEMENT FOR MARKET AT CROSS CREEK UTILITY EXTENSIONS PHASE III FOR MUD 173**
 - D. CONSENT AND APPROVAL OF STREET DEDICATION UTILITY CONVEYANCE AND SECURITY AGREEMENT FOR BONTERRA AT CROSS CREEK RANCH, SECTION SEVEN FROM MUD 170**
 - E. CONSENT AND APPROVAL OF STREET DEDICATION, UTILITY CONVEYANCE AND SECURITY AGREEMENTS FOR BONTERRA AT CROSS CREEK RANCH, SECTION EIGHT FROM MUD 170**
 - F. CONSENT AND APPROVAL OF THE FLETCHER MORGAN ELEMENTARY SCHOOL FINAL PLAT.**
 - G. CONSENT AND APPROVAL OF THE FULSHEAR SCHOOL ROAD AND SCHOOL HILL ROAD FINAL PLAT.**
 - H. CONSENT AND APPROVAL OF THE POLO RANCH SECTION 6 NO. 1 REPLAT FINAL PLAT.**
 - I. CONSENT AND APPROVAL OF THE POLO RANCH SECTION 11 PRELIMINARY PLAT**
 - J. CONSENT AND APPROVAL OF AN UPDATE TO THE JORDAN RANCH GENERAL PLAN**
 - K. CONSENT AND APPROVAL OF THE ACADEMIX VILLAGE FINAL PLAT**
 - L. CONSENT AND APPROVAL TO AMEND LIST OF AUTHORIZED PURCHASING COOPERATIVES**

MAYOR PRO-TEM KAHLICH ASKED TO REMOVE CONSENT ITEMS G AND L FOR DISCUSSION.

A MOTION WAS MADE BY MAYOR PRO-TEM KAHLICH TO APPROVE CONSENT ITEMS A-F AND H-K. IT WAS SECONDED BY COUNCIL MEMBER PATTERSON. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:

*AYES: COUNCIL MEMBERS CATES, KAHLICH, KELLY, PATTERSON, POOL, AND WHITE
NAYS: NONE*

ABSENT: COUNCIL MEMBER MARTIN

CONSENT ITEM G

A MOTION WAS MADE BY MAYOR PRO-TEM KAHLICH TO APPROVE CONSENT ITEM G. IT WAS SECONDED BY COUNCIL MEMBER PATTERSON. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:

AYES: COUNCIL MEMBERS CATES, KAHLICH, KELLY, PATTERSON, POOL, AND WHITE

NAYS: NONE

ABSENT: COUNCIL MEMBER MARTIN

CONSENT ITEM L

A MOTION WAS MADE BY MAYOR PRO-TEM KAHLICH TO APPROVE CONSENT ITEM L. IT WAS SECONDED BY COUNCIL MEMBER PATTERSON. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:

AYES: COUNCIL MEMBERS CATES, KAHLICH, KELLY, PATTERSON, POOL, AND WHITE

NAYS: NONE

ABSENT: COUNCIL MEMBER MARTIN

IX. BUSINESS

A. UPDATE AND POSSIBLE ACTION ON THE PROGRESS OF THE SECTION HOUSE PROJECT

REBECCA PATTERSON AND HEATHER RAPHAEL GAVE A BRIEF PRESENTATION AND ANSWERED QUESTIONS FROM COUNCIL. DUE TO COVID-19, THEY HAVE NOT COMPLETED ALL ACTION STEPS PREVIOUSLY REQUESTED BY COUNCIL. SOME OF THE PROGRESS THEY HAVE MADE, 1) VISITED LEAGUE CITY SECTION HOUSE, 2) VISITED SAN FELIPE DE AUSTIN, AND 3) FORMED A 501(c)3 AS A MEANS FOR FUNDRAISING. THERE NEXT STEPS WILL BE TO GET AN ARCHITECTURAL PLAN AND ESTABLISH A BUSINESS PLAN. THEY ARE REQUESTING A 5 MONTH EXTENSION AND WILL COME BACK AND PRESENT THE PROGRESS TO COUNCIL AT THE NOVEMBER CITY COUNCIL MEETING.

A MOTION WAS MADE BY COUNCIL MEMBER WHITE TO ALLOW A 5 MONTH EXTENSION TO THE HISTORIC PRESERVATION AND MUSEUM COMMISSION FOR THE SECTION HOUSE PROJECT. THERE WAS NO SECOND. (MOTION DIES FOR LACK OF A SECOND.)

A MOTION WAS MADE BY COUNCIL MEMBER CATES TO ALLOW A 2 MONTH EXTENSION TO THE HISTORIC PRESERVATION AND MUSEUM COMMISSION TO GATHER WRITTEN PLEDGES (SIGNED), AND BRINGING BACK TO COUNCIL OF THE AMOUNT (OF PLEDGES) EQUAL TO 50% OF THE PRIOR BID PACKAGE (AVERAGE AMOUNT OF 3 BIDS). IT WAS SECONDED BY MAYOR PRO-TEM KAHLICH.

A MOTION TO AMEND WAS MADE BY MAYOR PRO-TEM KAHLICH TO ALLOW 3 MONTHS. THERE WAS NO SECOND. (MOTION DIES FOR LACK OF A SECOND.)

DEBRA CATES WITHDRAWS HER MOTION TO ALLOW A 2 MONTH EXTENSION TO THE HISTORIC PRESERVATION AND MUSEUM COMMISSION TO GATHER WRITTEN PLEDGES (SIGNED) AND BRINGING BACK TO COUNCIL OF THE AMOUNT (OF PLEDGES) EQUAL TO 50% OF THE PRIOR BID PACKAGE (AVERAGE AMOUNT OF 3 BIDS).

A MOTION WAS MADE BY COUNCIL MEMBER POOL TO ALLOW A 5 MONTH EXTENSION TO THE HISTORIC PRESERVATION AND MUSEUM COMMISSION TO GATHER SIGNED PLEDGES (PHYSICALLY SIGNED) IN THE AMOUNT OF 50% OF THE AVERAGE COST OF THE 3 BIDS. IT WAS SECONDED BY COUNCIL MEMBER KELLY. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:

AYES: COUNCIL MEMBERS CATES, KAHLICH, KELLY, PATTERSON, POOL, AND WHITE

NAYS: NONE

ABSENT: COUNCIL MEMBER MARTIN

B. CONSIDERATION AND POSSIBLE ACTION TO AWARD BANK DEPOSITORY SERVICES CONTRACT

WES VELA GAVE A BRIEF EXPLANATION OF THIS ITEM. STAFF IS RECOMMENDING JP MORGAN CHASE BANK AS BANK DEPOSITORY HAVING A 3 YEAR TERM WITH 2 RENEWABLE YEARS AND AUTHORIZING THE CITY MANAGER TO SIGN THE AGREEMENT.

A MOTION WAS MADE BY MAYOR PRO-TEM KAHLICH TO DESIGNATE JP MORGAN CHASE BANK AS THE CITY'S DEPOSITORY AND AUTHORIZE THE CITY MANAGER TO EXECUTE THE CONTRACT. IT WAS SECONDED BY COUNCIL MEMBER POOL. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:

AYES: COUNCIL MEMBERS CATES, KAHLICH, KELLY, PATTERSON, POOL, AND WHITE

NAYS: NONE

ABSENT: COUNCIL MEMBER MARTIN

C. CONSIDERATION AND POSSIBLE ACTION TO A COST SHARE AGREEMENT WITH FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT 169 FOR THE REHAB OF THE PACKAGE PLANT AT THE CCR WWTP

SHARON VALIANTE, KEVIN GILLIGAN (WITH BGE), AND HARRY THOMPSON (WITH ABHR) DISCUSSED THIS ITEM WITH COUNCIL AND ANSWERED QUESTIONS. SHARON EXPLAINED THE COST SHARE AGREEMENT WOULD BE FULFILLED IN 2 PAYMENTS.

A MOTION WAS MADE BY MAYOR PRO-TEM KAHLICH TO APPROVE A COST SHARE AGREEMENT WITH FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT 169 FOR THE REHAB OF THE PACKAGE PLANT AT THE CCR WWTP WITH ADDITIONAL PROVISIONS ALLOWING THE CITY TO AUDIT RECEIPTS OF INVOICES SHOULD IT BE NECESSARY. IT WAS SECONDED BY COUNCIL MEMBER POOL. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:

AYES: COUNCIL MEMBERS CATES, KAHLICH, KELLY, PATTERSON, POOL, AND WHITE

NAYS: NONE

ABSENT: COUNCIL MEMBER MARTIN

D. CONSIDERATION AND POSSIBLE ACTION TO APPROVE RESOLUTION NO. 2020-473 A RESOLUTION ADOPTING GENERAL LAND OFFICE POLICIES AND PROCEDURE REGARDING CIVIL RIGHTS

SHARON VALIANTE EXPLAINED THIS ITEM TO COUNCIL AND CHIEF SEYMOUR ANSWERED QUESTIONS.

A MOTION WAS MADE BY MAYOR PRO-TEM KAHLICH TO APPROVE RESOLUTION NO. 2020-473 ADOPTING GENERAL LAND OFFICE POLICIES AND PROCEDURES REGARDING CIVIL RIGHTS. IT WAS SECONDED BY COUNCIL MEMBER PATTERSON. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:

AYES: COUNCIL MEMBERS KAHLICH, KELLY, PATTERSON, POOL, AND WHITE

NAYS: COUNCIL MEMBER CATES

ABSENT: COUNCIL MEMBER MARTIN

~~**E. CONSIDERATION AND POSSIBLE ACTION TO APPROVE RESOLUTION NO. 2020-464, A RESOLUTION APPOINTING A REPRESENTATIVE FROM THE ETJ AS AN AD-HOC VOTING MEMBER OF THE PLANNING AND ZONING COMMISSION WHEN IT ACTS AS THE CAPITAL IMPROVEMENTS ADVISORY COMMITTEE**~~

~~*THE CITY HAS NOT RECEIVED ANY APPLICATIONS FOR THIS ITEM. THERE WAS NO ACTION/ITEM PULLED FROM AGENDA.*~~

F. CONSIDERATION AND ACTION ON RESOLUTION NO. 2020-474, A RESOLUTION OF THE CITY OF FULSHEAR, TEXAS, ESTABLISHING AND PROVIDING FOR THE ADMINISTRATION OF AN ECONOMIC DEVELOPMENT PROGRAM TO PROMOTE STATE OR LOCAL ECONOMIC DEVELOPMENT AND STIMULATE BUSINESS AND COMMERCIAL ACTIVITY IN THE CITY BY PROVIDING GRANTS TO CERTAIN LOCAL BUSINESSES AFFECTED BY COVID-19

PER MAYOR GROFF, THIS ITEM IS IN ADDITION TO THE GRANT CYCLE THAT WAS LOOKED AT LAST MONTH. EDC HAS NOT HAD THE OPPORTUNITY TO ACT ON THIS, SO THE DECISION MADE WILL BE PENDING THE DECISION OF THE EDC TO MOVE FORWARD.

ANGELA FRITZ GAVE AN EXPLANATION OF THIS ITEM. FROM LAST MONTH, EDC WILL BE AWARDING \$38,750 TO EIGHT (8) BUSINESSES THAT WERE DEEMED ELIGIBLE.

THE FIRST PROGRAM HAS BEEN CLOSED OUT AND THIS IS THE RECOMMENDATION FOR THE 2ND PROGRAM.

A MOTION WAS MADE BY MAYOR PRO-TEM KAHLICH TO APPROVE RESOLUTION NO. 2020-474, ESTABLISHING AND PROVIDING FOR THE ADMINISTRATION OF AN ECONOMIC DEVELOPMENT PROGRAM TO PROMOTE STATE OR LOCAL ECONOMIC DEVELOPMENT AND STIMULATE BUSINESS AND COMMERCIAL ACTIVITY IN THE CITY BY PROVIDING GRANTS TO CERTAIN LOCAL BUSINESSES AFFECTED BY COVID-19 AND MAKE THIS APPROVAL SUBJECT TO THE EDC'S APPROVING THE SAME RESOLUTION, AND ON SECTION THREE (3) THE BLANK BE FILLED IN WITH THE AMOUNT OF

\$161,250. IT WAS SECONDED BY COUNCIL MEMBER POOL. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:

AYES: COUNCIL MEMBERS CATES, KAHLICH, KELLY, PATTERSON, POOL, AND WHITE

NAYS: NONE

ABSENT: COUNCIL MEMBER MARTIN

X. CONSIDERATION AND POSSIBLE ACTION RELATING TO ABSENCES- IN ACCORDANCE WITH SECTION 3.10 (d) OF THE CITY OF FULSHEAR HOME-RULE CHARTER, PAST ABSENCES DUE TO SICKNESS MAY BE EXCUSED, AND LEAVES OF ABSENCE FOR FUTURE ABSENCES MAY BE GRANTED. ANY ACTION TO EXCUSE A PAST ABSENCE IS DEEMED TO INCLUDE A FINDING THAT THE ABSENCE WAS DUE TO SICKNESS UNLESS THE ACTION INDICATES OTHERWISE.

A. CONSIDERATION AND POSSIBLE ACTION TO APPROVE ABSENCE FOR MAYOR PRO-TEM KAHLICH FOR CITY COUNCIL MEETING HELD ON MAY 19, 2020

A MOTION WAS MADE BY COUNCIL MEMBER POOL TO APPROVE THE ABSENCE FOR MAYOR PRO-TEM KAHLICH FOR CITY COUNCIL MEETING HELD ON MAY 19, 2020. IT WAS SECONDED BY COUNCIL MEMBER CATES. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:

AYES: COUNCIL MEMBERS CATES, KAHLICH, KELLY, PATTERSON, POOL, AND WHITE

NAYS: NONE

ABSENT: COUNCIL MEMBER MARTIN

LISA MARTIN LET US KNOW IN ADVANCE SHE WOULD BE ABSENT AND HAS REQUESTED AN APPROVAL FOR HER ABSENCE.

A MOTION WAS MADE BY MAYOR PRO-TEM KAHLICH TO APPROVE THE ABSENCE OF LISA MARTIN FOR TODAY'S MEETING (6-16-2020). IT WAS SECONDED BY COUNCIL MEMBER CATES. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:

AYES: COUNCIL MEMBERS CATES, KAHLICH, KELLY, PATTERSON, POOL, AND WHITE

NAYS: NONE

ABSENT: COUNCIL MEMBER MARTIN

XI. ADJOURNMENT

A MOTION WAS MADE BY MAYOR PRO-TEM KAHLICH TO ADJOURN. IT WAS SECONDED BY COUNCIL MEMBER POOL. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:

AYES: COUNCIL MEMBERS CATES, KAHLICH, KELLY, PATTERSON, POOL, AND WHITE

NAYS: NONE

ABSENT: COUNCIL MEMBER MARTIN

MAYOR GROFF ADJOURNED THE MEETING AT 9:59 P.M.

AARON GROFF, MAYOR

ATTEST:

KIMBERLY KOPECKY, CITY SECRETARY



COUNTY TAX ASSESSOR-COLLECTOR

Fort Bend County, Texas

Carrie Surratt, PCC, CTOP
County Tax Assessor-Collector

(281) 341-3710
Fax (832) 471-1830
www.fortbendcountytexas.gov

June 18, 2020

City of Fulshear
Attn: Mayor Aaron Groff
PO Box 279
Fulshear Texas 77441-0279

RE: 10/20 Year Write Off of Property Taxes

Dear Mayor Groff:

Attached is a summary of the 10/20 year write off of property taxes per Texas Property Tax Code Section 33.05 "Limitation on Collection of Taxes". Please submit and record signed letter along with a copy of the supporting minutes for our records.

If further assistance is needed, please contact me at (281) 341-3723.

Sincerely,

Carrie Surratt, PCC, CTOP

Enclosures

Acknowledged:

Name of Jurisdiction: **City of Fulshear**

Jurisdiction Signature

Date

FORT BEND COUNTY
10/20 YEARS ACCOUNTS
LEVY WRITE-OFF BY TAXUNIT SUMMARY
POST - PROCESS
ANNUAL 10/20 WRITE OFF 06132020

Run-Date: 06/13/2020

writeoff_accounts_post.rep v1.18

Run-Time: 09:46:33

For Effective Change Date: 06/13/2020

Juris 41

CITY OF FULSHEAR

Year	Account	Owner Name	Levy	Levy Paid	Remaining Levy
1999	0050000000380901	UNKNOWN	\$1.35	\$0.00	\$1.35
2009	0029000001011901	FREEMAN ERMA DEAN	\$3.81	\$0.00	\$3.81
2009	9960032090077901	CCI - SOUTHWEST INC	\$24.92	\$0.00	\$24.92
2009	9960042080028901	MORGAN DENNIS D	\$10.30	\$0.00	\$10.30
2009	9960042080029901	DARK DESIRES	\$102.96	\$0.00	\$102.96
2009	9960072050026901	GULF COAST INDUSTRIAL AUTOMA'	\$120.46	\$0.00	\$120.46
2009	9960092090016901	INOVATIVE ENGRAVINGS	\$18.12	\$0.00	\$18.12
2009	9960132040011901	MARK BODIE ENTERPRISES	\$53.09	\$0.00	\$53.09
2009	9960132090045901	MAGIC PIZZA	\$23.78	\$0.00	\$23.78
2009	9960180890040901	RANDLE MATERIALS & CONTRACTC	\$119.52	\$0.00	\$119.52
2009	9960192060042901	SAGEWOOD HOMES INC	\$61.78	\$0.00	\$61.78
2009	9960192090089901	STORS INC	\$15.44	\$0.00	\$15.44
2009	9960202070019901	TOWN & COUNTRY CUSTOM HOME I	\$1.54	\$0.00	\$1.54

City Of Fulshear Yearly Totals:

Year	Num. Acct(s)	Levy	Levy Paid	Remain Levy
1999	1	\$1.35	\$0.00	\$1.35
2009	12	\$555.72	\$0.00	\$555.72
Totals for Jurisdiction	13	\$557.07	\$0.00	\$557.07

FISCAL START: 10/01/2019 END: 09/30/2020 JURISDICTION: 0041 CITY OF FULSHEAR

CERT TAXABLE VALUE	ADJUSTMENTS	ADJ TAX VALUE	TAX RATE	TAX LEVY	PAID ACCTS
-----	-----	-----	-----	-----	-----
CURRENT YEAR 1,767,963,863	1,773,743-	1,766,190,120	00.218510	3,861,484.57	7,561
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YEAR	TAXES DUE	MONTH ADJ	ADJUSTMENT YTD	LEVY PAID	PAID YTD	BALANCE	COLL %	YTD UNCOLL
-----	-----	-----	-----	-----	-----	-----	-----	-----
2019	3,865,321.93	.00	3,837.36-	0.00	3,821,486.73	39,997.84	98.96	0.00
2018	10,394,48	.00	332.40	0.00	4,532.94	6,193.94	42.26	0.00
2017	4,378.11	.00	2,009.03	0.00	2,045.52	4,341.62	32.03	0.00
2016	3,324.60	.00	3,381.55	0.00	2,741.99	3,964.16	40.89	0.00
2015	1,422.86	.00	1,690.88	0.00	1,876.71	1,237.03	60.27	0.00
2014	666.62	.00	1,468.65	0.00	1,553.61	581.66	72.76	0.00
2013	834.01	.00	91.94-	0.00	58.19	683.88	7.84	91.94-
2012	801.50	.00	94.99-	0.00	11.14	695.37	1.58	94.99-
2011	1,878.60	.00	96.04-	0.00	0.00	1,782.56	96.04-	96.04-
2010	1,979.14	.00	96.04-	0.00	0.00	1,883.10	96.04-	96.04-
2009	2,211.76	.00	555.72-	0.00	0.00	1,560.00	17.59-	17.59-
2008	544.28	.00	17.59-	0.00	0.00	526.69	34.124	17.59-
2007	358.83	.00	17.59-	0.00	0.00	341.24	459.46	20.69-
2006	480.15	.00	20.69-	0.00	0.00	459.46	576.49	27.96-
2005	609.75	.00	27.96-	0.00	0.00	576.49	326.82	28.18-
2004	393.12	.00	28.18-	0.00	38.12	326.82	10.45	31.60-
2003	497.76	.00	31.60-	0.00	235.24	230.92	50.46	31.60-
2002	489.20	.00	33.52-	0.00	390.44	65.24	85.68	33.52-
2001	501.12	.00	34.34-	0.00	399.95	66.83	85.68	34.34-
2000	520.85	.00	36.02-	0.00	423.49	61.34	87.35	36.02-
1999	487.76	.00	39.77-	0.00	447.54	0.45	99.90	38.42-
1998	508.05	.00	0.00	0.00	493.66	14.39	97.17	0.00
****	3,898,604.48	557.07-	3,727.12	0.00	3,836,740.57	65,591.03		760.96-

EXECUTED on this the 20th day of February, 2020.

GRANTOR:

LAMAR CONSOLIDATED INDEPENDENT SCHOOL DISTRICT

By: Kay Danziger

Kay Danziger
Name

Board President
Title

THE STATE OF TEXAS §
 §
COUNTY OF FORT BEND §

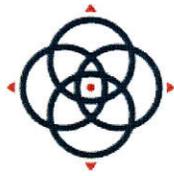
This instrument was acknowledged before me on the 20th day of February, 2020 by Kay Danziger, Board President, on behalf of LAMAR CONSOLIDATED INDEPENDENT SCHOOL DISTRICT.



[Signature]
Notary Public in and for the State of Texas

Attachments:
Exhibit A – Legal Description of the Property

After Recording Return to:
Property Acquisition Services, LLC
19855 Southwest Freeway #200
Sugar Land, TX 77479



WINDROSE

LAND SURVEYING | PLATTING

DESCRIPTION OF PARCEL 8 0.0193 ACRE OR 840 SQ. FT.

A TRACT OR PARCEL CONTAINING 0.0193 ACRE OR 840 SQUARE FEET OF LAND BEING OUT OF A CALLED 20.144 ACRE TRACT OF LAND CONVEYED TO LAMAR CONSOLIDATED SCHOOL DISTRICT AS RECORDED IN VOLUME 746, PAGE 493, FORT BEND COUNTY DEED RECORDS (F.B.C.D.R.) SITUATED IN THE C. FULSHEAR SURVEY, ABSTRACT NO. 29, FORT BEND COUNTY, TEXAS, SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, WITH ALL BEARINGS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD 83) ALL COORDINATES SHOWN HEREON ARE REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM SOUTH CENTRAL ZONE, AS DETERMINED BY GPS MEASUREMENTS. ALL COORDINATES ARE GRID AND CAN BE CONVERTED TO SURFACE BY APPLYING A COMBINED SCALE FACTOR OF 0.999880935:

BEGINNING AT A 1/2 INCH IRON ROD FOUND ON THE EXISTING NORTH RIGHT-OF-WAY (R.O.W.) LINE OF HUGGINS ROAD, WIDTH VARIES, AS RECORDED UNDER VOL. 746, PG. 498, F.B.C.D.R., FOR THE SOUTHEAST CORNER OF A TRACT OF LAND CONVEYED TO HUGGINS RANCH, LTD (HUGGINS TRACT) UNDER F.B.C.C.F. NO. 2009007110, AND THE SOUTHWEST CORNER OF SAID 20.144 ACRE TRACT; (HAVING GRID COORDINATES OF X: 2,954,228.94; Y: 13,814,200.06);

THENCE, NORTH 00 DEG. 02 MIN. 06 SEC. WEST, ALONG THE COMMON LINE OF SAID HUGGINS TRACT AND SAID 20.144 ACRE TRACT, A DISTANCE OF 9.17 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED "WINDROSE" SET ON THE PROPOSED NORTH R.O.W. LINE OF HUGGINS ROAD FOR THE BEGINNING OF A CURVE TO THE RIGHT AND THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, ALONG THE PROPOSED NORTH R.O.W. LINE OF SAID HUGGINS ROAD AND OVER AND ACROSS SAID 20.144 ACRE TRACT, ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 2,040.00 FEET, A CENTRAL ANGLE OF 01 DEG. 41 MIN. 10 SEC., AN ARC LENGTH OF 60.03 FEET, AND A CHORD BEARING AND DISTANCE OF SOUTH 88 DEG. 57 MIN. 34 SEC. EAST, 60.03 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED "WINDROSE" SET FOR THE END OF A CURVE TO THE RIGHT;

THENCE, SOUTH 88 DEG. 06 MIN 59 SEC. EAST, CONTINUING ALONG THE PROPOSED NORTH R.O.W. OF SAID HUGGINS ROAD AND OVER AND ACROSS SAID 20.144 ACRE TRACT, A DISTANCE OF 110.65 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED "WINDROSE" ON THE EXISTING NORTH R.O.W. LINE OF SAID HUGGINS ROAD FOR THE EAST CORNER OF THE HEREIN DESCRIBED TRACT; (HAVING GRID COORDINATES OF X: 2,954,399.53; Y: 13,814,204.51);

THENCE, SOUTH 88 DEG. 30 MIN. 26 SEC. WEST, ALONG THE EXISTING NORTH R.O.W. LINE OF SAID HUGGINS ROAD, A DISTANCE OF 170.66 FEET TO THE **POINT OF BEGINNING**, CONTAINING 0.0193 ACRE, OR 840 SQUARE FEET OF LAND AS SHOWN ON JOB NO. 53431-PARCEL8, PREPARED BY WINDROSE LAND SERVICES.

RONALD PATRICK KELL
R.P.L.S. NO. 6424
STATE OF TEXAS
FIRM REGISTRATION NO. 1010880



1/02/15

12-18-2017
DATE
REVISED: 1/2/2018

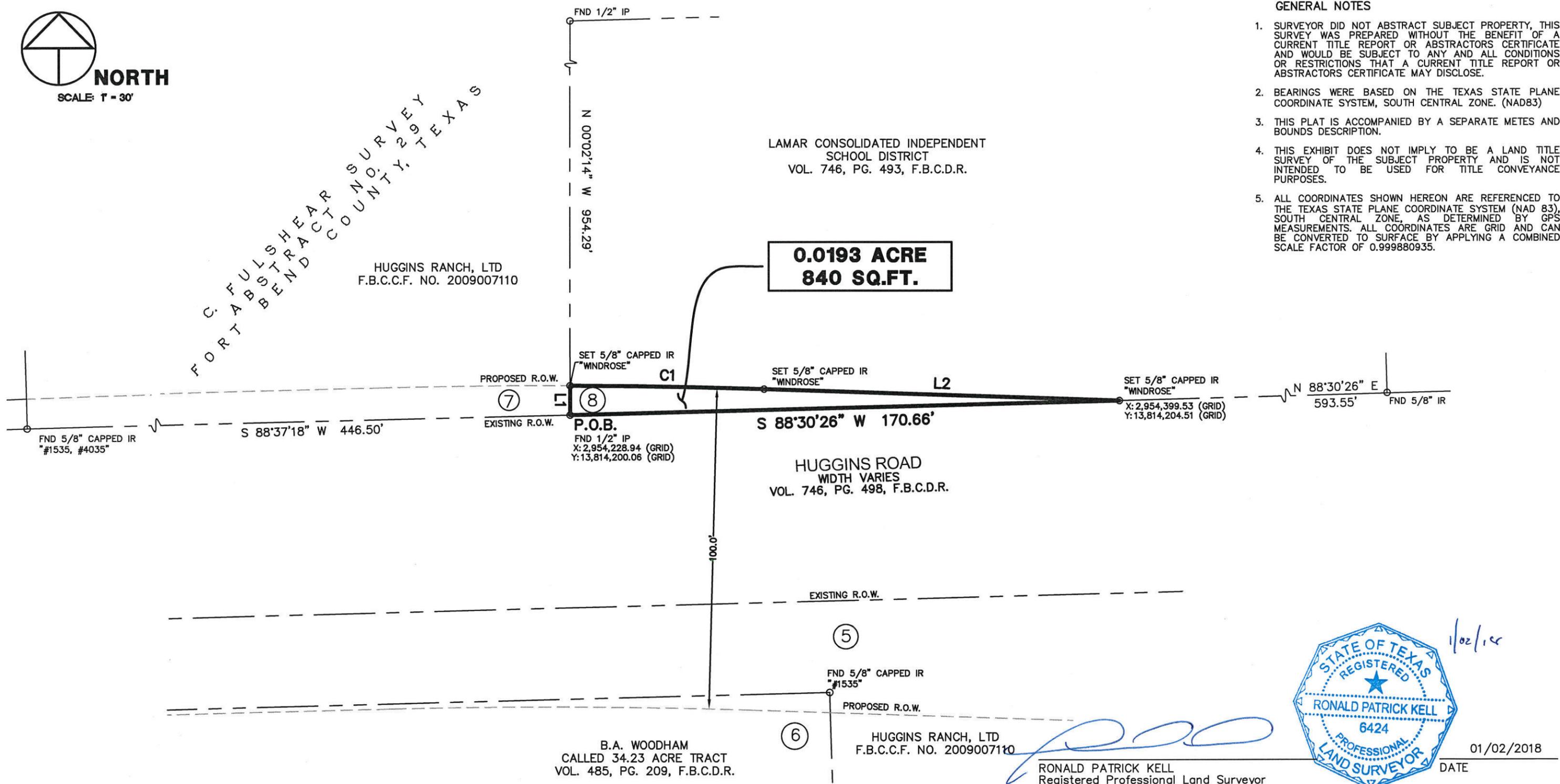


C. FULSHEAR SURVEY, A-29
FORT BEND COUNTY, TEXAS

HUGGINS RANCH, LTD
F.B.C.C.F. NO. 2009007110

LAMAR CONSOLIDATED INDEPENDENT
SCHOOL DISTRICT
VOL. 746, PG. 493, F.B.C.D.R.

**0.0193 ACRE
840 SQ.FT.**



- GENERAL NOTES**
1. SURVEYOR DID NOT ABSTRACT SUBJECT PROPERTY, THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT OR ABSTRACTORS CERTIFICATE AND WOULD BE SUBJECT TO ANY AND ALL CONDITIONS OR RESTRICTIONS THAT A CURRENT TITLE REPORT OR ABSTRACTORS CERTIFICATE MAY DISCLOSE.
 2. BEARINGS WERE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE. (NAD83)
 3. THIS PLAT IS ACCOMPANIED BY A SEPARATE METES AND BOUNDS DESCRIPTION.
 4. THIS EXHIBIT DOES NOT IMPLY TO BE A LAND TITLE SURVEY OF THE SUBJECT PROPERTY AND IS NOT INTENDED TO BE USED FOR TITLE CONVEYANCE PURPOSES.
 5. ALL COORDINATES SHOWN HEREON ARE REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM (NAD 83), SOUTH CENTRAL ZONE, AS DETERMINED BY GPS MEASUREMENTS. ALL COORDINATES ARE GRID AND CAN BE CONVERTED TO SURFACE BY APPLYING A COMBINED SCALE FACTOR OF 0.999880935.

B.A. WOODHAM
CALLED 34.23 ACRE TRACT
VOL. 485, PG. 209, F.B.C.D.R.

HUGGINS RANCH, LTD
F.B.C.C.F. NO. 2009007110

RONALD PATRICK KELL
Registered Professional Land Surveyor
Texas Registration No. 6424



01/02/2018
DATE

EXHIBIT OF PARCEL 8
0.0193 AC. / 840 SQ. FT.
SITUATED IN THE
C. FULSHEAR SURVEY, A-29
FORT BEND COUNTY, TEXAS

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 00°02'06" W	9.17'
L2	S 88°06'59" E	110.65'

CURVE CHART					
CURVE	RADIUS	DELTA	LENGTH	BEARING	CHORD
C1	2,040.00'	1°41'10"	60.03'	S 88°57'34" E	60.03'

FIELD BY: -	DATE: 12/18/2017
DRAWN BY: JG	REV: 01/02/2018
CHECKED BY: RPK	REV:
JOB NO. 53431-PARCEL8	REV:
SHEET 1 OF 2	REV:

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**AGENDA MEMO
BUSINESS OF THE CITY COUNCIL
CITY OF FULSHEAR, TEXAS**

AGENDA OF: 7/21/2020 **ITEMS:** VII.D.

DATE SUBMITTED: 7/1/2020 **DEPARTMENT:** Finance

PREPARED BY: Wes Vela **PRESENTER:** Wes Vela

SUBJECT: CONSENT AND APPROVAL OF THE MONTHLY FINANCIAL STATEMENTS FOR THE GENERAL & UTILITY FUNDS

Expenditure Required: N/A

Amount Budgeted: N/A

Funding Account: N/A

Additional Appropriation Required:

Funding Account:

EXECUTIVE SUMMARY

Presented are the General Fund, Utility Fund and CCR Reserve Fund monthly financial reports for the period ended May 31, 2020. These reports represent the activity for eight (8) months or 67% of the fiscal year. In the General Fund the total revenues are reported at 67% of budget and total expenditures are reported at 43% which both are in line with our expectations. The financial reports appear in the new format of Incode 10 which we implemented June 1, 2020.

In the Utility Fund, revenues are 55% and expenses are at 53%. Please note that the water and sewer revenues are reported one month in arrears. The CCR Utility Reserve is also presented for your review.

General Fund

	May-19	May-20
Revenues:		
Tax	82.58%	76.97%
License-Permit Revenue	68.67%	62.36%
Grant Revenue	0.00%	0.00%
Service Revenue	75.03%	82.14%
Fines-Forfeitures Revenue	87.56%	45.38%
Interest Earned	205.92%	66.33%
Other Revenue	91.23%	14.83%
Transfers	25.33%	36.91%
	68.92%	67.03%

Expenditures:

Administration	55.75%	64.81%
Human Resources	0.00%	36.13%
Municipal Court	56.54%	48.08%

Finance	83.46%	60.21%
Utility Services	69.44%	63.80%
Economic Development	48.36%	47.81%
Communications	37.73%	23.18%
Police	63.13%	59.19%
Emergency Management	19.60%	44.78%
Code Enforcement	53.29%	49.80%
Planning & Development	48.05%	76.28%
Builder Services	48.33%	54.96%
General Facilities	60.91%	46.31%
Public Works & Maint	68.95%	55.32%
Street Department	58.39%	60.66%
Total	58.56%	42.92%

Utility Fund

	May-19	May-20
Revenues:		
Service Revenue	*	54.58%
Interest Revenue	*	20.03%
Other Revenue	*	215.76%
Total	*	54.58%

Expenses:		
Non-Departmental	*	57.54%
Transfers Out	*	36.06%
Total	*	52.60%

Utility Fund- CCR Reserve

	May-19	May-20
Revenues:		
Interest Revenue	636.31%	233.42%
Transfers	0.00%	0.00%
Total	552.70%	1561.26%

Expenses:		
Non-Departmental	0.00%	0.33%
Total	0.00%	0.33%

*FY19 Budget is not available for combined Utility
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If you have any questions, please don't hesitate to call me at 281.346.8805.

RECOMMENDATION

Staff recommends the City Council accept the May 2020 monthly financial report as presented.

ATTACHMENTS:

Description

Monthly Financials-May 2020

Upload Date

7/1/2020

Type

Backup Material

Budget Report

Account Summary

For Fiscal: 2019-2020 Period Ending: 05/31/2020

		Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Used
Fund: 100 - GENERAL FUND							
Revenue							
Type: 41 - TAX & FRANCHISE FEES							
100-41101	Property Tax - Current Year	3,005,694.00	3,005,694.00	12,837.03	2,875,377.33	-130,316.67	95.66 %
100-41102	Property Tax - Deliquent	40,000.00	40,000.00	2,233.35	15,702.44	-24,297.56	39.26 %
100-41103	Property Tax - Penlty & Intrst	11,000.00	11,000.00	1,132.78	15,595.55	4,595.55	141.78 %
100-41301	Sales & Use Tax Revenue	1,665,248.00	1,665,248.00	155,041.59	813,629.14	-851,618.86	48.86 %
100-41302	Mixed Beverage Tax	19,800.00	19,800.00	0.00	10,311.01	-9,488.99	52.08 %
100-41501	Franchise Revenue - Electrical	450,000.00	450,000.00	38,575.33	280,564.70	-169,435.30	62.35 %
100-41503	Franchise Revenue - Telecomm	42,000.00	42,000.00	86.75	51,880.78	9,880.78	123.53 %
100-41504	Franchise Revenue - Cable TV	100,000.00	100,000.00	13,530.15	39,143.69	-60,856.31	39.14 %
100-41506	Franchise Revenue - Gas	56,000.00	56,000.00	28,577.34	50,310.00	-5,690.00	89.84 %
100-41507	Credit Card Fees	66,000.00	66,000.00	6,129.89	54,582.60	-11,417.40	82.70 %
100-41508	Franchise Revenue -Solid Waste	40,000.00	40,000.00	0.00	23,197.87	-16,802.13	57.99 %
	Type: 41 - TAX & FRANCHISE FEES Total:	5,495,742.00	5,495,742.00	258,144.21	4,230,295.11	-1,265,446.89	76.97 %
Type: 42 - LICENSE - PERMIT REVENUE							
100-42002	Registration - HVAC	8,755.00	8,755.00	200.00	5,200.00	-3,555.00	59.39 %
100-42003	Registration - Bldg Contractor	52,000.00	52,000.00	5,400.00	34,600.00	-17,400.00	66.54 %
100-42004	Registration - Irrigation	1,236.00	1,236.00	0.00	1,101.88	-134.12	89.15 %
100-42201	Permit - Electrical	0.00	0.00	0.00	40.00	40.00	0.00 %
100-42202	Permit - HVAC	44,290.00	44,290.00	3,325.00	47,585.00	3,295.00	107.44 %
100-42203	Permit - Bldg Contractor	1,200,000.00	1,200,000.00	48,376.96	544,731.25	-655,268.75	45.39 %
100-42204	Permit - Plumbing	72,000.00	72,000.00	4,405.00	56,055.00	-15,945.00	77.85 %
100-42205	Permit - Solicitation	100.00	100.00	0.00	85.00	-15.00	85.00 %
100-42207	Permit - Moving & Demolition	100.00	100.00	100.00	270.00	170.00	270.00 %
100-42208	Permit - Sign	4,000.00	4,000.00	225.00	3,150.00	-850.00	78.75 %
100-42209	Permit - Banner	1,600.00	1,600.00	0.00	1,640.00	40.00	102.50 %
100-42210	Permit - Alarm	51,000.00	51,000.00	1,925.00	27,450.00	-23,550.00	53.82 %
100-42300	Liquor License	1,000.00	1,000.00	0.00	840.00	-160.00	84.00 %
100-42700	Inspection Fees	750,000.00	750,000.00	44,250.00	640,480.00	-109,520.00	85.40 %
	Type: 42 - LICENSE - PERMIT REVENUE Total:	2,186,081.00	2,186,081.00	108,206.96	1,363,228.13	-822,852.87	62.36 %
Type: 43 - GRANT REVENUE							
100-43100	Grant Rev - Capital Projects	0.00	0.00	1,417.50	1,417.50	1,417.50	0.00 %
100-43101	GRANTS - POLICE	0.00	0.00	1,293.36	3,116.12	3,116.12	0.00 %
100-43103	FEMA Reimbursement - Harvey	0.00	0.00	0.00	19,502.54	19,502.54	0.00 %
	Type: 43 - GRANT REVENUE Total:	0.00	0.00	2,710.86	24,036.16	24,036.16	0.00 %
Type: 44 - SERVICE REVENUE							
100-44000	Refund Revenue	175.00	175.00	0.00	0.00	-175.00	0.00 %
100-44001	NSF Fees	100.00	100.00	175.00	910.00	810.00	910.00 %
100-44010	Plat Review Fees	0.00	0.00	3,868.91	60,522.77	60,522.77	0.00 %
100-44011	Plan Review Fees	685,000.00	685,000.00	88,853.00	807,579.13	122,579.13	117.89 %
100-44100	Subdivision - Plat Fees	30,000.00	30,000.00	0.00	0.00	-30,000.00	0.00 %
100-44101	Subdiv. Infrastructure 1% Fee	575,000.00	575,000.00	23,901.85	306,684.23	-268,315.77	53.34 %
100-44103	Commercial Plat Fees	6,500.00	6,500.00	0.00	0.00	-6,500.00	0.00 %
100-44250	Open Records Fees	500.00	500.00	12.00	251.10	-248.90	50.22 %
100-44251	Fingerprinting Fees	500.00	500.00	0.00	290.00	-210.00	58.00 %
100-44500	Penalties	6,500.00	6,500.00	0.00	3,234.40	-3,265.60	49.76 %
100-44503	Sanitation Revenue	367,444.00	367,444.00	35,485.81	222,392.45	-145,051.55	60.52 %
100-44504	Recycle Revenue	210,000.00	210,000.00	21,975.61	143,791.43	-66,208.57	68.47 %
	Type: 44 - SERVICE REVENUE Total:	1,881,719.00	1,881,719.00	174,272.18	1,545,655.51	-336,063.49	82.14 %

		Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Used
Type: 45 - FINES - FORFIETURES REVENUE							
100-45001	Court Fines & Forfeitures	80,000.00	80,000.00	2,435.71	46,737.99	-33,262.01	58.42 %
100-45002	Court Fees	100,000.00	100,000.00	1,695.09	42,403.87	-57,596.13	42.40 %
100-45003	Court Deferred Dispositions	72,500.00	72,500.00	1,088.00	25,437.50	-47,062.50	35.09 %
100-45007	Court Time Payment Fees Local	1,000.00	1,000.00	32.75	590.51	-409.49	59.05 %
100-45011	Court-City Justice Fee	1,200.00	1,200.00	7.78	400.78	-799.22	33.40 %
Type: 45 - FINES - FORFIETURES REVENUE Total:		254,700.00	254,700.00	5,259.33	115,570.65	-139,129.35	45.38 %
Type: 46 - INTEREST EARNED							
100-46000	Interest Revenue	150,000.00	150,000.00	5,760.40	99,501.83	-50,498.17	66.33 %
100-46001	PEG ACCT. INTEREST	6.00	6.00	0.00	3.93	-2.07	65.50 %
Type: 46 - INTEREST EARNED Total:		150,006.00	150,006.00	5,760.40	99,505.76	-50,500.24	66.33 %
Type: 47 - OTHER REVENUE							
100-47100	Candidate Filing Fee	200.00	200.00	0.00	125.00	-75.00	62.50 %
100-47102	TXGLO Grant Funds-D20E	415,000.00	415,000.00	0.00	0.00	-415,000.00	0.00 %
100-47103	Suspense - Bank Corrections	0.00	0.00	153,826.88	50,193.16	50,193.16	0.00 %
100-47150	Sale of Assets	0.00	0.00	168.00	168.00	168.00	0.00 %
100-47200	Miscellaneous Revenue	0.00	0.00	0.00	3,714.60	3,714.60	0.00 %
100-47700	Comm Center -FTB Seniors	800.00	800.00	0.00	634.65	-165.35	79.33 %
100-47701	Community Center - Rental	30,000.00	30,000.00	-150.00	11,345.00	-18,655.00	37.82 %
100-47702	Community Center - Security	2,000.00	2,000.00	0.00	410.00	-1,590.00	20.50 %
100-47704	Community Center - Cleaning	1,000.00	1,000.00	0.00	0.00	-1,000.00	0.00 %
Type: 47 - OTHER REVENUE Total:		449,000.00	449,000.00	153,844.88	66,590.41	-382,409.59	14.83 %
Type: 49 - TRANSFERS							
100-49550	XFER IN - COF UTLTY FUND 500	1,034,359.00	1,034,359.00	0.00	258,589.00	-775,770.00	25.00 %
100-49560	XFER IN - 4/A EDC FUND 600	211,963.00	211,963.00	0.00	107,873.03	-104,089.97	50.89 %
100-49562	Xfer In - 4/A Comm Events	37,500.00	37,500.00	0.00	37,500.00	0.00	100.00 %
100-49570	XFER IN - 4/B EDC FUND 700	211,963.00	211,963.00	0.00	124,510.87	-87,452.13	58.74 %
100-49572	Xfer In - 4/B Comm Events	37,500.00	37,500.00	0.00	37,500.00	0.00	100.00 %
Type: 49 - TRANSFERS Total:		1,533,285.00	1,533,285.00	0.00	565,972.90	-967,312.10	36.91 %
Revenue Total:		11,950,533.00	11,950,533.00	708,198.82	8,010,854.63	-3,939,678.37	67.03 %
Expense							
Department: 120 - Administration							
100-120-5210-00	Salaries & Wages	533,752.00	533,752.00	33,472.31	283,511.50	250,240.50	53.12 %
100-120-5210-02	Overtime	1,000.00	1,000.00	0.00	561.00	439.00	56.10 %
100-120-5210-03	Auto Allowance	10,800.00	10,800.00	461.54	4,661.57	6,138.43	43.16 %
100-120-5216-01	Mayor Compensation	9,600.00	9,600.00	800.00	6,400.00	3,200.00	66.67 %
100-120-5216-02	Elected Officials Pay	25,200.00	25,200.00	2,100.00	16,800.00	8,400.00	66.67 %
100-120-5230-00	Payroll Tax Expense	41,291.00	41,291.00	2,902.47	23,113.65	18,177.35	55.98 %
100-120-5235-00	Employee Health Benefits	53,143.00	53,143.00	0.00	34,827.50	18,315.50	65.54 %
100-120-5238-00	Retirement Contribution	39,699.00	39,699.00	2,747.48	25,717.60	13,981.40	64.78 %
100-120-5239-00	Worker's Compensation	1,316.00	1,316.00	0.00	1,707.00	-391.00	129.71 %
100-120-5311-00	Supplies	15,000.00	15,000.00	0.00	2,526.84	12,473.16	16.85 %
100-120-5314-00	Publications/Ref Material	2,500.00	2,500.00	0.00	58.50	2,441.50	2.34 %
100-120-5315-00	Postage	8,000.00	8,000.00	171.62	1,563.45	6,436.55	19.54 %
100-120-5316-00	Minor Tools & Equipment	7,500.00	7,500.00	-23.95	33.53	7,466.47	0.45 %
100-120-5317-00	Commemoratives	2,500.00	2,500.00	0.00	0.00	2,500.00	0.00 %
100-120-5326-00	Uniforms/Shirts	1,115.00	1,115.00	0.00	0.00	1,115.00	0.00 %
100-120-5381-00	Meeting Expenses	5,000.00	5,000.00	0.00	1,722.38	3,277.62	34.45 %
100-120-5382-00	Grants - Economic Development	0.00	278,348.00	0.00	278,348.00	0.00	100.00 %
100-120-5411-00	Prof. Services - Legal	350,000.00	350,000.00	33,479.00	265,856.86	84,143.14	75.96 %
100-120-5411-10	Prof. Services - Consulting	50,000.00	50,000.00	0.00	27,902.76	22,097.24	55.81 %
100-120-5414-02	Keep Fulshear Beautiful	12,000.00	12,000.00	175.00	2,331.80	9,668.20	19.43 %
100-120-5414-03	Community Events	75,000.00	75,000.00	0.00	27,395.68	47,604.32	36.53 %
100-120-5424-00	Elections	5,000.00	5,000.00	0.00	100.00	4,900.00	2.00 %
100-120-5434-00	Telecommunications	7,000.00	7,000.00	1,128.81	4,384.84	2,615.16	62.64 %
100-120-5461-04	Codification	6,500.00	6,500.00	0.00	1,065.00	5,435.00	16.38 %
100-120-5468-01	Railroad Pipeline Rental	600.00	600.00	0.00	0.00	600.00	0.00 %

Budget Report

For Fiscal: 2019-2020 Period Ending: 05/31/2020

		Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Used
100-120-5469-01	Equipment Rental	7,300.00	7,300.00	924.45	7,226.36	73.64	98.99 %
100-120-5520-00	Printing	650.00	650.00	0.00	0.00	650.00	0.00 %
100-120-5526-00	Public Notices	5,000.00	5,000.00	746.29	3,031.84	1,968.16	60.64 %
100-120-5526-01	County Recording Fees	3,500.00	3,500.00	0.00	44.13	3,455.87	1.26 %
100-120-5526-05	Open Records Expenses	4,250.00	4,250.00	0.00	0.00	4,250.00	0.00 %
100-120-5527-00	Dues & Memberships	8,500.00	8,500.00	0.00	6,459.49	2,040.51	75.99 %
100-120-5528-00	Travel & Training	30,000.00	30,000.00	0.00	7,067.25	22,932.75	23.56 %
100-120-5540-02	Software Maintenance	0.00	0.00	0.00	3,300.00	-3,300.00	0.00 %
Department: 120 - Administration Total:		1,322,716.00	1,601,064.00	79,085.02	1,037,718.53	563,345.47	64.81 %

Department: 130 - 130

100-130-5210-00	Salaries & Wages	95,592.00	95,592.00	7,353.20	62,502.20	33,089.80	65.38 %
100-130-5230-00	Payroll Tax Expense	7,313.00	7,313.00	513.66	4,414.08	2,898.92	60.36 %
100-130-5235-00	Employee Health Benefits	8,857.00	8,857.00	0.00	6,128.35	2,728.65	69.19 %
100-130-5238-00	Retirement Contribution	7,031.00	7,031.00	575.76	4,993.75	2,037.25	71.02 %
100-130-5239-00	Worker's Compensation	242.00	242.00	0.00	242.00	0.00	100.00 %
100-130-5240-00	Unemployment	11,000.00	11,000.00	0.00	0.00	11,000.00	0.00 %
100-130-5311-00	Supplies	2,500.00	2,500.00	0.00	162.97	2,337.03	6.52 %
100-130-5314-00	Publications/Ref Material	500.00	500.00	0.00	100.00	400.00	20.00 %
100-130-5316-00	Minor Tools and Equipment	14,000.00	14,000.00	0.00	7.55	13,992.45	0.05 %
100-130-5326-00	Uniforms/Shirts	75.00	75.00	0.00	0.00	75.00	0.00 %
100-130-5381-05	Staff Relations	15,000.00	15,000.00	800.00	4,114.96	10,885.04	27.43 %
100-130-5381-06	Staff Development Program	6,000.00	6,000.00	0.00	0.00	6,000.00	0.00 %
100-130-5411-00	Prof. Services - Legal	50,000.00	50,000.00	67.50	4,432.50	45,567.50	8.87 %
100-130-5411-10	Prof. Services - Consulting	30,000.00	30,000.00	0.00	6,793.84	23,206.16	22.65 %
100-130-5411-16	EAP Services	1,000.00	1,000.00	0.00	258.40	741.60	25.84 %
100-130-5434-00	Telecommunications	1,000.00	1,000.00	49.63	298.97	701.03	29.90 %
100-130-5467-00	Testing/Backgrounds/Supp Serv	6,500.00	6,500.00	0.00	219.75	6,280.25	3.38 %
100-130-5515-00	Advertising	1,000.00	1,000.00	0.00	0.00	1,000.00	0.00 %
100-130-5520-00	Printing	500.00	500.00	0.00	0.00	500.00	0.00 %
100-130-5527-00	Dues & Memberships	1,500.00	1,500.00	0.00	343.00	1,157.00	22.87 %
100-130-5528-00	Travel & Training	3,500.00	3,500.00	-225.00	3,032.67	467.33	86.65 %
100-130-5531-01	Tuition Assistance Program	10,000.00	10,000.00	0.00	627.00	9,373.00	6.27 %
Department: 130 - 130 Total:		273,110.00	273,110.00	9,134.75	98,671.99	174,438.01	36.13 %

Department: 140 - Municipal Court

100-140-5210-00	Salaries	105,761.00	105,761.00	7,929.00	67,360.09	38,400.91	63.69 %
100-140-5210-02	Overtime	1,000.00	1,000.00	0.00	0.00	1,000.00	0.00 %
100-140-5230-00	Payroll Tax Expense	8,091.00	8,091.00	603.50	5,420.11	2,670.89	66.99 %
100-140-5235-00	Employee Health Benefits	17,714.00	17,714.00	0.00	12,007.60	5,706.40	67.79 %
100-140-5238-00	Retirement Contribution	7,779.00	7,779.00	620.84	5,636.23	2,142.77	72.45 %
100-140-5239-00	Workers Compensation	334.00	334.00	0.00	334.00	0.00	100.00 %
100-140-5311-00	Supplies	3,000.00	3,000.00	55.00	1,431.97	1,568.03	47.73 %
100-140-5314-00	Publications/Ref Material	400.00	400.00	0.00	0.00	400.00	0.00 %
100-140-5316-00	Minor Tools & Equipment	1,500.00	1,500.00	0.00	766.45	733.55	51.10 %
100-140-5411-00	Prof. Services - Legal	40,000.00	40,000.00	0.00	10,531.25	29,468.75	26.33 %
100-140-5411-03	Prof. Services - Judge	35,000.00	35,000.00	600.00	10,975.00	24,025.00	31.36 %
100-140-5411-06	Building Security - Bailiff	10,000.00	10,000.00	0.00	0.00	10,000.00	0.00 %
100-140-5411-07	Prof. Services	500.00	500.00	0.00	0.00	500.00	0.00 %
100-140-5411-08	Prof. Services - Interpreter	1,000.00	1,000.00	0.00	0.00	1,000.00	0.00 %
100-140-5434-00	Telecommunications	900.00	900.00	49.63	349.00	551.00	38.78 %
100-140-5520-00	Printing	400.00	400.00	0.00	532.16	-132.16	133.04 %
100-140-5527-00	Dues & Memberships	1,000.00	1,000.00	0.00	0.00	1,000.00	0.00 %
100-140-5528-00	Travel & Training	5,000.00	5,000.00	0.00	791.92	4,208.08	15.84 %
100-140-5540-02	Software Maintenance	13,500.00	13,500.00	200.00	5,442.14	8,057.86	40.31 %
Department: 140 - Municipal Court Total:		252,879.00	252,879.00	10,057.97	121,577.92	131,301.08	48.08 %

Department: 160 - Finance

100-160-5210-00	Salaries	308,831.00	308,831.00	26,445.23	195,890.11	112,940.89	63.43 %
100-160-5210-02	Overtime	1,000.00	1,000.00	0.00	0.00	1,000.00	0.00 %

Budget Report

For Fiscal: 2019-2020 Period Ending: 05/31/2020

		Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Used
100-160-5210-03	Auto Allowance	4,800.00	4,800.00	369.24	3,138.54	1,661.46	65.39 %
100-160-5230-00	Payroll Tax Expense	23,626.00	23,626.00	1,945.10	14,814.32	8,811.68	62.70 %
100-160-5235-00	Employee Health Benefits	35,429.00	35,429.00	0.00	21,570.77	13,858.23	60.88 %
100-160-5238-00	Retirement Contribution	22,715.00	22,715.00	2,099.58	16,502.24	6,212.76	72.65 %
100-160-5239-00	Worker's Compensation	2,453.00	2,453.00	0.00	2,453.00	0.00	100.00 %
100-160-5250-00	Vacation Pay Out	10,000.00	10,000.00	0.00	0.00	10,000.00	0.00 %
100-160-5311-00	Supplies	3,000.00	3,000.00	182.53	2,846.45	153.55	94.88 %
100-160-5314-00	Publications/Ref Materials	700.00	700.00	0.00	1,337.16	-637.16	191.02 %
100-160-5316-00	Minor Tools & Equipment	4,300.00	4,300.00	0.00	46.94	4,253.06	1.09 %
100-160-5326-00	Uniforms/Shirts	300.00	300.00	0.00	0.00	300.00	0.00 %
100-160-5411-09	Prof. Services - Audit	40,000.00	40,000.00	0.00	27,996.50	12,003.50	69.99 %
100-160-5411-13	Technology	7,500.00	7,500.00	0.00	3,000.00	4,500.00	40.00 %
100-160-5421-01	Insurance - General Liability	9,800.00	9,800.00	313.60	8,174.08	1,625.92	83.41 %
100-160-5421-02	Insurance - Auto Liability	7,500.00	7,500.00	0.00	7,500.00	0.00	100.00 %
100-160-5421-04	Errors & Omissions	8,000.00	8,000.00	0.00	0.00	8,000.00	0.00 %
100-160-5421-05	Insurance - Bonding	1,200.00	1,200.00	0.00	1,066.00	134.00	88.83 %
100-160-5425-00	Merchant Service Fees	50,000.00	50,000.00	2,359.14	38,891.11	11,108.89	77.78 %
100-160-5426-00	Tax Assessor/Collector Fees	23,595.00	23,595.00	0.53	13,180.30	10,414.70	55.86 %
100-160-5475-00	Bank Charges	25,000.00	25,000.00	0.00	4,051.14	20,948.86	16.20 %
100-160-5475-01	Credit Card Fees	600.00	600.00	-72.91	656.35	-56.35	109.39 %
100-160-5527-00	Dues & Memberships	1,400.00	1,400.00	0.00	770.74	629.26	55.05 %
100-160-5528-00	Travel & Training	11,200.00	11,200.00	0.00	3,437.24	7,762.76	30.69 %
100-160-5540-02	Software Maintenance	16,200.00	16,200.00	0.00	5,457.63	10,742.37	33.69 %
Department: 160 - Finance Total:		619,149.00	619,149.00	33,642.04	372,780.62	246,368.38	60.21 %

Department: 170 - Utility Services

100-170-5210-00	Salaries	139,403.00	139,403.00	10,422.20	82,764.11	56,638.89	59.37 %
100-170-5210-02	Overtime	1,000.00	1,000.00	0.00	321.09	678.91	32.11 %
100-170-5230-00	Payroll Tax Expense	10,664.00	10,664.00	710.90	6,179.20	4,484.80	57.94 %
100-170-5235-00	Employee Health Benefits	17,714.00	17,714.00	0.00	15,957.35	1,756.65	90.08 %
100-170-5238-00	Retirement Contribution	10,253.00	10,253.00	816.06	6,913.00	3,340.00	67.42 %
100-170-5239-00	Workers Compensation	339.00	339.00	0.00	339.00	0.00	100.00 %
100-170-5311-00	Supplies	2,500.00	2,500.00	0.00	1,206.93	1,293.07	48.28 %
100-170-5314-00	Publications/Ref Material	2,000.00	2,000.00	0.00	0.00	2,000.00	0.00 %
100-170-5315-00	Postage	27,000.00	27,000.00	1,863.93	13,021.42	13,978.58	48.23 %
100-170-5316-00	Minor Tools & Equipment	11,500.00	11,500.00	629.02	8,862.12	2,637.88	77.06 %
100-170-5326-00	Uniforms/Shirts	225.00	225.00	0.00	0.00	225.00	0.00 %
100-170-5380-00	Public Relations	2,500.00	2,500.00	0.00	0.00	2,500.00	0.00 %
100-170-5411-10	Prof. Services - Consulting	2,500.00	2,500.00	0.00	0.00	2,500.00	0.00 %
100-170-5434-00	Telecommunications	1,000.00	1,000.00	49.63	349.00	651.00	34.90 %
100-170-5461-02	Contract - Sanitation Services	1,020,000.00	1,020,000.00	100,246.48	677,650.31	342,349.69	66.44 %
100-170-5469-01	Equipment Rental	4,500.00	4,500.00	374.40	2,775.40	1,724.60	61.68 %
100-170-5515-00	Advertising	750.00	750.00	0.00	64.43	685.57	8.59 %
100-170-5520-00	Printing	15,000.00	15,000.00	759.18	6,411.96	8,588.04	42.75 %
100-170-5527-00	Dues & Memberships	550.00	550.00	0.00	0.00	550.00	0.00 %
100-170-5528-00	Travel & Training	3,000.00	3,000.00	0.00	765.00	2,235.00	25.50 %
100-170-5535-00	Equipment Maintenance	23,000.00	23,000.00	0.00	6,493.18	16,506.82	28.23 %
100-170-5540-02	Software Maintenance	17,000.00	17,000.00	110.00	7,173.07	9,826.93	42.19 %
Department: 170 - Utility Services Total:		1,312,398.00	1,312,398.00	115,981.80	837,246.57	475,151.43	63.80 %

Department: 180 - Economic Development

100-180-5210-00	Salaries	167,199.00	167,199.00	12,861.40	109,321.92	57,877.08	65.38 %
100-180-5210-03	Auto Allowance	4,800.00	4,800.00	369.24	3,138.54	1,661.46	65.39 %
100-180-5230-00	Payroll Tax Expense	12,791.00	12,791.00	1,012.14	9,090.35	3,700.65	71.07 %
100-180-5235-00	Employee Health Benefits	17,714.00	17,714.00	0.00	12,275.52	5,438.48	69.30 %
100-180-5238-00	Retirement Contribution	12,298.00	12,298.00	1,035.96	9,410.24	2,887.76	76.52 %
100-180-5239-00	Workers Compensation	403.00	403.00	0.00	403.00	0.00	100.00 %
100-180-5311-00	Supplies	2,500.00	2,500.00	0.00	295.02	2,204.98	11.80 %
100-180-5314-00	Publications/Ref Material	730.00	730.00	0.00	245.00	485.00	33.56 %
100-180-5316-00	Minor Tools & Equipment	2,000.00	2,000.00	0.00	0.00	2,000.00	0.00 %

Budget Report

For Fiscal: 2019-2020 Period Ending: 05/31/2020

		Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Used
100-180-5381-00	Meeting Expenses	2,000.00	2,000.00	0.00	5.87	1,994.13	0.29 %
100-180-5411-10	Prof. Services - Consulting	25,000.00	25,000.00	0.00	11,758.40	13,241.60	47.03 %
100-180-5411-14	Prof. Service Legal & Engineer	10,000.00	10,000.00	2,496.00	12,295.10	-2,295.10	122.95 %
100-180-5434-00	Telecommunications	2,200.00	2,200.00	146.97	902.49	1,297.51	41.02 %
100-180-5440-00	Marketing	32,500.00	32,500.00	0.00	1,825.52	30,674.48	5.62 %
100-180-5472-00	Business Devlpmnt & Retention	7,500.00	7,500.00	0.00	0.00	7,500.00	0.00 %
100-180-5520-00	Printing	2,500.00	2,500.00	0.00	0.00	2,500.00	0.00 %
100-180-5527-00	Dues & Memberships	2,325.00	2,325.00	200.00	1,538.41	786.59	66.17 %
100-180-5527-01	Dues & Memberships - Org.	17,250.00	17,250.00	0.00	7,480.00	9,770.00	43.36 %
100-180-5528-00	Travel & Training	14,500.00	14,500.00	0.00	5,293.73	9,206.27	36.51 %
100-180-5530-00	Technology Maintenance	51,000.00	51,000.00	0.00	0.00	51,000.00	0.00 %
100-180-5531-00	Mileage	1,500.00	1,500.00	152.54	552.71	947.29	36.85 %
Department: 180 - Economic Development Total:		388,710.00	388,710.00	18,274.25	185,831.82	202,878.18	47.81 %
Department: 185 - Communications							
100-185-5311-00	Supplies	500.00	500.00	0.00	62.50	437.50	12.50 %
100-185-5316-00	Minor Tools & Equipment	5,000.00	5,000.00	0.00	0.00	5,000.00	0.00 %
100-185-5527-00	Dues & Memberships	500.00	500.00	0.00	0.00	500.00	0.00 %
100-185-5527-02	Annual Subscription Services	6,000.00	6,000.00	0.00	0.00	6,000.00	0.00 %
100-185-5528-00	Travel & Training	3,000.00	3,000.00	0.00	0.00	3,000.00	0.00 %
100-185-5530-00	Technology Maintenance	28,000.00	28,000.00	1,200.00	10,184.34	17,815.66	36.37 %
100-185-5540-02	Software Maintenance	1,200.00	1,200.00	0.00	0.00	1,200.00	0.00 %
Department: 185 - Communications Total:		44,200.00	44,200.00	1,200.00	10,246.84	33,953.16	23.18 %
Department: 210 - Police Dept							
100-210-5210-00	Salaries	1,736,701.00	1,736,701.00	130,133.94	1,079,096.55	657,604.45	62.13 %
100-210-5210-02	Overtime	20,590.00	20,590.00	167.58	7,203.15	13,386.85	34.98 %
100-210-5210-03	AUTO ALLOWANCE	2,400.00	2,400.00	184.60	1,569.10	830.90	65.38 %
100-210-5210-05	Holiday Worked - Wage	98,064.00	98,064.00	0.00	32,277.43	65,786.57	32.91 %
100-210-5210-06	Overtime - Grant Funded	5,000.00	5,000.00	0.00	0.00	5,000.00	0.00 %
100-210-5210-07	TXDOT Step Grant	0.00	0.00	0.00	1,944.78	-1,944.78	0.00 %
100-210-5230-00	Payroll Tax Expense	141,003.00	141,003.00	9,671.32	87,682.69	53,320.31	62.18 %
100-210-5235-00	Employee Health Benefits	234,716.00	234,716.00	0.00	137,338.27	97,377.73	58.51 %
100-210-5238-00	Retirement Contribution	127,737.00	127,737.00	10,217.11	94,025.66	33,711.34	73.61 %
100-210-5239-00	Workers Compensation	44,104.00	44,104.00	0.00	47,517.00	-3,413.00	107.74 %
100-210-5311-00	Supplies	4,200.00	4,200.00	22.70	1,483.33	2,716.67	35.32 %
100-210-5311-05	Supplies - Police Duty	29,100.00	29,100.00	2,573.50	10,715.63	18,384.37	36.82 %
100-210-5314-00	Publications/Ref Material	500.00	500.00	0.00	0.00	500.00	0.00 %
100-210-5316-00	Minor Tools & Equipment	118,600.00	118,600.00	1,357.90	35,867.80	82,732.20	30.24 %
100-210-5317-00	Commemoratives	500.00	500.00	0.00	0.00	500.00	0.00 %
100-210-5326-00	Uniforms/Shirts	26,000.00	26,000.00	392.49	18,676.51	7,323.49	71.83 %
100-210-5363-00	Fuel/Oil Expense	58,885.00	58,885.00	2,904.70	29,975.25	28,909.75	50.90 %
100-210-5363-01	Auto Repair/Maintenance	50,000.00	50,000.00	1,722.19	17,751.33	32,248.67	35.50 %
100-210-5364-00	Investigations	6,000.00	6,000.00	0.00	0.00	6,000.00	0.00 %
100-210-5380-00	Public Relations	1,200.00	1,200.00	0.00	240.53	959.47	20.04 %
100-210-5421-01	Insurance General Liability	12,000.00	12,000.00	0.00	13,847.40	-1,847.40	115.40 %
100-210-5421-02	Insurance - Auto Liability	15,000.00	15,000.00	0.00	18,242.00	-3,242.00	121.61 %
100-210-5430-00	Telecommunications-Web	3,700.00	3,700.00	0.00	0.00	3,700.00	0.00 %
100-210-5434-00	Telecommunications	18,700.00	18,700.00	878.88	9,289.21	9,410.79	49.67 %
100-210-5467-00	Testing & Support Services	5,000.00	5,000.00	-3.00	3,446.29	1,553.71	68.93 %
100-210-5469-01	Equipment Rental	13,000.00	13,000.00	1,716.59	9,388.85	3,611.15	72.22 %
100-210-5520-00	Printing	1,500.00	1,500.00	0.00	208.00	1,292.00	13.87 %
100-210-5527-00	Dues & Memberships	2,300.00	2,300.00	0.00	539.48	1,760.52	23.46 %
100-210-5528-00	Travel & Training	18,000.00	18,000.00	255.00	8,895.85	9,104.15	49.42 %
100-210-5530-00	Technology Maintenance	42,438.00	42,438.00	0.00	40,347.99	2,090.01	95.08 %
100-210-5531-01	Tuition Assistance Program	6,000.00	6,000.00	0.00	182.50	5,817.50	3.04 %
100-210-5599-00	Vehicle Replacement Fee	95,831.00	95,831.00	0.00	55,271.44	40,559.56	57.68 %
100-210-5600-00	Capital Outlay-Equipment	39,800.00	39,800.00	0.00	0.00	39,800.00	0.00 %
Department: 210 - Police Dept Total:		2,978,569.00	2,978,569.00	162,195.50	1,763,024.02	1,215,544.98	59.19 %

Budget Report

For Fiscal: 2019-2020 Period Ending: 05/31/2020

		Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Used
Department: 230 - Emergency Management							
100-230-5210-02	Overtime	5,500.00	5,500.00	0.00	0.00	5,500.00	0.00 %
100-230-5230-00	Payroll Tax Expense	421.00	421.00	0.00	0.00	421.00	0.00 %
100-230-5238-00	Retirement Contribution	409.00	409.00	0.00	0.00	409.00	0.00 %
100-230-5311-00	Supplies	4,500.00	4,500.00	0.00	7.46	4,492.54	0.17 %
100-230-5311-01	Occupation Supplies	3,500.00	3,500.00	0.00	0.00	3,500.00	0.00 %
100-230-5314-00	Publications/Ref Material	500.00	500.00	0.00	0.00	500.00	0.00 %
100-230-5316-00	Minor Tools & Equipment	9,700.00	9,700.00	0.00	1,224.53	8,475.47	12.62 %
100-230-5317-00	Commemoratives	1,200.00	1,200.00	0.00	0.00	1,200.00	0.00 %
100-230-5363-00	Fuel/Oil Expense	5,000.00	5,000.00	0.00	0.00	5,000.00	0.00 %
100-230-5363-01	Auto Repair/Maintenance	5,000.00	5,000.00	0.00	0.00	5,000.00	0.00 %
100-230-5381-00	Meeting Expenses	2,700.00	2,700.00	0.00	0.00	2,700.00	0.00 %
100-230-5411-13	Prof. Services I.T.	500.00	500.00	0.00	0.00	500.00	0.00 %
100-230-5434-00	Telecommunications	2,000.00	2,000.00	37.99	363.85	1,636.15	18.19 %
100-230-5469-01	Equipment Rental	1,000.00	1,000.00	0.00	0.00	1,000.00	0.00 %
100-230-5500-01	COVID-19	0.00	0.00	16,099.65	18,411.82	-18,411.82	0.00 %
100-230-5520-00	Printing	300.00	300.00	0.00	0.00	300.00	0.00 %
100-230-5527-00	Dues & Memberships	450.00	450.00	0.00	0.00	450.00	0.00 %
100-230-5528-00	Travel & Training	2,000.00	2,000.00	0.00	0.00	2,000.00	0.00 %
Department: 230 - Emergency Management Total:		44,680.00	44,680.00	16,137.64	20,007.66	24,672.34	44.78 %
Department: 250 - Code Enforcement							
100-250-5210-00	Salaries & Wages	0.00	0.00	3,616.80	31,743.04	-31,743.04	0.00 %
100-250-5210-01	Wages	47,019.00	47,019.00	0.00	0.00	47,019.00	0.00 %
100-250-5210-02	Overtime	5,000.00	5,000.00	0.00	288.21	4,711.79	5.76 %
100-250-5230-00	Payroll Tax Expense	3,597.00	3,597.00	276.68	2,583.39	1,013.61	71.82 %
100-250-5235-00	Employee Health Benefits	8,857.00	8,857.00	0.00	6,106.08	2,750.92	68.94 %
100-250-5238-00	Retirement Contribution	3,458.00	3,458.00	283.20	2,675.42	782.58	77.37 %
100-250-5239-00	Workers' Compensation	263.00	263.00	0.00	263.00	0.00	100.00 %
100-250-5311-00	Supplies	200.00	200.00	0.00	0.00	200.00	0.00 %
100-250-5314-00	Publications/Ref Material	300.00	300.00	0.00	0.00	300.00	0.00 %
100-250-5316-00	Minor Tools & Equipment	7,100.00	7,100.00	0.00	534.95	6,565.05	7.53 %
100-250-5326-00	Uniforms/Shirts	350.00	350.00	0.00	0.00	350.00	0.00 %
100-250-5363-00	Fuel/Oil Expense	3,400.00	3,400.00	29.71	844.03	2,555.97	24.82 %
100-250-5363-01	Auto Repair/Maintenance	3,840.00	3,840.00	0.00	40.65	3,799.35	1.06 %
100-250-5434-00	Telecommunications	1,200.00	1,200.00	49.63	301.11	898.89	25.09 %
100-250-5461-00	Pro Serv. - Demo-/Prop Upkeep	5,500.00	5,500.00	0.00	250.00	5,250.00	4.55 %
100-250-5527-00	Dues & Memberships	200.00	200.00	0.00	0.00	200.00	0.00 %
100-250-5528-00	Travel & Training	2,000.00	2,000.00	0.00	280.00	1,720.00	14.00 %
100-250-5530-00	Technology Maintenance	440.00	440.00	0.00	0.00	440.00	0.00 %
100-250-5599-00	Vehicle Replacement Fee	3,125.00	3,125.00	0.00	1,822.94	1,302.06	58.33 %
Department: 250 - Code Enforcement Total:		95,849.00	95,849.00	4,256.02	47,732.82	48,116.18	49.80 %
Department: 400 - Community Development							
100-400-5239-00	Workers Compensation	0.00	0.00	0.00	277.00	-277.00	0.00 %
100-400-5311-00	Supplies	3,500.00	3,500.00	6.50	1,263.50	2,236.50	36.10 %
100-400-5314-00	Publications/Ref Material	1,200.00	1,200.00	81.40	81.40	1,118.60	6.78 %
100-400-5316-00	Minor Tools & Equipment	2,500.00	2,500.00	0.00	0.00	2,500.00	0.00 %
100-400-5411-10	Prof. Services - Consulting	140,000.00	140,000.00	2,611.25	114,038.94	25,961.06	81.46 %
100-400-5411-11	Prof. Services - Engineering	0.00	0.00	0.00	6,000.00	-6,000.00	0.00 %
100-400-5434-00	Telecommunications	1,000.00	1,000.00	114.73	414.10	585.90	41.41 %
100-400-5469-01	Equipment Rental	1,000.00	1,000.00	0.00	55.00	945.00	5.50 %
100-400-5527-00	Dues & Memberships	1,500.00	1,500.00	0.00	0.00	1,500.00	0.00 %
100-400-5528-00	Travel & Training	10,000.00	10,000.00	0.00	0.00	10,000.00	0.00 %
100-400-5540-02	Software Maintenance	0.00	0.00	0.00	455.00	-455.00	0.00 %
Department: 400 - Community Development Total:		160,700.00	160,700.00	2,813.88	122,584.94	38,115.06	76.28 %
Department: 450 - Builder Services							
100-450-5210-00	Salaries	597,851.00	597,851.00	46,894.01	393,491.23	204,359.77	65.82 %
100-450-5210-02	Overtime	5,500.00	5,500.00	0.00	53.54	5,446.46	0.97 %

Budget Report

For Fiscal: 2019-2020 Period Ending: 05/31/2020

		Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Used
100-450-5210-03	Auto Allowance	4,800.00	4,800.00	369.24	3,138.54	1,661.46	65.39 %
100-450-5230-00	Payroll Tax Expense	45,736.00	45,736.00	3,611.08	31,753.89	13,982.11	69.43 %
100-450-5235-00	Employee Health Benefits	88,572.00	88,572.00	0.00	61,464.28	27,107.72	69.39 %
100-450-5238-00	Retirement Contribution	43,973.00	43,973.00	3,700.72	33,176.38	10,796.62	75.45 %
100-450-5239-00	Workers Compensation	3,325.00	3,325.00	0.00	3,325.00	0.00	100.00 %
100-450-5311-00	Supplies	6,000.00	6,000.00	154.06	2,566.54	3,433.46	42.78 %
100-450-5314-00	Publications/Ref Material	1,500.00	1,500.00	0.00	503.00	997.00	33.53 %
100-450-5316-00	Minor Tools & Equipment	5,500.00	5,500.00	0.00	1,185.04	4,314.96	21.55 %
100-450-5326-00	Uniforms/Shirts	5,000.00	5,000.00	0.00	2,088.17	2,911.83	41.76 %
100-450-5363-00	Fuel/Oil Expense	9,500.00	9,500.00	256.52	3,446.93	6,053.07	36.28 %
100-450-5363-01	Auto Repair/Maintenance	7,500.00	7,500.00	0.00	1,686.43	5,813.57	22.49 %
100-450-5380-00	Public Relations	1,500.00	1,500.00	0.00	0.00	1,500.00	0.00 %
100-450-5411-10	Prof. Services - Consulting	25,000.00	25,000.00	0.00	11,700.00	13,300.00	46.80 %
100-450-5411-11	Prof. Services - Engineering	1,500.00	1,500.00	0.00	0.00	1,500.00	0.00 %
100-450-5411-12	Prof. Serv-Infrastructure Insp	250,000.00	250,000.00	0.00	58,059.96	191,940.04	23.22 %
100-450-5434-00	Telecommunications	7,500.00	7,500.00	354.29	1,587.22	5,912.78	21.16 %
100-450-5469-01	Equipment Rental	6,000.00	6,000.00	672.00	4,866.50	1,133.50	81.11 %
100-450-5520-00	Printing	6,000.00	6,000.00	0.00	1,528.38	4,471.62	25.47 %
100-450-5527-00	Dues & Memberships	1,500.00	1,500.00	0.00	590.00	910.00	39.33 %
100-450-5528-00	Travel & Training	11,500.00	11,500.00	0.00	2,679.42	8,820.58	23.30 %
100-450-5540-02	Software Maintenance	10,000.00	10,000.00	278.21	10,232.63	-232.63	102.33 %
100-450-5599-00	Vehicle Replacement Fee	9,750.00	9,750.00	0.00	5,687.50	4,062.50	58.33 %
Department: 450 - Builder Services Total:		1,155,007.00	1,155,007.00	56,290.13	634,810.58	520,196.42	54.96 %
Department: 490 - General Facilities							
100-490-5311-00	Supplies	10,000.00	10,000.00	604.89	7,445.73	2,554.27	74.46 %
100-490-5316-00	Minor Tools & Equipment	20,000.00	20,000.00	0.00	3,673.82	16,326.18	18.37 %
100-490-5316-02	Minor Equipment - Technology	103,000.00	103,000.00	27.97	34,939.24	68,060.76	33.92 %
100-490-5411-13	Prof. Services I.T.	60,000.00	60,000.00	6,723.22	61,231.30	-1,231.30	102.05 %
100-490-5420-00	Comm Center Supervisor	5,000.00	5,000.00	0.00	0.00	5,000.00	0.00 %
100-490-5422-00	Facilities Cleaning	45,000.00	45,000.00	1,186.00	16,461.15	28,538.85	36.58 %
100-490-5430-00	Telecommunications Web	7,500.00	7,500.00	18.17	18.17	7,481.83	0.24 %
100-490-5431-00	Electricity	25,000.00	25,000.00	1,430.70	12,861.48	12,138.52	51.45 %
100-490-5434-00	Telecommunications	45,000.00	45,000.00	4,425.68	41,570.27	3,429.73	92.38 %
100-490-5435-00	Pest Control Services	2,250.00	2,250.00	0.00	1,475.00	775.00	65.56 %
100-490-5451-00	Security Systems	9,500.00	9,500.00	366.68	3,481.65	6,018.35	36.65 %
100-490-5469-02	Facility Rental	100,380.00	117,880.00	11,984.00	72,331.00	45,549.00	61.36 %
100-490-5472-00	Contract Services	25,000.00	25,000.00	1,038.03	3,991.53	21,008.47	15.97 %
100-490-5540-02	Software Maintenance	50,000.00	50,000.00	0.00	-918.16	50,918.16	-1.84 %
100-490-5570-01	Facilities Maintenance	50,000.00	50,000.00	49.98	27,094.91	22,905.09	54.19 %
100-490-5570-02	Facility Improvements	0.00	0.00	0.00	30.97	-30.97	0.00 %
100-490-5571-00	Landscape Maintenance	50,000.00	50,000.00	3,024.00	3,809.00	46,191.00	7.62 %
Department: 490 - General Facilities Total:		607,630.00	625,130.00	30,879.32	289,497.06	335,632.94	46.31 %
Department: 510 - Public Works & Maint							
100-510-5210-00	Salaries	245,538.00	245,538.00	20,133.99	181,880.89	63,657.11	74.07 %
100-510-5210-02	Overtime	5,500.00	5,500.00	28.07	4,518.73	981.27	82.16 %
100-510-5210-03	Auto Allowance	5,400.00	5,400.00	415.40	3,530.90	1,869.10	65.39 %
100-510-5230-00	Payroll Tax Expense	18,784.00	18,784.00	1,541.02	14,900.53	3,883.47	79.33 %
100-510-5235-00	Employee Health Benefits	35,429.00	35,429.00	0.00	28,496.26	6,932.74	80.43 %
100-510-5238-00	Retirement Contribution	18,060.00	18,060.00	1,611.22	15,939.05	2,120.95	88.26 %
100-510-5239-00	Workers Compensation	4,847.00	4,847.00	0.00	5,236.00	-389.00	108.03 %
100-510-5311-00	Supplies	2,000.00	2,000.00	8.11	2,263.39	-263.39	113.17 %
100-510-5314-00	Publications/Ref Material	250.00	250.00	0.00	0.00	250.00	0.00 %
100-510-5316-00	Minor Tools & Equipment	5,000.00	5,000.00	167.95	330.64	4,669.36	6.61 %
100-510-5326-00	Uniforms/Shirts	1,800.00	1,800.00	0.00	1,049.11	750.89	58.28 %
100-510-5363-00	Fuel/Oil Expense	10,000.00	10,000.00	529.86	5,667.36	4,332.64	56.67 %
100-510-5363-01	Auto Repair/Maintenance	12,000.00	12,000.00	2,266.40	7,425.67	4,574.33	61.88 %
100-510-5411-10	Prof. Services - Consulting	20,000.00	20,000.00	0.00	1,357.50	18,642.50	6.79 %
100-510-5412-10	Prof Services - Engineering	100,000.00	100,000.00	0.00	0.00	100,000.00	0.00 %

Budget Report

For Fiscal: 2019-2020 Period Ending: 05/31/2020

		Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Used
100-510-5434-00	Telecommunications	4,200.00	4,200.00	565.98	2,123.71	2,076.29	50.56 %
100-510-5469-01	Equipment Rental	5,000.00	5,000.00	0.00	0.00	5,000.00	0.00 %
100-510-5527-00	Dues & Memberships	1,500.00	1,500.00	0.00	1,280.00	220.00	85.33 %
100-510-5528-00	Travel & Training	10,000.00	10,000.00	0.00	2,175.33	7,824.67	21.75 %
100-510-5599-00	Vehicle Replacement Fee	45,292.00	45,292.00	0.00	26,420.31	18,871.69	58.33 %
Department: 510 - Public Works & Maint Total:		550,600.00	550,600.00	27,268.00	304,595.38	246,004.62	55.32 %
Department: 520 - Streets							
100-520-5311-00	Supplies	10,000.00	10,000.00	0.00	1,862.61	8,137.39	18.63 %
100-520-5311-02	Supplies - Signage	10,000.00	10,000.00	135.00	3,063.33	6,936.67	30.63 %
100-520-5350-00	Street Maintenance	25,000.00	25,000.00	236.40	12,153.37	12,846.63	48.61 %
100-520-5411-10	Prof. Services - Consulting	2,500.00	2,500.00	0.00	0.00	2,500.00	0.00 %
100-520-5432-00	Electricity - Street Lights	270,000.00	270,000.00	70,523.69	243,643.42	26,356.58	90.24 %
100-520-5472-01	Contract Services - Streets	35,000.00	35,000.00	0.00	6,468.00	28,532.00	18.48 %
100-520-5472-02	Contract Services - Markings	15,000.00	15,000.00	5,492.11	5,492.11	9,507.89	36.61 %
100-520-5472-03	Contract Services - Mowing	67,000.00	67,000.00	0.00	0.00	67,000.00	0.00 %
100-520-5600-00	Capital Outlay - Equipment	15,000.00	15,000.00	0.00	0.00	15,000.00	0.00 %
Department: 520 - Streets Total:		449,500.00	449,500.00	76,387.20	272,682.84	176,817.16	60.66 %
Department: 900 - Transfers							
100-900-5900-30	XFER OUT - Cap Proj Fd 300	3,705,000.00	3,705,000.00	0.00	0.00	3,705,000.00	0.00 %
Department: 900 - Transfers Total:		3,705,000.00	3,705,000.00	0.00	0.00	3,705,000.00	0.00 %
Expense Total:		13,960,697.00	14,256,545.00	643,603.52	6,119,009.59	8,137,535.41	42.92 %
Fund: 100 - GENERAL FUND Surplus (Deficit):		-2,010,164.00	-2,306,012.00	64,595.30	1,891,845.04	4,197,857.04	-82.04 %

Budget Report

For Fiscal: 2019-2020 Period Ending: 05/31/2020

		Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Used
Fund: 500 - FULSHEAR UTILITY FUND							
Revenue							
Type: 41 - TAX & FRANCHISE FEES							
500-41507	Credit Card Fees	0.00	0.00	0.00	151.34	151.34	0.00 %
Type: 41 - TAX & FRANCHISE FEES Total:		0.00	0.00	0.00	151.34	151.34	0.00 %
Type: 44 - SERVICE REVENUE							
500-44102	Residential Water	1,040,000.00	720,115.00	110,427.27	396,041.46	-324,073.54	55.00 %
500-44103	Commercial Water	300,000.00	290,836.00	22,365.50	219,232.23	-71,603.77	75.38 %
500-44104	Builder Water	135,000.00	50,794.00	0.00	14,460.95	-36,333.05	28.47 %
500-44105	Irrigation Water	33,000.00	1,056.00	22,243.98	42,991.56	41,935.56	4,071.17 %
500-44106	Residential Sewer	800,000.00	720,115.00	101,245.75	455,078.88	-265,036.12	63.20 %
500-44107	Commercial Sewer	117,000.00	290,836.00	18,114.50	157,525.10	-133,310.90	54.16 %
500-44300	Water & Sewer Taps	1,315,000.00	1,315,000.00	97,180.32	869,491.55	-445,508.45	66.12 %
500-44310	Builder Backcharges	20,000.00	20,000.00	0.00	23,645.53	3,645.53	118.23 %
500-44311	WATER/SEWER INFRASTRCT	150,000.00	150,000.00	0.00	0.00	-150,000.00	0.00 %
500-44500	Penalties	100,000.00	100,000.00	0.00	75,385.63	-24,614.37	75.39 %
500-44600	NFBWA Pumpage Fees	1,580,000.00	1,580,000.00	250,141.13	1,132,681.29	-447,318.71	71.69 %
500-44700	Cap. Recovery Fee	0.00	0.00	0.00	5,120.00	5,120.00	0.00 %
Type: 44 - SERVICE REVENUE Total:		5,590,000.00	5,238,752.00	621,718.45	3,391,654.18	-1,847,097.82	64.74 %
Type: 46 - INTEREST EARNED							
500-46000	Interest Revenue	117,000.00	117,000.00	1,141.70	23,354.31	-93,645.69	19.96 %
Type: 46 - INTEREST EARNED Total:		117,000.00	117,000.00	1,141.70	23,354.31	-93,645.69	19.96 %
Type: 47 - OTHER REVENUE							
500-47200	Miscellaneous Revenue	25,000.00	25,000.00	2,370.00	56,309.57	31,309.57	225.24 %
Type: 47 - OTHER REVENUE Total:		25,000.00	25,000.00	2,370.00	56,309.57	31,309.57	225.24 %
Revenue Total:		5,732,000.00	5,380,752.00	625,230.15	3,471,469.40	-1,909,282.60	64.52 %
Expense							
Department: 000 - Non-Departmental							
500-000-5210-00	Salaries	165,837.00	165,837.00	9,458.19	36,751.53	129,085.47	22.16 %
500-000-5210-02	Overtime	0.00	0.00	0.00	157.38	-157.38	0.00 %
500-000-5230-00	Payroll Expense	12,993.00	12,993.00	708.66	2,770.35	10,222.65	21.32 %
500-000-5235-00	Employee Health Benefits	26,571.00	26,571.00	0.00	4,524.80	22,046.20	17.03 %
500-000-5238-00	Retirement Contribution	12,491.00	12,491.00	740.58	2,890.00	9,601.00	23.14 %
500-000-5239-00	Worker's Compensation	5,526.00	5,526.00	0.00	0.00	5,526.00	0.00 %
500-000-5311-00	Supplies	5,500.00	5,500.00	0.00	4,875.00	625.00	88.64 %
500-000-5324-00	Chemicals	25,900.00	25,900.00	3,735.78	43,291.45	-17,391.45	167.15 %
500-000-5381-01	Miscellaneous	3,500.00	3,500.00	0.00	724.97	2,775.03	20.71 %
500-000-5411-00	Prof. Services - Legal	5,000.00	5,000.00	136.50	6,565.45	-1,565.45	131.31 %
500-000-5411-10	Prof. Service-Comp Planning	110,000.00	110,000.00	7,848.88	24,623.88	85,376.12	22.39 %
500-000-5411-11	Prof. Services-Engineering	40,000.00	40,000.00	0.00	2,578.69	37,421.31	6.45 %
500-000-5421-00	Ins Real & Personal Prop	35,000.00	35,000.00	0.00	30,000.00	5,000.00	85.71 %
500-000-5421-01	General Liability	1,000.00	1,000.00	0.00	0.00	1,000.00	0.00 %
500-000-5421-04	Errors & Omissions	1,800.00	1,800.00	0.00	0.00	1,800.00	0.00 %
500-000-5425-00	Merchant Service Fees	0.00	0.00	2,127.04	5,766.22	-5,766.22	0.00 %
500-000-5431-01	Electricity- Water Plant	191,000.00	191,000.00	13,845.99	99,822.72	91,177.28	52.26 %
500-000-5431-02	Electricity- Lift Station	30,000.00	30,000.00	2,520.75	16,507.12	13,492.88	55.02 %
500-000-5431-03	Electricity - Sewer Plant	138,000.00	138,000.00	10,560.11	67,070.10	70,929.90	48.60 %
500-000-5434-01	Telecom - Alarm Phones	9,000.00	9,000.00	514.67	3,673.81	5,326.19	40.82 %
500-000-5450-00	Sludge Hauling	90,000.00	90,000.00	6,070.01	73,454.03	16,545.97	81.62 %
500-000-5463-01	Facilities Lease	172,140.00	172,140.00	28,690.00	129,105.00	43,035.00	75.00 %
500-000-5465-00	Water Pumpage Fees	1,580,000.00	1,580,000.00	232,627.35	1,335,032.05	244,967.95	84.50 %
500-000-5466-00	Lab Testing	2,000.00	2,000.00	1,568.59	5,851.09	-3,851.09	292.55 %
500-000-5469-02	Facility Rental	0.00	17,500.00	0.00	0.00	17,500.00	0.00 %
500-000-5510-01	Base - Contract W/S Operation	495,320.00	495,320.00	47,413.83	426,724.47	68,595.53	86.15 %
500-000-5510-02	Admin Fees W/S Contract	350.00	350.00	394.50	1,686.46	-1,336.46	481.85 %
500-000-5510-04	Water System Maintenance	404,000.00	404,000.00	52,903.81	217,069.54	186,930.46	53.73 %
500-000-5510-05	Lift Station Maintenance	50,000.00	50,000.00	21,656.15	69,667.30	-19,667.30	139.33 %

Budget Report

For Fiscal: 2019-2020 Period Ending: 05/31/2020

		Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Used
500-000-5510-06	Tapping Fees - W/S Contract	665,000.00	665,000.00	113,359.24	428,780.71	236,219.29	64.48 %
500-000-5510-07	Sewer System Maintenance	93,750.00	93,750.00	16,218.24	58,346.03	35,403.97	62.24 %
500-000-5512-00	Water Conservation Program	5,100.00	5,100.00	195.00	1,202.50	3,897.50	23.58 %
500-000-5515-02	Permits	26,750.00	26,750.00	0.00	26,541.80	208.20	99.22 %
500-000-5560-07	Incode Software Maintenance	15,180.00	15,180.00	0.00	0.00	15,180.00	0.00 %
Department: 000 - Non-Departmental Total:		4,418,708.00	4,436,208.00	573,293.87	3,126,054.45	1,310,153.55	70.47 %
Department: 900 - Transfers							
500-900-5900-10	XFER OUT - Gen Fund 100	1,034,359.00	1,034,359.00	0.00	258,589.00	775,770.00	25.00 %
500-900-5900-30	XFER OUT - Fund #300	43,750.00	43,750.00	0.00	0.00	43,750.00	0.00 %
500-900-5900-51	XFER OUT - COF CapProj Fd 501	600,000.00	248,752.00	0.00	0.00	248,752.00	0.00 %
500-900-5900-55	XFER OUT - CCR C/P Fund 551	0.00	0.00	0.00	219,869.81	-219,869.81	0.00 %
Department: 900 - Transfers Total:		1,678,109.00	1,326,861.00	0.00	478,458.81	848,402.19	36.06 %
Expense Total:		6,096,817.00	5,763,069.00	573,293.87	3,604,513.26	2,158,555.74	62.55 %
Fund: 500 - FULSHEAR UTILITY FUND Surplus (Deficit):		-364,817.00	-382,317.00	51,936.28	-133,043.86	249,273.14	34.80 %

Budget Report

For Fiscal: 2019-2020 Period Ending: 05/31/2020

	Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Used
Fund: 551 - CCR- CAPITAL PROJECTS						
Revenue						
Type: 46 - INTEREST EARNED						
551-46000 Interest Revenue	20,000.00	20,000.00	2,734.90	50,643.01	30,643.01	253.22 %
Type: 46 - INTEREST EARNED Total:	20,000.00	20,000.00	2,734.90	50,643.01	30,643.01	253.22 %
Type: 49 - TRANSFERS						
551-49550 XFER IN-COF Utility Fund #500	0.00	0.00	0.00	265,568.91	265,568.91	0.00 %
Type: 49 - TRANSFERS Total:	0.00	0.00	0.00	265,568.91	265,568.91	0.00 %
Revenue Total:	20,000.00	20,000.00	2,734.90	316,211.92	296,211.92	1,581.06 %
Expense						
Department: 000 - Non-Departmental						
551-000-5650-00 Capital Outlay - Improvements	0.00	0.00	3,670.00	3,670.00	-3,670.00	0.00 %
551-000-5800-00 Water Plant 1 Sys Reh/Upgrades	400,000.00	400,000.00	0.00	4,400.00	395,600.00	1.10 %
551-000-5800-01 WWTP Rehab	650,000.00	650,000.00	0.00	0.00	650,000.00	0.00 %
551-000-5800-02 WWTP Mech. Sys Comp Upgrade	300,000.00	300,000.00	0.00	0.00	300,000.00	0.00 %
Department: 000 - Non-Departmental Total:	1,350,000.00	1,350,000.00	3,670.00	8,070.00	1,341,930.00	0.60 %
Expense Total:	1,350,000.00	1,350,000.00	3,670.00	8,070.00	1,341,930.00	0.60 %
Fund: 551 - CCR- CAPITAL PROJECTS Surplus (Deficit):	-1,330,000.00	-1,330,000.00	-935.10	308,141.92	1,638,141.92	-23.17 %
Report Surplus (Deficit):	-3,704,981.00	-4,018,329.00	115,596.48	2,066,943.10	6,085,272.10	-51.44 %

**AGENDA MEMO
BUSINESS OF THE CITY COUNCIL
CITY OF FULSHEAR, TEXAS**

AGENDA OF: 7/21/2020

ITEMS: VII.E.

**DATE
SUBMITTED:** 7/5/2020

DEPARTMENT: Finance

PREPARED BY: Wes Vela

PRESENTER: Wes Vela

SUBJECT: CONSENT AND APPROVAL OF RESOLUTION NO. 2020-480 AUTHORIZING SIGNATORIES ON CITY BANK ACCOUNTS

Expenditure Required: N/A

Amount Budgeted: N/A

Funding Account: N/A

Additional Appropriation Required:

Funding Account:

EXECUTIVE SUMMARY

The City Council awarded the bank depository agreement to Chase Bank at its June 16, 2020 Regular Meeting. In order to set up our accounts the city needs to formally authorize individuals as signers on these accounts. Two signers will be required for checks. The attached Resolution authorizes the following individuals as signers on the City held accounts:

Jack Harper
Wes Vela
Kimberly Kopecky
Charles Oberrender

RECOMMENDATION

Staff recommends the City Council approve Resolution No. 2020-480

ATTACHMENTS:

Description	Upload Date	Type
Resolution No. 2020-480	7/6/2020	Resolution Letter

RESOLUTION NO. 2020-480

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF FULSHEAR, TEXAS RATIIFYING AND AUTHORIZING SIGNATORIES ON CITY BANK ACCOUNTS

WHEREAS, the City Council of the City of Fulshear, Texas maintains a number of bank accounts all held in compliance with the Public Funds Investment Act; and

WHEREAS, the City of Fulshear requires additional signatories on accounts to continue the conduct of regular business.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF FULSHEAR, TEXAS THAT:

The following individuals are hereby ratified and authorized to sign on City held accounts:

City Manager, Jack Harper

City Secretary, Kimberly Kopecky

Chief Financial Officer, Wes Vela

Purchasing Coordinator, Charles Oberrender

This Resolution duly passed this 21st day of July, 2020.

Aaron Groff, Mayor

ATTEST:

Kimberly Kopecky, City Secretary

**AGENDA MEMO
BUSINESS OF THE CITY COUNCIL
CITY OF FULSHEAR, TEXAS**

AGENDA OF: 7/21/2020

ITEMS: VII.F.

**DATE
SUBMITTED:** 6/25/2020

DEPARTMENT: Public Works

PREPARED BY: KAYLA VILLAGOMEZ

PRESENTER: SHARON VALIANTE

SUBJECT: CONSENT AND APPROVAL OF STREET DEDICATION, UTILITY CONVEYANCE AND SECURITY AGREEMENT FOR WEST CROSS CREEK BEND LANE EXTENSION NO.5

Expenditure Required:

Amount Budgeted:

Funding Account:

Additional Appropriation Required:

Funding Account:

EXECUTIVE SUMMARY

As each Phase of development are acquired and constructed, the MUD Districts prepare documents that are submitted to the City with a request for consideration for transfer of ownership, which is considered and approved by City Council. The Districts, in accordance with the Development Agreement and Utility Agreements in place, have complied with Section 2.10 – As construction of each Phase is completed, the City shall inspect and if the City finds that the Phase has been completed in accordance with the final plans and specifications approved by the City, or any modifications approved by the City, the City will accept the Phase for ownership, operation and maintenance. The District, Fulshear MUD No. 169, is submitting for consideration Utilities and Streets to serve/for *West Cross Creek Bend Lane No.5*.

The value of the infrastructure is as follows:

Paving – Total Costs:	\$ 1,243,199.60
Storm Sewer System – Total Costs:	\$ 1,005,449.70
Sanitary – Total Costs:	\$ 268,985.30
Non-Potable Water System:	\$ 162,786.60
Water System – Total Costs:	\$ 343,928.30

The City Engineer has reviewed the project for completion and compliance. The City Engineer has no objections to the acceptance and conveyance as presented. The infrastructure will have a two-year maintenance period upon acceptance by City Council.

RECOMMENDATION

Staff recommends council accept the infrastructure constructed and completed for the District and authorize the Mayor to execute the following:

1. Street Acceptance for West Cross Creek Bend Lane No.5
2. Utility Conveyance and Security Agreement for West Cross Creek Bend Lane No.5

ATTACHMENTS:

Description	Upload Date	Type
Utility Conveyance and Security Agreement	6/25/2020	Backup Material
Street Acceptance	6/25/2020	Backup Material

The District hereby reserves the full capacity of the Facilities.

The District hereby assigns to the City all rights (including, without limitation, all rights under the Construction Contract, to the extent the Construction Contract allows assignment of such rights), maintenance bonds, warranties and manufacturer's warranties, if any, owned or acquired by the District for the Facilities. Notwithstanding any provision hereof, this Utility Conveyance and Security Agreement shall not be construed to limit or modify any indemnity obligations, or any other obligations, that Contractor, or its surety, may otherwise have to the District or to any other party under the Construction Contract.

The City hereby agrees by its acceptance of this conveyance to operate and maintain the Facilities in accordance with the terms of the Utility Agreement.

This Utility Conveyance and Security Agreement is effective as of the later of: (i) the date that the District executes this instrument; or (ii) the date that the City executes this instrument.

FORT BEND COUNTY MUNICIPAL UTILITY
DISTRICT NO. 169

By: _____
Name: _____
Title: _____
Date: _____

ATTEST:

By: _____
Name: _____
Secretary, Board of Directors

THE STATE OF TEXAS §
 §
COUNTY OF HARRIS §

This instrument was acknowledged before me on the ____ day of _____, 2020, by _____, as President, of the Board of Directors of Fort Bend County Municipal Utility District No. 169, a political subdivision of the State of Texas, on behalf of said political subdivision.

Notary Public, State of Texas

(NOTARY SEAL)

In accordance with the Utility Agreement, as defined above, the City hereby accepts this Utility Conveyance and Security Agreement. Such City acceptance is effective as of the later of: (i) the date that the District executes this instrument; or (ii) the date that the City executes this instrument.

CITY OF FULSHEAR, TEXAS

By: _____
Name: _____
Title: Mayor
Date: _____

ATTEST:

By: _____
Name: _____
City Secretary

THE STATE OF TEXAS §
 §
COUNTY OF FORT BEND §

This instrument was acknowledged before me on the _____ day of _____, 2020, by _____ as Mayor of the City of Fulshear, Texas, on behalf of said City.

Notary Public, State of Texas

(NOTARY SEAL)

AFTER RECORDING RETURN TO: Linda Sotirake, Allen Boone Humphries Robinson LLP, 3200 Southwest Freeway, Suite 2600, Houston, TX 77027.

STREET ACCEPTANCE

THE STATE OF TEXAS §
 § KNOW ALL BY THESE PRESENTS:
COUNTY OF FORT BEND §

WHEREAS, a plat for West Cross Creek Bend Lane Extension No. 5 that is recorded under Plat No. 20190278 in the Plat Records of Fort Bend County, Texas, and street(s) (and culvert facilities, if any) have been constructed within the land shown on such plat (collectively, the "Streets"); and

WHEREAS, the City desires to accept the Streets for operation and maintenance.

Now, Therefore, the City hereby accepts the Streets for operation and maintenance by the City.

CITY OF FULSHEAR, TEXAS

Mayor

ATTEST:

City Secretary

THE STATE OF TEXAS §
 §
COUNTY OF FORT BEND §

This instrument was acknowledged before me on the _____ day of _____, 2020, by _____ as Mayor of the City of Fulshear, Texas, on behalf of said City.

Notary Public, State of Texas

(NOTARY SEAL)

**AGENDA MEMO
BUSINESS OF THE CITY COUNCIL
CITY OF FULSHEAR, TEXAS**

AGENDA OF: 7/21/2020 **ITEMS:** VII.G.
DATE 6/30/2020 **DEPARTMENT:** Public Works
SUBMITTED:

PREPARED BY: K. Villagomez **PRESENTER:** Sharon Valiante

SUBJECT: CONSENT AND APPROVAL OF STREET DEDICATION, UTILITY CONVEYANCE AND SECURITY AGREEMENT FOR CROSS CREEK BEND LANE EXTENSION NO. 11

Expenditure Required:

Amount Budgeted:

Funding Account:

Additional Appropriation Required:

Funding Account:

EXECUTIVE SUMMARY

As each Phase of development are acquired and constructed, the MUD Districts prepare documents that are submitted to the City with a request for consideration for transfer of ownership, which is considered and approved by City Council. The Districts, in accordance with the Development Agreement and Utility Agreements in place, have complied with Section 2.10 – As construction of each Phase is completed, the City shall inspect and if the City finds that the Phase has been completed in accordance with the final plans and specifications approved by the City, or any modifications approved by the City, the City will accept the Phase for ownership, operation and maintenance. The District, Fulshear MUD No. 1, is submitting for consideration Utilities and Streets to serve/for *Cross Creek Bend Lane Extension No.11*.

The value of the infrastructure is as follows:

Paving – Total Costs: **\$150,986.69**

Storm Sewer System – Total Costs: **\$27,271.71**

Sanitary – Total Costs: **\$13,822.04**

Non-Potable Water System – Total Costs: **\$17,557.98**

Water System – Total Costs: **\$55,797.48**

The City Engineer has reviewed the project for completion and compliance. The City Engineer has no objections to the acceptance and conveyance

as presented. The infrastructure will have a two-year maintenance period upon acceptance by City Council.

RECOMMENDATION

Staff recommends council accept the infrastructure constructed and completed for the District and authorize the Mayor to execute the following:

1. Street Acceptance for Cross Creek Bend Lane Extension No.11, and
2. Utility Conveyance and Security Agreement for Cross Creek Bend Lane Extension No.11.

ATTACHMENTS:

Description	Upload Date	Type
Street Acceptance	6/30/2020	Exhibit
Utility Conveyance	7/2/2020	Backup Material

STREET ACCEPTANCE

THE STATE OF TEXAS §
 § KNOW ALL BY THESE PRESENTS:
COUNTY OF FORT BEND §

WHEREAS, a plat for Cross Creek Bend Lane Extension No. 11 that is recorded under Plat No. 20180234 in the Plat Records of Fort Bend County, Texas, and street(s) (and culvert facilities, if any) have been constructed within the land shown on such plat (collectively, the "Streets"); and

WHEREAS, the City desires to accept the Streets for operation and maintenance.

Now, Therefore, the City hereby accepts the Streets for operation and maintenance by the City.

CITY OF FULSHEAR, TEXAS

Mayor

ATTEST:

City Secretary

THE STATE OF TEXAS §
 §
COUNTY OF FORT BEND §

This instrument was acknowledged before me on the _____ day of _____,
2020, by _____ as Mayor of the City of Fulshear, Texas, on behalf of
said City.

Notary Public, State of Texas

(NOTARY SEAL)

City's obligations under the Utility Agreement. The District reserves said security interest under Texas law and the Utility Agreement.

The District hereby reserves the full capacity of the Facilities.

The District hereby assigns to the City all rights (including, without limitation, all rights under the Construction Contract, to the extent the Construction Contract allows assignment of such rights), maintenance bonds, warranties and manufacturer's warranties, if any, owned or acquired by the District for the Facilities. Notwithstanding any provision hereof, this Utility Conveyance and Security Agreement shall not be construed to limit or modify any indemnity obligations, or any other obligations, that Contractor, or its surety, may otherwise have to the District or to any other party under the Construction Contract.

The City hereby agrees by its acceptance of this conveyance to operate and maintain the Facilities in accordance with the terms of the Utility Agreement.

This Utility Conveyance and Security Agreement is effective as of the later of: (i) the date that the District executes this instrument; or (ii) the date that the City executes this instrument.

FORT BEND COUNTY MUNICIPAL UTILITY
DISTRICT NO. 169

By: _____
Name: _____
Title: _____
Date: _____

ATTEST:

By: _____
Name: _____
Secretary, Board of Directors

THE STATE OF TEXAS §
 §
COUNTY OF HARRIS §

This instrument was acknowledged before me on the ____ day of _____, 2020, by _____, as President, of the Board of Directors of Fort Bend County Municipal Utility District No. 169, a political subdivision of the State of Texas, on behalf of said political subdivision.

Notary Public, State of Texas

(NOTARY SEAL)

In accordance with the Utility Agreement, as defined above, the City hereby accepts this Utility Conveyance and Security Agreement. Such City acceptance is effective as of the later of: (i) the date that the District executes this instrument; or (ii) the date that the City executes this instrument.

CITY OF FULSHEAR, TEXAS

By: _____
Name: _____
Title: Mayor
Date: _____

ATTEST:

By: _____
Name: _____
City Secretary

THE STATE OF TEXAS §
 §
COUNTY OF FORT BEND §

This instrument was acknowledged before me on the _____ day of _____, 2020, by _____ as Mayor of the City of Fulshear, Texas, on behalf of said City.

Notary Public, State of Texas

(NOTARY SEAL)

AFTER RECORDING RETURN TO: Linda Sotirake, Allen Boone Humphries Robinson LLP, 3200 Southwest Freeway, Suite 2600, Houston, TX 77027.

Description

Utility Conveyance and Security Agreement

Upload Date

7/2/2020

Type

Backup Material

The District hereby reserves the full capacity of the Facilities.

The District hereby assigns to the City all rights (including, without limitation, all rights under the Construction Contract, to the extent the Construction Contract allows assignment of such rights), maintenance bonds, warranties and manufacturer's warranties, if any, owned or acquired by the District for the Facilities. Notwithstanding any provision hereof, this Utility Conveyance and Security Agreement shall not be construed to limit or modify any indemnity obligations, or any other obligations, that Contractor, or its surety, may otherwise have to the District or to any other party under the Construction Contract.

The City hereby agrees by its acceptance of this conveyance to operate and maintain the Facilities in accordance with the terms of the Utility Agreement.

This Utility Conveyance and Security Agreement is effective as of the later of: (i) the date that the District executes this instrument; or (ii) the date that the City executes this instrument.

FULSHEAR MUNICIPAL UTILITY DISTRICT
NO. 1 OF FORT BEND COUNTY

By: _____

Name: _____

Title: _____

Date: _____

ATTEST:

Secretary, Board of Directors

THE STATE OF TEXAS §
 §
COUNTY OF HARRIS §

This instrument was acknowledged before me on the ____ day of _____, _____, by _____, as _____, and _____, as _____, of the Board of Directors of Fulshear Municipal Utility District No. 1 of Fort Bend County, a political subdivision of the State of Texas, on behalf of said political subdivision.

Notary Public, State of Texas

(NOTARY SEAL)

In accordance with the Utility Agreement, as defined above, the City hereby accepts this Utility Conveyance and Security Agreement. Such City acceptance is effective as of the later of: (i) the date that the District executes this instrument; or (ii) the date that the City executes this instrument.

CITY OF FULSHEAR, TEXAS

By: _____

Name: _____

Title: Mayor

Date: _____

ATTEST:

City Secretary

THE STATE OF TEXAS §
 §
COUNTY OF FORT BEND §

This instrument was acknowledged before me on the _____ day of _____, _____, by _____ as Mayor of the City of Fulshear, Texas, on behalf of said City.

Notary Public, State of Texas

(NOTARY SEAL)

AFTER RECORDING RETURN TO: Jennifer Ramirez, Allen Boone Humphries Robinson LLP, 3200 Southwest Freeway, Suite 2600, Houston, TX 77027.



CITY OF FULSHEAR
 PO Box 279 / 30603 FM 1093
 Fulshear, Texas 77441
 Phone: 281-346-1796 ~ Fax: 281-346-2556
 www.fulsheartexas.gov

Subdivision/Development Platting Application

Date: 06/08/2020 Date Received by the City of Fulshear: _____
 Subdivision: Polo Ranch Sec 11 Development: Polo Ranch

SUBMITTAL OF PLAT: (Check Appropriate Selection)

Preliminary Final Short Form Final
 Replat Vacation Plat Admin. (Minor) Plat
 Amending Plat

TYPE OF PLAT: (Check Appropriate Selection)

Single-Family Residential Zero Lot Line/ Patio Home Multi-Family Residential
 Planned Development Commercial Industrial

Plat Location: City ETJ (Extraterritorial Jurisdiction)

Legal Description: _____

Variance: Yes (Attach a Copy of Approval Letter) No

Total Acreage: 18.372
 Number of Streets: 5
 Number of Lots: 76
 Number and Types of Reserves: 8
 Total Acres in Reserve: 2.60

Owner: CENTURY LAND HOLDINGS OF TEXAS, LLC A COLORADO
 Address: 333 CYPRESS RUN, SUITE 300
 City/State: HOUSTON, TEXAS 77094
 Telephone: (832) 698-1831
 Email Address: Victoria.Holsey@centurycommunities.com>

Engineer/Planner: LJA engineering, Inc
 Contact Person: Zachary Zarse
 Telephone: (713) 580-4100
 Fax Number: _____
 Email Address: zzarse@lja.com

Platting Fees	
Preliminary Plat - \$500.00 plus 3.50 per lot, plus \$12.50 per acre	
Final Plat - \$500.00 plus \$5.00 per lot plus \$25.00 per acre	
Replat - \$500.00 plus 5.00 per lot plus \$25.00 per acre	
Amending or Minor Plat - \$200.00	
Plat Vacation - \$500.00	
2 nd Review of plats - \$100.00 (each additional review)	
TOTAL PLATTING FEE <u>1,339.30</u>	
Park Fees (due at Final Plat Application)	_____

This is to certify that the information on this form is complete, true and correct and the undersigned is authorized to make this application. I understand that if all necessary information, required documents, and plat fees are required at time of submittal or the City of Fulshear will not complete the review needed in order to submit to the P&Z board.

Zachary Zarse Zachary Zarse 06/08/2020
 SIGNATURE TYPED OR PRINTED NAME/TITLE DATE



CITY OF FULSHEAR

PO Box 279 / 30603 FM 1093
Fulshear, Texas 77441
Phone: 281-346-1796 ~ Fax: 281-346-2556
www.fulsheartexas.gov

FINAL PLAT APPLICATION CHECKLIST

(Final Plat Applications must include the following list)

For Mylar Submission see Fort Bend County Filing Checklist

- Filing Fee
- 8 copies 24x36 paper prints folded to eight and one-half inches by fourteen inches
- 1 electronic format of the original plat drawing in either pdf or cad format
- Title Report
- Environmental Assessment
- Drainage District
- Traffic Study, any required Special Studies
- Letters from Utilities
- Drainage District Review Form
- Water & Sewer Certificate
- Texas Department of Transportation letter of No Objection or a Permit
- Approval from other Jurisdictions ie: applicable governmental entity, district, or entity with jurisdiction in the subdivision, although not required to have County approval
- Form and Content shall contain the following:
 - Proposed Name
 - Legal Description
 - Total acreage and total number of lots blocks and reserves
 - Name of the owners of the property
 - Name and seal of the person or firm who prepared the plat
 - Date the plat was drawn
 - Plat shall have all engineering and surveying data as required in the City Subdivision Ordinance

Final Plat Applications should be submitted no later than 5:00pm on the third Monday before the commissions next regularly scheduled meeting.

Plats

To comply with the state statutes and/or ensure archival quality plat records, the following items are required to file a plat::

- Plat size is 24" x 36"
- All drawings, printing and signatures must be in permanent black ink camera positive
- Ink must be on mylar with image on top
- 3 mil or greater matte finish mylar material
- An engineering or surveying firm must prepare the plat. Will not accept architectural plans
- The engineering or surveying firms' name and address and the engineer's or surveyor's signature and seal
- Owner's printed name and notarized signature
- Key Map reference
- Provide one (1) or more originals of each plat page. The clerk will retain one (1) original and return it to the filer within five business days after recording and scanning
- Provide adequate space for the Clerk's certificate information including: "Filed in Slide No. _____ of the Plat Records of Fort Bend County, Texas" (volume and page is no longer used as the clerk's file reference number)
- Provide adequate space for the Clerk's recording labels
- Municipal approved plats must include the following or similar wording: "All of the property subdivided in the foregoing plat is within the incorporated boundaries of the City of _____, Texas".
- Current original tax certificates from all the property's taxing entities. A letter on letterhead from the person or company filing that lists all taxing entities and states it is a complete list. The signer must print their name and title under their signature.
- Per Property Code 12.002(e) plats filed after September 1 of a year must be submitted with a current year tax receipt issued by each taxing unit with jurisdiction, or a statement indicating taxes have not been calculated. If tax certificate does not cover the preceding year, a tax receipt indicating the previous year's tax has been paid must be attached
- Filing fee is \$150 per plat page

Note: A plat will be rejected if any of the above requirements are not met.

Path Name : I:\Projects\PLATTING\2457\NHP\POLO RANCH 11.dwg
Date/Time : Wed, 08 Jul 2020 11:12am
CAD:
MLUR CHECK:

STATE OF TEXAS
COUNTY OF FORT BEND

WE, CENTURY LAND HOLDINGS OF TEXAS, LLC, A COLORADO LIMITED LIABILITY COMPANY, D/B/A GRAND VIEW BUILDERS, ACTING BY AND THROUGH CHRIS CHEW, DIVISION PRESIDENT, AND CARLOS VIEIRA, LAND DEVELOPMENT MANAGER, BEING OFFICERS OF CENTURY LAND HOLDINGS OF TEXAS, LLC, A COLORADO LIMITED LIABILITY COMPANY, D/B/A GRAND VIEW BUILDERS, OWNERS OF THE 18.372 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING PLAT OF POLO RANCH SECTION 11, DO HEREBY MAKE AND ESTABLISH SAID SUBDIVISION PLAT OF SAID PROPERTY ACCORDING TO ALL LINES, DEDICATIONS, RESTRICTIONS AND NOTATIONS ON SAID PLAT AND HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER, ALL STREETS (EXCEPT THOSE STREETS DESIGNATED AS PRIVATE STREETS, IF APPLICABLE), ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES SHOWN THEREON FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED, AND DO HEREBY BIND OURSELVES, OUR HEIRS AND ASSIGNS TO WARRANT AND FOREVER DEFEND THE TITLE TO THE LAND SO DEDICATED.

FURTHER, OWNERS HAVE DEDICATED AND BY THESE PRESENTS DO DEDICATE TO THE USE OF THE PUBLIC FOR PUBLIC UTILITY PURPOSE FOREVER UNOBSTRUCTED AERIAL EASEMENTS. THE AERIAL EASEMENTS SHALL EXTEND HORIZONTALLY AN ADDITIONAL ELEVEN FEET, SIX INCHES (11' 6") FOR TEN FEET (10' 0") PERIMETER GROUND EASEMENTS OR SEVEN FEET, SIX INCHES (7' 6") FOR FOURTEEN FEET (14' 0") PERIMETER GROUND EASEMENTS OR FIVE FEET, SIX INCHES (5' 6") FOR SIXTEEN FEET (16' 0") PERIMETER GROUND EASEMENTS, FROM A PLANE SIXTEEN FEET (16' 0") ABOVE THE GROUND LEVEL UPWARD, LOCATED ADJACENT TO AND ADJOINING SAID PUBLIC UTILITY EASEMENTS THAT ARE DESIGNATED WITH AERIAL EASEMENTS (U.E. AND A.E.) AS INDICATED AND DEPICTED, HEREON, WHEREBY THE AERIAL EASEMENT TOTALS TWENTY ONE FEET, SIX INCHES (21' 6") IN WIDTH.

FURTHER, OWNERS HAVE DEDICATED AND BY THESE PRESENTS DO DEDICATE TO THE USE OF THE PUBLIC FOR PUBLIC UTILITY PURPOSE FOREVER UNOBSTRUCTED AERIAL EASEMENTS. THE AERIAL EASEMENTS SHALL EXTEND HORIZONTALLY AN ADDITIONAL TEN FEET (10' 0") FOR TEN FEET (10' 0") BACK-TO-BACK GROUND EASEMENTS, OR EIGHT FEET (8' 0") FOR FOURTEEN FEET (14' 0") BACK-TO-BACK GROUND EASEMENTS OR SEVEN FEET (7' 0") FOR SIXTEEN FEET (16' 0") BACK-TO-BACK GROUND EASEMENTS, FROM A PLANE SIXTEEN FEET (16' 0") ABOVE GROUND LEVEL UPWARD, LOCATED ADJACENT TO BOTH SIDES AND ADJOINING SAID PUBLIC UTILITY EASEMENTS THAT ARE DESIGNATED WITH AERIAL EASEMENTS (U.E. AND A.E.) AS INDICATED AND DEPICTED HEREON, WHEREBY THE AERIAL EASEMENT TOTALS THIRTY FEET (30' 0") IN WIDTH.

FURTHER, OWNERS DO HEREBY CERTIFY THAT WE ARE THE OWNERS OF ALL PROPERTY IMMEDIATELY ADJACENT TO THE BOUNDARIES OF THE ABOVE AND FOREGOING SUBDIVISION OF POLO RANCH SECTION 11 WHERE BUILDING SETBACK LINES OR PUBLIC UTILITY EASEMENTS ARE TO BE ESTABLISHED OUTSIDE THE BOUNDARIES OF THE ABOVE AND FOREGOING SUBDIVISION AND DO HEREBY MAKE AND ESTABLISH ALL BUILDING SETBACK LINES TO THE USE OF THE PUBLIC, ALL PUBLIC UTILITY EASEMENTS SHOWN IN SAID ADJACENT ACREAGE.

IN TESTIMONY WHEREOF, CENTURY LAND HOLDINGS OF TEXAS, LLC, A COLORADO LIMITED LIABILITY COMPANY, D/B/A GRAND VIEW BUILDERS, HAS CAUSED THESE PRESENTS TO BE SIGNED BY CHRIS CHEW, ITS DIVISION PRESIDENT, THEREUNTO AUTHORIZED, BY ITS LAND DEVELOPMENT MANAGER, CARLOS VIEIRA, THIS _____ DAY OF _____, 2020.

CENTURY LAND HOLDINGS OF TEXAS, LLC
A COLORADO LIMITED LIABILITY COMPANY
D/B/A GRAND VIEW BUILDERS

BY: _____
CHRIS CHEW, DIVISION PRESIDENT

ATTEST: _____
CARLOS VIEIRA, LAND DEVELOPMENT MANAGER

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED CHRIS CHEW, DIVISION PRESIDENT, OF CENTURY LAND HOLDINGS OF TEXAS, LLC, A COLORADO LIMITED LIABILITY COMPANY, D/B/A GRAND VIEW BUILDERS, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF _____, 2020.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED CARLOS VIEIRA, LAND DEVELOPMENT MANAGER, OF CENTURY LAND HOLDINGS OF TEXAS, LLC, A COLORADO LIMITED LIABILITY COMPANY, D/B/A GRAND VIEW BUILDERS, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF _____, 2020.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

I, AARON G. FERGUSON, A REGISTERED PROFESSIONAL LAND SURVEYOR, AM REGISTERED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND HEREBY CERTIFY THAT THE ABOVE SUBDIVISION IS TRUE AND CORRECT; WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND; THAT ALL BOUNDARY CORNERS, ANGLE POINTS, POINTS OF CURVATURE AND OTHER POINTS OF REFERENCE HAVE BEEN MARKED WITH IRON (OR OTHER SUITABLE PERMANENT METAL) PIPES OR RODS HAVE AN OUTSIDE DIAMETER OF NOT LESS THAN FIVE EIGHTHS (5/8) INCH AND A LENGTH OF NOT LESS THAN THREE (3) FEET WITH PLASTIC CAP MARKED "LJA SURVEY" UNLESS OTHERWISE NOTED.

AARON G. FERGUSON, R.P.L.S.
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6601



THIS PLAT OF POLO RANCH SECTION 11 IS APPROVED BY THE CITY PLANNING COMMISSION OF THE CITY OF FULSHEAR, TEXAS THIS _____ DAY OF _____, 2020.

AMY PEARCE, CHAIR

DAR HAKIMZADEH, CO-CHAIRMAN

THIS PLAT OF POLO RANCH SECTION 11 WAS APPROVED ON _____, 2020 BY THE CITY OF FULSHEAR CITY COUNCIL AND SIGNED ON THIS _____ DAY OF _____, 2020. PROVIDED, HOWEVER, THIS APPROVAL SHALL BE INVALID AND NULL AND VOID UNLESS THE PLAT IS FILED WITH THE COUNTY CLERK OF FORT BEND COUNTY, TEXAS WITHIN SIX (6) MONTHS HEREAFTER.

AARON GROFF, MAYOR

KIMBERLY KOPECKY, CITY SECRETARY

I, LAURA RICHARD, COUNTY CLERK IN AND FOR FORT BEND COUNTY, HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORDATION IN MY OFFICE ON _____, 2020 AT _____ O'CLOCK _____ M. IN PLAT NUMBER _____ OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS.

WITNESS MY HAND AND SEAL OF OFFICE, AT RICHMOND, TEXAS, THE DAY AND DATE LAST ABOVE WRITTEN.

LAURA RICHARD, COUNTY CLERK
FORT BEND COUNTY, TEXAS

BY: _____
DEPUTY

BEING 18.372 ACRES OF LAND LOCATED IN THE C. FULSHEAR LEAGUE, ABSTRACT NUMBER 29, FORT BEND COUNTY, TEXAS, OUT OF THAT CERTAIN CALLED 219.527 ACRE TRACT DESCRIBED IN THE DEED TO CENTURY LAND HOLDINGS OF TEXAS, LLC BY AN INSTRUMENT OF RECORD IN FILE NUMBER 2018074664 OF THE OFFICIAL PUBLIC RECORDS OF SAID FORT BEND COUNTY, TEXAS (F.B.C.O.P.R.) SAID 18.372 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS (ALL BEARINGS REFERENCED TO THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD 83, 2001 ADJUSTMENT):

BEGINNING AT A 5/8-INCH IRON ROD FOUND FOR THE NORTHEAST CORNER OF SAID 219.527 ACRE TRACT, COMMON TO THE NORTHWEST CORNER OF THAT CERTAIN CALLED 14.44 ACRE TRACT DESCRIBED IN DEED TO TEXANA CENTER BY AN INSTRUMENT OF RECORD IN FILE NUMBER 2015031589, F.B.C.O.P.R., IN THE SOUTH RIGHT-OF-WAY LINE OF FARM TO MARKET (F.M.) 359 (CALLED 100-FEET WIDE AS SHOWN ON TXDOT RIGHT-OF-WAY MAPS);

THENCE, SOUTH 04° 26' 50" WEST, DEPARTING SAID SOUTH RIGHT-OF-WAY LINE, ALONG THE EAST LINE OF SAID 219.527 ACRE TRACT, COMMON TO THE WEST LINE OF SAID 14.44 ACRE TRACT, 742.39 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER;

THENCE, NORTH 80° 58' 50" WEST, DEPARTING SAID COMMON LINE, 268.90 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER;

THENCE, NORTH 75° 29' 19" WEST, 299.08 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER;

THENCE, NORTH 68° 17' 08" WEST, 107.38 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER;

THENCE, NORTH 60° 36' 27" WEST, 60.52 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER;

THENCE, NORTH 54° 04' 07" WEST, 122.13 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER;

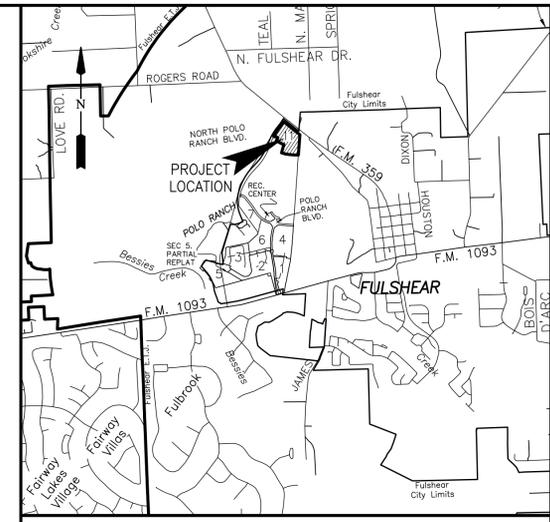
THENCE, NORTH 44° 01' 04" WEST, 247.23 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER IN THE WEST LINE OF THE AFOREMENTIONED SOUTH 14.44 ACRE TRACT;

THENCE, NORTH 20° 43' 46" EAST, ALONG SAID WEST LINE, 26.94 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER, THE BEGINNING OF A TANGENT CURVE;

THENCE, 632.15 FEET CONTINUING ALONG SAID WEST LINE AND THE ARC OF A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 2,000.00 FEET, A CENTRAL ANGLE OF 18° 06' 35", AND A CHORD WHICH BEARS NORTH 29° 47' 04" EAST, 629.52 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER;

THENCE, NORTH 38° 50' 21" EAST, CONTINUING ALONG SAID WEST LINE, 239.40 FEET TO THE NORTHWEST CORNER OF SAID 219.527 ACRE TRACT IN THE AFOREMENTIONED SOUTH RIGHT-OF-WAY LINE OF F.M. 359, FROM WHICH A FOUND COTTON SPINDLE BEARS NORTH 38° 50' 21" EAST, 0.81 FEET;

THENCE, SOUTH 51° 09' 00" EAST, ALONG THE NORTH LINE OF SAID 219.527 ACRE TRACT, COMMON TO SAID SOUTH RIGHT-OF-WAY LINE, PASSING AT 40.41 FEET A 5/8-INCH IRON ROD WITH CAP STAMPED "RPLS 1535 4035" FOUND IN SAID COMMON LINE, CONTINUING ALONG SAID COMMON LINE FOR A TOTAL DISTANCE OF 723.53 FEET TO THE POINT OF BEGINNING AND CONTAINING 18.372 ACRES OF LAND.



VICINITY MAP
SCALE: 1" = 3,000'
KEY MAP NO. 483

FINAL PLAT OF
POLO RANCH
SECTION 11
A SUBDIVISION OF 18.372 ACRES OF LAND SITUATED IN
THE CHURCHILL FULSHEAR LEAGUE, ABSTRACT 29
FORT BEND COUNTY, TEXAS.

76 LOTS 8 RESERVES (2.624 ACRES) 3 BLOCKS

JUNE 25, 2020 JOB NO. 2457-1111C.309

OWNERS:
CENTURY LAND HOLDINGS OF TEXAS, LLC
A COLORADO LIMITED LIABILITY COMPANY
D/B/A GRAND VIEW BUILDERS
CHRIS CHEW, DIVISION PRESIDENT
333 CYPRESS RUN, SUITE 300, HOUSTON, TEXAS 77094
PH: (281) 741-8946

SURVEYOR:
LJA Surveying, Inc.
2929 Briarpark Drive
Suite 175
Houston, Texas 77042
Phone 713.953.5200
Fax 713.953.5026
T.B.P.L.S. Firm No. 10194382

ENGINEER:
LJA Engineering, Inc.
2929 Briarpark Drive
Suite 600
Houston, Texas 77042
Phone 713.953.5200
Fax 713.953.5026
FRN - F-1386

CURVE	RADIUS	DELTA	ARC	CHORD BEARING	CHORD
C1	2000.00'	18°06'35"	632.15'	N 29°47'04" E	629.52'
C2	500.00'	6°33'06"	57.17'	S 24°00'19" W	57.14'
C3	1250.00'	16°59'50"	370.82'	N 30°21'05" E	369.47'
C4	300.00'	8°57'59"	46.95'	S 43°19'59" W	46.90'
C5	300.00'	8°57'59"	46.95'	N 43°19'59" E	46.90'
C6	300.00'	12°10'37"	63.76'	S 01°38'28" E	63.64'
C7	55.00'	95°41'26"	91.86'	S 52°17'33" W	81.55'
C8	600.00'	11°29'42"	120.38'	N 74°06'53" W	120.17'
C9	500.00'	11°18'08"	98.63'	S 62°42'59" E	98.47'
C10	55.00'	90°00'00"	86.39'	S 12°03'55" E	77.78'
C11	400.00'	8°42'54"	60.84'	N 37°17'32" E	60.78'
C12	300.00'	34°24'10"	180.13'	S 68°21'05" E	177.44'
C13	1280.00'	1°29'08"	33.19'	N 22°35'44" E	33.19'
C14	25.00'	81°31'05"	35.57'	N 17°25'15" W	32.64'
C15	530.00'	1°06'53"	10.31'	N 57°37'21" W	10.31'
C16	25.00'	17°01'28"	7.43'	N 65°34'39" W	7.40'
C17	50.00'	126°56'29"	110.78'	N 10°37'08" W	89.47'
C18	25.00'	19°55'01"	8.69'	N 42°53'36" E	8.65'
C19	430.00'	8°42'54"	65.41'	N 37°17'32" E	65.34'
C20	25.00'	36°52'12"	16.09'	N 23°12'54" E	15.81'
C21	50.00'	26°03'34"	231.31'	S 42°41'25" E	73.69'
C22	25.00'	48°11'23"	21.03'	S 65°44'41" W	20.41'
C23	370.00'	8°42'54"	56.28'	S 37°17'32" W	56.23'
C24	25.00'	90°00'00"	39.27'	S 12°03'55" E	35.36'
C25	25.00'	94°43'56"	41.33'	N 75°34'07" E	36.78'
C26	1280.00'	10°38'51"	237.87'	N 33°31'35" E	237.52'
C27	330.00'	8°57'59"	51.64'	N 43°19'59" E	51.59'
C28	270.00'	8°57'59"	42.25'	N 43°19'59" E	42.21'
C29	25.00'	89°59'58"	39.27'	N 06°08'59" W	35.36'
C30	25.00'	90°00'00"	39.27'	S 83°51'00" W	35.36'
C31	330.00'	8°57'59"	51.64'	S 43°19'59" W	51.59'
C32	270.00'	8°57'59"	42.25'	S 43°19'59" W	42.21'
C33	25.00'	90°00'00"	39.27'	S 06°09'00" E	35.36'
C34	270.00'	31°09'28"	146.83'	S 66°43'44" E	145.03'
C35	25.00'	93°14'42"	40.69'	N 51°04'11" E	36.34'
C36	270.00'	6°37'15"	31.20'	N 01°08'12" E	31.18'
C37	25.00'	47°04'47"	20.54'	N 25°42'49" W	19.97'
C38	50.00'	265°25'05"	231.62'	N 83°27'20" E	73.48'
C39	25.00'	39°41'39"	17.32'	S 16°19'03" W	16.98'
C40	330.00'	7°58'36"	45.94'	S 00°27'32" W	45.91'
C41	25.00'	20°36'50"	8.99'	S 05°51'35" E	8.95'
C42	50.00'	136°33'30"	119.17'	S 52°06'45" W	92.90'
C43	25.00'	21°49'31"	9.52'	N 70°31'15" W	9.47'
C44	630.00'	13°03'59"	143.67'	N 74°54'02" W	143.36'
C45	25.00'	88°33'26"	38.64'	S 67°21'15" W	34.91'
C46	1207.41'	1°14'08"	26.04'	S 22°27'51" W	26.04'
C47	25.00'	90°00'00"	39.27'	N 83°51'00" E	35.36'
C48	330.00'	32°09'50"	185.25'	S 67°13'55" E	182.83'
C49	25.00'	87°45'40"	38.29'	S 39°26'00" E	34.66'
C50	25.00'	95°41'26"	41.75'	S 52°17'33" W	37.07'
C51	570.00'	11°29'42"	114.36'	N 74°06'53" W	114.16'
C52	25.00'	96°43'56"	42.21'	N 20°00'04" W	37.37'
C53	1220.00'	10°29'06"	223.26'	N 33°36'27" E	222.95'
C54	500.00'	12°12'18"	106.51'	S 26°49'56" W	106.31'

LINE	BEARING	DISTANCE
L1	N 20°43'46" E	85.53'
L2	N 68°17'08" W	107.38'
L3	N 60°36'27" W	60.52'
L4	N 54°04'07" W	122.13'
L5	S 07°43'47" E	26.00'
L6	S 48°21'00" E	5.00'
L7	S 37°58'36" E	4.00'
L8	S 85°33'10" E	41.13'
L9	N 41°39'00" E	29.50'
L10	S 41°39'00" W	18.60'
L11	S 38°51'00" W	20.00'
L12	S 51°09'00" E	56.91'
L13	N 04°26'50" E	5.76'
L14	S 51°09'00" E	56.91'
L15	N 38°51'00" E	14.36'
L16	N 85°33'10" W	10.00'
L17	N 11°52'19" W	65.00'
L18	S 47°48'59" W	156.16'
L19	S 50°46'31" W	24.71'
L20	S 77°56'05" W	14.14'
L21	N 12°03'55" W	14.14'

CALLED 38.8 ACRES
FULSHEAR INVESTMENTS, LLC
F.N. 9573103
F.B.C.O.P.R.

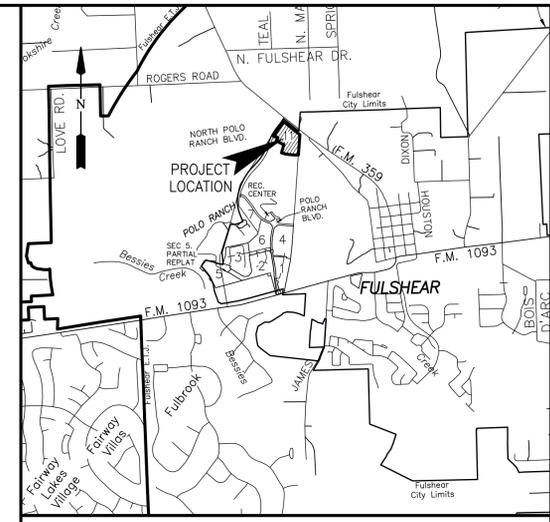
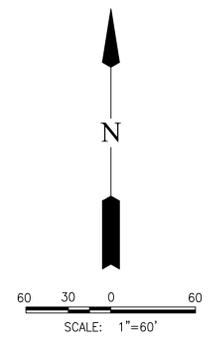
SECTION	45' LOTS	50' LOTS	60' LOTS
1			37
2		42	
3	71		
4			66
5	54		
6		52	
7		40	
11	70	6	
TOTAL	195	140	103

RESERVE	ACREAGE	SQ.FT.	TYPE
A	0.953	41,494	RESTRICTED TO LANDSCAPE/OPEN SPACE
B	0.436	18,998	RESTRICTED TO LANDSCAPE/OPEN SPACE
C	0.154	6,687	RESTRICTED TO LANDSCAPE/OPEN SPACE/DRAINAGE
D	0.055	2,410	RESTRICTED TO LANDSCAPE/OPEN SPACE/DRAINAGE
E	0.048	2,107	RESTRICTED TO LANDSCAPE/OPEN SPACE
F	0.115	5,006	RESTRICTED TO LANDSCAPE/OPEN SPACE
G	0.032	1,390	RESTRICTED TO LANDSCAPE/OPEN SPACE
H	0.831	36,206	RESTRICTED TO LANDSCAPE/OPEN SPACE
TOTAL	2.624	114,298	

CALLED 219.527 ACRES
CENTURY LAND HOLDINGS OF TEXAS, LLC.
F.N. 2018074664
F.B.C.O.P.R.

LEGEND

- B.L. INDICATES BUILDING LINE
- U.E. INDICATES UTILITY EASEMENT
- D.E. INDICATES DRAINAGE EASEMENT
- W.L.E. INDICATES WATER LINE EASEMENT
- S.S.E. INDICATES SANITARY SEWER EASEMENT
- W.S.E. INDICATES WATER AND SEWER EASEMENT
- STM.S.E. INDICATES STORM SEWER EASEMENT
- F.B.C.P.R. INDICATES FORT BEND COUNTY PLAT RECORDS
- F.B.C.O.R. INDICATES FORT BEND COUNTY OFFICIAL RECORDS
- F.B.C.O.P.R. INDICATES FORT BEND COUNTY OFFICIAL PUBLIC RECORDS
- F.B.C.D.R. INDICATES FORT BEND COUNTY DEED RECORDS
- INDICATES STREET NAME CHANGE
- R.O.W. INDICATES RIGHT-OF-WAY
- A.E. INDICATES AERIAL EASEMENT
- P.O.B. INDICATES POINT OF BEGINNING
- F.N. INDICATES FILE NUMBER
- RES. INDICATES RESERVE



VICINITY MAP
SCALE: 1" = 3,000'
KEY MAP NO. 483

- NOTES:
- BENCHMARK: NGS MONUMENT HGCS D 66; TOP OF A STAINLESS STEEL ROD THAT IS ENCASED IN A 5 INCH PVC PIPE WITH A LOGO CAP STAMPED HGCS D 66 1986. THE POINT IS LOCATED +/- 72 FEET WEST OF THE CENTERLINE OF FM 1463 AND +/- 0.34 MILES NORTH OF THE INTERSECTION OF FM 1463 AND CHURCHILL FARMS BLVD. KATY, TX.
ELEV. = 136.21 FEET NAVD88
 - TBM INDICATES TEMPORARY BENCHMARK: TBM 1: TOP OF 5/8 INCH IRON ROD WITH ALUMINUM DISK SET IN CONCRETE +/- 20 FEET NORTH OF THE CENTERLINE OF KATY FULSHEAR ROAD. THE POINT IS LOCATED +/- 310 FEET WEST OF THE CENTERLINE OF THE INTERSECTION KATY FULSHEAR ROAD AND FM 1463.
ELEV. = 139.15 FEET NAVD88
TO ADJUST TO FORT BEND CO. LIDAR DATUM ADD 0.39 FEET.
 - ELEVATIONS FOR DELINEATING CONTOUR LINES ARE BASED UPON NAVD-88.
 - THE FOLLOWING COORDINATES ARE LIA PROJECT SURFACE COORDINATES BASED ON THE TEXAS COORDINATE SYSTEM NAD83 SOUTH CENTRAL ZONE (4204) AND MAY BE BROUGHT TO GRID COORDINATES BY APPLYING THE SCALE FACTOR OF 0.999877178.
 - THIS PLAT WAS PREPARED TO MEET THE CITY OF FULSHEAR AND FORT BEND COUNTY REQUIREMENTS.
 - THIS PLAT WAS PREPARED FROM INFORMATION FURNISHED BY CHARTER TITLE COMPANY FILE NO. 2018-0326, DATED MAY 26, 2020. THE SURVEYOR HAS NOT ABSTRACTED THE ABOVE PROPERTY.
 - THIS PLAT LIES WHOLLY WITHIN FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 174, FORT BEND SUBSIDENCE DISTRICT, FORT BEND COUNTY DRAINAGE DISTRICT, LAMAR CONSOLIDATED INDEPENDENT SCHOOL DISTRICT, THE CITY OF FULSHEAR AND FORT BEND COUNTY.
 - THIS SUBDIVISION LIES WITHIN ZONE X AS PER FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM), MAP NO. 48157C 0085L AND 48157C 0095L, REVISED APRIL 2, 2014, DEFINED AS AREAS OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN; LIA DOES NOT WARRANT NOR SUBSCRIBE TO THE ACCURACY OR SCALE OF SAID MAPS.
 - APPROVAL OF THIS PLAT WILL EXPIRE ONE YEAR FROM PLANNING AND ZONING APPROVAL IF NOT RECORDED IN THE REAL PROPERTY RECORDS OF THE COUNTY OF FORT BEND.
 - THERE ARE NO PIPELINES NOR PIPELINE EASEMENTS WITHIN THE LIMITS OF THE SUBDIVISION.
 - FIVE-EIGHTHS (5/8") INCH IRON RODS THREE (3') FEET IN LENGTH WITH PLASTIC CAP MARKED "LIA SURVEY" ARE SET ON ALL PERIMETER BOUNDARY CORNERS, UNLESS OTHERWISE NOTED.
 - ONE-FOOT RESERVE DEDICATED FOR BUFFER PURPOSES TO THE PUBLIC IN FEE AS A BUFFER SEPARATION BETWEEN THE SIDE OR END OF STREETS WHERE SUCH STREETS ABUT ADJACENT PROPERTY. THE CONDITION OF SUCH DEDICATION BEING THAT WHEN THE ADJACENT PROPERTY IS SUBDIVIDED OR RE-SUBDIVIDED IN A RECORDED PLAT, THE ONE-FOOT RESERVE SHALL THEREUPON BECOME VESTED IN THE PUBLIC FOR STREET RIGHT-OF-WAY PURPOSES AND THE FEE TITLE THERETO SHALL REVERT TO AND REVEST IN THE DEDICATOR, THEIR HEIRS, ASSIGNS OR SUCCESSORS.
 - ALL LOTS SHOWN ON THIS PLAT ARE SUBJECT TO A 5 FOOT SIDE YARD BUILDING LINE.

P.O.B.
IRON'S GRID COORDINATES
X: 2,949,220.31
Y: 13,816,023.06

CALLED 14.456 ACRES
CORPORON INVESTMENT, INC.
F.N. 2005099822
F.B.C.O.P.R.

**FINAL PLAT OF
POLO RANCH
SECTION 11**

A SUBDIVISION OF 18,372 ACRES OF LAND SITUATED IN
THE CHURCHILL FULSHEAR LEAGUE, ABSTRACT 29
FORT BEND COUNTY, TEXAS.

76 LOTS 8 RESERVES (2,624 ACRES) 3 BLOCKS
JUNE 25, 2020 JOB NO. 2457-1111C.309

OWNERS:
CENTURY LAND HOLDINGS OF TEXAS, LLC
A COLORADO LIMITED LIABILITY COMPANY
D/B/A GRAND VIEW BUILDERS
CHRIS CHEW, DIVISION PRESIDENT
333 CYPRESS RUN, SUITE 300, HOUSTON, TEXAS 77094
PH: (281) 741-8946

SURVEYOR: **LJA Surveying, Inc.**
2929 Briarpark Drive
Suite 175
Houston, Texas 77042
Phone 713.953.5200
Fax 713.953.5026
T.B.P.L.S. Firm No. 10194382

ENGINEER: **LJA Engineering, Inc.**
2929 Briarpark Drive
Suite 600
Houston, Texas 77042
Phone 713.953.5200
Fax 713.953.5026
FRN - F-1386

July 7, 2020

Engineering Review

Final Plat
Polo Ranch Section 11
City of Fulshear, Texas

For Information only:

1. This plat will create 76 lots in three (3) Blocks with eight (8) Reserves that cover an area of 18.372 acres.
2. The typical lot in this section is 45-foot wide with a depth of 120-foot and a Front Building Line of 25-foot.
3. Access to this section is from Polo Ranch Blvd. from F.M. 359.

Recommendations:

I recommend that this Final Plat of Polo Ranch Section 11 be denied approval with the following considerations:

- A. The City Limits Line needs to be corrected on the Vicinity Map.
- B. An Engineer's Certification is needed on the First Page of the plat.
- C. A W.S.E. is shown on the plat in several places. This needs to be defined in the Legend on the plat.





CITY OF FULSHEAR

PO Box 279 / 30603 FM 1093

Fulshear, Texas 77441

Phone: 281-346-1796 ~ Fax: 281-346-2556

www.fulsheartexas.gov

Subdivision/Development Platting Application

Date: 5/28/20 Date Received by the City of Fulshear:
Subdivision: Foster Crossing Development:

SUBMITTAL OF PLAT: (Check Appropriate Selection)

Preliminary Final Short Form Final
[X] Replat Vacation Plat Admin. (Minor) Plat
Amending Plat

TYPE OF PLAT: (Check Appropriate Selection)

[X] Single-Family Residential Zero Lot Line/ Patio Home Multi-Family Residential
Planned Development Commercial Industrial

Plat Location: Foster City ETJ (Extraterritorial Jurisdiction)

Legal Description: Foster Crossing Partial Replat No. 2

Variance: Yes (Attach a Copy of Approval Letter) [X] No

Total Acreage: 5.21 Acres
Number of Streets: 1
Number of Lots: 3
Number and Types of Reserves:
Total Acres in Reserve:

Owner: Atrium Design & Management, LLC
Address: 5403 East River Drive
City/State: Richmond, Texas 77406
Telephone: (832) 526-2976
Email Address:

Engineer/Planner: Western Group Consultants
Contact Person: Raymond Rehaman
Telephone: (713) 465-6655
Fax Number:
Email Address: ray@WGCSurvey.com

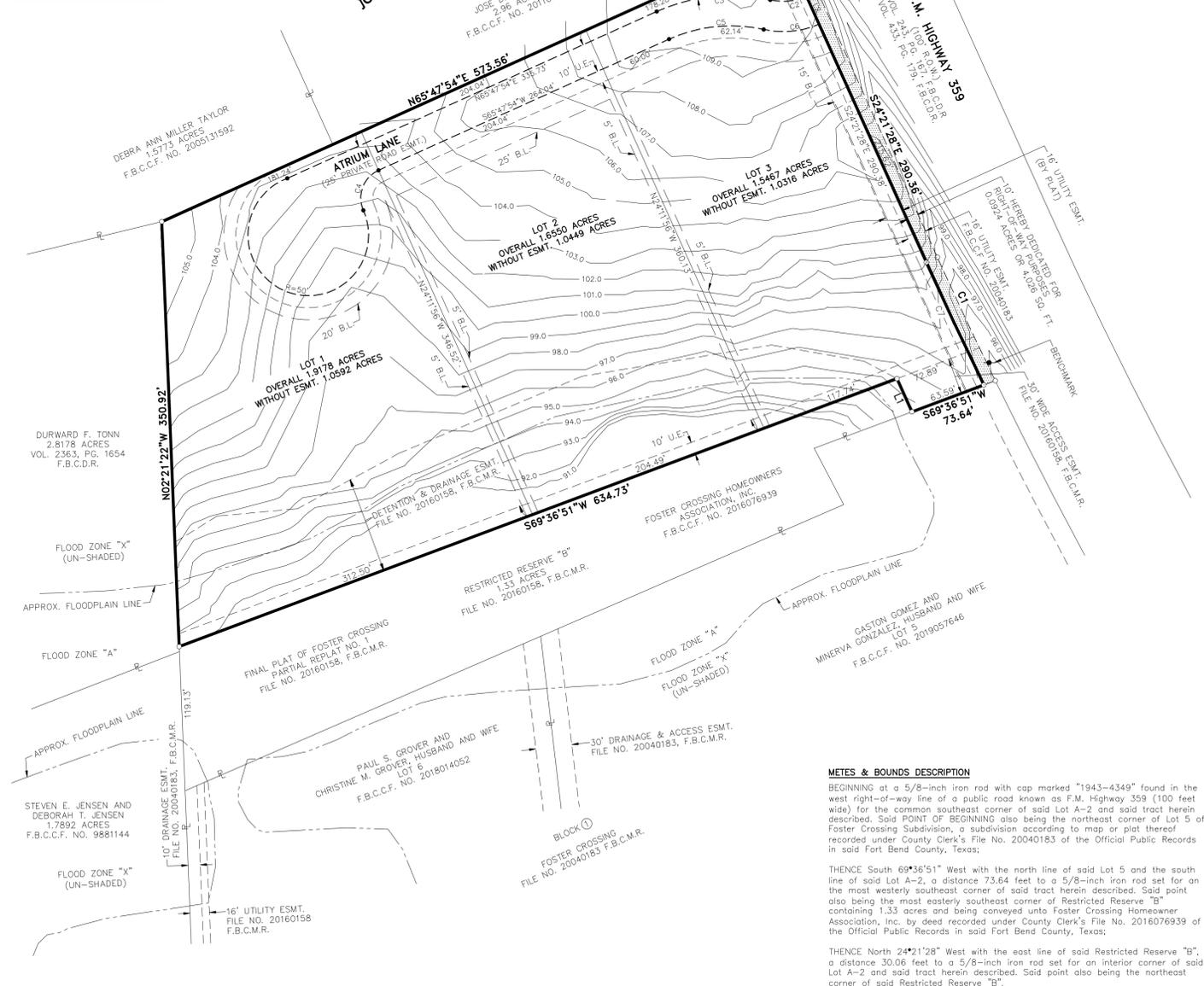
Table with 1 column: Platting Fees. Rows include Preliminary Plat, Final Plat, Replat, Amending or Minor Plat, Plat Vacation, Review of plats, TOTAL PLATTING FEE \$100.00, and Park Fees.

This is to certify that the information on this form is complete, true and correct and the undersigned is authorized to make this application. I understand that if all necessary information, required documents, and plat fees are required at time of submittal or the City of Fulshear will not complete the review needed in order to submit to the P&Z board.

Signature: [Handwritten Signature] TYPED OR PRINTED NAME/TITLE: Raymond Rehaman DATE: 5/28/20

CURVE TABLE					
CURVE	RADIUS	DELTA	CHORD	CHORD BEARING	ARC LENGTH
C1	3,820.00	01°41'19"	112.58'	S25°11'34"E	112.59'
C2	50.00	35°17'54"	30.32'	N84°54'33"E	30.80'
C3	150.00	36°45'36"	94.60'	N84°10'42"E	96.24'
C4	25.00	89°55'00"	35.33'	S20°50'24"W	39.23'
C5	125.00	36°45'36"	78.83'	S84°10'42"W	80.20'
C6	75.00	35°0'15"	46.15'	S84°38'22"W	46.91'
C7	3,830.00	01°40'26"	111.89'	S25°11'07"E	111.89'

LINE TABLE		
LINE	BEARING	LENGTH
L1	N24°21'28"W	30.06'
L2	S24°21'28"E	25.01'



- NOTES:**
- THE COORDINATES AND BEARINGS ARE BASED UPON TEXAS STATE PLANE COORDINATES, TEXAS SOUTH CENTRAL ZONE NO. 4204 STATE PLANE GRID COORDINATES (NAD83). SCALE FACTOR = 0.999879419.
 - UNLESS OTHERWISE INDICATED, THE BUILDING LINES (B.L.), WHETHER ONE OR MORE, SHOWN ON THIS SUBDIVISION PLAT ARE ESTABLISHED TO EVIDENCE COMPLIANCE WITH THE APPLICABLE PROVISIONS OF CHAPTER 42, CODE OF ORDINANCES, CITY OF HOUSTON, TEXAS, IN EFFECT AT THE TIME THIS PLAT WAS APPROVED, WHICH MAY BE AMENDED FROM TIME TO TIME.
 - THIS PROPERTY IS LOCATED IN ZONE "X" (UNSHADED AREA) AND ZONE "A" ACCORDING TO THE FEDERAL EMERGENCY AGENCY MAP, COMMUNITY PANEL NO. 48157C0115L, REVISED ON APRIL 2, 2014.
 - THIS PLAT LIES WITHIN FORT BEND COUNTY LIGHTING ORDINANCE ZONE NO. 3.
 - SET 5/8" IRON ROD AT ALL CORNERS OF SUBJECT TRACT, UNLESS OTHERWISE SHOWN.
 - THERE ARE NO PIPELINES OR PIPELINE EASEMENTS WITHIN THE LIMITS OF THE SUBDIVISION.
 - THE DRAINAGE SYSTEM FOR THIS SUBDIVISION SHALL BE DESIGNED TO MEET THE REQUIREMENTS OF THE CITY OF FULSHEAR AND THE FORT BEND COUNTY DRAINAGE CRITERIA MANUAL WHICH ALLOWS STREET PONDING INTENSE RAINFALL EVENTS.
 - ABSENT WRITTEN AUTHORIZATION BY THE AFFECTED UTILITIES, ALL UTILITY AND AERIAL EASEMENTS MUST BE KEPT UNOBSTRUCTED FROM ANY NON-UTILITY IMPROVEMENTS OR OBSTRUCTIONS BY THE PROPERTY OWNER. ANY UNAUTHORIZED IMPROVEMENTS OR OBSTRUCTIONS MAY BE REMOVED BY ANY PUBLIC UTILITY AT THE PROPERTY OWNER'S EXPENSE, WHILE WOODEN POSTS AND PANELED WOODEN FENCES ALONG THE PERIMETER AND BACK TO BACK EASEMENTS AND ALONGSIDE REAR LOTS LINES ARE PERMITTED, THEY TOO MAY BE REMOVED BY PUBLIC UTILITIES AT THE PROPERTY OWNER'S EXPENSE SHOULD THEY BE AN OBSTRUCTION. PUBLIC UTILITIES MAY PUT SAID WOODEN POSTS AND PANELED WOODEN FENCES BACK UP, BUT GENERALLY WILL NOT REPLACE WITH NEW FENCING.

- ALL DRAINAGE EASEMENTS ARE TO BE KEPT CLEAR OF FENCES, BUILDINGS, VEGETATION AND OTHER OBSTRUCTIONS FOR THE PURPOSE OF THE OPERATION AND MAINTENANCE OF THE DRAINAGE FACILITY BY THE APPROPRIATE ENTITY.
- ALL PROPERTY TO DRAIN INTO THE DRAINAGE EASEMENT ONLY THROUGH AN APPROVED DRAINAGE STRUCTURE.
- THIS PLAT WAS PREPARED TO MEET CITY OF FULSHEAR REQUIREMENTS.
- SITE PLANS SHALL BE SUBMITTED TO THE CITY OF FULSHEAR FOR STAFF REVIEW AND APPROVAL PRIOR TO CONSTRUCTION. DRIVEWAY REQUIREMENTS FOR THE LOCATIONS, WIDTHS AND OFFSET, FROM AN INTERSECTION AND ANY EXISTING DRIVEWAYS OR PROPOSED DRIVEWAYS, SHALL CONFORM TO THE DESIGN STANDARDS OF THE CITY OF FULSHEAR.
- THIS TRACT LIES WHOLLY IN LAMAR CONSOLIDATED INDEPENDENT SCHOOL DISTRICT, THE CITY OF FULSHEAR ETJ, AND FORT BEND COUNTY.
- APPROVAL OF THIS PLAT WILL EXPIRE ONE YEAR FROM CITY COUNCIL APPROVAL IF NOT RECORDED IN THE REAL PROPERTY RECORDS OF THE COUNTY OF FORT BEND.
- THE TOP OF ALL FLOOR SLABS SHALL BE A MINIMUM OF 110.0 FEET ABOVE MEAN SEA LEVEL. THE TOP OF SLAB ELEVATION AT ANY POINT ON THE PERIMETER OF THE SLAB SHALL NOT BE LESS THAN TWO (2) FEET ABOVE NATURAL GROUND.
- PROJECT BENCHMARK: FOUND COTTON PICKER SPINDLE IN THE NORTH SIDE OF POWER POLE ALONG THE WEST SIDE OF FM 359, LOCATED 703' SOUTH OF THE CENTERLINE OF FOSTER CREEK DRIVE AND FM 359. ELEVATION = 105.08' (NAVD 1988)

METES & BOUNDS DESCRIPTION

BEGINNING AT A 5/8-inch iron rod with cap marked "1943-4349" found in the west right-of-way line of a public road known as F.M. Highway 359 (100 feet wide) for the common southeast corner of said Lot A-2 and said tract herein described. Said POINT OF BEGINNING also being the northeast corner of Lot 5 of Foster Crossing Subdivision, a subdivision according to map or plat thereof recorded under County Clerk's File No. 20040183 of the Official Public Records in said Fort Bend County, Texas;

THENCE South 69°36'51" West with the north line of said Lot 5 and the south line of said Lot A-2, a distance 73.64 feet to a 5/8-inch iron rod set for the most westerly southeast corner of said tract herein described. Said point also being the most easterly southeast corner of Restricted Reserve "B" containing 1.33 acres and being conveyed unto Foster Crossing Homeowner Association, Inc. by deed recorded under County Clerk's File No. 2016076939 of the Official Public Records in said Fort Bend County, Texas;

THENCE North 24°21'28" West with the east line of said Restricted Reserve "B", a distance 30.06 feet to a 5/8-inch iron rod set for an interior corner of said Lot A-2 and said tract herein described. Said point also being the northeast corner of said Restricted Reserve "B".

THENCE South 69°36'51" West with the north line of said Restricted Reserve "B" and the south line of said Lot A-2, at a distance of 344.06 passing the southwest corner of said Lot A-2 and the southeast corner of said Lot A-1, and continuing for a total distance 634.72 feet to a 5/8-inch iron rod with cap marked "1943-4349" found for the common southwest corner of said Lot A-1 and said tract herein described. Said point also being the northwest corner of said Restricted Reserve "B", located in the east line of a 2.8178-acre tract conveyed unto Durward F. Tonn by deed recorded in Volume 2363, Page 1654 of the Fort Bend County Deed Records, in said Fort Bend County, Texas;

THENCE North 02°21'22" West with the east line of said 2.8178-acre tract and the west line of said Lot A-1, a distance 350.92 feet to a 1/2-inch iron pipe found for the northeast corner of said 2.8178-acre tract and the common northwest corner of said Lot A-1 and said tract herein described. Said point located in the south line of a 1.5773-acre tract conveyed unto Debra Ann Miller Taylor by deed recorded under County Clerk's File No. 2005131592 of the Official Public Records in said Fort Bend County, Texas;

THENCE North 65°47'54" East with the south line of said 1.5773-acre tract and the north line of said Lot A-1, at a distance 155.46 feet passing the southeast corner of said 1.5773-acre tract and the southwest corner of a 2.96-acre tract conveyed unto Jose D. Gutierrez by deed recorded under County Clerk's File No. 2011004042 of the Official Public Records in said Fort Bend County, Texas and continuing for a total distance of 573.56 feet to an "X" cut set in concrete driveway for the southeast corner of said 2.96-acre tract and the common northeast corner of said Lot A-1 and said tract herein described. Said point located in the west right-of-way line of said F.M. Highway 359;

THENCE South 24°21'28" East with the west right-of-way line of said F.M. Highway 359, at a distance of 60.00 feet passing the most southerly northeast corner of said Lot A-1 and the northeast corner of said Lot A-2 and continuing for a total distance of 290.36 feet to a 5/8-inch iron rod with cap marked "1943-4349" found for the beginning of a curve to the left;

THENCE in a southeasterly direction with the west right-of-way line of said F.M. Highway 359 along said curve to the left, having a central angle of 01°41'19", radius of 3,820.00 feet, chord distance of 112.58 feet, chord bearing of South 25°11'34" East for an arc length of 112.59 feet the POINT OF BEGINNING and containing 5.21 acres of land.

STATE OF TEXAS
COUNTY OF FORT BEND

WE, ATRIUM DESIGN AND MANAGEMENT, LLC, a Texas Corporation, acting by and through its President Incl Akpinar and Yunus Dogan, Secretary referred to as Owners of the 5.21-acre tract described in the above and foregoing map of FOSTER CROSSING PARTIAL REPLAT NO. 2 do hereby make and established said subdivision and development plan of said property according to all lines, dedications, restriction and notations on said map or plat and hereby dedicate to the use of the public forever all streets (except those streets designated as private streets, or permanent access easements), alleys, parks, water courses, drains, easements and public places shown hereon for the purposes and considerations therein expressed; and do hereby bind ourselves, our heirs, successors and assigns to warrant and forever defend the title on the land so dedicated.

FURTHER, Owners do hereby covenant and agree that all of the property within the boundaries of this plat is hereby restricted to provide that drainage structures under private driveways shall have a net drainage opening area of sufficient size to permit the free flow of water without backwater and in no instance, have a drainage opening of less than one and three quarters (1-3/4) square feet (18" diameter) with culverts or bridges to be provided for all the private driveways or walkways crossing such drainage facilities.

FURTHER, Owners do hereby dedicate to the public a strip of land fifteen (15) feet wide on each side of the center line of any and all bayous, creeks, gullies, ravines, draws, sloughs or other natural drainage courses located in said plat, as easements for drainage purposes, giving the City of Houston, Harris County, or any other governmental agency, the right to enter upon said easement at any and all times for the purpose of construction and maintenance of drainage facilities and structures.

FURTHER, Owners do hereby covenant and agree that all of the property within the boundaries of this plat shall be restricted to prevent the drainage of any septic tanks into any public or private street, road or alley or any drainage ditch, either directly or indirectly.

FURTHER, Owners do hereby dedicate to the public a strip of land twenty (20') feet wide on each side of the centerline of any and all bayous, creeks, gullies, ravines, draws, sloughs, or other natural drainage courses located in said plat as easements for drainage purposes, Fort Bend County or any other governmental agency shall have the right to enter upon said easement at any and all times for the purposes of construction and maintenance of drainage facilities and structures.

FURTHER, Owners hereby covenant and agree that all of the property within the boundaries of this plat, and adjacent to any drainage easement, ditch, gully, creek or natural drainage way, shall hereby be restricted to keep such drainage ways and easements clear of fences, buildings, planting and other obstructions to the operations and maintenance of the drainage facility, and that such abutting property shall not be permitted to drain directly into this easement, except by means of an approved drainage structure.

FURTHER, Owners do hereby acknowledge the receipt of the "Orders for regulation of outdoor lighting in the unincorporated areas of Fort Bend County, Texas" and do hereby covenant and agree and shall comply with this order as adopted by Fort Bend County Commissioners Court on March 23, 2004, and any subsequent amendment.

IN TESTIMONY WHEREOF, ATRIUM DESIGN AND MANAGEMENT, LLC has caused these presents to be signed by Incl Akpinar, its President, thereunto authorized, attested by Yunus Dogan, Secretary, and its common seal hereto effected this _____ day of _____, 2020.

ATRIUM DESIGN AND MANAGEMENT, LLC

By: _____
Incl Akpinar
President

Attest: _____
Yunus Dogan
Secretary

STATE OF _____
COUNTY OF _____

BEFORE ME, the undersigned authority, on this day personally appeared Incl Akpinar President of ATRIUM DESIGN AND MANAGEMENT, LLC, and its Secretary, Yunus Dogan, known to me to be the persons whose names are subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and considerations therein expressed and in the capacity therein and herein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 2020.

Notary Public in and for the State of Texas
My Commission Expires: _____

I, Raymond A. Rahaman, am registered under the laws of the State of Texas to practice the profession of surveying and hereby certify that the above subdivision is true and accurate; was prepared from an actual survey of the property made under my supervision on the ground; that, except as shown all boundary corners, angle points, points of curvature and other points of reference have been marked with iron (or other objects of a permanent nature) pipes or rods having an outside diameter of not less than five eighths (5/8) inch and a length of not less than three (3) feet; and that the plat boundary corners have been tied to the Texas Coordinate System of 1983, south central zone.

Raymond A. Rahaman
Texas Registration No. 4354



I, Habib Othman, a Professional Engineer registered in the State of Texas do hereby certify that this plat meets all requirements of Fort Bend County to the best of my knowledge.

By: _____
Habib Othman
Texas Registration No. 129906

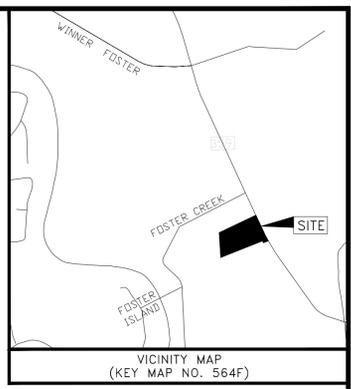
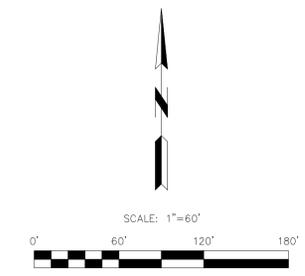
This is to certify that the City Planning Commission of the City of Fulshear, Texas has approved this plat for FOSTER CROSSING PARTIAL REPLAT NO. 2 in conformance with the laws of the State of Texas and the ordinances of the City of Houston as shown hereon and authorized the recording of this plat this _____ day of _____, 2020.

By: _____
Amy Pearce, Chairman

By: _____
Dar Hakimzadeh, Co-Chairman

This is to certify that the City Council of the City of Fulshear, Texas has approved this plat and subdivision of FOSTER CROSSING PARTIAL REPLAT NO. 2 in conformance with the laws of the State of Texas and the ordinances of the City of Fulshear as shown hereon and authorized the recording of this plat this _____ day of _____, 2020.

Aaron Groff, Mayor
Kimberly Kopecky, Secretary



I, J. Stacy Slawinski, County Engineer of Fort Bend County, do hereby certify that the plat of this subdivision complies with all the existing rules and regulations of this office as adopted by the Harris County Commissioners' Court and that it complies or will comply with all applicable provisions of the Harris County Road Law as amended and all other Court adopted drainage requirements.

J. Stacy Slawinski, P.E.
Fort Bend County Engineer

Approved by the Commissioners Court of Fort Bend County, Texas, this _____ day of _____, 2020.

Vincent M. Morales, Jr.
Precinct 1, County Commissioner

Grady Prestage
Precinct 2, County Commissioner

KP George
County Judge

Ken DeMerchant
Precinct 4, County Commissioner

W.A. "Andy" Meyers
Precinct 3, County Commissioner

County Clerk Approval

I, Laura Richard, County Clerk in and for Fort Bend County, do hereby certify that the foregoing instrument with its certificate of authentication was filed for recordation in my office on _____, 2020, at _____ o'clock, _____ M., in Plan No. _____ of the plat records of said county.

Witness my hand and seal of office, at Richmond, Texas, the day and date last above written.

Laura Richard, County Clerk
Fort Bend County, Texas

By: _____
Deputy

LEGEND

- SQ. FT. - SQUARE FEET
- ESMT. - EASEMENT
- R.O.W. - RIGHT-OF-WAY
- F.B.C.C.F. - FORT BEND COUNTY CLERK'S FILE
- F.B.C.P.R. - FORT BEND COUNTY PLAT RECORDS
- FND - FOUND
- B.L. - BUILDING LINE
- U.E. - UTILITY EASEMENT
- D.E. - DRAINAGE EASEMENT

DISTRICT NAMES	
M.U.D.	N/A
W.C.I.D.	N/A
D.D.	N/A
SCHOOL	LAMAR I.S.D.
CITY E.T.J.	FULSHEAR E.T.J.
ELECTRICITY	CENTERPOINT ENERGY
GAS	CENTERPOINT ENERGY
TELEPHONE	AT&T

THE PURPOSE OF THIS REPLAT IS TO CREATE 3 LOTS AND A PRIVATE ROAD EASEMENT

FOSTER CROSSING PARTIAL REPLAT NO. 2
A SUBDIVISION OF 5.21 ACRES SITUATED IN THE JOHN FOSTER 2 1/2 LEAGUE, SURVEY ABSTRACT NO. 26 IN FORT BEND COUNTY, TEXAS
BEING A REPLAT OF LOT A-1 AND LOT A-2 IN BLOCK 1 OF THE FINAL PLAT OF FOSTER CROSSING PARTIAL REPLAT NO. 1 CITY OF FULSHEAR

3 LOTS 1 BLOCK

JULY, 2020

OWNER:
ATRIUM DESIGN AND MANAGEMENT, LLC
5403 EAST RIVER DRIVE
RICHMOND, TEXAS 77406
PHONE: (832) 526-2976

SURVEYOR:
WESTERN GROUP CONSULTANTS
11111 KATY FREWAY, SUITE 520
HOUSTON, TEXAS 77079
PHONE: (713) 465-6655

July 7, 2020

Engineering Review

Final Plat
Foster Crossing Partial Replat No. 2
City of Fulshear, Texas

For Information only:

1. This plat will create three (3) Lots and will cover a total acreage of 5.21 acres of land.
2. Lot 3 has direct access to F.M. 359 while the remaining lots have access to F.M. 359 thru a 25 foot wide access easement (Atrium Lane).
3. These tracts are located in the ETJ of the City of Fulshear and as such will need approval of both the City and Fort Bend County.
4. These tracts will be served by private water wells and septic systems that will be approved by Fort Bend County.

Recommendations:

I recommend that this Final Plat of Foster Crossing Partial Replat No. 2 be denied approval with the following considerations:

- A) A variance is required since two (2) of these lots do not have direct access to a Public Street.
- B) The names of the County Officials and the County Engineer need to be updated.
- C) The Building Lines do not meet the City of Fulshear's Standards.
- D) A Metes and Bounds description is required on the face of the plat per the City's Ordinances.
- E) Lot 2 on the plat is shown with crosshatching on it but there is no explanation as to why this is the case.
- F) A current City Planning Letter (less than 30 days old) needs to be provided with the plat. This will allow the ownership and any liens to be checked on.



BRIDGE ACCEPTANCE

THE STATE OF TEXAS §
COUNTY OF FORT BEND § KNOW ALL BY THESE PRESENTS:

WHEREAS, a plat for Fulshear Bend Drive Extension No. 3 has been recorded under Plat No. 20180195 in the Plat Records of Fort Bend County, Texas, and the Fulshear Bend Drive Bridge at Flewellen Creek has been constructed within the land shown on such plat (the "Bridge"); and

WHEREAS, the City of Fulshear (the "City") desires to accept the Bridge for operation and maintenance.

Now, Therefore, the City hereby accepts the Bridge for operation and maintenance by the City.

CITY OF FULSHEAR, TEXAS

Mayor

ATTEST:

City Secretary

THE STATE OF TEXAS §
COUNTY OF FORT BEND §

This instrument was acknowledged before me on the ____ day of _____, 2020, by _____ as Mayor of the City of Fulshear, Texas, on behalf of said City.

Notary Public, State of Texas

(NOTARY SEAL)

**AGENDA MEMO
BUSINESS OF THE CITY COUNCIL
CITY OF FULSHEAR, TEXAS**

AGENDA OF: 7/21/2020 **ITEMS:** VIII.A.
DATE SUBMITTED: 6/25/2020 **DEPARTMENT:** Building Services
PREPARED BY: ZACH GOODLANDER AND KERRY SIGLER **PRESENTER:** ZACH GOODLANDER AND KERRY SIGLER
SUBJECT: CONSIDERATION AND POSSIBLE ACTION TO APPROVE ORDINANCE NO. 2020-1328, AN ORDINANCE ADOPTING THE 2018 INTERNATIONAL FIRE CODE

Expenditure Required:

Amount Budgeted:

Funding Account:

Additional Appropriation Required:

Funding Account:

EXECUTIVE SUMMARY

The Fort Bend County Fire Marshal enforces the Fire Code in the City Limits by an interlocal agreement. The agreement states that the Fire Marshal is to review and inspect buildings in accordance with the County's most recently adopted Code. This means that while the City's most recently adopted Code had been the 2003 Fire Code, the Fire Marshal was still reviewing/inspecting to the more recent adopted County standard.

This proposed ordinance would *formally* bring the City's and County's adopted codes in line with the 2018 Fire Code.

RECOMMENDATION

Staff recommends adoption of the 2018 International Fire Code.

ATTACHMENTS:

Description	Upload Date	Type
Ordinance Adopting 2018 International Fire Code	6/25/2020	Ordinance

ORDINANCE 2020-_____

AN ORDINANCE OF THE CITY OF FULSHEAR, TEXAS, REPEALING DIVISION 2 OF ARTICLE III OF CHAPTER 20 OF THE CITY OF FULSHEAR CODE OF ORDINANCES AND SUBSTITUTING A NEW DIVISION 2 OF ARTICLE III OF CHAPTER 20 OF THE CODE OF ORDINANCES; ADOPTING WITH AMENDMENTS THE 2018 INTERNATIONAL FIRE CODE; PROVIDING FOR A PENALTY; PROVIDING FOR SEVERABILITY; PROVIDING FOR REPEAL; AND PROVIDING AN EFFECTIVE DATE.

* * * * *

WHEREAS, the City Council of the City of Fulshear, Texas, ("City") desires to adopt regulations for the health, safety, and general welfare of the City; and

WHEREAS, to achieve that end, the City Council has adopted the 2003 International Fire Code; and

WHEREAS, a 2018 version of the International Fire Code has been published; and

WHEREAS, the City Council finds that adopting the 2018 International Fire Code will promote the health, safety, and general welfare of the City;

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MEADOWS PLACE, TEXAS:

Section 1. That the facts found in the preamble of this Ordinance are true and correct and incorporated herein for all purposes.

Section 2. Division 2 of Article III of Chapter 20 of the Code of Ordinances of the City of Fulshear, Texas is repealed and a new Division 2 of Article III of Chapter 20 of the Code of Ordinances of the City of Fulshear, Texas is added to provide as follows:

" DIVISION 2. - FIRE CODE

Sec. 20-72. - The International Fire Code.

The International Fire Code, 2018 Edition, including all appendices except Appendix A, as published by the International Code Council, Inc., a copy of which is made a part hereof for all purposes, an authentic copy of which has been filed with the city secretary, is hereby adopted and made a part of this division.

Sec. 20-73. - Amendments to the International Fire Code.

(a) Section 101.1 is hereby amended to read as follows:

"101.1 *Title*. These regulations shall be known as the Fire Code of the City of Fulshear, Texas, hereinafter sometimes referred to as "this code."

(b) Section 103.2 is hereby amended to read as follows:

"103.2 *Appointment*. The city council may, by resolution, appoint a fire marshal (sometimes referred to in this code as "code official"). The fire marshal will serve in an at-will basis and may be terminated at any time by either party."

(c) Section 104 is hereby amended by adding a new section 104.3.2 to read as follows:

"104.3.2 *Public occupancies*. The code official or his authorized representative may at all reasonable times have free access and right of entry to any building intended for public occupancy or other public purposes, whether completed or under construction. No person, owner or occupant of any building or premises intended for public occupancy or other public purposes shall fail, after property credentials are displayed, to permit entry into any building or onto any property by the code official or his authorized agent for the purpose of inspections pursuant to this code."

(d) Section 107 is hereby amended by adding a new section 107.5 to read as follows:

"107.5 *Periodic inspections*. As often as is deemed necessary, the code official shall enter upon and make a thorough examination of all mercantile, manufacturing, commercial, and public buildings, together with the premises belonging thereto, in order to ensure compliance with this code."

(e) Section 109.1 is hereby amended to read as follows:

"109.1 *Membership of the board*. In order to hear and decide appeals of orders, decisions or determinations made by the code official relative to the application and interpretation of this code, there shall be and is hereby created a board of appeals. The city council shall act as the board of appeals."

(f) Section 110.4 is hereby amended to read as follows:

"110.4 *Violation penalties*. Any person, firm, corporation or agent who shall violate a provision of this code, or fail to comply therewith, or with any of the requirements thereof, shall be guilty of a misdemeanor and upon conviction may be punished by a fine not to exceed \$2,000.00. Each such person shall be deemed guilty of a separate offense for each and every day or portion thereof during which any violation of any of the provision of this code is committed or continued."

Sec. 20-74. - Penalty.

Any person who shall violate any provision of this division, or any provision contained in any code adopted hereby, shall be deemed guilty of a misdemeanor and, upon conviction, shall be fined in an amount not to exceed \$2,000.00. Each day of violation of any such provision shall constitute a separate offense.

Sec. 20-75. - Future amendments.

Future amendments of said International Fire Code, 2018 Edition, not including clarifications or technical notices of any type, are not adopted by this division and must be subsequently approved and adopted by the city council.

Sec. 20-76. - Effect of code.

This code shall not be construed to relieve or lessen the responsibility of any person owning, operating, or controlling any building or structure for any damages to persons or property caused by defects, nor shall the city council, the city, its agents or representatives assume any such liability by reason of these regulations or the inspections authorized by this code or any permits or certificates issued under this code.

Secs. 20-77—20-95. - Reserved."

Section 3. A copy of the 2018 International Fire Code shall be maintained by the City. If a provision of said code is found to be in conflict with a provision of any zoning, building, fire, safety, or health ordinance or any regulation adopted pursuant thereto or any other ordinance or code or regulation of the City, the provision which establishes the higher standard for the promotion of health and safety shall control.

Section 4. Penalty. Any person who violates or causes, allows, or permits another to violate any provision of this ordinance, rule, or police regulation of the city shall be deemed guilty of a misdemeanor and, upon conviction thereof, shall be punished by a fine or penalty not to exceed five hundred dollars (\$500.00). If such rule, ordinance, or police regulation governs fire safety, zoning, or public health and sanitation, other than the dumping of refuse, the fine or penalty shall not exceed two thousand dollars (\$2,000.00). If such rule, ordinance, or police regulation governs the dumping of refuse, the fine or penalty shall not exceed four thousand dollars (\$4,000.00). Each occurrence of any violation of this ordinance, rule, or police regulation shall constitute a separate offense. Each day on which any such violation of this ordinance, rule, or police regulation occurs shall constitute a separate offense.

Section 5. Severability. In the event any clause, phrase, provision, sentence or part of this Ordinance or the application of the same to any person or circumstances shall for any reason be adjudged invalid or held unconstitutional by a court of competent jurisdiction, it shall not affect, impair, or invalidate this Ordinance as a whole or any part or provision hereof other than the part declared to be invalid or unconstitutional; and the City Council of the City of Meadows Place, Texas, declares that it would have passed each and every part of the same notwithstanding the omission of any part thus declared to be invalid or unconstitutional, or whether there be one or more parts.

Section 6. Repeal. All ordinances or parts thereof in conflict with this Ordinance are repealed to the extent of such conflict.

Section 7. Effective date. This Ordinance shall become effective when published as required by law.

PASSED, APPROVED, and ADOPTED this the _____ day of _____, 2020.

Aaron Groff, Mayor

ATTEST:

Kim Kopecky, City Secretary

**AGENDA MEMO
BUSINESS OF THE CITY COUNCIL
CITY OF FULSHEAR, TEXAS**

AGENDA OF: 7/21/2020 **ITEMS:** VIII.B.
DATE SUBMITTED: 6/26/2020 **DEPARTMENT:** Public Works
PREPARED BY: Sharon Valiante, Public Works Director **PRESENTER:** Sharon Valiante, Public Works Director

SUBJECT: CONSIDERATION AND POSSIBLE ACTION TO AUTHORIZE STAFF TO NEGOTIATE A CONTRACT WITH A PROFESSIONAL ENGINEERING FIRM TO DESIGN THE LEA AND PENN LANE GENERAL LAND OFFICE GRANT PROJECT

Expenditure Required:

Amount Budgeted:

Funding Account:

Additional Appropriation Required:

Funding Account:

EXECUTIVE SUMMARY

The City of Fulshear received a notice from the Texas General Land Office (GLO) indicating a funding availability was awarded through the Fort Bend County Method of Distribution (MOD) for the City of Fulshear (City) in the amount of \$415,865.54 for any unmet needs resulting from the 2015/2016 Floods for the most impacted infrastructure. City Council supported the application for project eligibility with Resolution 2018-405. The City's application was approved and is receiving a grant for the project design and construction - Site 1 Lea Drainage Improvements and Site 2 Penn Drainage Improvements. City staff are working with a Grant Administrator as we go through the process of Project implementation. Project design is the next step in the process.

City staff initiated a solicitation for Statements of Qualifications from professional Engineering firms. On May 15, 2020, City staff received 14 submittals: Amani Engineering, Bridgefarmer & Assoc., CivilTech, Costello Engineering, Gessner Engineering, Hanson, Hayes Engineering, Huitt-Zollars, HVJ & Assoc, J. Morales, Jimenez, Kaluza Engineering, LJA Engineering and Zarinkelk Engineering.

A team of three staff reviewed, evaluated, and prepared a listing of the top five (5) most qualified firms to provide the professional Engineering services for this project. They are listed in order of total rating score:

1. Costello Engineering Inc. located in Houston, TX (95 points)
2. Kaluza Engineering located in Richmond TX (94 points)
3. Huitt-Zollars, located in Houston, TX (93 points)
4. CivilTech, located in Fulshear, TX (93 points)
5. LJA Engineering located in Houston, TX (90 points)

Utilizing federal funding requires recipients to take certain actions by City Council on items that require expenditures. Staff will need City Council authorization to move forward to begin a negotiation of services with the firm determined to be the most qualified. And, if the negotiations with that firm fail, then to go on to the second most qualified and so on. Once a staff have successfully negotiated a cost to do business, the proposed contract will be presented to City Council for consideration and approval at a subsequent City Council meeting.

RECOMMENDATION

City Council authorize staff to negotiate a contract for Professional Services to design the Lea and Penn Lane General Land Office Grant Project.

ATTACHMENTS:

Description	Upload Date	Type
Engineering Rating Sheet Form	7/1/2020	Backup Material

Exhibit "B"

City of Fulshear Engineering Rating Sheet

Grant Recipient -
 Name of Respondent -
 Name of Evaluator -

DCDBG-DR -
 Date of Rating -

Experience

Factor

1. Has previously designed flood drainage and improvement projects.
2. Has worked on federally funded construction projects.
3. Has worked on projects that were located in this general region.

Note: Location for A/E (Architect/Engineer) may be a selection criterion provided its application leaves an appropriate number of qualified firms, given the nature and size of the project, to complete for the contract. 2 CFR 200.319(b)

4. Extent of experience in project construction management.

Subtotal, Experience

Max Points	Score
20	0
15	0
10	0
15	0
60	0

Work Performance

Factor

1. Past Projects completed on schedule
2. Manages projects within budgetary constraints
3. Work product is of high quality

Subtotal, Performance

Note: Information necessary to assess the respondent on these criteria should be gathered by contacting past/current clients

Max Points	Score
10	0
5	0
10	0
25	0

Capacity to Perform

Factor

1. Staff level / Experience of Staff
2. Adequacy of Resources
3. Professional Liability insurance is in force

Subtotal, Capacity to Perform

Max Points	Score
5	0
5	0
5	0
15	0

Total Score

Factor

1. Experience
2. Work Performance
3. Capacity to Perform

Max Points	Score
60	0
25	0
15	0

Total Score

100 0

100	0
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THE STATE OF TEXAS §
 §
COUNTY OF FORT BEND §

INTERLOCAL AGREEMENT FOR DELIVERY OF DONATED TREES

This Interlocal Agreement (the “Agreement”), is made and entered into pursuant to the Interlocal Cooperation Act, Chapter 791 of the Texas Government Code (the “Act”), by and between Fort Bend County, Texas (the “County”), a body corporate and politic, acting by and through its Commissioners Court and the City of Fulshear, a municipal corporation and home-rule city of the State of Texas, acting by and through its City Council, (the “City”). The County and the City may be referred to collectively herein as the “Parties.”

RECITALS:

WHEREAS, the City is a local government as defined by the Act with authority to develop and maintain landscaping, parkways, greenbelts, sidewalks, trails, and public right-of-way beautification projects in the City, and as such is lawfully permitted to enter into an Interlocal Agreement; and

WHEREAS, the County is a local government as defined by the Act with authority to maintain public right of way, and as such is lawfully permitted to enter into an Interlocal Agreement; and

WHEREAS, the City requested the delivery of certain oak trees which were donated to the County for public use (“Trees”), in an effort to provide landscaping enhancements on City property; and

WHEREAS, the City desires that the County delivers twenty (20) Trees upon the terms and conditions herein; and

WHEREAS, the County and the City believe it is in their best interests to enter into this Agreement.

NOW, THEREFORE, in consideration of the mutual covenants and conditions set forth below, the Parties agree as follows:

SECTION 1
PURPOSE

The purpose of this Agreement is to outline the obligations related to the delivery of donated Trees to the City.

SECTION 2
OBLIGATIONS

2.1 Upon request of the City, the County will deliver twenty (20) Trees to the City at locations excavated by the City prior to delivery of the Trees. The Trees shall be delivered with their roots contained in a burlap "ball". Once the Trees are delivered, ownership of the Trees shall pass to the City.

2.2 The County will not be responsible for any costs to maintain the Trees. Maintenance shall be the sole responsibility of the City, including but not limited to the costs to trim, prune, irrigate, replace, relocate and modify, as needed.

SECTION 3
TERM

This Agreement shall be in effect from the date of execution of the last party hereto and shall continue in full force and effect until completion of the delivery of the Trees.

SECTION 4
INSURANCE AND LIABILITY

4.1 Liability Insurance. At all times, the City will provide and keep in force liability insurance covering the City for liability for property damage and personal injury. This insurance is to be carried by one or more insurance companies duly authorized or admitted to transact business in Texas. The insurance provided under this section must be in the amount of not less than \$100,000.00 for property damage and not less than \$100,000.00 for one person and \$300,000.00 for one accident for personal injury. This insurance will protect the City against liability to any employees or servants of the City, and to any other person or persons whose property damage or personal injury arises out of or in connection with the occupation, use, or condition of the Trees. The City shall include the County and the members of Commissioners Court as an additional insured on insurance on properties on which the Trees are located.

4.2 Each party is solely responsible for the actions and omissions of its employees and officers. No party hereto waives or relinquishes any immunity or defense on behalf of itself, its trustees, its officers, employees, and agents as a result of the execution of this Agreement and the performance of the covenants contained herein.

SECTION 5
NOTICES

5.1 Each party giving any notice or making any request, demand, or other communication (each, a "Notice") pursuant to this Agreement shall do so in writing and shall use one of the following methods of delivery, each of which, for purposes of this

Agreement, is a writing: personal delivery, registered or certified mail (in each case, return receipt requested and postage prepaid), or nationally recognized overnight courier (with all fees prepaid).

5.2 Each party giving a Notice shall address the Notice to the receiving party at the address listed below or to another address designated by a party in a Notice pursuant to this Section:

County: Fort Bend County
Attn: County Judge
401 Jackson Street
Richmond, Texas 77469

With a copy to: Fort Bend County, Commissioner Precinct 3
Attn: Commissioner
22333 Grand Corner Drive
Katy, Texas 77494

City: City of Fulshear
Attn: City Manager
P.O. Box 279
Fulshear, Texas 77441

5.3 A Notice is effective only if the party giving or making the Notice has complied with subsections 5.1 and 5.2 and if the addressee has received the Notice. A Notice is deemed received as follows:

5.3.1 If the Notice is delivered in person, or sent by registered or certified mail or a nationally recognized overnight courier, upon receipt as indicated by the date on the signed receipt.

5.3.2 If the addressee rejects or otherwise refuses to accept the Notice, or if the Notice cannot be delivered because of a change in address for which no Notice was given, then upon the rejection, refusal, or inability to deliver.

SECTION 6
MISCELLANEOUS

6.1 The Parties may not amend or waive this Agreement, except by a written agreement executed by both Parties.

6.2 The laws of the State of Texas govern all disputes arising out of or relating to this Agreement. The Parties hereto acknowledge that venue is proper in Fort Bend County, Texas, for all legal actions or proceedings arising out of or relating to this

Agreement and waive the right to sue or be sued elsewhere. Nothing in the Agreement shall be construed to waive the either party's sovereign immunity.

6.3 If a court finds or rules that any part of this Agreement is invalid or unlawful, the remainder of the Agreement continues to be binding on the Parties.

6.4 This Agreement supersedes any and all other agreements, either oral or in writing between the Parties hereto with respect to the subject matter hereof, and no other agreement, statement, or promise relating to the subject matter of this Agreement which is not contained herein shall be valid or binding.

6.5 This Agreement cannot be assigned by either party.

6.6 This Agreement does not confer any enforceable rights or remedies upon any person other than the Parties. No provision of this Agreement constitutes consent to suit.

6.7 Each party paying for the performance of governmental functions or services must make those payments from current revenues available to the paying party.

6.8 The section captions used in this Agreement are for convenience of reference only and do not affect the interpretation or construction of this Agreement.

EXECUTED on this the ____ day of _____, 2020.

FORT BEND COUNTY

KP George, County Judge

ATTEST:

Laura Richard, County Clerk

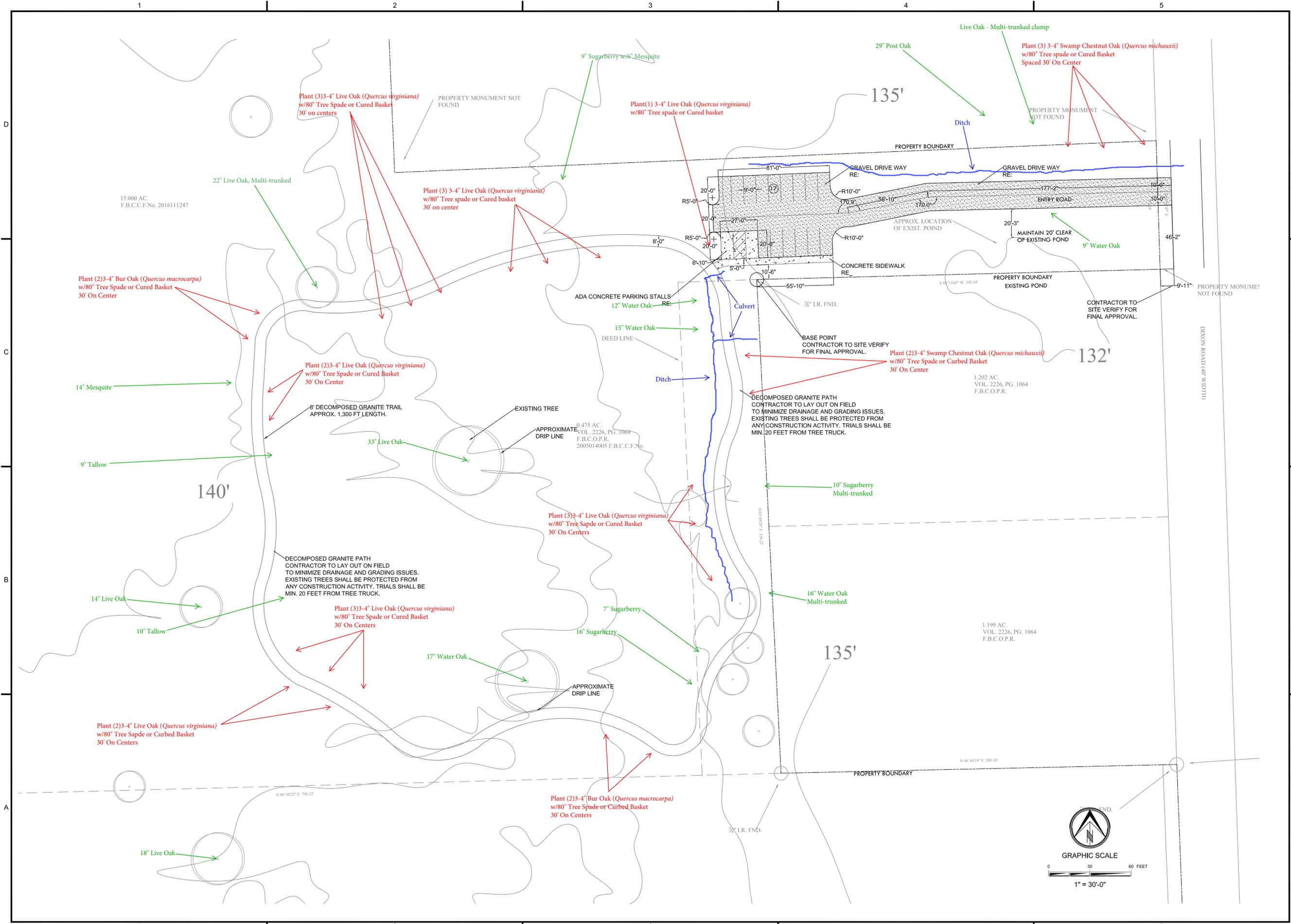
EXECUTED on this the ____ day of _____, 2020.

City of Fulshear

Aaron Groff, Mayor

ATTEST:

City Secretary



PRIMROSE PARK TRAIL - PHASE 1

FULSHEAR TEXAS, -----

TREE PLANTING PLAN

**AGENDA MEMO
BUSINESS OF THE CITY COUNCIL
CITY OF FULSHEAR, TEXAS**

AGENDA OF: 7/21/2020 **ITEMS:** VIII.D.
DATE SUBMITTED: 6/26/2020 **DEPARTMENT:** Public Works
PREPARED BY: Sharon Valiante, Public Works Director **PRESENTER:** Sharon Valiante, Public Works Director
SUBJECT: CONSIDERATION AND POSSIBLE ACTION TO APPROVE ORDINANCE NO. 2020-1327 AN ORDINANCE REPEALING ORDINANCE 2018-1284, AS AMENDED BY ORDINANCE 2019-1302, ESTABLISHING OR ALTERING A REGULATORY SPEED ZONE ON VARIOUS STREETS OF PORTIONS OF STREETS WITHIN THE CITY

Expenditure Required: \$1500

Amount Budgeted: \$10,000

Funding Account: 100-5-520-5311-02

Additional Appropriation Required:

Funding Account:

EXECUTIVE SUMMARY

City staff authorized MBCO, the City's on-call professional Engineering firm for Traffic Analysis & Evaluations to perform a study review of the current school zones for times and signage for eight (8) schools within Katy Independent School District - Campbell Elementary, Randolph Elementary, Joe M. Adams Junior High and Jordan High School; and the Lamar Consolidate Independent School District - Huggins Elementary, Leaman Junior High, Roberts Middle School and Fulshear High School.

Through communication with the individual school administrations, the arrival and dismissal times for the 2020-2021 school year were confirmed:

Ordinance 2020-1327 updates the school zones for all schools. The ordinance will also repeal Ordinance 2018-1284 and 2019-1302, which amended Ordinance 2018-1284.

RECOMMENDATION

City Council approve Ordinance No. 2020-1327, an ordinance repealing Ordinance 2018-1284, as amended by Ordinance 2019-1302, establishing or altering regulatory speed zone on various streets or portions of streets with the City of Fulshear.

ATTACHMENTS:

Description	Upload Date	Type
Ordinance 2019-1302	6/26/2020	Backup Material
Ordinance 2018-1284	7/13/2020	Backup Material

ORDINANCE NO. 2019- 1302

AN ORDINANCE OF THE CITY OF FULSHEAR, TEXAS, AMENDING ORDINANCE NO. 2018-1284, ESTABLISHING OR ALTERING A REGULATORY SPEED ZONE ON VARIOUS STREETS OR PORTIONS OF STREETS WITHIN THE CITY; PROVIDING FOR A PENALTY; PROVIDING FOR SEVERABILITY; PROVIDING FOR REPEAL AND PROVIDING FOR AN EFFECTIVE DATE.

* * * * *

WHEREAS, Transportation Code section 545.352 establishes prima facie reasonable and prudent speed limits for various categories of public roads, streets and highways; and

WHEREAS, Transportation Code section 545.356 empowers the City of Fulshear, Texas, to alter those prima facie limits on public roads, streets, and highways in the City as determined from the results of an engineering and traffic investigation conducted according to the procedures adopted by the Texas Transportation Commission; and

WHEREAS, the City has conducted the prescribed engineering and traffic investigations to determine reasonable and safe prima facie maximum speed limits for those portions of those certain public roads, streets, and highways described in the exhibits attached hereto; and

WHEREAS, the exhibits attached hereto describe speed zones for sections of public roads, streets, and highways where engineering and traffic investigations justify the need to alter the speeds; and

WHEREAS, the City previously adopted Ordinance No. 2018-1284, and desires to amend said ordinance with this ordinance;

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF FULSHEAR, TEXAS:

Section 1. Ordinance No. 2018-1284 is hereby amended.

Section 2. The reasonable and prudent prima facie maximum speed limits set forth in Exhibits A, B, C, D, & E which are incorporated herein by this reference, are declared as tabulated in said exhibits and, subject to section 545.356(c), Transportation Code, are in effect at the times set forth in said exhibits.

Section 3. The City Manager or his designee is hereby authorized to proceed with the erection of appropriate signs and other traffic control devices to effect this ordinance.

Section 4. Penalty. Any person who violates or causes, allows, or permits another to violate any provision of this ordinance, rule, or police regulation of the city shall be deemed guilty of a misdemeanor and, upon conviction thereof, shall be punished by a fine or penalty not to exceed five hundred dollars (\$500.00), provided that if such rule, ordinance, or police regulation governs fire safety, zoning, or public health and sanitation, other than the dumping of refuse, the fine or penalty shall not exceed two thousand dollars (\$2,000.00), and further provided that if such rule, ordinance, or police regulation governs the dumping of refuse, the fine or penalty shall not exceed four thousand dollars (\$4,000.00). Each occurrence of any violation of this ordinance, rule, or police regulation shall constitute a separate offense. Each day on which any such violation of this ordinance, rule, or police regulation occurs shall constitute a separate offense.

Section 5. Severability. In the event any clause, phrase, provision, sentence or part of this Ordinance or the application of the same to any person or circumstances shall for any reason be adjudged invalid or held unconstitutional by a court of competent jurisdiction, it shall not affect, impair or invalidate this Ordinance as a whole or any part or provision hereof other than the part declared to be invalid or unconstitutional; and the City Council of the City of Fulshear, Texas declares that it would have passed each and every part of the same notwithstanding the omission of any part thus declared to be invalid or unconstitutional, or whether there be one or more parts.

Section 6. Repeal. All other ordinances or parts of ordinances inconsistent or in conflict herewith are, to the extent of such inconsistency or conflict, hereby repealed.

Section 7. Effective date. This Ordinance shall be effective and in full force when published as required by law.

PASSED, APPROVED, and ADOPTED this, the 6 day of August, 2019.



Aaron Groff, Mayor

ATTEST:



Kimberly Kopecky, City Secretary

EXHIBIT A

School Speed Zones
Campbell Elementary
Katy ISD

<u>Street</u>	<u>Speed</u>	<u>Times in Effect</u>	<u>Limits of Zone</u>
Cross Creek Bend Lane	20 MPH	7:20 a.m. to 8:20 a.m., Monday through Friday & 3:00 p.m. to 4:00 p.m., Monday through Friday	From a point 200 feet west of Parent Stacking Lane to a point 200 feet east of Creek Falls Drive
Creek Falls Drive	20 MPH	7:20 a.m. to 8:20 a.m., Monday through Friday & 3:00 p.m. to 4:00 p.m., Monday through Friday	From a point 810 feet north of Cross Creek Bend Lane to the intersection of Cross Creek Bend Lane

EXHIBIT B

School Speed Zones
Randolph Elementary
Katy ISD

<u>Street</u>	<u>Speed</u>	<u>Times in Effect</u>	<u>Limits of Zone</u>
Flewellen Oaks Lane	20 MPH	7:20 a.m. to 8:20 a.m., Monday through Friday & 3:00 p.m. to 4:00 p.m., Monday through Friday	From a point 400 feet west of FM 1463 to a point 400 feet south of S Fry Road
S Fry Road	20 MPH	7:20 a.m. to 8:20 a.m., Monday through Friday & 3:00 p.m. to 4:00 p.m., Monday through Friday	From a point 400 feet east of Flewellen Oaks Lane to a point 400 feet west of Flewellen Oaks Lane
Dove Ranch Boulevard	20 MPH	7:20 a.m. to 8:20 a.m., Monday through Friday & 3:00 p.m. to 4:00 p.m., Monday through Friday	From a point 75 feet north of Flewellen Oaks Lane to the intersection of Flewellen Oaks Lane

EXHIBIT C

School Speed Zones
Lamar CISD School Complex
Lamar CISD

<u>Street</u>	<u>Speed</u>	<u>Times in Effect</u>	<u>Limits of Zone</u>
Charger Way	20 MPH	7:35 a.m. to 8:35 a.m., Monday through Friday & 3:10 p.m. to 4:10 p.m., Monday through Friday	From a point 600 feet north of FM 1093 to a point 3970 feet north of FM 1093

EXHIBIT D

School Speed Zones
Huggins Elementary
Lamar CISD

<u>Street</u>	<u>Speed</u>	<u>Times in Effect</u>	<u>Limits of Zone</u>
Huggins Drive	20 MPH	6:50 a.m. to 7:50 a.m., Monday through Friday & 2:20 p.m. to 3:20 p.m., Monday through Friday	From the intersection of Houston Street to the intersection of Katy-Fulshear Road

EXHIBIT E

School Speed Zones
Joe M. Adams Junior High
Katy ISD

<u>Street</u>	<u>Speed</u>	<u>Times in Effect</u>	<u>Limits of Zone</u>
Cross Creek Bend Lane	20 MPH	8:05 a.m to 9:05 a.m. Monday through Friday & 3:35 p.m. to 4:35 p.m., Monday through Friday	From a point 200 feet south of Fulshear Bend Drive to a point 200 feet north of Evergreen Cove Lane
Evergreen Cove Lane	20 MPH	8:05 a.m to 9:05 a.m. Monday through Friday & 3:35 p.m. to 4:35 p.m., Monday through Friday	From a point 50 feet west of Cross Creek Bend Lane to the intersection of Cross Creek Bend Lane

ORDINANCE NO. 2018-1284

AN ORDINANCE OF THE CITY OF FULSHEAR, TEXAS, REPEALING AND REPLACING ORDINANCE NO. 2018-1283, ESTABLISHING OR ALTERING A REGULATORY SPEED ZONE ON VARIOUS STREETS OR PORTIONS OF STREETS WITHIN THE CITY; PROVIDING FOR A PENALTY; PROVIDING FOR SEVERABILITY; PROVIDING FOR REPEAL AND PROVIDING FOR AN EFFECTIVE DATE.

* * * * *

WHEREAS, Transportation Code section 545.352 establishes prima facie reasonable and prudent speed limits for various categories of public roads, streets and highways; and

WHEREAS, Transportation Code section 545.356 empowers the City of Fulshear, Texas, to alter those prima facie limits on public roads, streets, and highways in the City as determined from the results of an engineering and traffic investigation conducted according to the procedures adopted by the Texas Transportation Commission; and

WHEREAS, the City has conducted the prescribed engineering and traffic investigations to determine reasonable and safe prima facie maximum speed limits for those portions of those certain public roads, streets, and highways described in the exhibits attached hereto; and

WHEREAS, the exhibits attached hereto describe speed zones for sections of public roads, streets, and highways where engineering and traffic investigations justify the need to alter the speeds; and

WHEREAS, the City previously adopted Ordinance No. 2018-1283, and desires to repeal and replace said ordinance with this ordinance;

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF FULSHEAR, TEXAS:

Section 1. Ordinance No. 2018-1283 is hereby repealed.

Section 2. The reasonable and prudent prima facie maximum speed limits set forth in Exhibits A, B, C & D, which are incorporated herein by this reference, are declared as tabulated in said exhibits and, subject to section 545.356(c), Transportation Code, are in effect at the times set forth in said exhibits.

Section 3. The City Manager or his designee is hereby authorized to proceed with the erection of appropriate signs and other traffic control devices to effect this ordinance.

Section 4. Penalty. Any person who violates or causes, allows, or permits another to violate any provision of this ordinance, rule, or police regulation of the city shall be deemed guilty of a misdemeanor and, upon conviction thereof, shall be punished by a fine or penalty not to exceed five hundred dollars (\$500.00), provided that if such rule, ordinance, or police regulation governs fire safety, zoning, or public health and sanitation, other than the dumping of refuse, the fine or penalty shall not exceed two thousand dollars (\$2,000.00), and further provided that if such rule, ordinance, or police regulation governs the dumping of refuse, the fine or penalty shall not exceed four thousand dollars (\$4,000.00). Each occurrence of any violation of this ordinance, rule, or police regulation shall constitute a separate offense. Each day on which any such violation of this ordinance, rule, or police regulation occurs shall constitute a separate offense.

Section 5. Severability. In the event any clause, phrase, provision, sentence or part of this Ordinance or the application of the same to any person or circumstances shall for any reason be adjudged invalid or held unconstitutional by a court of competent jurisdiction, it shall not affect, impair or invalidate this Ordinance as a whole or any part or provision hereof other than the part declared to be invalid or unconstitutional; and the City Council of the City of Fulshear, Texas declares that it would have passed each and every part of the same notwithstanding the omission of any part thus declared to be invalid or unconstitutional, or whether there be one or more parts.

Section 6. Repeal. All other ordinances or parts of ordinances inconsistent or in conflict herewith are, to the extent of such inconsistency or conflict, hereby repealed.

Section 7. Effective date. This Ordinance shall be effective and in full force when published as required by law.

PASSED, APPROVED, and ADOPTED this, the 11 day of September, 2018.





Aaron Groff, Mayor

ATTEST:



Kimberly Kopecky, City Secretary

EXHIBIT A

School Speed Zones
Campbell Elementary
Katy ISD

<u>Street</u>	<u>Speed</u>	<u>Times in Effect</u>	<u>Limits of Zone</u>
Cross Creek Bend Lane	20 MPH	7:20 a.m. to 8:20 a.m., Monday through Friday & 3:00 p.m. to 4:00 p.m., Monday through Friday	From a point 200 feet west of Parent Stacking Lane to a point 200 feet east of Creek Falls Drive
Creek Falls Drive	20 MPH	7:20 a.m. to 8:20 a.m., Monday through Friday & 3:00 p.m. to 4:00 p.m., Monday through Friday	From a point 810 feet north of Cross Creek Bend Lane to the intersection of Cross Creek Bend Lane

EXHIBIT B

School Speed Zones
Randolph Elementary
Katy ISD

<u>Street</u>	<u>Speed</u>	<u>Times in Effect</u>	<u>Limits of Zone</u>
Flewellen Oaks Lane	20 MPH	7:20 a.m. to 8:20 a.m., Monday through Friday & 3:00 p.m. to 4:00 p.m., Monday through Friday	From a point 400 feet west of FM 1463 to a point 400 feet south of S Fry Road
S Fry Road	20 MPH	7:20 a.m. to 8:20 a.m., Monday through Friday & 3:00 p.m. to 4:00 p.m., Monday through Friday	From a point 400 feet east of Flewellen Oaks Lane to a point 400 feet west of Flewellen Oaks Lane
Dove Ranch Boulevard	20 MPH	7:20 a.m. to 8:20 a.m., Monday through Friday & 3:00 p.m. to 4:00 p.m., Monday through Friday	From a point 75 feet north of Flewellen Oaks Lane to the intersection of Flewellen Oaks Lane

EXHIBIT C

School Speed Zones
Lamar CISD School Complex
Lamar CISD

<u>Street</u>	<u>Speed</u>	<u>Times in Effect</u>	<u>Limits of Zone</u>
Charger Way	20 MPH	7:35 a.m. to 8:35 a.m., Monday through Friday & 3:10 p.m. to 4:10 p.m., Monday through Friday	From a point 600 feet north of FM 1093 to a point 3970 feet north of FM 1093

EXHIBIT D

School Speed Zones
Huggins Elementary
Lamar CISD

<u>Street</u>	<u>Speed</u>	<u>Times in Effect</u>	<u>Limits of Zone</u>
Huggins Drive	20 MPH	6:50 a.m. to 7:50 a.m., Monday through Friday & 2:20 p.m. to 3:20 p.m., Monday through Friday	From the intersection of Houston Street to the intersection of Katy-Fulshear Road

Quote Id: 21927308

Prepared For:
CITY OF FULSHEAR



Prepared By: **PATRICK NICKERSON**

Doggett Heavy Machinery
9111 North Freeway
Houston, TX 77037

Tel: 713-679-6700

Fax: 713-674-0305

Email: patrick.nickerson@doggett.com

Offer Expires: 30 November 2020

Confidential

Quote Summary

Prepared For:
 CITY OF FULSHEAR
 Po Box 279
 Fulshear, TX 77441
 Business: 281-346-1796

Prepared By:
 PATRICK NICKERSON
 Doggett Heavy Machinery
 9111 North Freeway
 Houston, TX 77037
 Phone: 713-679-6700
 patrick.nickerson@doggett.com

Quote Id: 21927308

Expiration Date: 30 November 2020

Equipment Summary	Selling Price	Qty	Extended
JOHN DEERE 310SL BACKHOE LOADER	\$ 105,500.00	X 1 =	\$ 105,500.00
SOURCEWELL CONTRACT # 032515-JDC	\$ 0.00	X 1 =	\$ 0.00
John Deere Extended Warranty-48 Month 4000 Full Comprehensive Warranty	\$ 0.00	X 1 =	\$ 0.00

Equipment Total **\$ 105,500.00**

Quote Summary

Equipment Total	\$ 105,500.00
SubTotal	\$ 105,500.00
Total	\$ 105,500.00
Balance Due	\$ 105,500.00

Salesperson : X _____

Accepted By : X _____

Selling Equipment

Quote Id: 21927308

Customer: CITY OF FULSHEAR

JOHN DEERE 310SL BACKHOE LOADER

Hours:
Stock Number:

				Selling Price
				\$ 105,500.00
Code	Description	Qty	Unit	Extended
0A70T	310SL BACKHOE LOADER	1	\$ 118,992.00	\$ 118,992.00
Standard Options - Per Unit				
170C	JLink Ultimate 5 Year Subscription	1	\$ 0.00	\$ 0.00
1065	John Deere PowerTech Plus 4.5L (276 Cu. In.) Engine Meets Final Tier 4 and Stage IV Emissions	1	\$ 10,028.00	\$ 10,028.00
2035	Cab	1	\$ 13,243.00	\$ 13,243.00
2401	English Decals with English Operator and Safety Manuals	1	\$ 0.00	\$ 0.00
3065	Mechanical Front Wheel Drive (MFWD) with Limited Slip Differential	1	\$ 0.00	\$ 0.00
4464	Galaxy 19.5L - 24 in. 12 PR Rear & 12.5/80-18 10PR Front	1	\$ 0.00	\$ 0.00
5285	Pilot Controls, Two Lever, with Pattern Selection	1	\$ 2,594.00	\$ 2,594.00
5400	Less Coupler	1	\$ 0.00	\$ 0.00
5656	24" (610 mm) Wide, Heavy-Duty, 7.5 Cu. Ft. (0.21 Cu. M.) Capacity Bucket	1	\$ 1,370.00	\$ 1,370.00
6020	Extendible Dipperstick	1	\$ 8,365.00	\$ 8,365.00
6230	Auxiliary Hydraulic with One & Two Way Flow (Hammer & Thumb/Swinger)	1	\$ 4,582.00	\$ 4,582.00
7085	Loader Coupler, 3-Function Hydraulics, Single Lever	1	\$ 9,974.00	\$ 9,974.00
7650	1.3 Cu. Yd. (1.0 Cu. M.) 92 in. (2.34 m) wide Heavy-Duty Long-Lip Coupler Bucket with Cutting Edge and Skid Plates	1	\$ 3,522.00	\$ 3,522.00
8455	750 Lb. (340 kg) Front Counterweight	1	\$ 998.00	\$ 998.00
8685	Dual Maintenance Free Batteries With Disconnect and Jump Post	1	\$ 544.00	\$ 544.00
9230	37 Inch Hydraulic Backhoe Thumb - 4 Tine	1	\$ 5,697.00	\$ 5,697.00
Standard Options Total				\$ 60,917.00
Dealer Attachments				
AT313592	6 inch Amber Warning Light with LED Beacon and Magnetic Roof Mounting Kit	1	\$ 264.00	\$ 264.00
AT308139	Forks, Pallet (2) 60 in.(1.52m) with 60 in. (1.52m) Coupler Fork Carriage	1	\$ 3,700.00	\$ 3,700.00

Selling Equipment

Quote Id: 21927308

Customer: CITY OF FULSHEAR

AT186288	Slow Moving Vehicle Emblem	1	\$ 114.00	\$ 114.00
Dealer Attachments Total				\$ 4,078.00
Service Agreements				
	SOURCEWELL CONTRACT # 032515-JDC	1	\$ 0.00	\$ 0.00
	John Deere Extended Warranty - 48 Month 4000 Full Comprehensive Warranty	1	\$ 0.00	\$ 0.00
Service Agreements Total				\$ 0.00
Other Charges				
	Freight	1	\$ 1,547.00	\$ 1,547.00
	Local Delivery	1	\$ 400.00	\$ 400.00
	Setup	1	\$ 1,327.00	\$ 1,327.00
Other Charges Total				\$ 3,274.00
Suggested Price				\$ 187,261.00
Customer Discounts				
Customer Discounts Total			\$ -81,761.00	\$ -81,761.00
Total Selling Price				\$ 105,500.00



Extended Warranty Proposal

JOHN DEERE 310SL BACKHOE LOADER			
Machine/Use Information		Plan Description	Price
Manufacturer	JOHN DEERE	Application	Deductible
Equipment Type	310SL LOADER BACKHOE	Coverage	List \$ 0.00
Model	310SL LOADER BACKHOE	Total Months	
Country	US	Total Hours	

Extended Warranty is available only through authorized John Deere Dealers for John Deere Products, and may be purchased at any time before the product's Standard Warranty, or Extended Warranty expires.

Extended Warranty Proposal Prepared for:

I have been offered this extended warranty and

Customer Name - Please Print

I ACCEPT the Extended Warranty

I DECLINE the Extended Warranty

Customer Signature

If declined, I fully understand that any equipment listed above is not covered for customer expenses due to component failures beyond the original basic warranty period provided by John Deere.

Note : This is **not** a contract. For specific Extended Warranty coverage terms and conditions, please refer to the actual Extended Warranty contract for more information and the terms, conditions and limitations of the agreement.

What Extended Warranty is :

The Extended Warranty Program is for the reimbursement on parts and labor for covered components that fail due to faulty material or original workmanship that occur beyond the John Deere Basic Warranty coverage period. The agreement is between Deere & Company and the owners of select John Deere Construction and Forestry equipment, who purchase the Extended Warranty Plans for the desired coverage as indicated in this proposal.

What Extended Warranty is not :

Extended Warranty is not insurance. It also does not cover routine maintenance or high wear items, or insurance-related risks/perils such as collision, overturn, vandalism, wind, fire, hail, etc. It does not cover loss of income during or after an equipment failure. See the actual product-specific Extended Warranty agreement for a complete listing of covered components, and limitations and conditions under the program.

Features/Benefits:

- Extended Warranty includes the following features and benefits under the program :
- Pays for parts and labor costs incurred on failed covered components (less any applicable deductibles),
- Does not require pre-approval before repairs are made by the authorized John Deere dealership,
- Payments are reimbursed directly to the dealership with no prepayment required by the contract holder.

ORDINANCE NO. 2020-1324

AN ORDINANCE OF THE CITY OF FULSHEAR, TEXAS, AMENDING CHAPTER 32 OF THE FULSHEAR CODE BY ADDING A NEW ARTICLE IV, REGARDING RULES AND REGULATIONS FOR CITY PARKS; PROVIDING FOR A PENALTY; PROVIDING FOR SEVERABILITY; PROVIDING FOR REPEAL AND PROVIDING FOR AN EFFECTIVE DATE.

* * * * *

WHEREAS, the City of Fulshear, Texas (“City”), owns and operates one or more public parks within its city limits, extraterritorial jurisdiction, or both; and

WHEREAS, the City Council of the City of Fulshear, Texas (the “City Council”) finds that reasonable rules and regulations for the use of City parks promotes the health, safety, and general welfare of the public; and

WHEREAS, the City Council desires to adopt certain rules and regulations for all City parks which provide reasonable accommodations for individuals with disabilities;

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF FULSHEAR, TEXAS:

Section 1. Chapter 32 of the Fulshear Code is hereby amended by adding a new Article IV thereto to read as follows:

“ARTICLE IV. – CITY PARKS

Sec. 32-161. – Park rules.

- (a) The following rules apply to all public parks owned and operated by the City:
 - (1) *Hours of operation.* No person shall occupy the premises of a park between sunset and sunrise. This subpart does not apply to a City employee, official, or agent who occupies the premises of a park within the scope of the employee’s, official’s, or agent’s official duty.
 - (2) *Motorized vehicles prohibited.* Motorized vehicles, including vehicles that are powered in whole or in part by an electric motor, are prohibited on the premises of a park. This subpart does not apply to:
 - (A) the operation, stopping, standing, or parking of a motorized vehicle in a designated parking area unless otherwise prohibited;
 - (B) the use of a motorized vehicle by an individual with a disability if the use is necessary to accommodate the disability; or

- (C) the use of a motorized vehicle by a City employee, official, or agent who uses the motorized vehicle within the scope of the employee's, official's, or agent's official duty.
- (3) *Prohibited animals.* Animals are prohibited on the premises of a park. This subpart does not apply to:
- (A) wildlife;
 - (B) a dog that is under the control of its handler by use of a harness, leash, or other tether; or
 - (C) a service animal that is used by an individual with a disability and that is under the control of its handler by use of a harness, leash, or other tether, unless either the handler is unable because of a disability to use a harness, leash, or other tether, or the use of a harness, leash, or other tether would interfere with the service animal's safe, effective performance of work or tasks, in which case the service animal must be otherwise under the handler's control (e.g., voice control, signals, or other effective means).
- (4) *Animal waste.* The handler of an animal described by subpart (3)(B) or (C) shall immediately dispose of the animal's waste in an appropriate solid waste receptacle.
- (5) *Alcohol prohibited.* No alcoholic beverage may be sold, distributed, possessed, or consumed on the premises of a park. This subpart does not apply to the sale, distribution, possession, or consumption of an alcoholic beverage:
- (A) at a special event held on all or part of the premises of a park for which a permit is obtained in accordance with Ordinance No. 2020-1320, provided all applicable licenses and permits are obtained, including those required by the Texas Alcoholic Beverage Code; or
 - (B) at a City produced event, as defined by Ordinance No. 2020-1320, held on all or part of the premises of a park, provided all applicable licenses and permits are obtained, including those required by the Texas Alcoholic Beverage Code.
- (6) *Glass containers prohibited.* Glass containers are prohibited on the premises of a park.
- (b) Any person violating any of the provisions of this section shall be deemed guilty of a misdemeanor and upon conviction thereof shall be fined as provided in section 1-17."

Section 2. Severability. In the event any clause, phrase, provision, sentence or part of this Ordinance or the application of the same to any person or circumstances shall for any reason be adjudged invalid or held unconstitutional by a court of competent jurisdiction, it shall not affect, impair or invalidate this Ordinance as a whole or any part or provision hereof other than the part declared to be invalid or unconstitutional; and the City Council of the City of Fulshear, Texas declares that it

would have passed each and every part of the same notwithstanding the omission of any part thus declared to be invalid or unconstitutional, or whether there be one or more parts.

Section 3. **Repeal.** All other ordinances or parts of ordinances inconsistent or in conflict herewith are, to the extent of such inconsistency or conflict, hereby repealed.

Section 4. **Effective date.** This Ordinance shall be effective and in full force when published as required by law.

PASSED, APPROVED, and ADOPTED this, the _____ day of _____, 2020.

Aaron Groff, Mayor

ATTEST:

Kimberly Kopecky, City Secretary

**AGENDA MEMO
BUSINESS OF THE CITY COUNCIL
CITY OF FULSHEAR, TEXAS**

AGENDA OF: 7/21/2020 **ITEMS:** VIII.G.
DATE 7/6/2020 **DEPARTMENT:** Building Services
SUBMITTED:
PREPARED BY: ZACH GOODLANDER **PRESENTER:** ZACH GOODLANDER
SUBJECT: CONSIDERATION AND POSSIBLE ACTION TO APPROVE AN UPDATE TO THE PARKS AND PATHWAYS MASTER PLAN

Expenditure Required:

Amount Budgeted:

Funding Account:

Additional Appropriation Required:

Funding Account:

EXECUTIVE SUMMARY

The current Parks and Pathways Master Plan was approved in February 2019. Given the speed in which things have changed and that the Parks Board and City Staff look to the plan for guidance on park projects, this minor update is much needed.

The changes in this update can be quickly highlighted and summarized below. If a plan element is not listed below it has not changed in this update and is anticipated to remain the same:

- Accounting for the City's new acreage on the south side of Primrose Park and fronting the future extension of Huggins Road. This area is envisioned for future parking and food truck park.
- The amphitheater has shifted orientation on the Primrose Park plan allowing an open meadow/prairie restoration area to be the centerpiece.
- An additional playground has been added on the Primrose Park plan.
- The future secondary access road into the park has shifted from the east of the park to the west near the property line so it won't cut through the middle of the park in the future.
- The basketball courts have shifted their location to make better use of space and more room for picnic and open play areas.
- The park anticipated to be dedicated to the City by Trendmaker per the approved development agreement (if Trendmaker closes on the land) is planned for here, and named per Parks Board recommendation as "Bessie's Creek Park".
- This Bessie's Creek Park, per Parks Board recommendation and comment, has been envisioned as a nature preservation space with emphasis especially on providing public access to Bessie's Creek for fishing and other uses. The area in the middle of the park as the notes on the concept indicate would be a passive play area and prairie restoration space.
- Because a final decision has not been reached on the Section House no updates to the Frances Smart Park at this time. Likewise, no updates are envisioned to the Irene Stern Park.
- The Paseo Park has been renamed to the "Fulshear Heritage Rail Trail", in addition to numerous changes on the concept plan. This has been done after receiving feedback from the Fort Bend County Toll Road Authority, and the Parks Board.
- The double-looped and serpentine orientation of the trail in the median has been scaled back to a generally more straight alignment. The various trees and structures have been removed, as has the parking in the median.
- Fort Bend County Toll Road Authority approval of parking, trees and structures in the median is not envisioned. Further, the removal of these and scaling back of the trail makes this effort cheaper, puts the trail a further distance from FM 1093 traffic and is more immediately achievable.

- These changes also allow for a re-envisioning of the trail to something that follows the route of the old San Antonio-Aransas Pass Railroad which led to the founding of the City. Not only can existing remnants of that railroad, like the trestles, be utilized, but the motif carried throughout the trail. Other historical elements and interpretative elements can be included along the route as well.
- Enhanced landscaping is envisioned in the median at intersections, particularly at FM 359/Fulshear Trace to help tie together the north and south sides of the road and make it more attractive for pedestrians to cross into the median for the trail, but also between Downtown and Fulbrook on Fulshear Creek.
- Pages are included in the Plan now detailing that the City is committed to park space that preserves natural conditions, and that doesn't necessarily have to be "amenitized".
- A Trail Map is now included which **conceptually** demonstrates possible routes for a City and area wide off-street trail system, and the City's commitment to that effort.

RECOMMENDATION

Staff recommends approval of the proposed update to the Parks and Pathways Master Plan.

The Parks Board recommended approval of the plan update at their Special Meeting on July 10th.

ATTACHMENTS:

Description	Upload Date	Type
Parks and Pathways Master Plan w updated sheets - PART ONE	7/10/2020	Backup Material
Parks and Pathways Master Plan w updated sheets - PART TWO	7/10/2020	Backup Material

PARKS AND PATHWAYS MASTER PLAN

City of Fulshear, Texas



Adopted
February 2019
Updated July 2020



CITY OF FULSHEAR, TEXAS
Parks and Pathways Master Plan

Acknowledgments

Mayor & City Council

Aaron Groff, Mayor
Kaye Kahlich, Mayor Pro-Tem, Council Member District 5
Kent Pool, Council Member At-Large Position 1
John Kelly, Council Member At-Large Position 2
Dana Hollingsworth, Council Member District 1
Debra Cates, Council Member District 2
Lisa Kettler Martin, Council Member District 3
Joel M. Patterson, Council Member District 4

City Administration

Jack Harper, City Manager
Brant Gary, Assistant City Manager
Sharon Valiante, Director of Public Works
Kim Kopecky, City Secretary

Parks and Recreation Commission Members

Ramona Ridge
Dawn Brien
Megan Hutchinson
Tres Kennedy
Robert Rice
Pat Mollere
Matthew Banister
Rob Bamford
Bill Sweitzer
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Kevin White

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Claudia T Walker, PLA, LI, ASLA
Courtney Brinegar, AIA, Architect





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- Methodology
- Community Profile

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INVENTORY & ANALYSIS

- The Fulshear Parks System
- Standards Analysis
- League Sports in Fulshear
- Recreation by Others
- Community Events
- Stakeholder Input



03

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- Primrose Park
- Frances Smart Park
- Fulshear Heritage Rail Trail Concept
- A Prototype for Future Parks
- New Bessie's Creek Park
- Creating a Walkable Community

04

IMPLEMENTATION

- Resources

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- Opinions of Probable Costs
- Estimated Maintenance Costs



Photo provided courtesy of Ramona Ridge, Fulshear Parks Commission.

01

INTRODUCTION

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Community Profile

“A park and recreation system that supports healthy lifestyles with various ways for all ages to stay active and fit.”

- Parks and Amenities Goal 1: The Fulshear Comprehensive Plan

Executive Summary

Introduction

The Benefits of Parks and Open Space

Parks and open space are key components contributing to the quality of life for any community. These elements of the public domain provide spaces for recreation and exercise, aesthetic value, as well as ecological services such as mitigating stormwater runoff, cleaning the air we breathe and providing wildlife habitat in the urban environment. Studies have also shown that parks can increase the property values of homes in a community. “The real estate market consistently demonstrates that many people are willing to pay a larger amount for a property located close to parks and open space areas than for a home that does not offer this amenity,” writes John L. Crompton, a professor at Texas A&M University who has published extensive research on parks and recreation

The Need for a Plan

The City of Fulshear, Texas is a growing community in Northwest Fort Bend County, Texas. Once a small, rural farming community, Fulshear has grown significantly in recent years as residential development has progressed westward from the Houston area. The Census recorded 716 residents in Fulshear in the year 2000, and 1,168 residents in 2010.

The 2016 Census estimate for Fulshear’s population is 7,925, although the Environmental Systems Research Institute (Esri), a leader in geographic information sciences, provides estimates of Fulshear’s population at 10,290 residents in 2017. The evidence is clear that Fulshear is growing rapidly.

In January of 2018, the City engaged Burditt Land | Place Studio to develop a *Parks and Pathways Master Plan* that would identify needs and opportunities for adding new parks, pathways and other recreation amenities to the community. Development of

the *Parks and Pathways Master Plan* included a variety of studies to identify patterns of growth and development, inventory of existing public and private recreation facilities, public demand for recreation and creative solutions for addressing an increasing demand with an understanding of the fiscal constraints and realities of land use and development in the area.

Demand Assessment

An important component of a parks and recreation planning effort is the determination of goals, needs, and desires of the public regarding parks, trails, facilities, and programs. In order to reach out to residents in the most effective manner, a variety of approaches were utilized, including the following: a public meeting, an online survey, targeted interviews, Parks Commission meetings, and ongoing collaboration with staff and elected officials.

2008 Parks Planning

In 2008, the City of Fulshear conducted several outreach activities to engage citizens in the parks planning process. Even in 2008, with a population of approximately 1,200 residents, Fulshear recognized the need to plan for the coming growth regarding parks, trails and recreation amenities.

On February 18, 2008, the City hosted a Town Hall meeting for parks planning that yielded valuable insight into what types of features and amenities were desired by residents. Notably, the results of the 2008 stakeholder input show similar needs to those of today’s residents.

Key Findings and Recommendations

The studies and stakeholder outreach have yielded a consistent message that Fulshear is in need of more recreation offerings in order to keep up with the demand of a growing community. While most of recreation services are currently being provided by other entities such as private leagues,

neighborhood and property owners associations, and school districts, there is a place for City-provided parks, facilities, and programs to complement those provided by the private sector, creating a more complete lifestyle for residents. Some of the most desired features, programs, and amenities are listed below:

Top 4 Priority Needs

1. Pedestrian Facilities
2. Community Events (and Event Space)
3. Sports Facilities
4. Bicycle Facilities

Priority Projects Identified:

- Primrose Park- New community/regional park and sports complex
- Fulshear Heritage Rail Trail– A concept for a thematic hike and Bike trail along the historic SA&AP Railroad route.
- Frances Smart Park Renovation- Formal event patio and park improvements
- Prototype 5-Acre Park – Design prototype for 5-Acre Community Park with typical amenities
- New Bessie's Creek Park - an 11.5 acre passive park with trails and fishing access along Bessie's Creek
- Pathway Master Plan- Proposed pedestrian and bicycle pathways throughout Fulshear

“The City will continue to monitor opportunities to weave green spaces and elements into the community’s growing and redeveloping areas to meet the need for more parks, trails and preserved open spaces as desired by residents.”

- Fulshear Comprehensive Plan



Photo provided courtesy of Ramona Ridge, Fulshear Parks Commission.

Methodology

Our Approach

The Parks and Recreation Master Plan was developed using a three-fold approach that follows general methodologies accepted by TPWD for local park master plans and by the Department of the Interior for local park system Recovery Action Plans (RAP). The following approaches were implemented:

1. Standards-Based Approach – uses standards established by the City to determine the quantity of park facilities required to meet the City’s needs for a given population. Standards are usually expressed as the quantity of park facilities needed to adequately serve every 1,000 citizens of the City.

Standards are established to provide the level of service that the City believes is most responsive to the amount of use and interests of its citizens. This plan establishes individual standards for the City.

2. Demand-Based Approach – uses public meetings, participation rates, league usage data, and surveys to determine how much the population uses and also desires certain types of recreation facilities.

3. Resource-Based Approach – is based on the usefulness of available physical resources to provide recreation opportunities. For example, the City’s street rights-of-way, floodplains, and drainage corridors provide opportunities for trail connections.

All three methods are important in their own manner, but individually do not represent the entire picture. The assessment component of the project utilizes all three methods to determine what types of recreation facilities and park requirements are needed.

Typical assessments evaluate Level of Service (LOS). While this is important, we believe it is also critical to also understand and evaluate the Quality of Service. QOS evaluation requires intense community involvement and yields critical information of how the facility or park amenity is performing according to the expectations of citizens overall. Quality of Service is most easily identified through conversation. Engaging park users is the most direct

method of understanding the user experience for a given facility.

As national guidelines and standards are based on demographic trends rather than specific local desires, they must be fine-tuned to meet local conditions. It is important to recognize that national standards are simply guidelines or benchmarks that are intended to serve as a starting point for park planning. Each city has its own unique geographic, demographic, and socio-economic composition, and as such, the arbitrary application of national standards, as is often done, would not necessarily meet the needs for the City of Fulshear.

Inventory and Analysis

The first phase of the parks planning, the inventory phase, includes inspection of the City’s existing parks and recreation facilities to determine overall condition, maintenance needs, and opportunities for additions/improvements. Observations of site, equipment and facility conditions are noted.

In addition to the City’s facilities, recreational facilities provided by other entities are noted to identify service gaps, duplication of service and to gather a complete picture of recreation in Huntsville.

Demographics, Growth and Trends

A key component of any master plan is understanding patterns of growth in the community and region. Regional, state and national trends in recreation are also considered, as the types of facilities and activities desired by the public are ever-changing.

Developing Priority Projects

After analysis of existing recreation resources and demand for parks and amenities, a list of priority projects is developed for capital improvements over the next 5 to 10 years. These projects seek to provide the most desired recreation features while considering land, financial, other constraints. The resulting projects are then developed into concept drawings and statements of probable cost for use in budget planning over the coming years. Ideally, the Plan will be updated on a 5-year basis as projects are completed.



The historic 'Switch House' at Frances Smart Park.



A hand painted mural on the restroom building at Irene Stern Park.



A view of the central event room at the Irene Stern Community Center.



Fulshear Switch

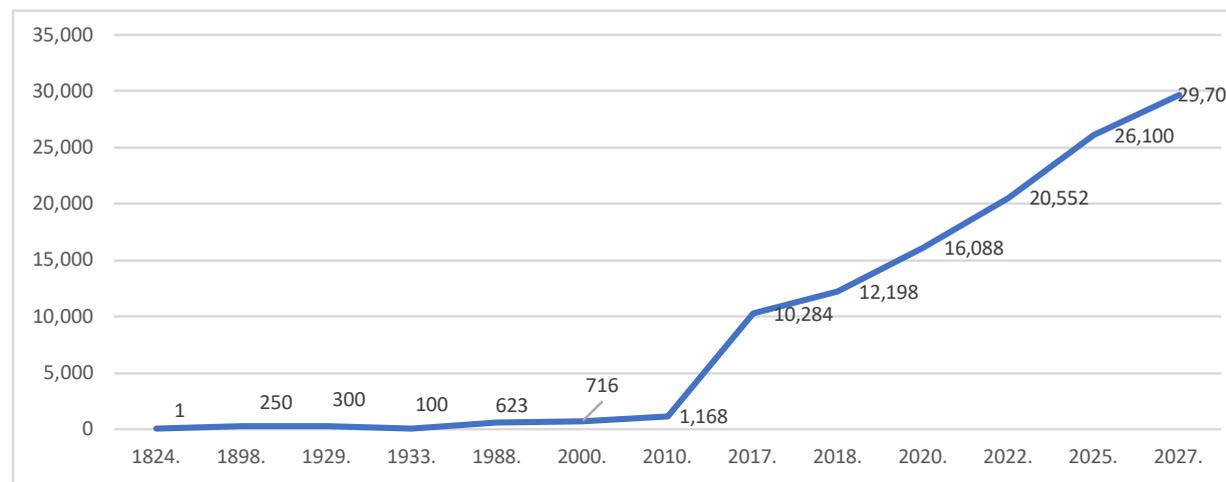
Community Profile

Planning for the Future of Fulshear

The City of Fulshear, Texas was established in 1824 through a land grant from Mexico to Churchill Fulshear. The community has strong agricultural roots that remain a part of Fulshear’s identity as the City continues to grow and develop.

One of the great challenges in providing parks and recreation amenities in a community is keeping up with a growing demand. With the rapid pace of development, the City’s two small parks and community center have not been enough to meet the needs of existing and new residents alike. In many communities, development of new parks takes place gradually as the community grows over time. In the case of Fulshear, the pace of development has been steady, however the amount of park space provided by the City has not grown at a comparable rate.

The majority of growth in Fulshear has been comprised of master planned residential communities, most of which include an offering of recreational amenities such as parks, trails, and even recreation centers that are owned and operated by Home Owner’s Associations (HOAs). These amenities were developed for the enjoyment of neighborhood residents, and for many, are meeting their daily recreation needs. Residents in these developments have paid premiums with the purchase of their homes to have access to these amenities and pay significant maintenance fees annually to ensure their upkeep. One of the challenges with parks and facilities owned by HOAs is that they are for the exclusive use of neighborhood residents, thereby leaving gaps of service in the City’s recreation system.

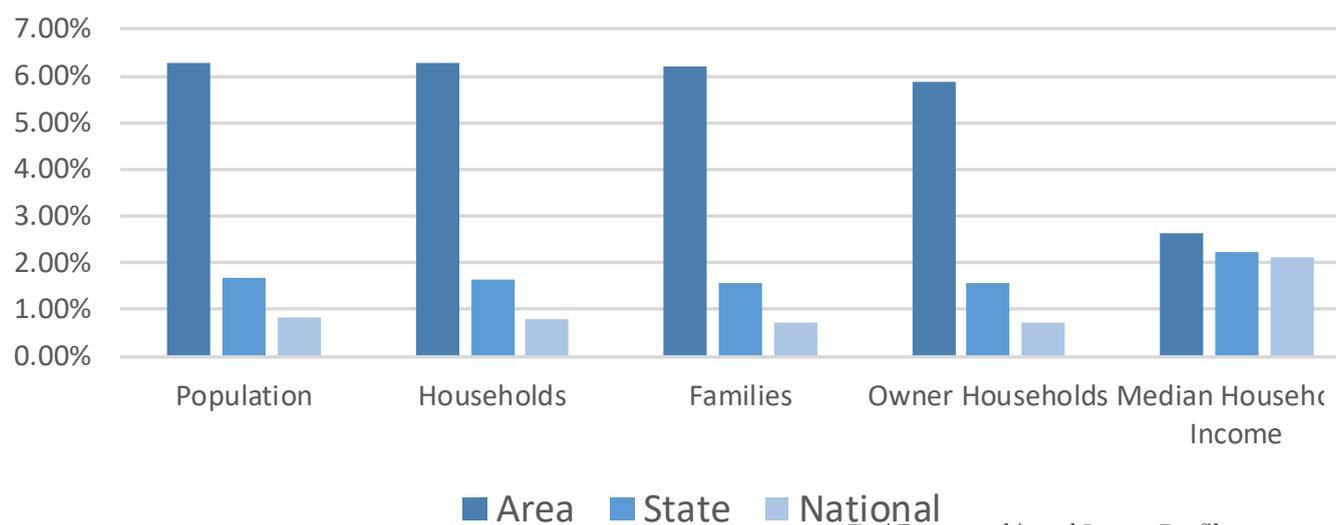


Projected Population by Jurisdiction

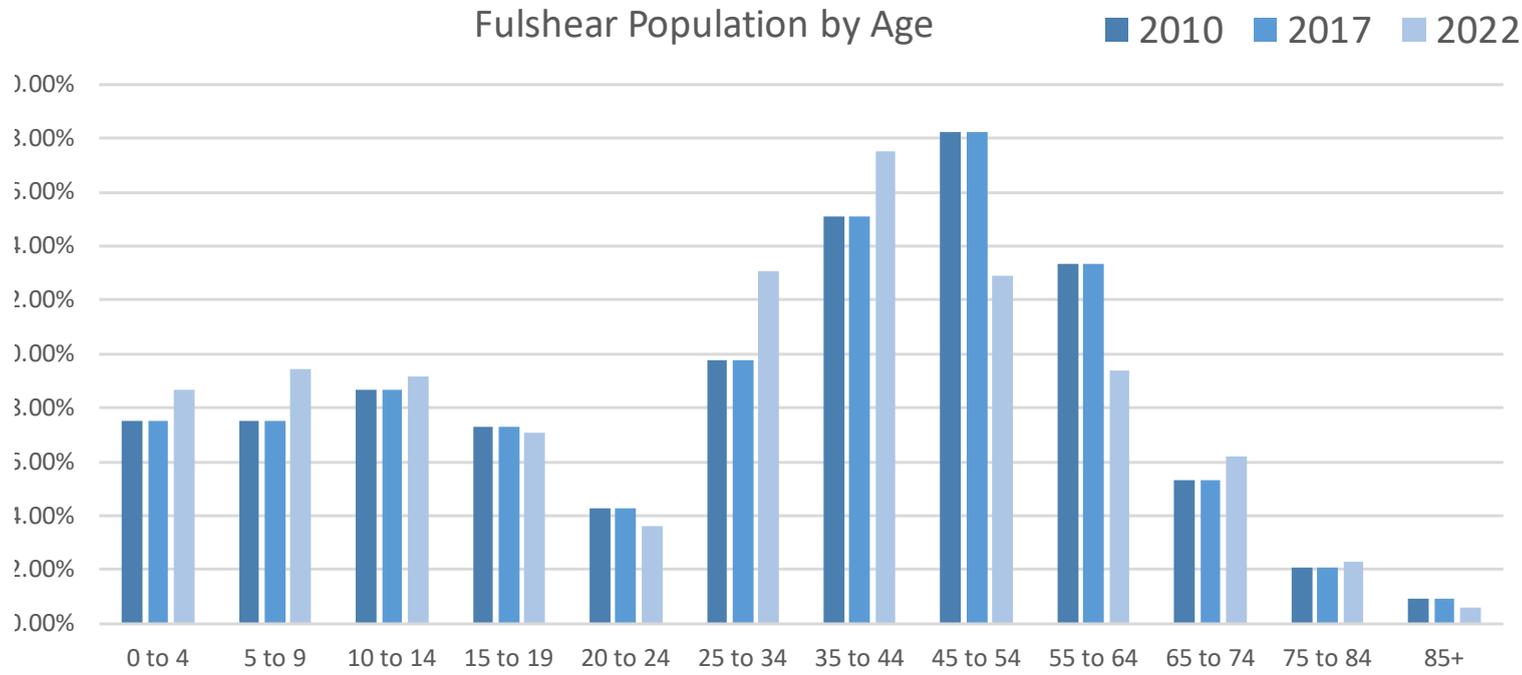
Area	Oct 2017	Oct 2018	Oct 2020	Oct 2022	Oct 2025	Oct 2027
City	10,284	12,198	16,088	20,552	26,100	29,708
ETJ	13,525	15,669	20,664	28,658	45,401	59,225
City + ETJ	23,809	27,867	36,752	49,210	71,501	88,933

*source: Population and Survey Analysts - Demographic Update Spring 2018

Demographic Trends 2017 - 2022 Annual Population Growth Forecast



Esri Demographic and Income Profile 2017

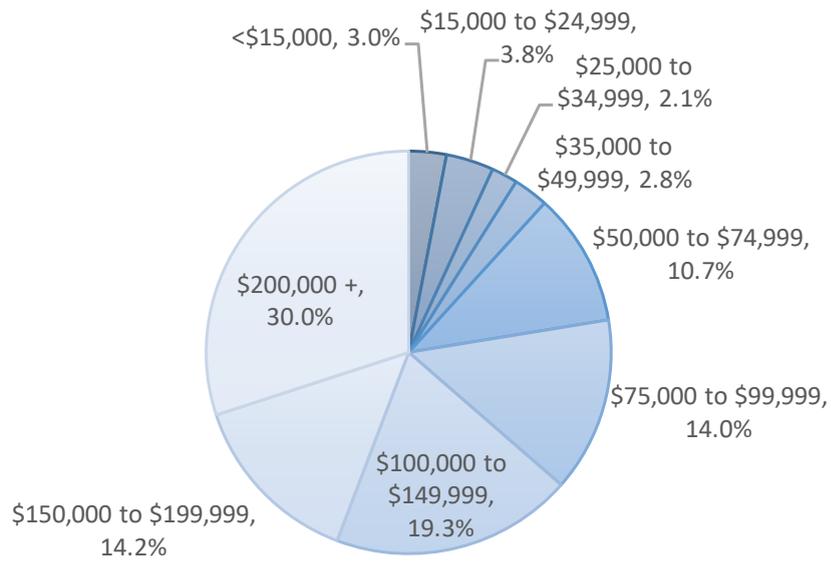


Trends in Race and Ethnicity

Race and Ethnicity	Census 2010		2017		2022	
	Number	Percent	Number	Percent	Number	Percent
White Alone	871	74.6%	7,818	76.0%	10,067	72.1%
Black Alone	179	15.3%	1,091	10.6%	1,651	11.8%
American Indian Alone	24	2.1%	84	0.8%	124	0.9%
Asian Alone	23	2.0%	487	4.7%	864	6.2%
Pacific Islander Alone	0	0.0%	25	0.2%	39	0.3%
Some Other Race Alone	56	4.8%	524	5.1%	809	5.8%
Two or More Races	15	1.3%	261	2.5%	407	2.9%
Hispanic Origin (Any Race)	203	17.4%	1,964	19.1%	3,106	22.2%

Esri Demographic and Income Profile 2017

Fulshear Households by Income





02

INVENTORY & ANALYSIS

The Fulshear Parks System

Standards Analysis

League Sports in Fulshear

Recreation by Others

Community Events and Programs

Stakeholder/Public Input

“A park and recreation system that promotes a sense of community by providing attractive and comfortable gathering places for athletic pursuits, special events and shared enjoyment of the area’s natural assets.”

- Parks and Amenities Goal 2: The Fulshear Comprehensive Plan

The Fulshear Parks System

Existing Parks and Recreation Facilities

Frances Smart City Park

Frances Smart City park is a 0.87 acre park located just north of Downtown Fulshear along FM 359. The park is named after Mrs. Frances Smart in honor of her dedication to public service in Fulshear, having served two terms as Mayor and later as Planning Commissioner. The triangle-shaped parcel of land is adjacent to single family houses. Existing structures at the park include a Gazebo, the recently re-located “Fulshear Switch House”, a historical building that has served in numerous capacities over the years, four concrete picnic tables, two grills, three benches and two bird nests. Live Oak trees provide shade in the park.

Observations:

Frances Smart Park is a small but prominently located feature in Fulshear. Situated along Main Street (FM 359), the park has the potential to attract visitors as they travel to and from the Downtown Fulshear area.

The recently-added, historic Switch House offers an opportunity for a variety of future uses if carefully restored. With renovation, the structure could provide rentable space for events such as club meetings, weddings, and other such gatherings. Additional features that would improve visitor experience include formal plaza space for outdoor events, landscaping, and other passive elements.



Size:

0.87 Acres

Amenities

- Gazebo
- Picnic Tables
- Grills
- Historical Structure
- Parking

Existing City Park Amenities	Size (acres)	Gazebo	Historical House	Picnic Table	Grill	Trees	Parking	Kitchen	Restroom	Bird House	Play Structure	Butterfly Garden
Frances Smart City Park	0.87	1	1	1	2	3	0			2		
Irene Stern Community Center	1.45					2	45-60	1				
Irene Stern Park	0.76			3	1		10		1	1	3	1



Irene Stern Community Center and Park

Irene Stern Community Center

Irene Stern Community Center has about 20 parking spaces, and could accommodate up to 225 people. The community center has a full kitchen and meeting room with stage that facilitate events and meeting. The Fort Bend Senior Citizens Meals on wheel program is regularly meeting in the community center.

Irene Stern Park

Irene Stern Park together with the community center is a 2.2 acres pocket park located next to the Irene Stern Community Center. The park has one restroom with sinks, and is decorated with a hand painted mural on all sides. There are two play structures and one swing in the park. A butterfly garden with native plants, butterfly box and a small water feature was installed for educational purposes. Other amenities include a see-saw, bike rack, picnic areas, and a grill. The butterfly and pollinator garden

Size:

2.235 Acres

Amenities:

- Community Center
- Playground
- Garden w/ educational features
- Bicycle racks
- Picnic areas
- Restrooms
- Parking

in the park was an project that received Honorable Mention recognition by the Houston-Galveston Area Council in 2015.

Observations:

Irene Stern Park is currently in excellent condition, with relatively new amenities. The site is well-maintained and offers a nice selection of passive recreation opportunities. There are no current additions or needs within the park area.

The Irene Stern Community Center is a well-used facility that serves as the only City-owned meeting space. The Center offers approximately 5,000 square feet of space including a large central activity room, restrooms, a kitchen, and storage rooms. Community meetings are held here, as well as the local Meals on Wheels daily service, various club meetings, and more.

The City has identified the need to build a new, larger Community Center on the site and has budgeted \$6,000,000 in the 5-Year Capital Improvement Plan for Fiscal Year 2020-2021.



Standards Analysis

National Standards and Level-of-Service

The National Recreation and Park Association (NRPA) published Recreation, Park and Open Space Standards and Guidelines which includes criteria for the provision of parks and recreation facilities and open space. The criteria are based on a national survey of municipalities of all sizes and geographic regions.

These standards offer guidance to municipalities for parks and recreation planning. The NRPA offers these standards and guidelines as a starting point and benchmark for communities to plan from. As with all communities, Fulshear has unique characteristics that require consideration of local demand for parks and recreation facilities that reflects the values and interests of residents in addition to the recognized standards.

The National Recreation and Park Association (NRPA) recommends creating a park classification system that categorizes parks based on use, size, and service area. Examples include Neighborhood parks with 1/4 mile service areas (5-10 minute walk) versus City parks with 1 mile or more in service area.

Parks Level of Service

The two existing city parks together comprise a total of 3.08 acres of developed park land. The non-city owned parks total about 20 acres, which is all provided by the new developments in the City of Fulshear in the last ten years. The National Recreation and Park Association released the 2018 newest park metrics. According to the National Recreation and Park Associate report, there is a nationwide median of one park for every 2,114 residents and 10.1 acres of park land for every 1,000 residents. The report also specified the standards on a sliding scale for jurisdictions with different populations. The City of

Fulshear’s current population of 10,290 residents falls under the “Less than 20,000” category with a nationwide median of 1,318 residents per park and 10.8 acres of park land per 1,000 residents.. The City of Fulshear’s currently provides a total of 3.07 acres of developed park land and owns an additional 25.17 acres of undeveloped park land. This translates to an approximate 2.74 acres per 1,000 residents, falling short of the national standard and trends for communities of similar size. Combining the park land provided by private HOAs brings the total available developed park land to 23.07 acres. The conclusion is that more park space is needed in the community.

The 2018 NRPA Agency Performance Review and Park and Recreation Agency Performance Benchmarks identified key benchmarks to aide agencies in planning of parks and recreation programs and budgets. The following nationwide benchmarks are useful for comparison of key metrics of parks systems:

- The typical park and recreation agency has 7.9 FTEs on staff for each 10,000 residents in the jurisdiction served by the agency.
- The typical park and recreation agency has annual operating expenses of \$78.26 on a per capita basis.
- The typical parks and recreation agency has 2,114 residents per park.

Comparison of NRPA Standards for Fulshear

NRPA Recommended Acreage		
	Low	High
NRPA Recommended Acreage per 1,000 Residents	6.25	10.5
Fulshear’s Developed Park Supply (Based on 10,290 Population)	0.29 Acres per 1,000 Residents	
Fulshear’s Developed Park Needs (recommended acres)	64.3	108.0
Developed Park Supply	3.07 acres	
Non-City Developed Park Space	20 Acres	
Combined Public and Private Park Supply per 1,000 Residents	2.24 Acres per 1,000 Residents	

Level of Service Compared to Other Cities (in order of Level of Service)			
City	Developed Park Acreage	Acres per 1,000 Residents	Population
Fulshear	28.24	2.74	10,290
Georgetown	756.00	11.87	63,716
Pflugerville	500.00	8.75	57,122
Cedar Park	500.00	7.58	65,945
Huntsville	183.20	6.70	27,312
Friendswood	234.00	6.03	38,800
Alvin	127.85	5.28	24,236
La Porte	178.00	5.06	35,148
Conroe	325.00	4.74	68,602
Deer Park	139.36	4.35	33,806
Pearland	458.40	4.21	108,821
San Marcos	246.00	4.05	60,684
Stafford	32.63	1.77	18,459
*Populations and acreage reported from U.S. Census and City Websites.			

Using the NRPA recommended acreage for population, the above table offers a comparison of Fulshear's Level of Service compared to other parks cities' parks systems.

FEATURE	NRPA STANDARD (UNITS PER POPULATION)	CURRENT INVENTORY (INCLUDING PRIVATE/HOA AMENITIES)	TOTAL NEED BASED ON POPULATION	ADDT'L FACILITIES NEEDED
PLAYGROUNDS	1 PER 2,000	12	5	-
BASKETBALL COURTS	1 PER 5,000	1	2	1
SHELTER/PAVILION / GAZEBOS	1 PER 2,000	19	5	-
SOFTBALL GAME FIELDS	1 PER 5,000	0	2	2
FOOTBALL GAME FIELDS	1 PER 4,000	0	3	3
BASEBALL GAME FIELDS	1 PER 5,000	0	2	2
SOCCER GAME FIELDS	1 PER 10,000	0	1	1
SWIMMING POOLS	1 POOL PER 20,000	10	1	-
MULTI-PURPOSE TRAIL SYSTEM	1 MILE/3,000	1	3	2
TENNIS COURTS	1 PER 2,000	9	5	-
VOLLEYBALL COURT	1 PER 5,000	1	2	1
*Number of fields varies depending on age group and marked dimensions				

Comparison of NRPA standards for selected park amenities. This analysis includes both City and private facilities in Fulshear. It is important to note that national standards may not reflect true demand of local residents, and should therefore be used as a benchmark but not an absolute metric.

League Sports in Fulshear

Team sports such as Baseball, Softball, Football, and Soccer are some of the most popular recreation activities for youth, and in some cases, adults across the State of Texas. These sports are commonly provided by either a municipal program or private league organization using fields that are provided by one or more entities. In small communities, leagues often have to get creative when it comes to finding space for their programs, practicing on school and church properties, renting game fields from municipalities and school districts, or even providing their own fields on private property.

Interest in team sports in Fulshear is growing as fast as the City's population, creating the need to provide facilities for practice and game play. Currently, teams are playing on fields provided by other entities such as school districts, or homeowners associations, or even in other communities rather than in Fulshear, due to a lack of available fields.

The school districts have reportedly high demand for use of fields and facilities when they are not being used by school programs, and they are having to turn down requests due to full scheduling of resources.

Athletic practice fields are always in demand in any community. In Fulshear, as elsewhere, available space on private properties such as churches are utilized where available. The Cross Creek Ranch subdivision provides practice field space as well on a limited basis. Currently, Kids in Fulshear go to the sports leagues in Katy and other communities to play. Two sports leagues are currently using facilities in Fulshear. Besides the proximity to Katy, a lack of facilities and fields is the major reason for the sports travel. Among the 13 leagues reported to be serving the Fulshear area, 4 of them are using school fields, 5 use the public fields in the parks in Katy, 3 leagues

have their own fields, and one is using church fields.

A multi-sport league located in Fulshear, *One Sports Nation*, was founded in 2017. The league has been renting the school facilities and the fields in Cross Creek Ranch for games, but already faces challenges with finding practice space according to the league. The other league is *Dynamo / Dash Youth West*, which is currently using the practice field at River Bend Church.

Other leagues that are in the Katy area are all using the facilities in Katy including public sports fields, private development fields, and some other private fields. Public sports fields play a very important role in facilitating the sports leagues in the Katy area.

The National Recreational and Park Association (NRPA) guidelines recommend "1 field per 5,000 of population for both diamond and rectangular fields". Many communities use an adjusted standard ranging from 1 diamond field and rectangular field per 2,000 to 6,000 of population. Given the local unmet demand for game fields, it is recommended that Fulshear use most aggressive standard of 1 field per 2,000 resident

Using the number of all fields in the Fulshear Extra-Territorial Jurisdiction, the current Level of Service (LOS) of fields in Fulshear is one rectangular field per 2,657 residents and one diamond field per 7,086 residents. This LOS analysis includes all open fields and game fields. If not considering the open space for practicing, but only the game fields, the LOS is one rectangular field per 7,086 residents and one diamond for 10,629 residents.



League Sports Inventory in Fulshear Area

Name	Age Group	Current enrollment	Schedule	Fields
Katy Pony Baseball	4 to 18	1,000 +	Fall/Spring	8 fields in Harris County Four Seasons Park
Katy American Little League(baseball)	4 to 18	800+		Harris County Katy Park 7 fields
Katy National Little League(baseball)	4 to 18	420+		Katy Park 9 fields
One Sports Nation Katy South		200-300 per sport (flag football, soccer, basketball and volleyball)	Fall/Spring	CCR field and ISD
Soccer	3 to 12	Not available	Fall/Spring	Dean Leaman Jr High 2 fields
Grid Iron Flag Football	5 to 15	Not available	Fall/Spring	Dean Leaman Jr High 2 fields
Legends Basketball	5 to 15	Not available	Fall/Spring	Fulshear High School; Dean Leaman Jr High gym 3 courts; Lindsey Elementary -2 courts
Volleyball	9 to 16	Not available	Fall/Spring	Dean Leaman Jr High
Katy Girls Softball Association	6 to 18	900+ players (Fall/ Spring) (40-45 teams)	Fall/Spring	Paul D Rushing Park 6 fields
Tukas Soccer Academy	4 to 17	Not available		private field
CF10 Soccer Academy				Seven Lake high school Soccer Field
Pro's Katy Indoor Soccer	6 to 12			private indoor field
Katy Youth Soccer Club	4 to 18	900+ (Spring 2018)(100 teams)	Fall/Spring	Katy Park 21 fields
Fun Fair Positive Soccer Fulshear League	4 to 18	Not available		Huggins Elementary School
Dynamo/Dash Youth(West Houston)	3 years old to college		Fall/Spring	Riverbend Baptist Church
Strikers football Club(soccer)	4 to 10			SFC Facility (Rosenberg)
Quad Sports Youth Sports League	3 to 14			Briscoe Junior High School

Recreation by Others

Private Recreation Facilities and Services

Parks, facilities, and programs provided by other entities such as private service providers, residential developments, and groups are an important component of Fulshear’s recreation tapestry. Commercial recreation providers offer Gym and yoga studios and other fitness programs, while the Homeowners Associations within residential developments provide their’ residents with a wide range of offerings. For example, the Cross Creek Ranch development has more than 20 parks with play structures, picnic area, a community recreation

center with a three-story observation tower, pools with water slide, indoor gym, multi-use studio and splash pad, among other amenities for its residents.

The City recognizes these as an important part of the recreation system and seeks to complement them with appropriate parks and amenities in Fulshear rather than duplicate what is offered. For example, HOA’s do not provide large event spaces, sports complexes, and community-wide connectivity; which would be best provided by the City.

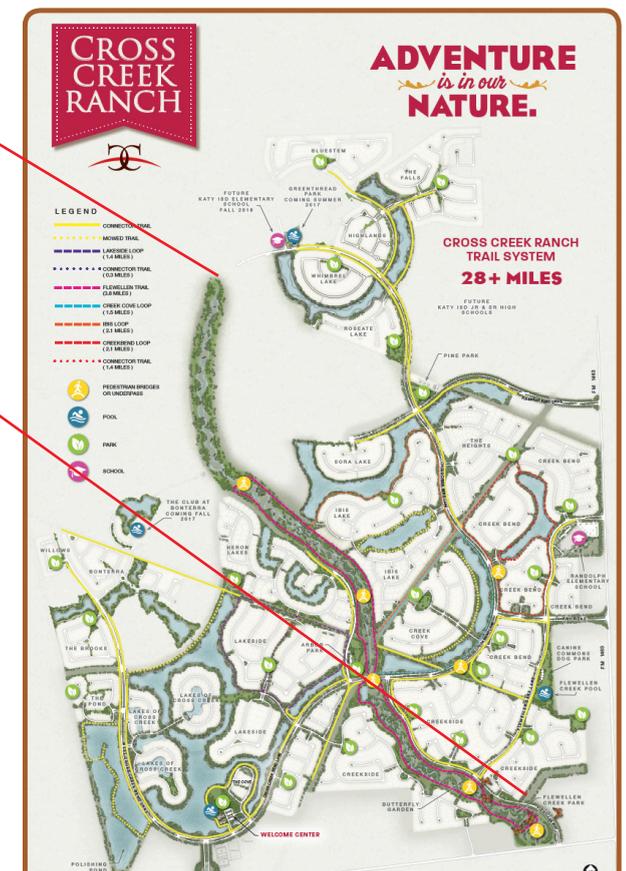
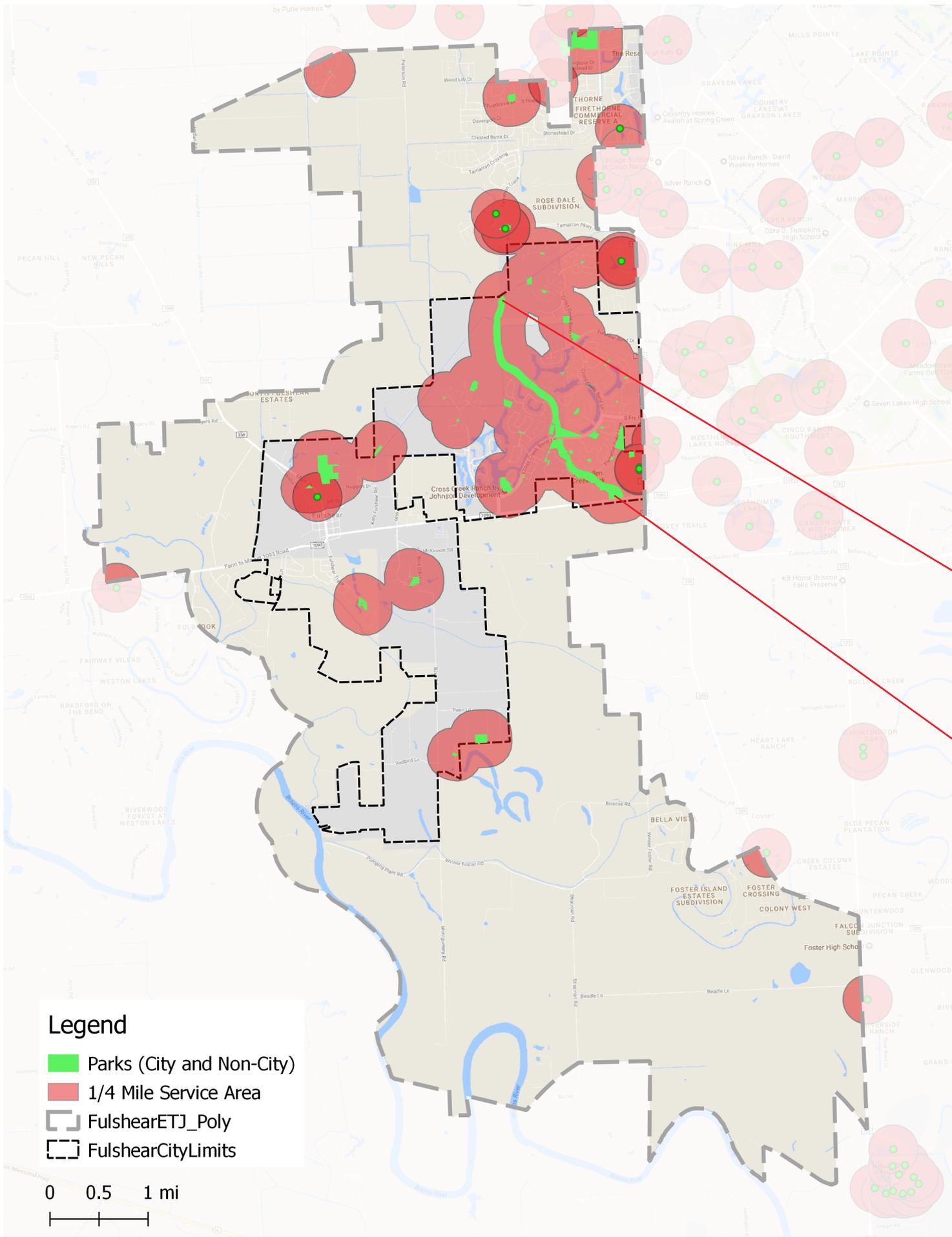


Cross Creek Ranch Community Recreation Center.

Recreation Provided by Homeowner’s Associations (HOAs)	Dog Park	Gym/Fitness Center	Tennis Courts	Playgrounds	Event Facilities	Pool	Splash Pad	Trails System	Parks	Disc Golf	Sand Volleyball	Basketball	Pavilions	Restrooms	Golf Course	Sports Fields
Firethorne and Jordan Ranch		1	4	1	1	1		1	3				3			2
Cross Creek Ranch Area	1	1	5	5		4	1	1	9	1	1	1	12	1		
Fulshear Run				1												
Fulbrook on Fulshear Creek (In-City)		1				2										
Original Fulbrook (ETJ)				2				1					1			
Cinco Ranch II (immediate area)									11							
Fulshear farms																
Churchill Farms				2		2							2			
Weston Lakes															1	
Tamarron				1	1	1	1									
Total	1	3	9	12	2	10	2	3	23	1	1	1	18	1	1	2

Level of Service Mapping

One measure of the level of service provided by a community's parks is to evaluate how many areas are within a 1/4 mile (15 minute) walk of a park. Using this radius, one can clearly see gaps in the coverage where there are no parks within that distance. Shown in red on the left, Cross Creek Ranch is an example of an area with significant park service, whereas many areas within the southern portion of the City Limits are more rural in nature and have much fewer parks. While not an absolute measure, this exercise is helpful in planning where future park land acquisition may be warranted.



Cross Creek Ranch's trail and pathway system provides a total of more than 28 miles of pedestrian and bicycle connections within the community. Connecting this network to the rest of Fulshear will be important for creating a complete recreation system and more walkable city.

Community Events and Programs

Events are an important part of what makes a community special. Festivals, concerts, and other gatherings bring the community together for entertainment as well as provide economic activity from tourism.

The following community events are held in Fulshear annually:

- St. Patrick's Day Shamrock Shindig,
- Keep Fulshear Beautiful Spring and Fall,
- 4th of July Freedom Fest, and
- Festival of Lights.

The most popular event is the 4th of July Freedom Fest that attract 10,000 people gather every year. The St Patrick's Day Shamrock Shindig and the Festival of Lights during Christmas bring about 35,00 people to Fulshear every year. Those events have parades, local vendors and food trucks in downtown area.

Other events have been held at available indoor venues such as the Texas Opry at the Fulshear High School Auditorium, and other events at Irene Stern Community Center.

The School District has seasonal sports games that attract crowds such as Fulshear High School baseball games that are quite popular for local families.

As one of the largest developments in Fulshear, Cross Creek Ranch hosts a variety of events within the community including: the Color Run, Triathlon and Duathlon Events, Kayaking on the Lake, Kite Festival, and various outdoor music performances.

While Cross Creek Ranch organizes events exclusively for their residents, they also facilitate and sponsor public events on their open space. The Scarecrow Festival is one of the most popular events that takes place in Cross Creek Ranch every year, and draws large crowds with a variety of activities, food, and entertainment.



A town hall meeting at the Irene Stern Community Center.



4th of July Freedom Fest.



The Cross Creek Ranch Scarecrow Festival has become a popular annual event offered by the HOA.



Festival of Lights in Fulshear.

Stakeholder Input

Identifying Recreation Needs

A key component to parks and recreation planning is the identification of park, facility, and programs desired by residents. National and regional standards are important benchmarks, however, even the National Recreation and Parks Association (NRPA) recommends tailoring a parks system to meet the desires and needs of local residents. Cultural, economic, and lifestyle characteristics vary greatly from community to community, so it is important to reach out to stakeholders to identify specific needs.

Stakeholder input was gathered through a variety of processes including:

- Focus Group Meetings
- Online Survey
- Staff Guidance
- Parks Board Meetings

Focus Groups

On April 4, 2018 a series of meetings were held with selected representatives of various interests in the community to provide a broad perspective on topics ranging from athletics to events to natural spaces, and much more. The following Focus Groups were assembled to participate in selected topics:

- HOAs/Development Community
- Athletic Groups & School Districts
- Civic Groups, Non-Profits, & Other Governments
- Runners, Cyclists, & Equestrians

A wealth of information was gathered during the Focus Group meetings, with some clear priorities that were shared by most participants. Among the top 3 most important priorities identified were:

- Event Space
- Athletic Facilities
- Trails for Pedestrian and Bicycle Activities

Online Survey

One of the most effective outreach methods in the internet age is the use of online surveys to gather input from residents with busy lives. During the month of April 2018, a survey was hosted online with links available on the City's website. The survey received a total of 433 responses during this period. Where appropriate, the results of survey questions were weighted by neighborhood/area to address disproportionate participation rates by some areas of the community. The results of the survey provided some key priorities and clear direction for the development of the *Parks and Pathways Master Plan*.

Survey participants provided clear direction on the park and recreation facility needs for the community. The most important features and amenities identified through this process are as follows:

1. Pedestrian
2. Community Events
3. Bicycling
4. Field Sports (athletic fields)
5. Aquatics





Focus Group Meeting Summary
Fulshear Parks and Pathways Master Plan

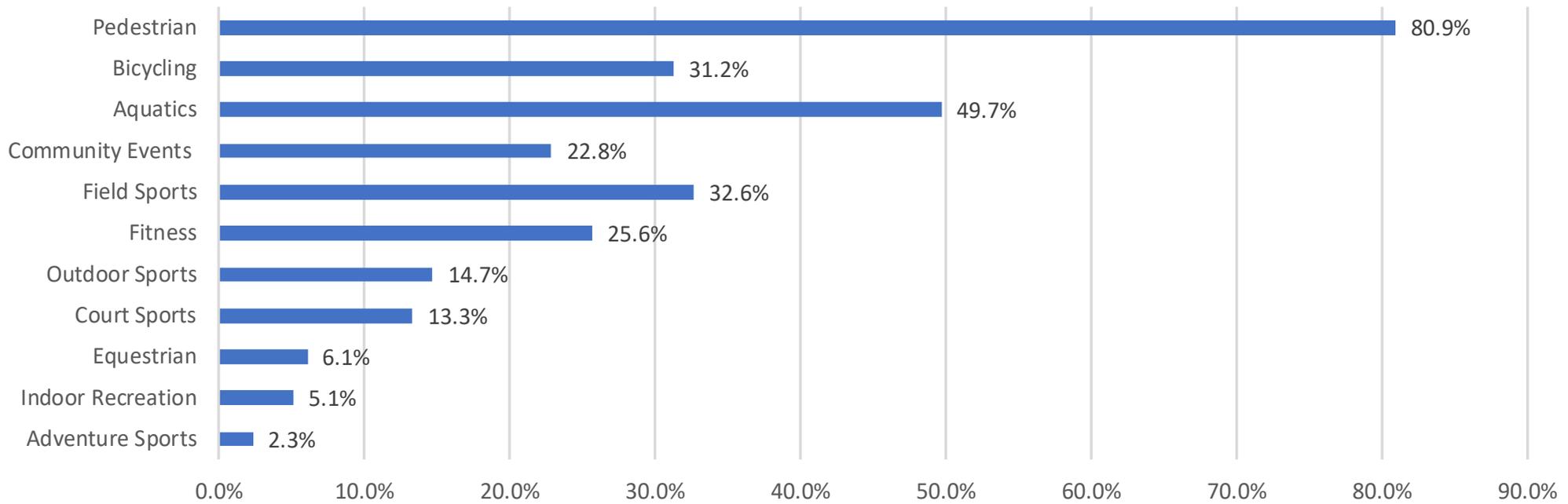
	Strengths	Weaknesses	Opportunities	Threats	Needs	Summary	Conclusion
People Activities Events	<ul style="list-style-type: none"> Farmer’s market events have up to 700 visitors on a given morning; In Fulshear Run trails are enormously popular; Fulshear Run residents have a strong connection to Fulshear as a community; LCISD and KISD both have online tool for determining facility availability; Texas Opry at LCISD Fulshear High School Auditorium; St. Patrick’s Day, Christmas Parade and another one. St. Patrick’s Day attract about 35,000 people this year. Christmas -3500 people and 4th July for 10,000 people; FFA and 4H are very active 200 to 500 people every Saturday cycling in Fulshear; Lions club has annual motorcycle ride for charity 	<ul style="list-style-type: none"> Soccer teams do not have enough space to practice and always constrained by the weather; Basketball demand is very high, space is tight for games and practice; Youth sports programs are facing difficulties because lacking of space; Do not have year-round swimming program; Fulshear does not have girls’ softball, girls need to drive 40 mins to play softball; Golf program is difficult to find a home for, expensive access of golf; No electrical facilities for events currently Fulshear doesn’t have a “destination event”; Duplication of events between CCR and City/Chamber; Runner and cyclists having problems sharing narrow ROW on the road; 	<ul style="list-style-type: none"> People like to get together, need more place and events to gather people; KISD could run tournaments every weekend if they wanted, demand is high; Fulshear is on YMCA’s top list for new campus locations; An arena would be nice; There is a huge polo and dressage community here; Circus and carnival events 	<ul style="list-style-type: none"> Large leagues can tend to monopolize use of facilities. 	<ul style="list-style-type: none"> Community gathering space for farmer’s market, special event; food truck; Need adults sports leagues ; Event center (capacity 500+) and outdoor lawn seating type of amphitheater; Need a mechanism for managing programs (e.g.: a Sports Authority); Space for events that attract people from bigger area; Need electrical service for event facilities, stage Amphitheatre; Events space near downtown and festivals that can keep the small-town characters; Need to tap into our roots/history, western 	<ul style="list-style-type: none"> The citizens in Fulshear appreciate and are passionate about the small-town characters, historical and culture heritage of Fulshear, as well as community life. The desire of community events and sports programs is increasing, the space and facilities to hold the events and sports programs can not meet the growing needs. Creating more available space to facilitate the existing events and programs is the first priority, and developing new ones based on the growing needs. 	<ul style="list-style-type: none"> Need more available space for sports leagues and programs to meet the existing needs; Consider multi-purpose space to facilitate different events and programs; More community events enhance the identity and traditions to gather people together.
Site Environment Facilities	<ul style="list-style-type: none"> The Cross-Creek Ranch currently has pocket parks, lake, trails and good mobility future; small-town atmosphere and the traditions; ISD open fields are open to public as available (those not fenced), with no reservation needed; Lamar ISD will have new aquatic center coming soon; Irene Stern Center has been utilized a lot; The runners, cyclists and equestrians are willing to volunteer and help with the maintenance, and donate money to help with the maintenance. Massive demand for every sports field; 	<ul style="list-style-type: none"> Difficulties with north to south connections across FM1093; Limited options for east to west connections; Not many destinations in town; Larger recreation facilities aren’t economically feasible in Fulshear Run; Two golf clubs just closed, no public golf course within 15 miles drive; No Space for running, ISD buses kids to Seymour Park to run; No 50 meters pool in Fulshear; There’s no space for equestrians activities; Dense foliage near trails discourages runners ; Lack of signage and markers on the trails and roads; Runners and cyclists have no access to restrooms; Disconnected trails, trails do not go any where and have no loop (e.g.: Fry Rd); 	<ul style="list-style-type: none"> Need more access to restaurants Fulshear Run is concentrate on intensifying the open space, pocket park and trails Prefer more quiet trails with less traffic; Flewellen Creek could become channelized major drainage for the area; An aquatic center that can hold year-round swimming program; A combination with indoor multi-use space with 500 capacity and outdoor open space; An multi-use sculpture studio Pavilion in the new park, could be the first one in Texas and in the Country; Sculpture in the park as art display or monument; County could fund project in the City but the maintenance has to be handled by the City; Extending along willow fork drainage channel connecting George Bush Park; Fulshear Lake area easements for trail opportunities; Old Katy Fulshear road for bike and trail opportunities; Opportunities for trails next to all new highways. 	<ul style="list-style-type: none"> Concerns over future stormwater requirements; ISD facilities are full, can not start a new program; Traffic is not safe for triathletes and cyclists. 	<ul style="list-style-type: none"> Needs more place and events; Adequate facility maintenance; Start and stop points for bike and run events needed; A master event facility that benefit all groups; Need aquatic facilities for kids and family; Need facilities for kids for example soccer fields with lights; Pavilion with restroom and parking for special events; Need facilities and lights allow runners to use, such as public restroom; Need wayfinding signage, emergency number and lights on the running trails; water fountain on the side of the trails; Need parking at the trail head; Need more shade in parks and community; Need safety education for runners and cyclists 	<ul style="list-style-type: none"> The existing recreational facilities provided by public and private sectors are imbalanced, the resources that are open to the public are limited both in quality and quantity. The existing public facilities have been fully utilized and can not meet the demand. The community is disconnected in many ways. The existing public roads and facilities are not walk and bike friendly and the community in high demand of bike and hike trails. The City lacks of destinations in the communities. The inadequate facilities constrained the growth of programs. The maintenance of existing and future facilities is a problem. 	<ul style="list-style-type: none"> A complete bike and hike trail system that connects the destinations in the City is in need. Public road safety education for different users, runners, cyclists and equestrians. Upgrade existing and future facilities with lighting, restrooms and other amenities to improve safety and user experience. Partner with other entities like ISD, non-profit and other civic group to balance residents’ access to recreational facilities. The City needs to provide more facilities, space and other recreational access for all citizens at all age groups.
ECONOMY Budget Operating Costs Costs Partnership	<ul style="list-style-type: none"> Katy ISD receiving 3 million dollars rental fee every-year for non-school district tournament on the weekend; Fulshear Parkway trail will be paid largely by the developers; The county has many funding sources 	<ul style="list-style-type: none"> Developer agreements are limiting the City’s ability to collect tax revenue; Inability to issue public debt. Sales tax is just not there County cannot fund project that is not county owned 	<ul style="list-style-type: none"> The county has 1.5 million funding to build a library and park ; \$15M for library earmarked \$2M for adjacent park 		<ul style="list-style-type: none"> County looking for a deal to collect sales tax outside of City limits and split with the county/City; County commissioner wants to broker deal with development community/county/City for joint project 	<ul style="list-style-type: none"> Lack of dynamic funding mechanism is limiting the City’s ability to provide resources; The City does not have partnership experience with other entities 	<ul style="list-style-type: none"> Consider seeking more funding opportunities; Looking for opportunities for partnership with ISD, private development and other potential partners on recreational resources.

Focus Group Meeting Summary: the above matrix organizes Focus Group meeting results into a logical order that focuses on People, Site and Economy.

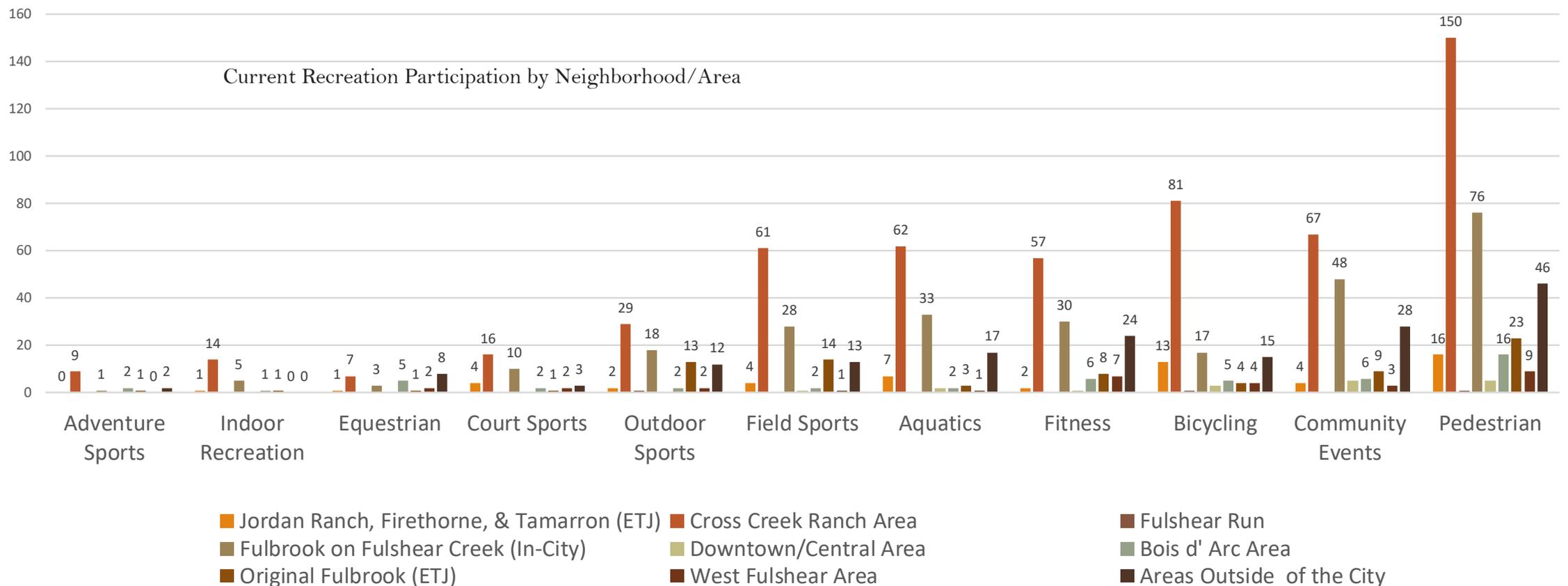
Stakeholder Input

Parks Master Plan Survey

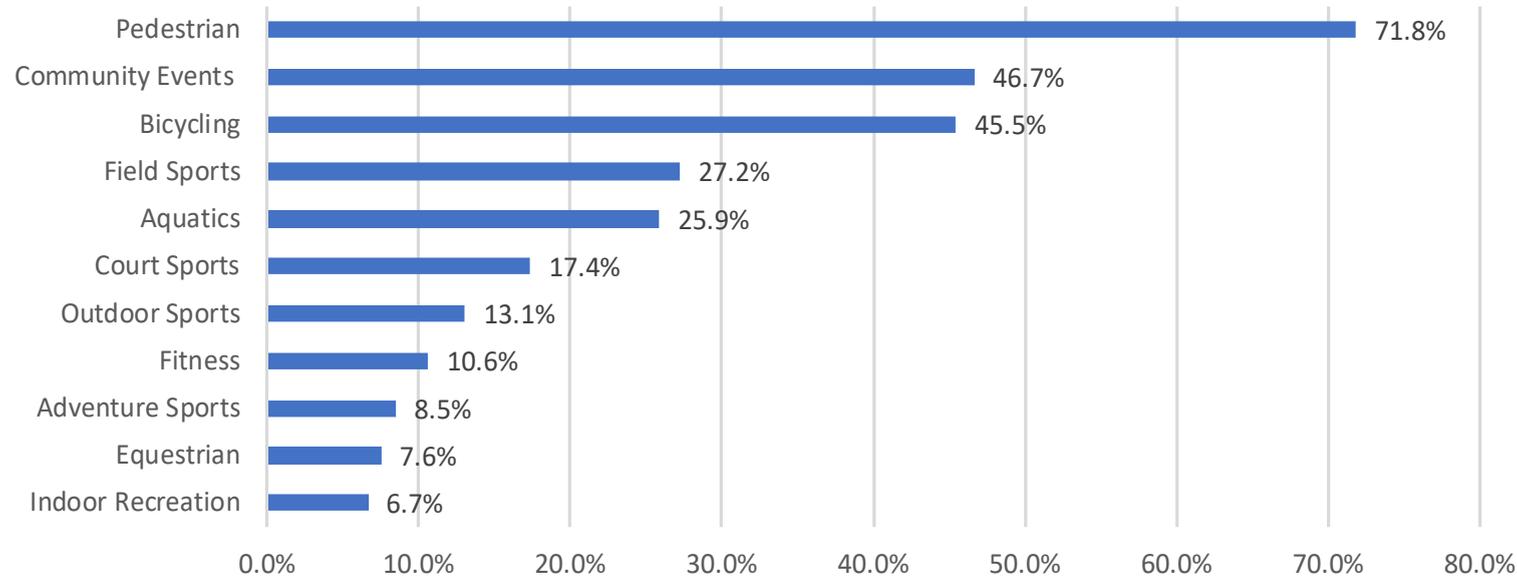
Current Recreation Participation in Fulshear (% of survey responses)



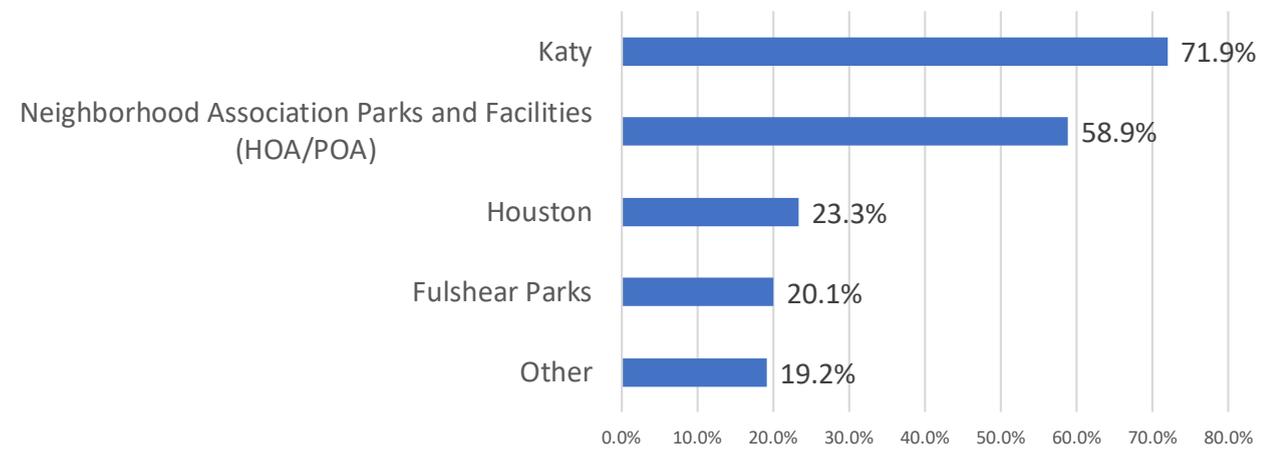
Current Recreation Participation by Neighborhood/Area



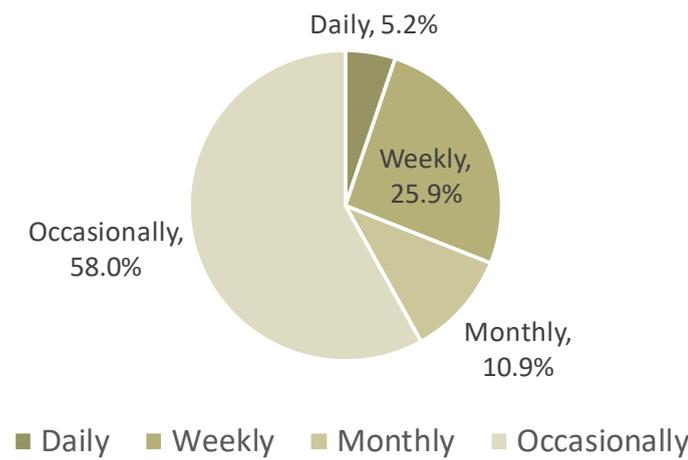
Top 3 Features Residents Would Like to See in Existing or Future City Parks



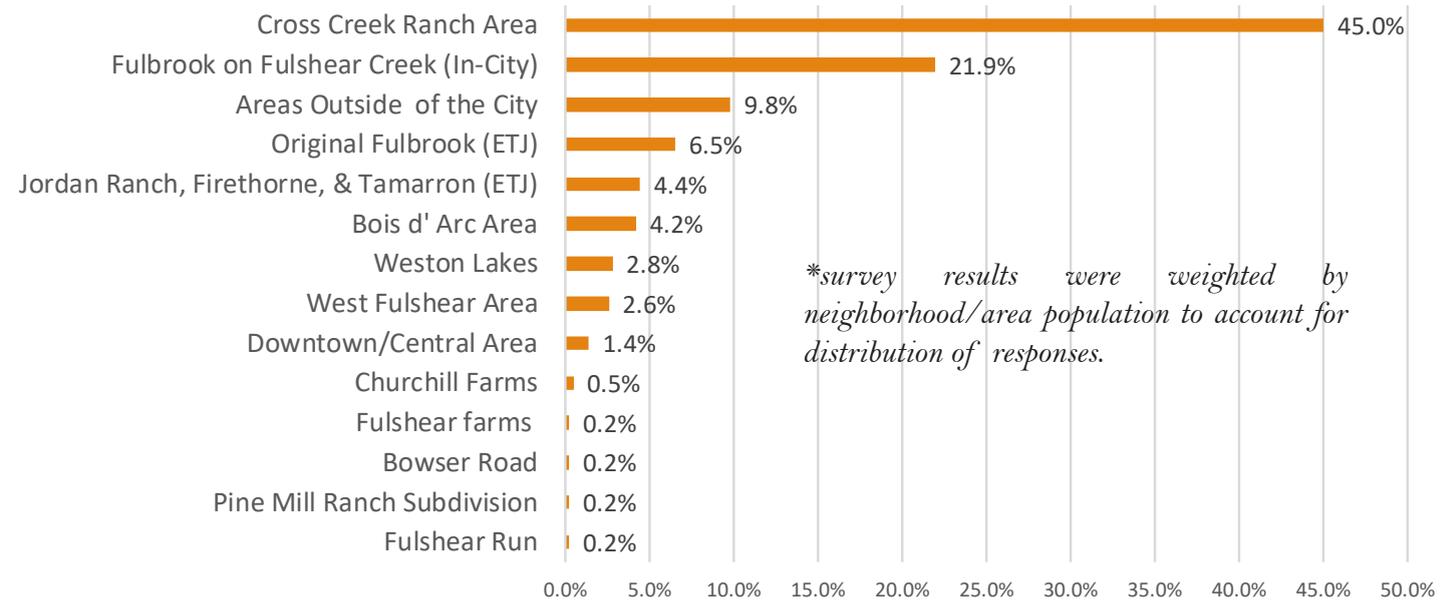
Where Fulshear Residents Currently go for Recreation Activities



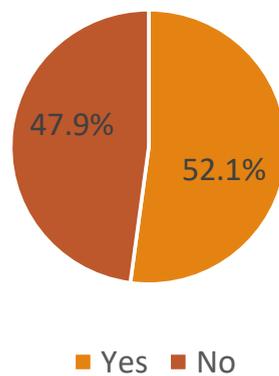
How often do you participate in cycling activities?



Location of Survey Respondents



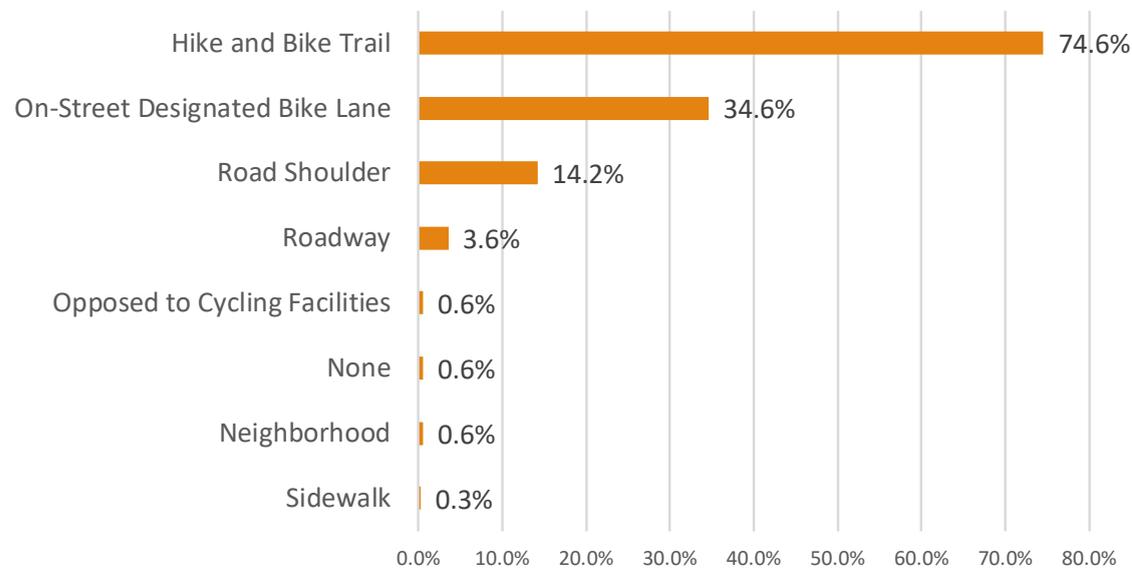
Have you ever biked in Fulshear and the surrounding area?



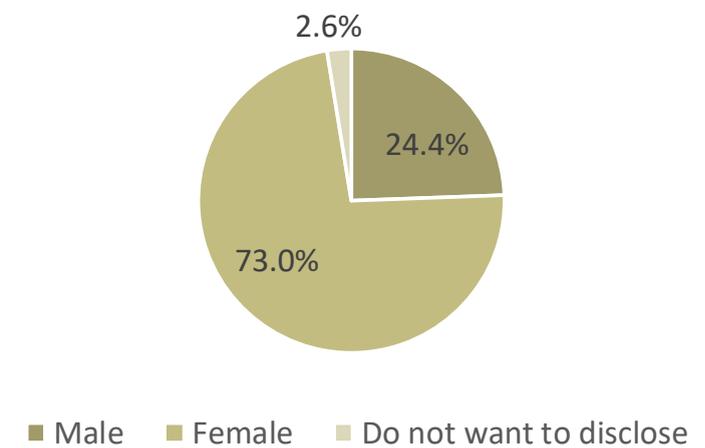
What concerns do you have regarding cycling in Fulshear?

Response Category	# of Responses	% of Responses
Traffic Issues	169	43.8%
Safety for Cyclists	238	61.7%
No Significant Concerns	19	4.9%
Other	24	6.2%

What type of facilities do you prefer while cycling?



Gender of Survey Participants





03

“A park and recreation system that provides quiet places to connect with nature and the area’s rural heritage.”

- Parks and Amenities Goal 3: The Fulshear Comprehensive Plan

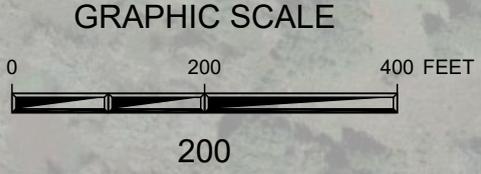
PRIORITY PROJECTS

- Primrose Park
- Frances Smart Park
- Fulshear Heritage Rail Trail Concept
- A Prototype for Future Parks
- A New 11.5 Acre Park
- Creating a Walkable Community
- Conservation of Natural/Open Space



- ### Park Features
- Baseball/Softball 4-Plex
 - Multi-purpose Fields (soccer/football/lacrosse)
 - Basketball Courts (2)
 - Amphitheater
 - Walking Trails
 - Playgrounds (2)
 - Amenity Pond
 - Pavilion
 - Picnic Areas
 - Food Truck Parking

THESE DOCUMENTS ARE FOR INTERIM REVIEW AND ARE NOT FOR REGULATORY APPROVAL, BIDDING, PERMIT, OR CONSTRUCTION PURPOSES LANDSCAPE ARCHITECT: CLAUDIA T. WALKER #2987 06.09.2020



Conceptual Site Plan - Primrose Park

*not to scale

Primrose Park

New Regional Park and Sports Complex

Provisions for Park Land

The City of Fulshear, recognizing the value of park land and the need to provide for park land acquisition and development, adopted an ordinance in 2013 that would require dedication of park land as a part of planned residential developments. The *Division 3. - Park Land Dedication Requirements* establishes a requirement of park land dedication at a rate of 1 acre per 60 dwelling units for all single-family, duplex, and multi-family developments.

The Ordinance offers the option for developers to pay a cash fee in lieu of land dedication at a rate per dwelling unit for situations where it is desirable not to provide park land. An additional fee per dwelling units is also required for regional park development. Fees are negotiated within developer agreements.

It is with these funds that the City purchased 15 acres of park land that would be come part of the new Primrose Park. The Cornelius family, long-time leaders of the community and supporters of recreation, donated an additional 10 acres of land to become the southern half of Primrose Park.

A New Regional Park

The 25-acre Primrose Park will offer the opportunity to provide a variety of recreational amenities that are not being provided by other entities such as HOAs and the private marketplace. One of the most desired recreational amenities identified through public input was a gather space for community events. A large public space for festivals, concerts and other activities isn't currently available in Fulshear and will be an excellent addition to the parks system. An amphitheater, athletic fields, basketball courts, and picnic areas

are among the amenities that would also be offered at the park. The land is situated in an ideal, central location to be highly accessible to the community from any direction.

Park Development

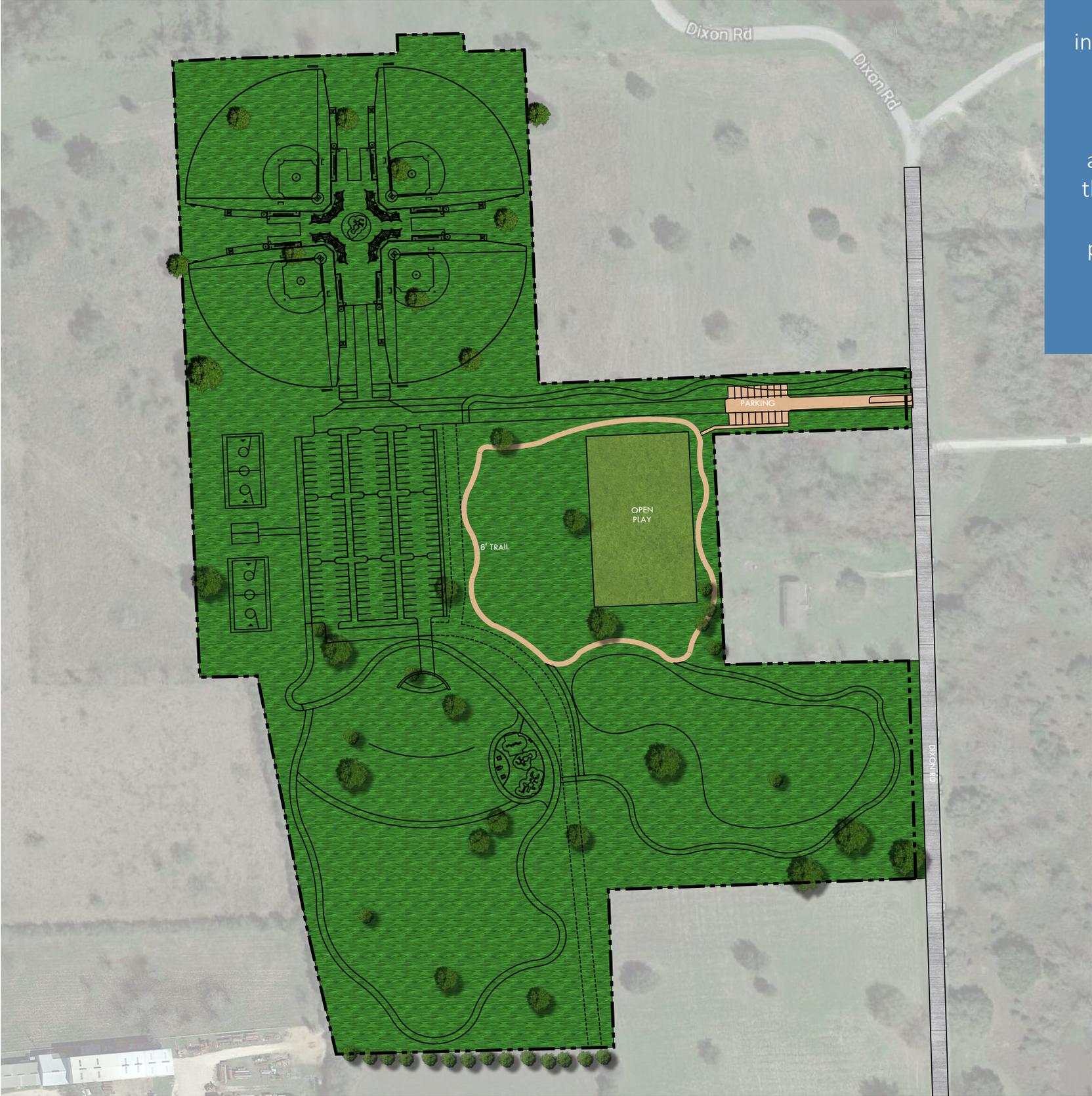
The master plan for Primrose Park shown on the left represents the vision for the park at complete build-out, with all desired amenities included. While the City is committed to the vision, phased development of park features will provide the most feasible approach to the project. Key park amenities that the City would like to begin using soon include the Amphitheater, Walking Trails, parking, and multi-use athletic fields would be included in the first phase of construction.

Subsequent design and construction would complete the project with the development of baseball/softball fields and associated amenities, restrooms/concession building, dog park, playgrounds, and additional parking.

View of the Primrose Park property from an Unmanned Aerial Vehicle (UAV). The site is primarily comprised of open pasture land with scattered trees.



Phase 1 Development was completed in 2019 including a walking path and small temporary parking lot. The proposed Phase 1 pathway will be remain as a permanent feature in the park, while the parking lot will be replaced by a permanent entrance road and landscaping during future phases.



Conceptual Site Plan - Primrose Park
Phase 1 Development - Completed December 2019

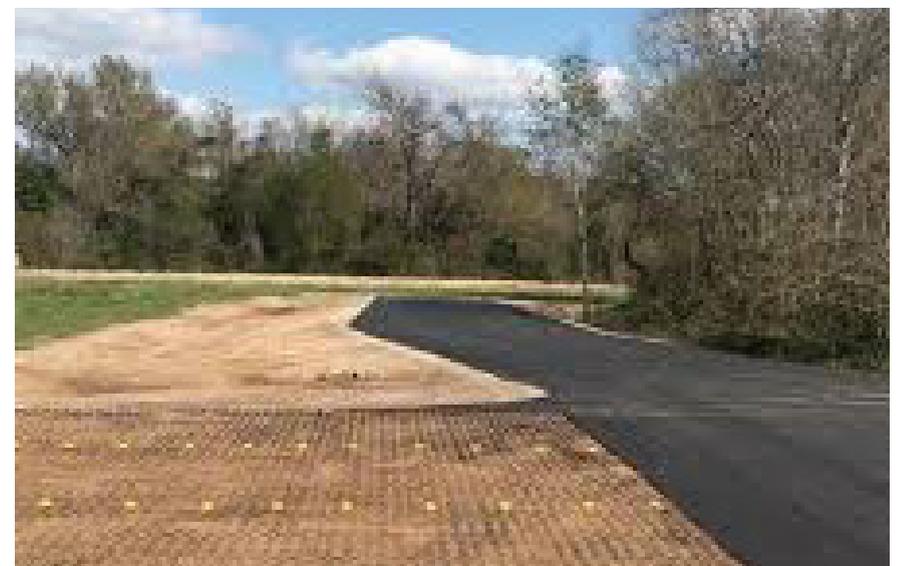


View of acknowledgement sign during recent development of Phase 1 trail, parking lot, and access road.



Phase 1 trail completed in December 2019. The trail is already a popular amenity.

The temporary parking lot and access road utilize a gravel road base and a decomposed granite parking lot that utilizes a Low Impact Design (LID) solution to stabilize the surface while allowing rainwater to drain into the ground. The GeoGrid plastic paving system allows heavy vehicle traffic without eroding the surface over time.





Conceptual Site Plan - Frances Smart Park Renovation

*not to scale

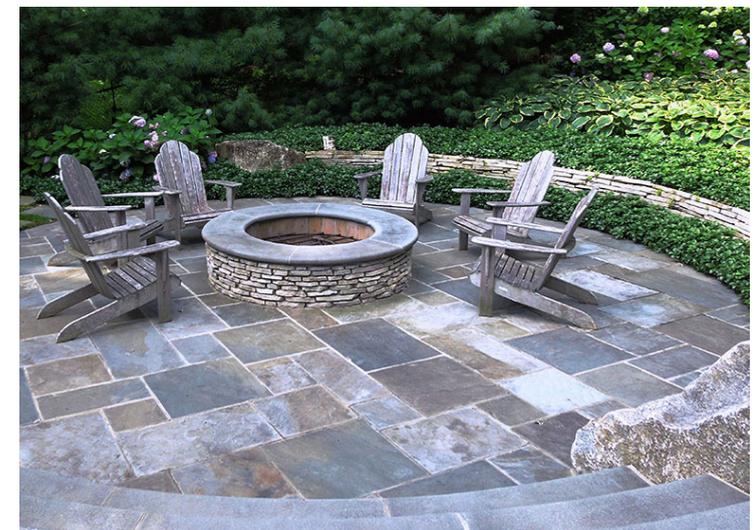
Frances Smart Park Renovation

Creating a Destination

Frances Smart Park is a passive park space located in the heart of Fulshear. Aside from occasional use for picnics under the existing gazebo, the approximate 1- acre park is largely underutilized. The recent addition of the historic 'Switch House' presents an opportunity for breathing new life into the park, by creating a destination for events and activities such as weddings, club meetings, art exhibits and more.

To create a destination for small gatherings that utilizes the Switch House will require reconstruction of the existing structure, which has been evaluated and determined to be more feasible to replace than to repair. The form of the structure could be honored in the new building, along with incorporation of non-structural elements such as wood planking, windows frames, etc to retain the historic character where feasible and appropriate. The future of the Switch House is still under consideration, and must be determined prior to any renovation of the immediate landscape around the building.

The concept drawing on the left illustrates a proposed formal plaza that creates an event space around the back side of the building. Utilizing stone masonry seat walls, decorative paving, and attractive landscaping, the plaza would create an inviting outdoor venue for events during pleasant weather, and a compliment to activities hosted indoors. Other site amenities would include a decomposed granite walking trail, shade trees, additional parking, and site lighting.



Features

- Multi-Use Pathway
- Landscape Enhancements
- Wildflower/Butterfly Meadow



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LANDSCAPE ARCHITECT: CLAUDIA T. WALKER #2987
06.26.2020

Conceptual Site Plan - Fulshear Heritage Rail Trail

*not to scale, approximately 2,000 linear feet of section shown

Fulshear Heritage Rail Trail

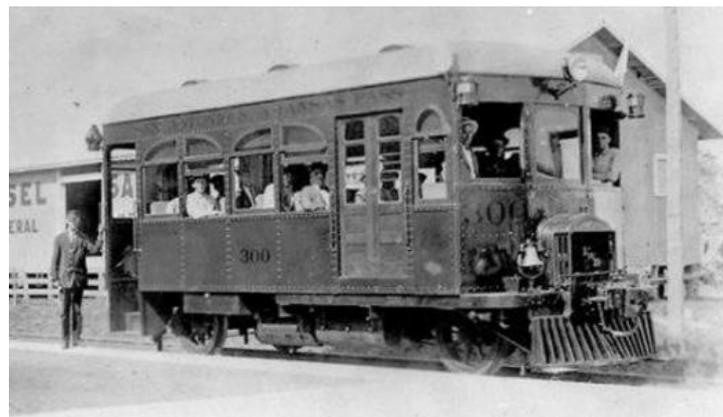
A Walk through History

In 1888, the City's founding father Churchill Fulshear, Jr. met with the owners of the San Antonio & Aransas Pass Railroad and agreed to bringing the line through his property.

Churchill Fulshear, Jr. understood what prosperity would come from having a railroad through town that connected from Houston to San Antonio and further west. By 1890, the town of Fulshear was founded, followed by more than 100 years of continuous railroad activity through the community.

In 1999, the railroad operations through Fulshear ceased, and Houston METRO acquired the right-of-way for the planned expansion of FM 1093. The FM 1093 corridor has recently been expanded into a divided highway as a part of the Westpark Tollway extension to the City Limits.

The median within the recently expanded corridor offers a unique opportunity to celebrate Fulshear's heritage and create pedestrian mobility and recreation opportunities within the community. The Fulshear Heritage Rail Trail will include a paved pathway through the Downtown section of the FM 1093 median with thematic elements including faux railroad ties at selected trail locations and highlighting the remaining trestle still on site. Access for to pedestrians will be available at selected crosswalks at road intersections. The proposed pathways is planned as an integrated component of the Rail-to-Trail project currently in planning phases for a pedestrian/bicycle connection from Eagle Lake to Fulshear along the abandoned railroad right-of-way.



The San Antonio & Aransas Pass Railroad provided passenger and freight service through Fulshear, spurring growth and prosperity for the farms, ranches and surrounding communities.

The proposed trail may be developed with concrete, asphalt, or decomposed granite, and such decisions will be made during design phases of the project. Sections of the trail east and west of the project area should be designed in similar fashion.



View of Fulshear, Texas along the San Antonio and Aransas Pass Railroad.



*note: allowances for stormwater detention may be required, that will be site-specific and are not included in this prototype.

Conceptual Site Plan - Prototypical 5-Acre Community Park

*not to scale

Prototypical 5-Acre Community Park

A Template for Growth Planning

As Fulshear continues to grow and develop, the need for additional park space will grow proportionally. This additional park space will either be acquired through park land dedication from private development, or through purchase of land using funds collected via the fee-in-lieu of park land dedication as dictated by City Ordinance. Without knowing yet which properties will be acquired in the future, it is helpful to have a model or template for what should be considered in a typical park of a given size.

It is common for park land dedicated by developers to primarily consist of small neighborhood parks of 1 acre or less in size, distributed throughout the development. Larger parks will likely be developed by the City in the future. The drawing on the left is a concept for a prototypical 5-acre community park that would serve a range of activities and uses that are not provided by most smaller neighborhood parks.

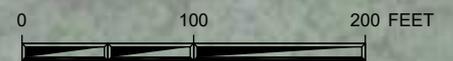
Park Features

- Basketball Courts (2)
- Tennis Court
- Large Group Pavilion
- Parking (40 spaces)
- Playground (multi-age)
- Walking Path
- Multi-purpose Athletic Practice Field (football/ baseball/ soccer)
- Small Pavilion
- Wildflower/Butterfly Garden/Nature Reserve





GRAPHIC SCALE



100

THESE DOCUMENTS ARE FOR INTERIM REVIEW AND ARE NOT FOR REGULATORY APPROVAL, BIDDING, PERMIT, OR CONSTRUCTION PURPOSES
 LANDSCAPE ARCHITECT: CLAUDIA T. WALKER #2987
 06.09.2020

Conceptual Site Plan - Bessie's Creek Park

*not to scale

**detention area may be designed to retain and/or plant native grasses and shrubs to retain natural character.

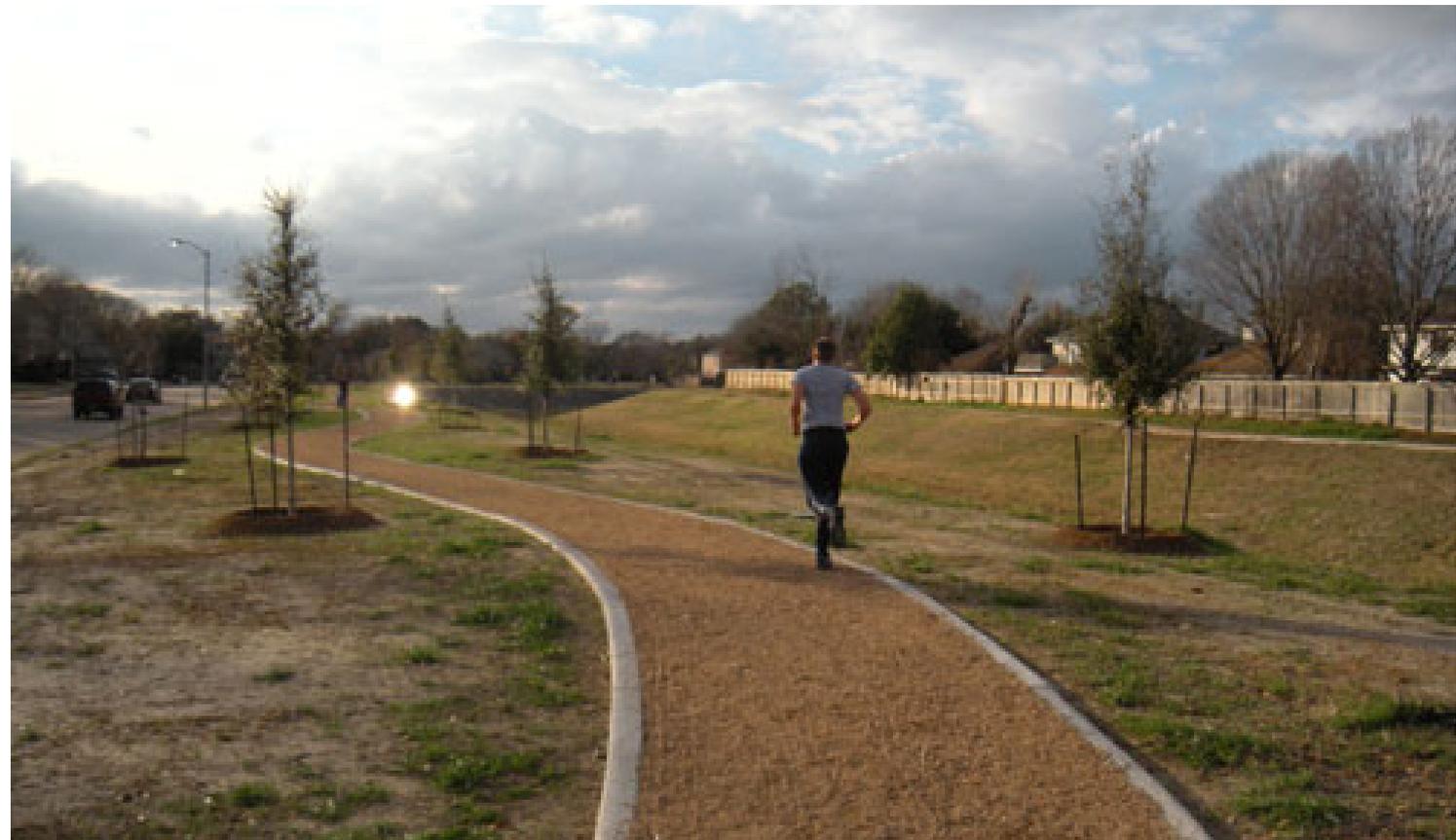
Bessie's Creek Park

A New 11.5 Acre Passive Open Space and Access to Fishing

The City has recently acquired a dedication of park land from a developer in accordance with the City's park land dedication ordinance. This land is within the 100-year floodplain, and it is planned for use as stormwater detention. The property is located along Bessie's Creek and offers an opportunity to serve multiple purposes.

Stormwater detention facilities are highly compatible with a variety of recreational uses. Some detention areas are used for passive recreation such as hiking, nature enjoyment, kite flying, etc. Others are used for more active recreation and may include baseball backstops or soccer goals. The detention can be designed to include prairie grasses and other native vegetation that keep the natural character while still functioning for stormwater management.

The City would like to provide passive open space and access to Bessie's Creek for fishing and enjoyment of the natural features. The proposed park is planned for such recreation with inclusion of an access road and small parking lot comprised of pervious parking surface and a walking path around the property. A boardwalk/fishing pier is planned on the bank of Bessie's Creek. The northwest corner of the property will connect to a planned trail along the drainage easement of the adjacent development.



Creating a Walkable Community

Pedestrian Paths and Trails

Defining Walkability

Walkability is defined in many ways, but is almost always based on three principles:

- Physical Access
- Places
- Proximity

“**Physical Access**” refers to the infrastructure available to facilitate safe pedestrian travel to a destination. This can take the form of sidewalks, trails, open space and corridors.

“**Places**” refers to the presence of public destinations such as schools, work, shopping, food service, parks and other recreational activities.

“**Proximity**” refers to the walkable distance to destinations. An acceptable distance to a variety of destinations would be approximately one mile or 10 to 15 minute walk from a given location.

The Need

As a rural community, Fulshear traditionally has had limited sidewalks and trails, except within master-planned communities. As the City continues to grow, the need to maintain connectivity increases as well.

New residents in Fulshear are often bringing with them an expectation for more recreation amenities, and chief among them is the desire for more pathways that connect neighborhoods to parks, schools, and public spaces. This need is clearly evident in the stakeholder input gathered during development of this plan. The highest rated need for Fulshear’s parks and recreation system is pedestrian pathways.

Existing Conditions

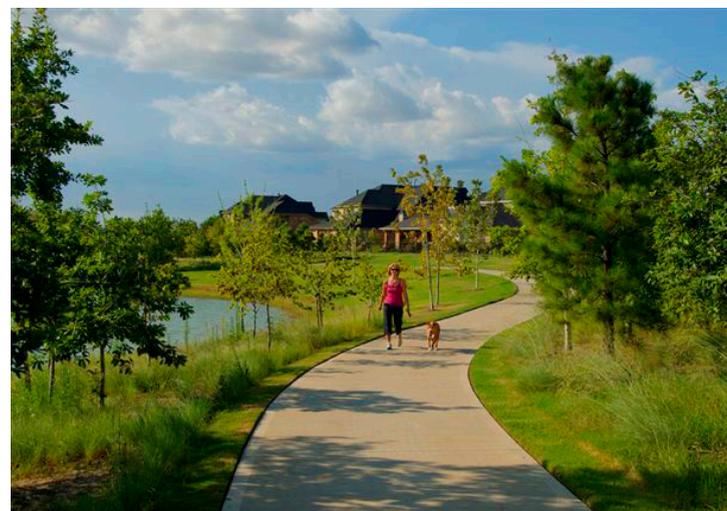
The existing pedestrian pathways in the City of Fulshear include approximately 123.43 miles of sidewalks and multi-use pathways, primarily located within new residential developments.

The Cross Creek Ranch subdivision has an extensive pedestrian pathway network with more than 28 miles of sidewalks and trails that connects every home to the HOA’s recreational amenities such as the Community Recreation Center, playgrounds, pocket parks, lakes, and open spaces. The trails include alignments along drainage corridors and pipeline rights-of-way in addition to those along roadways.

The Fulbrook on Fulshear Creek subdivision has a system of sidewalks on both sides of the roads within the community that connect the homes, pocket parks, and community activity center. Fulbrook has both concrete and natural trails in the community, with the natural trails in the southeastern part of the community providing access to Bessie’s Creek, which offers a scenic, natural path along the creek.



Pathway along Fulshear Trace Blvd. within Fulbrook on Fulshear Creek.



Pathway within Cross Creek Ranch subdivision.



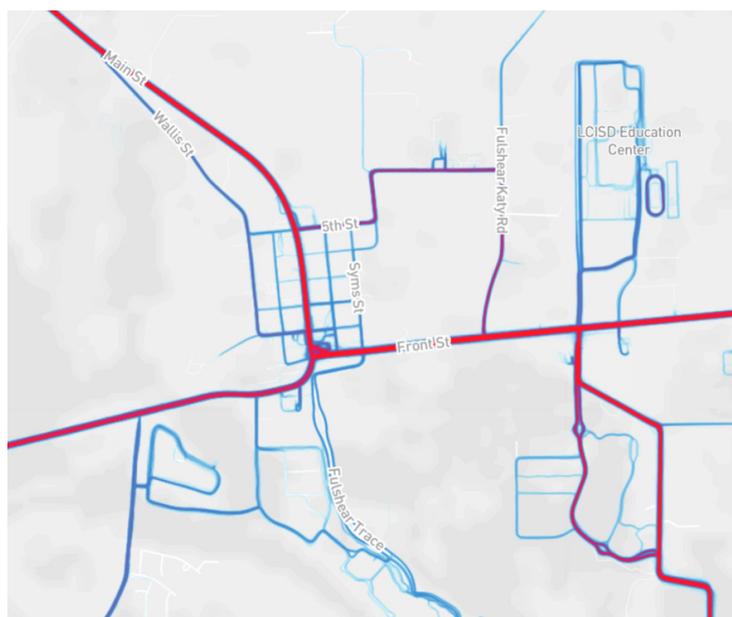
Natural trail within Fulbrook on Fulshear Creek.

Developing subdivisions including Firethorne, Tamarron, Fulshear Run, Jordan Ranch, and Churchill Farms are also providing trails and sidewalks within their communities as they continue to build out.

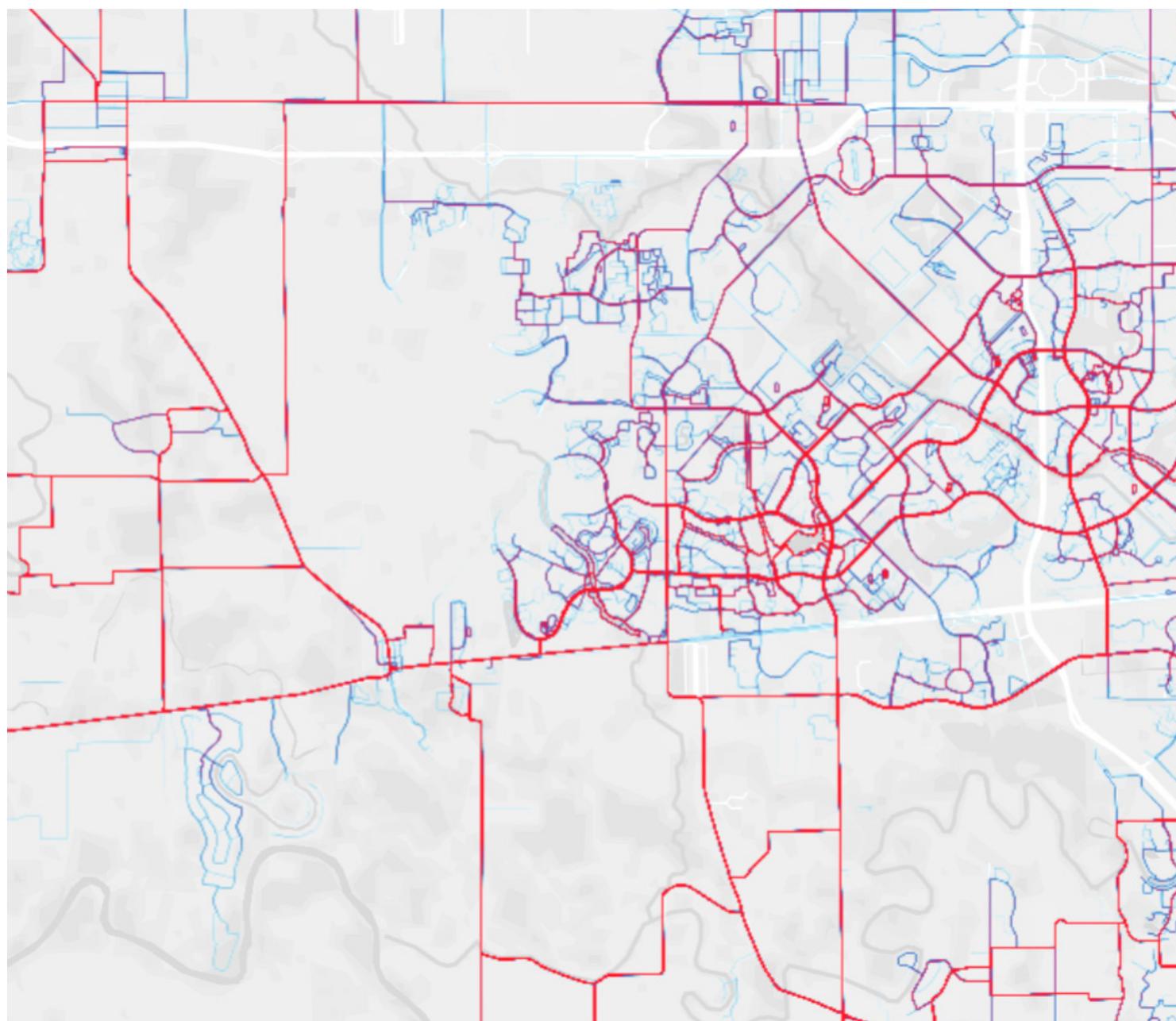
Running and Cycling

Running and cycling are popular activities in Fulshear for residents and visitors alike. Runners also use the road shoulders along FM 359 and FM 1093 as well as neighborhood streets. Cycling has been a popular activity for at least a decade, with visitors coming in from Houston and even further to take advantage of the quiet, scenic country roads. Area cycling groups organize regular weekend rides and events in Fulshear, utilizing the major roads in and around town. Some local residents have expressed concerns over safety with cyclist using roadways that have narrow shoulders or heavy traffic.

Using the Strava™ mapping service, a popular GPS-based activity tracking platform, running and cycling activities in the Fulshear area can be easily visualized. The Strava™ heat map shows levels of activity from users' devices with a gradient of colored lines in blue and red.

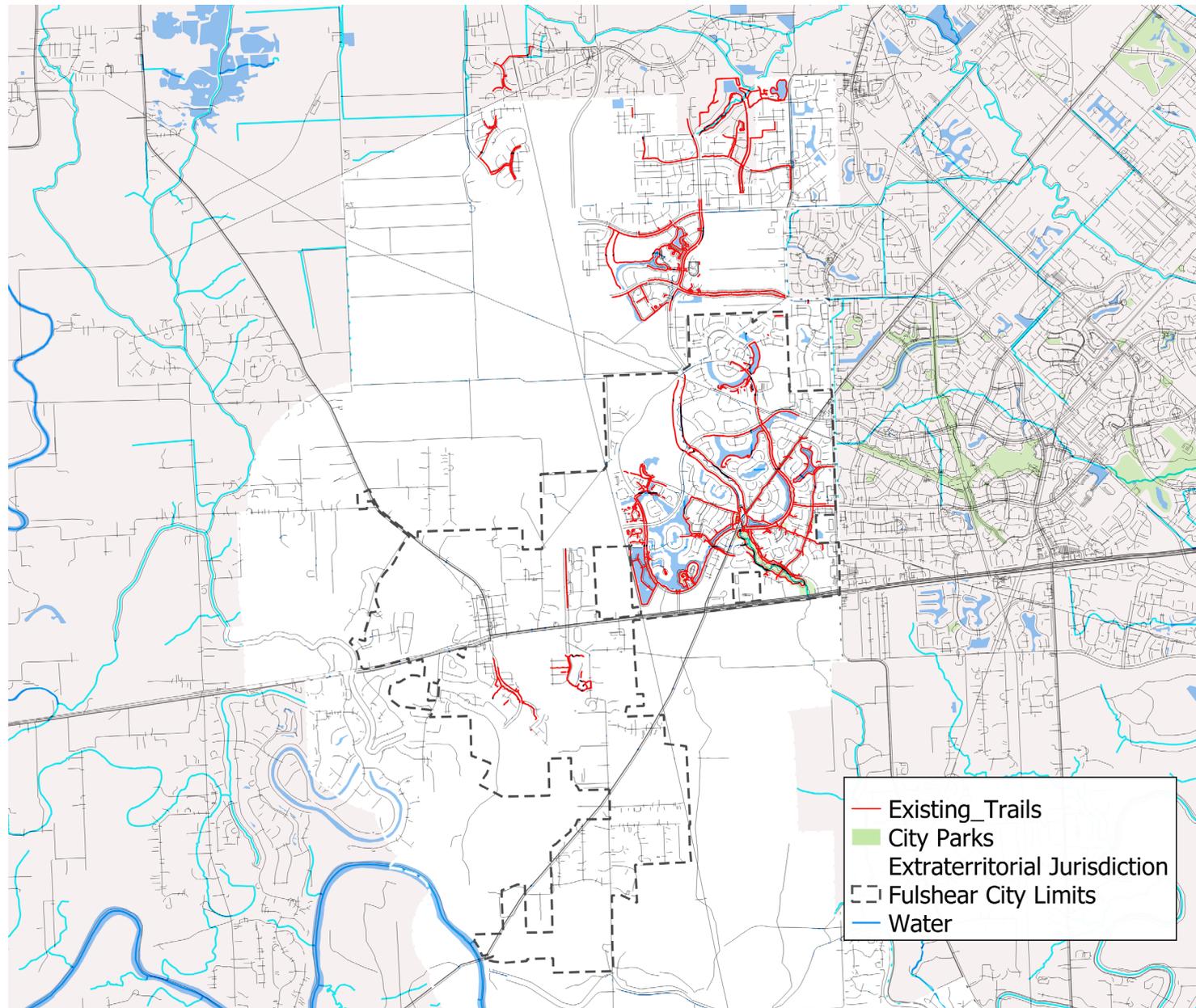


A closer look at Downtown Fulshear indicates that there is a significant volume of pedestrian and bicycle traffic on the streets, indicating a need for dedicated facilities.



The Strava™ activity tracking service allows users to upload their GPS activity from running and cycling trips for online visualization on maps. The red areas show where users have been running and cycling the most followed by varied shades of blue representing lower activity levels. .

Creating a Walkable Community



Existing trails and pathways in Fulshear have been developed within master planned communities. The City and residents have expressed a desire to have more trails available throughout the community that are off-street and take advantage of natural features such as creeks, floodplains, and forested areas.

Expanding the Pathway Network

To date, the majority of sidewalks pathways in and around Fulshear have been developed as a result of residential development. Some neighborhoods are building sidewalks and multi-use pathways along major thoroughfares and collector roads, while other neighborhoods are putting sidewalks on every street. This has created connectivity within the subdivisions, but these connections stop at the edge of the development.

Expanding the pathway network to connect neighborhoods to each other and to public places such as Downtown Fulshear, schools, shopping areas and parks will require a multi-faceted approach including participation of not only the developers, but also the City and County in order to achieve a complete system.

Regional Transportation

The proposed Texas Heritage Parkway will be a 6.5 mile regional road improvement project that will relieve growing traffic pressure as the area continues to develop. This route will be built with the participation of eight private entities (developers) and the cities of Katy and Fulshear, along with County funding. This 4-lane divided roadway will include a pedestrian trail along one side, with underground crossings at the proposed roundabout intersections. The participation of developers will not only provide necessary funding, but will ensure that the future pedestrian pathway connect to the communities larger road network.

Demand for Pathways

The online Parks and Recreation Survey identified a clear pattern of demand by residents for more pathways for pedestrian and bicycle activities. When asked what activities survey participants currently participate in, pedestrian activities (hiking/jogging/walking/running) was ranked the highest with a participation rate of 80.9%. Bicycling

Texas Heritage Parkway Funding
 50% Landowners (\$24,431,370)
 27% Fort Bend County (\$13,285,674)
 12% City of Fulshear (\$5,693,860)
 11% City of Katy (\$5,451,836)

participation rates were reported at 31.2%. When survey participants were asked to rate their top three features that they would like to see in existing or future parks, Pedestrian facilities was the highest rated feature at 71.8%, followed in third place by Bicycling at 45.5%.

Digging further into the potential need for pathways, survey participants were asked about their bicycling activity to which they responded with the following participation rates”

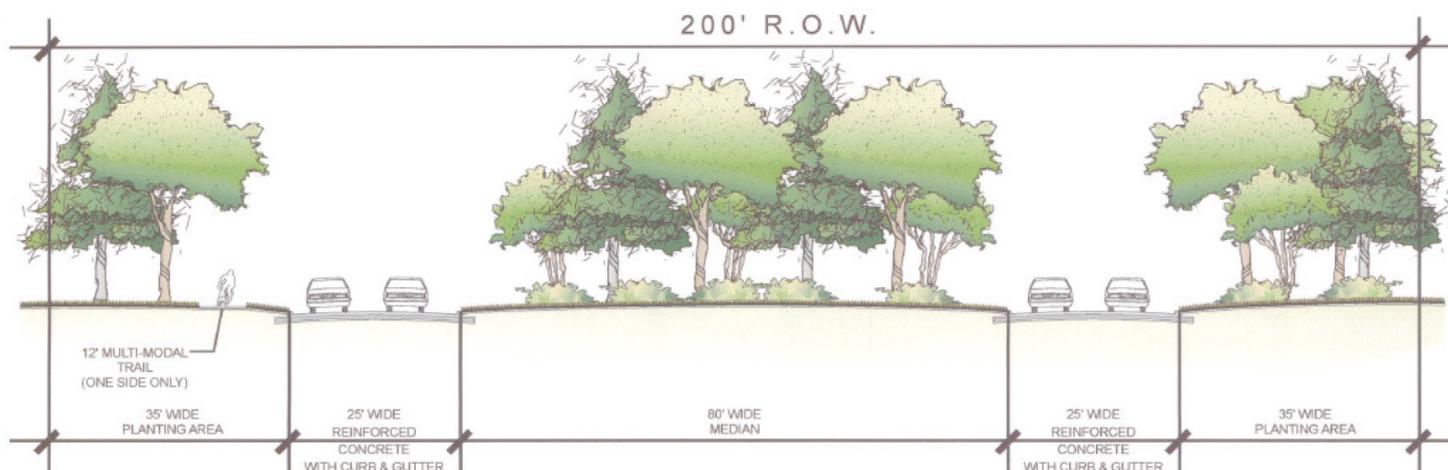
- Occasionally - 58.0%
- Weekly - 25.9%
- Monthly - 10.9%
- Daily - 5.2%

Even further inquiry reveals that cyclists prefer the following types of bicycle facilities:

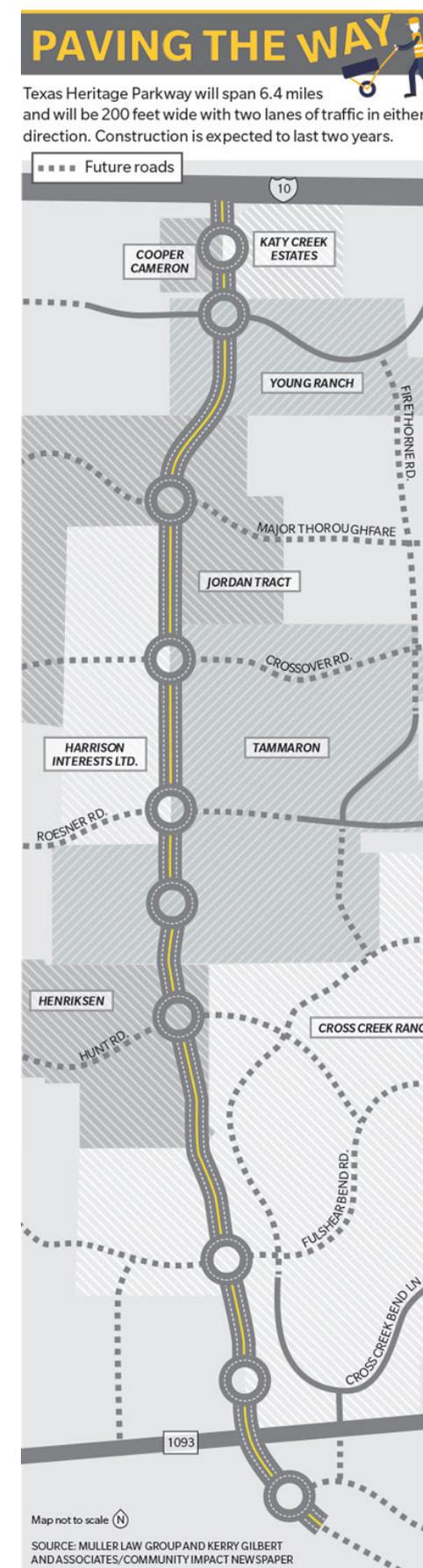
- Hike and Bike Trail - 74.6%
- On-Street Designated Bike Lane - 34.6%
- Road Shoulder - 14.2%
- Roadway - 3.6%

These survey results indicate that there are a variety of types of cyclists with different behaviors and preferences. The large percentage of participants

who prefer Hike and Bike Trails suggests casual riders, mountain bikers, and families rather than traditional competitive cyclists (road bikes). However, with a total of 34.6% of participants desiring bike lanes, combined with the land-use patterns in the area (limited office or commercial) suggests that traditional cyclists are still an important segment to consider. In conclusion, it makes the most sense to provide a variety of bicycle facilities that accommodate both user segments where facilities are feasible.



The City of Fulshear’s Comprehensive Plan identifies 12’ wide, multi-modal trails along one side of proposed Parkways. This standard is to be implemented on the proposed Texas Heritage Parkway. source: *Fulshear Comprehensive Plan, Adopted May 6, 2014.*



The proposed Texas Heritage Parkway will provide a 6.5 mile long trail that connects area neighborhoods to each other and to Downtown.

Creating a Walkable Community

Proposed Trails

Natural and man-made corridors provide the most practical locations for trails in Fulshear. Existing creeks and drainages offer quiet, natural settings for recreational use away from the busy streets of a growing community.

Other connections for consideration are within planned green space within master planned communities. Existing trails along Flewellen Creek in Cross Creek Ranch set a precedent for successful pathways through drainage and utility easements. Other planned developments were considered with regards to proposed trail alignments shown on the following page.

Rails-to-Trails

The Fort Bend County Toll Road Authority (FBCTRA) is currently leading an effort to take advantage of the abandoned railroad right-of-way to create a 'rail trail' from Eagle Lake to Fulshear. This 31 mile connection would provide excellent recreation opportunities for pedestrian and cycling activity. The route would effectively create a 100 kilometer round trip route, which would be attractive to cyclists and could alleviate some of the heavy cycling traffic on the highways in Fort Bend and Waller Counties. The proposed project will require participation from multiple local governments and interests including four counties and five municipalities.

Fulshear Heritage Rail Trail

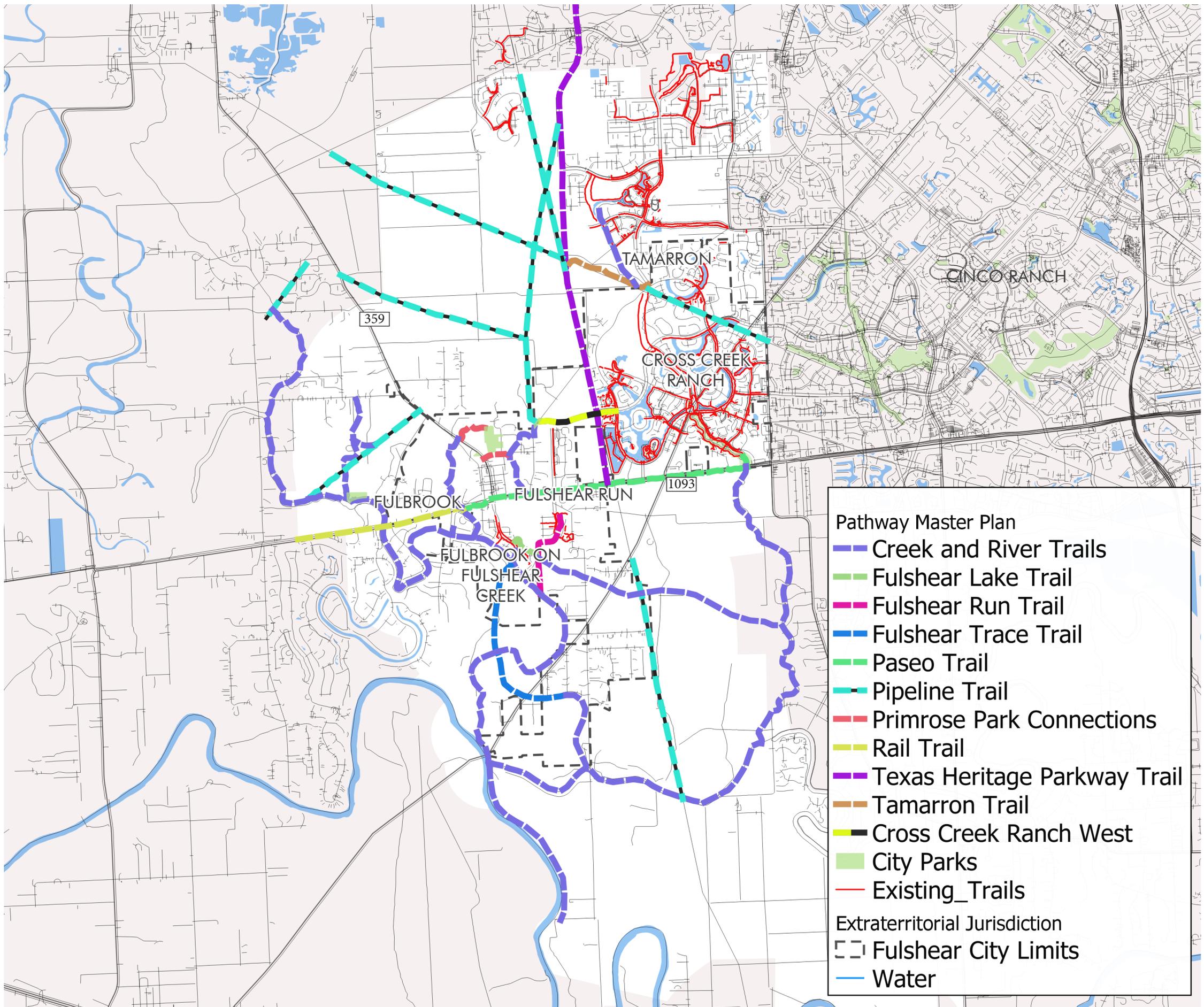
A section of the proposed rail trail would include right-of-way in the median of FM 1093, that is planned for connection through Downtown Fulshear to the Flewellen Creek Park in Cross Creek Ranch. This trail segment would need to meet the standards established by the FBCTRA with regards to design specifications.



Flewellen Creek Park in Cross Creek Ranch has trails following a riparian corridor.

The proposed trails on the following page take advantage of natural and man-made corridors as much as possible to connect neighborhoods and parks in Fulshear. The following are proposed lengths for the trails:

Trail Name	Miles
Creek and River Trails	30.12
Fulshear Trail	0.39
Fulshear Run Trail	1.10
Fulshear Trace	2.20
Pipeline Trails	17.81
Fulshear Heritage Rail Trail	3.56
Primrose Park Connections	0.71
Rail Trail (West of Downtown)	1.97
Tamarron Trail	1.00
Texas Heritage Parkway Trail	5.97
Cross Creek Ranch West	0.88



- Pathway Master Plan**
- Creek and River Trails
 - Fulshear Lake Trail
 - Fulshear Run Trail
 - Fulshear Trace Trail
 - Paseo Trail
 - Pipeline Trail
 - Primrose Park Connections
 - Rail Trail
 - Texas Heritage Parkway Trail
 - Tamarron Trail
 - Cross Creek Ranch West
 - City Parks
 - Existing_Trails
- Extraterritorial Jurisdiction**
- Fulshear City Limits
 - Water

Conservation of Natural/Open Space

Natural Heritage

Fulshear has a rich history of farming and land stewardship. This area, known as the Katy Prairie, is part of the Western Gulf Coastal Grasslands ecosystem. Located within the flight path of migratory waterfowl and songbirds, and home to a diverse range of wetland and grassland habitats, the land in Fulshear should be preserved where possible for the benefit of both ecological and recreational purposes.

Park development can be highly compatible with conservation goals when implemented using low-impact development techniques to limit the impacts of construction. Areas of the property can be preserved and enhanced as wildflower meadows and preserves, while providing recreational and educational opportunities as well. Interpretive signs and other elements can educate visitors to the park, and trails can facilitate access to meadows and other features.

The creeks and drainages in Fulshear offer some of the greatest opportunities for creating recreation space and pedestrian connections. These creeks also serve as important corridors for wildlife and vital riparian zones for filtering stormwater run-off. Development of trails along the creeks should consider potential ways to enhance the riparian zones through vegetation plantings and Low Impact Design techniques.



In addition to preservation of existing natural elements, landscape enhancements can be added to offset the impacts of development and create a more sustainable space. Bioswales, similar to drainage ditches, utilize selected vegetation to filter and slow down stormwater runoff prior to its drainage into the water shed. These bioswales can be designed using native vegetation adapted to the area, requiring minimal maintenance.

View of Bessie's Creek from FM 1093 bridge.



Tools for Conservation

Protecting native and agricultural lands from development is vital for conservation of native ecological systems. Tools such as conservation easements are a powerful method of ensuring that important ecosystems will continue to exist.

CONSERVATION EASEMENTS

A conservation easement is a voluntary, legal agreement that permanently limits uses of the land in order to protect its conservation values. The agreement is typically made between the landowner and a land trust or similar organization. Some conservation easements do not allow public access to the land, however they still protect the ecosystems within in perpetuity. Other agreements may allow for open public access with restrictions on the activities that may occur.

Great conservation efforts have been made by The Katy Prairie Conservancy, established in 1992 to conserve the Katy Prairie. The Katy Prairie is part of the Western Gulf Coastal grasslands and is a rapidly decreasing natural system in need of conservation. KPC owns or has conservation easements on approximately 24,000 acres in western Harris and Waller Counties.

KPC protects lands that are native prairie as well as lands that are active working farms and ranches. The Nelson Farms Preserve is a working rice farm with beneficial agricultural wetlands that provide habitat for migratory waterfowl, songbirds, and mammals.

The Warren Ranch, one of the largest working ranches on the Katy Prairie, is owned and managed in a partnership with the Warren Family. The Warren Ranch manages cattle and lease operations for pasture and hunting through

the Texas Parks and Wildlife Department’s Annual Public Hunting program.

The Williams Prairie Preserve is another conservation easement on 10 acres of remnant prairie with native grasses, wildflowers and depressional wetlands.

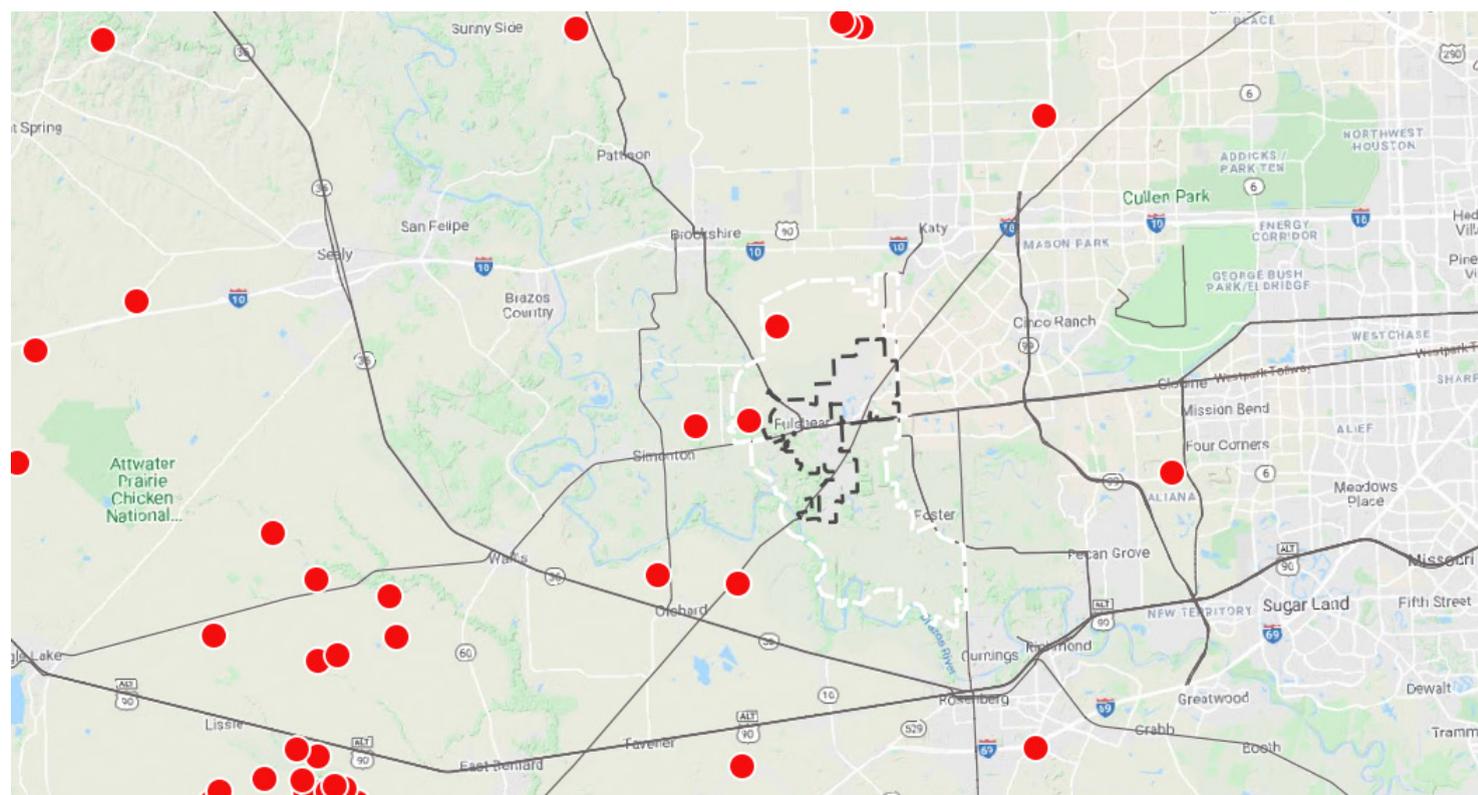
Recreation on KPC’s lands is provided to the public through a variety of activities including hunting, birding, hiking, and educational programs.

DUCKS UNLIMITED

Ducks Unlimited, a non-profit organization that promotes conservation and development of waterfowl habitat, is a great potential partner for conservation of wetlands for multiple uses. Many of the Ducks Unlimited project deliveries are developed at no cost to the landowner, and may include development of new waterfowl habitat that can be used for recreation.

A typical scenario for a Ducks Unlimited project is to enter into an agreement with between the landowner and DU for a predetermined period of time in which the landowner will agree to maintain the habitat in it's desired state. These agreements differ from conservation easements in that they do not lock the land into conservation for perpetuity, thereby leaving the landowner with options in the future for other land uses.

Ducks Unlimited project deliveries in the Fulshear area.





04

IMPLEMENTATION

Resources
Phase I

“A park and recreation system that contributes to a more connected community through trail networks, greenways and other off-street links between neighborhoods and popular destinations.”

- Parks and Amenities Goal 4: The Fulshear Comprehensive Plan

Where to Begin

The Parks and Pathways Master Plan identifies the priority projects and justification through stakeholder input. However, the timing of project implementation is largely a function of funding, land availability, and other economic constraints.

Priority Projects

The following Priority Projects have been identified as part of this planning process:

1. Primrose Park- New Community/Regional Park and Sports Complex.
2. Fulshear Heritage Rail Trail- A concept for a thematic hike and Bike trail along the historic SA&AP Railroad route.
3. Frances Smart Park Renovation- Formal event patio and park improvements
4. Prototype 5-Acre Park – Design prototype for 5-Acre community park with typical amenities
5. Pathway Master Plan- Proposed pedestrian and bicycle pathways throughout Fulshear
6. New 11.5 Acre Park - Passive park with fishing along Bessie's Creek.

To fund any major improvements to the parks and recreation system the City may elect to use a municipal bond, Economic Development Corporation funds or general fund revenues. The system-wide proposed goals for improvements include significant expenditures if all proposed projects were to be implemented.

Project Costs

On the adjacent page is a summary table of probable costs and projected investment by the community. An annual debt service rate was calculated using 2016 taxable property values and City rates for guidance. With an assumption of 15 year bond periods and an annual debt service of 3%, the

table on the following page illustrates the level of investment per household projected for key property value categories.

Next Steps

The list of proposed projects for the parks and recreation system offer individual opportunities for addressing current and future demand of recreation facilities. Each project profile in the previous chapter provides a conceptual design and Opinion of Probable Costs for the purpose of planning and budgeting.

Design Development

Upon deciding to implement a project, the next step is to move into the Design Development/Preliminary Design phase to refine the details of desired amenities, site layout, material choices and many other items. This process will include several iterations of projected costs, revisions and refinements that ultimately will be turned into construction documents. It is important during Design Development to continue to gather input from stakeholders throughout the process to ensure that key details are not left out.

Final Design, Bidding and Construction

After the City has committed to the program elements and details through the Design Development phase, the process enters Final Design. This phase takes the concept into final construction drawings that will be used to solicit bids for construction of the project. Drawings will likely be prepared at the 60%, 70%, 90%, and 100% completion levels with statements of probable cost at each level. Upon approval of 100% drawings, the design is packaged with a set of specifications and contract documents for the bidding and construction process.

Funding Opportunities

As the City continues with improvements and additions to the parks system, funding is often the key player in the decision making process. On the following pages are a variety of State and

Federal grant programs available to aid cities in the enhancement of parks and recreation facilities and other public space projects.

Land Acquisition

As the City continues to grow and develop, it will be important to continue acquiring additional lands for parks and open space. Based on NRPA standards for park space, Fulshear will need between 64 and 108 acres of developed park space in order to keep up with current standards and trends. Even with the provision of park land by private development, the total available park land is insufficient.

Some park space will be provided by subdivision development under the auspices of the Park Land Dedication Ordinance. This will usually take the form of smaller neighborhood parks. Land acquisition efforts should focus on larger community parks rather than small neighborhood parks, thereby providing a resource that is not already provided by residential development.

Regional Planning Considerations

Other governmental agencies in the region, such as Fort Bend County, the Cities of Katy and Simonton, and the Houston Galveston Area Council, have current or potential future planning documents that could influence decisions for parks and recreation in Fulshear. For example, amenities such as hike and bike trails tend to provide connection opportunities to neighboring jurisdictions and warrant consideration and coordination with those entities during implementation.

Proposed Parks and Pathways Capital Projects - Cost Per Property Valuation

Capital Project	Project Cost Estimate (avg. low-high)			Annual Cost per Valuation			
	Probable Cost	Annual Debt Svc	I&S Rate per \$100 Value	\$200,000	\$300,000	\$500,000	\$800,000
Primrose Park- New Community/Regional Park and Sports Complex	\$7,518,688	\$629,815	0.042	\$83	\$125	\$208	\$334
Fulshear Heritage Rail Trail– A concept for a thematic hike and Bike trail along the historic SA&AP Railroad route.	\$683,805	\$57,280	0.004	\$8	\$11	\$19	\$30
Frances Smart Park Renovation- Formal Event Patio and Park Improvements	\$220,445	\$18,466	0.001	\$2	\$4	\$6	\$10
Prototype 5-Acre Park – Design prototype for 5-Acre Community Park with typical amenitie	\$1,552,582	\$130,054	0.009	\$17	\$26	\$43	\$69
Pathway Master Plan- Proposed pedestrian and bicycle pathways throughout Fulshear	\$20,607,307	\$1,726,204	0.114	\$229	\$343	\$571	\$914
Proposed 11.5 Acre Community Park	\$372,164	\$31,175	0.002	\$4	\$6	\$10	\$17

*annual cost per valuation based on 2018 City tax rates and total property valuation

*assumes 5% debt service and 15-year bond

*The table above represents probable costs per property valuation for projects identified in this plan. The table utilizes total taxable property valuation within the City Limits (current available is 2018) to determine the approximate tax impact on a given property if a given project were to be funded by public debt. The total 2017 taxable value for property within the City of Fulshear was \$1,510,578,186. The assumption above considers payments for a 15-year bond with a debt service of 3%.

**source: <https://comptroller.texas.gov/taxes/property-tax/rates/>



Funding Opportunities

As the City continues with improvements and additions to the parks system, funding is often the key player in the decision making process. The following are funding mechanisms identified to assist in funding the priority projects identified during this planning process:

Hotel/ Motel Occupancy Tax

These are proceeds from local hotel occupancy tax revenues received during the year. Expenditures from this fund are restricted, but could fund the following:

- *Tourism/Special Events*-Paying for advertising, solicitations and promotions that attract tourists and convention delegates to the City or its vicinity.
- *Public Art*-Expenditures that promote the arts
- *Wayfinding*-Signage directing tourists to sights and attractions that are visited frequently by hotel guests to the municipality.

TRPA Grants Program

-potential funding: \$500,000 (match grant)

The Texas Recreation and Parks Account (TRPA) is funded by a portion of Texas sales tax received on selected sporting goods. These grants are awarded to applicants annually at varied levels depending on project type and available resources for the funding cycle. These funds are administered by the Texas Parks and Wildlife Department's Recreation Grants Branch for five programs including 1) Outdoor Recreation 2) Indoor Recreation 3) Small Community 4) Regional 5) Community Outdoor Outreach Program. Expenditures from this fund could be used to fund the following:

- *Trails*-Paying for motorized and non-motorized recreational trail projects.

- *Park Facility Improvements*-Expenditures that related to the acquisition, and/or development of public recreation areas in the State of Texas.

Land and Water Conservation Fund

-\$2.4 million apportioned to Texas in 2014

The Land and Water Conservation Fund (LWCF) is a program of the National Park Service that provides matching grants to local governments for acquisition of park land and development of park facilities. Expenditures from this fund could be used to fund the following:

- *Trails*-Paying for recreational trail projects.
- *Park Facility Improvements*-Expenditures that related to the acquisition, and/or development of public recreation areas.

Transportation Equity Act (SAFETEA-LU) - Recreation Trails Program

The Transportation Safety Act, also known as the Safe, Accountable, Flexible, Efficient Transportation Act: A Legacy for Users (SAFETEA-LU), provides for the distribution of funds from the Federal Highway Administration (FHWA). The Federal Highway Administration is the largest source of funding for shared use paths, trails and related projects. The Recreational Trails Program, an assistance program to FHWA, distributes funds for a range of activities including:

- *Trails*-Paying for recreational trail projects.

Department of Transportation TIGER

TXDOT has funding annually which can assist local communities in constructing transportation facilities within the community. Expenditures from this fund are restricted, but could fund the following:

- *Community Connections*-Paying for sidewalks, trails and bike land development in the community.

Wells Fargo

Wells Fargo Community Giving program in Texas can assist communities with community development, arts and culture and civic engagement projects. Expenditures from this fund could be used to fund the following:

- *Public Art*-Paying for public art acquisition and installation.
- *Bike Facilities*-Expenditures related to installing bike racks, parking, repair stations and storage facilities for bicycles.
- *Park Projects*-Expenditures related to the development of park and recreation facilities open to the public.

Kaboom!

Kaboom! is an organization which supports playground projects in the US. Expenditures from this fund could be used to fund the following:

- *Playgrounds*-Paying for playground acquisition and installation.
- *Planning*-Expenditures related to playground planning activities involving the community.

People For Bikes

The People For Bikes is a non-profit which funds bicycle infrastructure. Expenditures from this fund could be used to fund the following:

- *Community Connections*-Paying for bike paths, lanes, trails and bridges.
- *Bike Facilities*-Expenditures related to installing bike racks, parking, repair stations and storage facilities for bicycles.

Texas Commission on the Arts

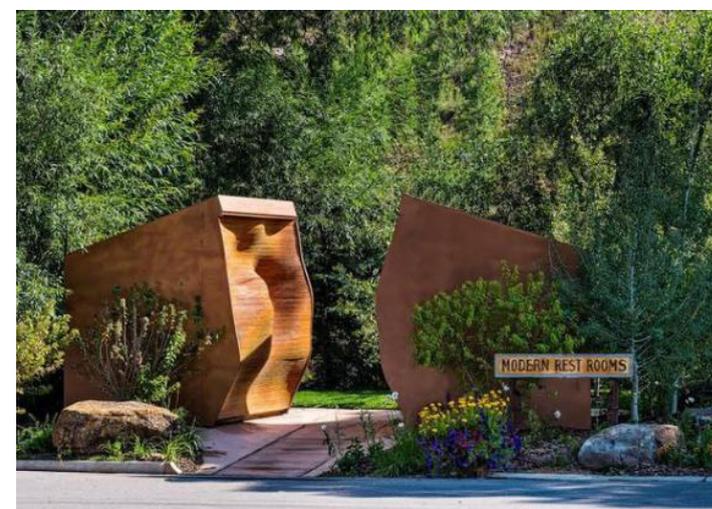
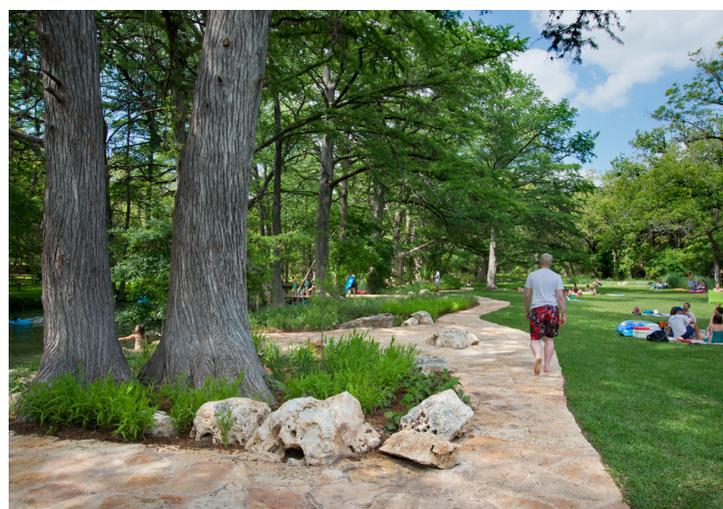
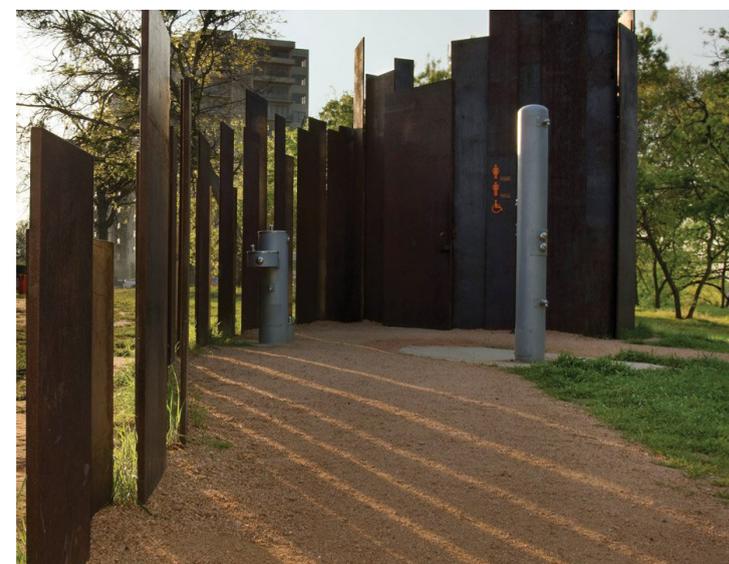
These funds are for the purpose of promoting the Arts in Texas. Expenditures could fund the following:

- *Public Art*-Expenditures that promote the arts which include art acquisition, installation and/or programs and events.

National Endowment for the Arts

These funds are for the expansion of art in communities, specifically strengthening of communities through art. Expenditures from this fund could be used to fund the following:

- *Public Art and Events*-Paying for art pieces, acquisition and/or programs and events which promote the arts in a community.





05

APPENDICES

Opinions of Probable Costs
Estimated Annual Maintenance and Operation Costs

“A park and recreation system that keeps pace with Fulshear’s expected rapid growth through ongoing City investment in new and improved sites and facilities.”

- Parks and Amenities Goal 5: The Fulshear Comprehensive Plan

Statement of Opinion of Probable Costs

Explanation of Cost Estimates

The priority projects identified in this plan were developed with schematic drawings to a level of detail sufficient for evaluating feasibility and the probable level of investment for implementation.

The concept drawings are not to be construed as 'shovel-ready', rather they provide a vision for the improvements, illustrating the layout of elements and the scale of the given project. The statements of Opinion of Probable Costs (OPCs) provide direction as to the order of magnitude of cost for each itemized feature, as well as provide for general site work, contractor mark-up, overhead, contingencies, and professional fees.

Primrose Park - Preliminary Opinion of Probable Costs

Qty.	Unit	Description	Unit Cost	Subtotal
Site				
1	allow	Clearing, Grubbing, Disposal	\$104,000	\$104,000
1	allow	Strip, Stockpile, Grade Site	\$150,000.00	\$150,000
23,516	cy	Detention/Retention Pond (10' deep) Excavation (63,495sf)	\$5.00	\$117,580
25	ac	Vegetation Control	\$4,500	\$112,500
1	allow	SWPPP Erosion Control	\$15,000	\$15,000
Parking				
115,005	sf	Pavement (parking lots & driveways, 6" conc fly ash/lime) (162 spaces)	\$7.50	\$862,538
40,500	sf	Pavement South (parking lots & driveways, 6" conc fly ash/lime) (100 spaces)	\$7.50	\$303,750
1	allow	Parking Lot Striping & Signage (HC markings)	\$2,000	\$2,000
1	allow	Parking Lot Striping & Signage (HC markings)	\$1,500	\$1,500
Structures				
550	sf	Restroom Building at Sports Complex	\$250	\$137,500
400	sf	Restroom Building at Amphitheater	\$250	\$100,000
550	sf	Concession Building at Sports Complex	\$300	\$165,000
2	allow	Group Pavilions	\$50,000	\$100,000
7	ea	Picnic Shelters	\$16,000	\$112,000
Play Amenities / Hardscape				
4	ea	200 ft Baseball Field w/ lighting, sod, earthwork, drainage, fencing, backstop and netting, dugouts, covered stadium style bleacher system	\$350,000	\$1,400,000
2	ea	Basketball Courts - full size, goals, play surface	\$40,000	\$80,000
1	ea	Covered Basketball Option	\$500,000	\$500,000
3	allow	Batting Cages 24 ft x 70 ft	\$7,500	\$22,500
1	allow	Dog Park - fencing and gates	\$45,000	\$45,000
1	ea	Play ground(2 to 5 and 5 to 12 yr old)	\$60,000	\$60,000
1	ea	Play ground(2 to 5 and 5 to 12 yr old) w/ seats	\$350,000	\$350,000
1	ea	Playground (Nature Play)	\$180,000	\$180,000
1	ac	Multi-Use Field (game field, fine graded, sodded)	\$87,500	\$87,500
300	sf	Amphitheater Stage	\$250	\$75,000
2,222	cy	Amphitheater Berming and Turf (10,000sf, 6' height)	\$8.00	\$17,776
3,990	sf	Trails- 8 ft wide-decomposed granite	\$5.00	\$19,950
4,540	sf	Sidewalk	\$5.50	\$24,970
2,800	sf	Sidewalk at South Parking	\$5.50	\$15,400
3,600	sf	Decomposed Granite	\$5.00	\$18,000
Landscape				
1	allow	Trees, Mulching, Grass Seeding, Beds	\$250,000	\$250,000
Utilities				
1	allow	Utilities Extension	\$100,000	\$100,000

Primrose Park - Preliminary Opinion of Probable Costs

Base Construction Cost	5,529,464
General Conditions, Contingency and G.C. Markup	
10% Contingency	552,946
12.5% G.C. Markup, Overhead and Profit	691,183
Total Construction	6,773,593
Surveying (1%)	67,736
GeoTech (1%)	67,736
Professional Service Fees (9%)	609,623
Total Opinion of probable Costs	7,518,688

**Fulshear Heritage Rail Trail Concept Option 1 - Preliminary Opinion of Probable Costs
(Downtown Section)**

Qty.	Unit	Description	Unit Cost	Subtotal
Site				
4.40	ac	Clearing/grubbing/disposal	\$3,600	\$15,840
1	allow	Strip, Stockpile, Grade Site	\$10,000	\$10,000
Play Amenities / Hardscape				
56,000	sf	Concrete Walks	\$7.00	\$392,000
700	sf	Decomposed Granite	\$5.50	\$3,850
Landscape				
3.50	ac	Grass - Fine Grading, Seeded	\$3,200	\$11,200
10,000	sf	Enhanced Landscape	\$5.50	\$55,000
1	allow	Wildflower Beds	\$15,000	\$15,000

Base Construction Cost **502,890**

General Conditions, Contingency and G.C. Markup

10% Contingency 50,289

12.5% G.C. Markup, Overhead and Profit 62,861

Total Construction **616,040**

Surveying (1%) 6,160

GeoTech (1%) 6,160

Professional Service Fees (9%) 55,444

Total Opinion of probable Costs **683,805**

Note: thematic railroad and landscape elements are only planned through the Downtown section of Fulshear. Remaining sections of the trail are accounted for in the overall trail system opinion of probable costs.

**Fulshear Heritage Rail Trail Concept Option 2 - Preliminary Opinion of Probable Costs
(Downtown Section)**

Qty.	Unit	Description	Unit Cost	Subtotal
Site				
4.40	ac	Clearing/grubbing/disposal	\$3,600	\$15,840
1	allow	Strip, Stockpile, Grade Site	\$10,000	\$10,000
Play Amenities / Hardscape				
31,000	sf	Trails - concrete option	\$7.00	\$217,000
30	ea	RailRoad Ties	\$50.00	\$1,500
Landscape				
3.50	ac	Grass - Fine Grading, Seeded	\$3,200	\$11,200
10,000	sf	Enhanced Landscape	\$5.50	\$55,000
1	allow	Wildflower Beds	\$15,000	\$15,000

Base Construction Cost **325,540**

General Conditions, Contingency and G.C. Markup

10% Contingency 32,554
12.5% G.C. Markup, Overhead and Profit 40,693

Total Construction **398,787**

Surveying (1%) 3,988
GeoTech (1%) 3,988
Professional Service Fees (9%) 35,891

Total Opinion of probable Costs **442,653**

France Smart Park Renovation - Preliminary Opinion of Probable Costs

Qty.	Unit	Description	Unit Cost	Subtotal
Site				
0.50	allow	Clearing/grubbing/disposal	\$3,600	\$1,800.00
Parking				
1	allow	Parking Lot Striping & Signage (HC markings)	\$2,000	\$2,000
7,109	sf	Pavement (parking lots & driveways, 6" conc fly ash/lime) (17 spaces)	\$7.00	\$49,763
Hardscape				
1,570	sf	Specialty Pavement (Plaza)	\$20	\$31,400
556	lf	Decomposed Granite Trails (5'wide)	\$20.00	\$11,120
1	allow	Site Furniture	\$10,000	\$10,000
5	ea	Site Lighting - single arm/fixture	\$6,000	\$30,000
1	allow	Plaza Seat Wall	\$12,000	\$12,000
Landscape				
0.68	ac	Grass - Fine Grading, Seeded	\$3,200	\$2,176
10	ea	Trees - Large Shade Trees	\$450	\$4,500
5	ea	Trees - Medium/Small Shade Trees	\$300	\$1,500
29,620	sf	Irrigation - Grass Lawns	\$0.80	\$23,696

Base Construction Cost **179,955**

General Conditions, Contingency and G.C. Markup

10% Contingency 17,996

12.5% G.C. Markup, Overhead and Profit 22,494

Total Construction **220,445**

Surveying (1%) 2,204

GeoTech (1%) 2,204

Professional Service Fees (9%) 19,840

Total Opinion of probable Costs **220,445**

Note: The Opinion of Probable Costs statement above includes the itemized estimate for improvements to the outdoor portions of the site only. Renovation or replacement costs related to the Switch House are beyond the scope of this study and will require architectural analysis and design work.

Prototypical 5-Acre Park Concept - Preliminary Opinion of Probable Costs

Qty.	Unit	Description	Unit Cost	Subtotal
Site				
5	ac	Clearing/grubbing/disposal	\$3,600	\$18,000.00
Structures				
3,000	sf	Large Pavilion	\$80	\$240,000
800	sf	Small Pavilion	\$80	\$64,000
1	ea	Picnic Shelter	\$15,000	\$15,000
Parking				
1	allow	Parking Lot Striping & Signage (HC markings)	\$2,000.00	\$2,000
14,920	sf	Pavement (parking lots & driveways, 6" conc fly ash/lime) (40 spaces)	\$7.00	\$104,440
Play Amenities / Hardscape/Landscape				
1,812	lf	Decomposed Granite Trails	\$20.00	\$36,240
8,314	sf	Concrete Walks	\$7.00	\$58,198
1	allow	Playgrounds	\$300,000	\$300,000
1	ea	Tennis Courts	\$42,000	\$42,000
2	ea	Basketball Courts	\$40,000	\$80,000
39,600	sf	Multi-Purpose Field (practice field, fine Grading, sodded) Backstop	\$0.32	\$12,672
39,600	sf	Athletic Field Irrigation	\$0.80	\$31,680
5	ea	Workout Stations		
1	allow	Educational Signage	\$12,000	\$12,000
1	allow	Site Furniture	\$40,000	\$40,000
10	ea	Site Lighting - single arm/fixture	\$6,000	\$60,000
1	allow	Landscape Improvements	\$45,000	\$45,000
1	allow	Wildflower Meadow/Butterfly Reserve	\$25,000	\$25,000
7	ea	Trees - Large Shade Trees	\$450	\$3,150
30	ea	Trees - Medium/Small Shade Trees	\$300	\$9,000
10	ea	Trees - Flowering Trees	\$145	\$1,450
2	ac	Grass - Fine Grading, Seeded	\$3,200	\$7,584
Utilities				
1	allow	Utilities extension	\$60,000	\$60,000

Base Construction Cost	1,267,414
General Conditions, Contingency and G.C. Markup	
10% Contingency	126,741
12.5% G.C. Markup, Overhead and Profit	158,427
Total Construction	1,552,582
Surveying (1%)	15,526
GeoTech (1%)	15,526
Professional Service Fees (9%)	139,732
Total Opinion of probable Costs	1,552,582

Proposed Bessie's Creek Park - Preliminary Opinion of Probable Costs

Qty.	Unit	Description	Unit Cost	Subtotal
Site				
2.5	ac	Clearing/grubbing/disposal	\$3,600	\$9,000.00
1	allow	Strip, Stockpile, Grade Site	\$2,000	\$2,000
Parking				
6,600	sf	Geopave Parking (10 sp)	\$4.50	\$29,700
Hardscape				
30,000	sf	Decomposed Granite Trails	\$5.50	\$165,000
Landscape				
2.5	ac	Grass - Fine Grading, Seeded	\$3,200	\$8,000
1	allow	Trees, Mulching & Irrigation	\$52,000	\$52,000
1	allow	Wildflower Beds	\$8,000	\$8,000

Base Construction Cost **273,700**

General Conditions, Contingency and G.C. Markup

10% Contingency 27,370

12.5% G.C. Markup, Overhead and Profit 34,213

Total Construction **335,283**

Surveying (1%) 3,353

GeoTech (1%) 3,353

Professional Service Fees (9%) 30,175

Total Opinion of probable Costs **372,164**

Priority Trail System Alignments - Preliminary Opinion of Probable Costs

Qty.	Unit	Description	Unit Cost	Subtotal
159,034	LF	Creek and River Trails (30.12 miles)	\$52	\$8,269,747
2,059	LF	Fulshear Trail (0.39 miles)	\$52	\$107,078
5,808	LF	Fulshear Run Trail (1.1 miles)	\$52	\$302,016
11,616	LF	Fulshear Trace (2.2 miles)	\$52	\$604,032
94,037	LF	Pipeline Trails (17.81 miles)	\$52	\$4,889,914
18,816	LF	Fulshear Heritage Rail Trail (3.56 miles)	\$53	\$997,248
3,749	LF	Primrose Park Connections (0.71 miles)	\$52	\$194,938
10,402	LF	Rail Trail (west of Downtown) (1.97 miles)	\$52	\$540,883
5,280	LF	Tamarron Trail (1.0 mile)	\$52	\$274,560
31,522	LF	Texas Heritage Parkway Trail (5.97 miles)	\$52	\$1,639,123
4,665	LF	Cross Creek Ranch West (0.88 miles)	\$52	\$242,580

The table on the left is an opinion of probable costs for the complete construction of all proposed pathways identified in this plan. Though unlikely to be developed all at once, the cost estimations are useful in understanding the potential investment. Many of the proposed alignments will likely be constructed by private developers.

Base Construction Cost	18,062,119
General Conditions, Contingency and G.C. Markup	
10% Contingency	1,806,212
12.5% G.C. Markup, Overhead and Profit	2,257,765
Total Construction	22,126,096
Surveying (1%)	221,261
GeoTech (1%)	221,261
Professional Service Fees (9%)	1,991,349
Total Opinion of probable Costs	22,126,096

**Estimated Annual Maintenance and Operation Costs
for Priority Project Identified in this Plan**

Estimated Maintenance and Operation Costs

Priority Project	Maintenance Task	Area	SF/Hour	Rate	Total Time (per visit)	Total Cost (Visit)	# of Visits	Annual Cost
Primrose Park	Sports Fields Mowing	196,218	33,000	\$45.50	6	\$273.00	40	\$10,920
	Common Area Mowing	682,655	51,750	\$35.00	13	\$455.00	52	\$23,660
	Landscape & Irrigation			\$15.00	8	\$120.00	52	\$6,240
	Restrooms & Trash Pickup			\$15.00	3	\$45.00	52	\$2,340
	Expendables							
	Fuel		Per Visit	\$30.00	1	\$30.00	52	\$1,560
	General Maintenance		Per Visit	\$30.00	1	\$30.00	52	\$1,560
Total								\$46,280
France Smart Park	Common Area Mowing	28,380	51,750	\$35.00	0.55	\$19.19	52	\$998.10
	Landscape & Irrigation		Per Visit	\$15.00	0.5	\$7.50	52	\$390.00
	Expendables							
	Fuel		Per Visit	\$5.00	1	\$5.00	52	\$260.00
	General Maintenance		Per Visit	\$10.00	1	\$10.00	52	\$520.00
Total								\$2,168.10
Fulshear Heritage Rail Trail	Common Area Mowing	152,460	51,750	\$35.00	2.95	\$103.11	52	\$5,361.88
	Landscape & Irrigation		Per Visit	\$15.00	1	\$15.00	52	\$780.00
	Trash Pickup			\$15.00	1	\$15.00	52	\$780.00
	Expendables							
	Fuel		Per Visit	\$5.00	1	\$5.00	52	\$260.00
	General Maintenance		Per Visit	\$10.00	1	\$10.00	52	\$520.00
Total								\$7,701.88
Prototypical 5-Acre Park	Sports Fields Mowing	39,600	33,000	\$45.50	1	\$45.50	40	\$1,820
	Common Area Mowing	87,120	51,750	\$35.00	2	\$70.00	52	\$3,640
	Landscape & Irrigation			\$15.00	2	\$30.00	52	\$1,560
	Restrooms & Trash Pickup			\$15.00	1	\$15.00	52	\$780
	Expendables							
	Fuel		Per Visit	\$10.00	1	\$10.00	52	\$520
	General Maintenance		Per Visit	\$10.00	1	\$10.00	52	\$520
Total								\$8,840
Proposed Bessie's Creek Park	Common Area Mowing	212,572	51,750	\$35.00	4.11	\$143.77	52	\$7,475.96
	Detention Mowing	288,367	51,750	\$36.00	5.57	\$200.60	6	\$1,203.62
	Landscape & Irrigation		Per Visit	\$15.00	1	\$15.00	52	\$780.00
	Trash Pickup			\$15.00	1	\$15.00	52	\$780.00
	Expendables							
	Fuel		Per Visit	\$5.00	1	\$5.00	52	\$260.00
	General Maintenance		Per Visit	\$10.00	1	\$10.00	52	\$520.00
Total								\$11,019.58

provision for notification to adjacent and affected landowners. If for instance a developer requests that a road shifts or classification changes on the MTP, and that change would affect someone else, notice to the effected party would be required.

Some highlights from this MTP plan:

1. All of the existing developments are bordered and highlighted to put areas into context.
2. Kingsland Parkway is shown which hasn't been done in past plans.
3. Routes are now known with certainty for Twinwood Parkway and Texas Heritage Parkway, and can be shown.
4. Fulshear Bend has shifted from connecting to FM 359 at Rogers Road, to connecting at FM 359 at Hunt Road. This has been done to reflect the sensitivity of going through an existing neighborhood with a narrower right-of-way (North Fulshear Estates), and also with the understanding that Hunt, rather than Rogers, is the more "regional" road.
5. This shift of Fulshear Bend still allows for a connection, of lower classification, between Rogers Road and Fulshear Bend. Likewise Morgan's Spur still gets extended west from the THP roundabout towards "Cross Creek West".
6. More roads and connections are shown in the area west of downtown around Polo Ranch. These ensure safe routes to and through these developments and allow for route options to, from, or around downtown as well. The alignment of Huggins/Lou Waters Parkway in Fulshear Lakes also is shown, and in compliance with a 2014 approved General Plan for Fulshear Lakes.
7. Fulshear Trace from roughly Bessie's Creek to Winner Foster/Bois d'Arc has been lowered to the new "Rural Byway" classification. This is to reflect a commitment to preserve a unique character in this area (option for equestrian trails envisioned), and it's secondary outlet to Redbird Lane allows for an emergency exit in case of roads flooding.
8. Connection from Bois d'Arc/Ellis to Texas Heritage Parkway has similarly been changed to the "Rural Byway" with the same character preservation goal in mind. This is also in line with large lot and lower density zoning in this area.
9. Connection is shown from the Lamar Consolidated ISD "superblock" to the east into the Ginter Tract to allow for a future secondary outlet.
10. Perhaps the biggest change from previous iterations of the MTP and this update is the Downtown Inset. This plan overall isn't just focused on the "major thoroughfares" but also "connections" and ensuring in local areas that there aren't traffic issues like what happened in the past with the schools and FM 1093 at Charger Way. This downtown inset and it's road connections allow for multiple future outlets in and out of the LCISD schools, as well as the downtown core. This helps to ensure that any route in particular isn't jammed with excessive traffic. You'll also see the "downtown pairs" approach reflected in this MTP iteration. The two-way pairs were previously fleshed out, recommended and approved as part of the February 2019 Livable Centers Study. The idea being that by splitting the traffic to both Main (north) and Wallis (south) TxDOT doesn't come widen FM 359 to get more lane capacity, and in doing so wipe out several downtown businesses and perhaps irrevocably split downtown in two, difficult for pedestrians to navigate. These various connections and extensions in the downtown inset also reflect a commitment to shorter block lengths. Shorter block lengths – traditional element in downtowns - also allow for a more vibrant and walkable downtown. The shorter block lengths again ensure that fewer roads have to have substantial right-of-way widths of the sort that would be hurtful to foot traffic. Fulshear is unique in that it has a downtown core, and the Livable Centers Study, and this MTP carry forth that original town vision.
11. George Gordon Road extending northeast to FM 359. This connection is not shown in the 2015 map, however an east/west road connecting FM 359 to Pool Hill road in this area is shown on Fort Bend County's current Major Thoroughfare Plan. Due to there being an existing roadway in George Gordon Road, and the constraint of Brookshire Creek, we've shown this as a northeast/southwest connection rather than east/west. Because of the development to the south of here, and the higher density development (4-5 units per acre) that will likely occur on this tract we feel that a connection at a low classification (minor collector) is needed, particularly since as much of the larger tracts in this area aren't in the city limits, density cannot be regulated and City staff cannot be certain that these will be large acreage, low density, lots.

RECOMMENDATION

Staff recommends approval of the Ordinance updating the City's Major Thoroughfare Plan with the following provision:

- Showing more clearly that the connection between Tiki Drive and the Ginter Tract only is meant to connect the two areas, and not that the road would diagonally continue on to Texas Heritage Parkway.

ATTACHMENTS:

Description	Upload Date	Type
Current (January 2015) Major Thoroughfare Plan	7/7/2020	Backup Material
Presentation covering new MTP map	7/8/2020	Backup Material
Ordinance No. 2020-1329, Adopting an updated MTP map	7/8/2020	Backup Material
Ordinance No. 2020-1329, Exhibit A - Proposed Major Thoroughfare Plan	7/8/2020	Backup Material

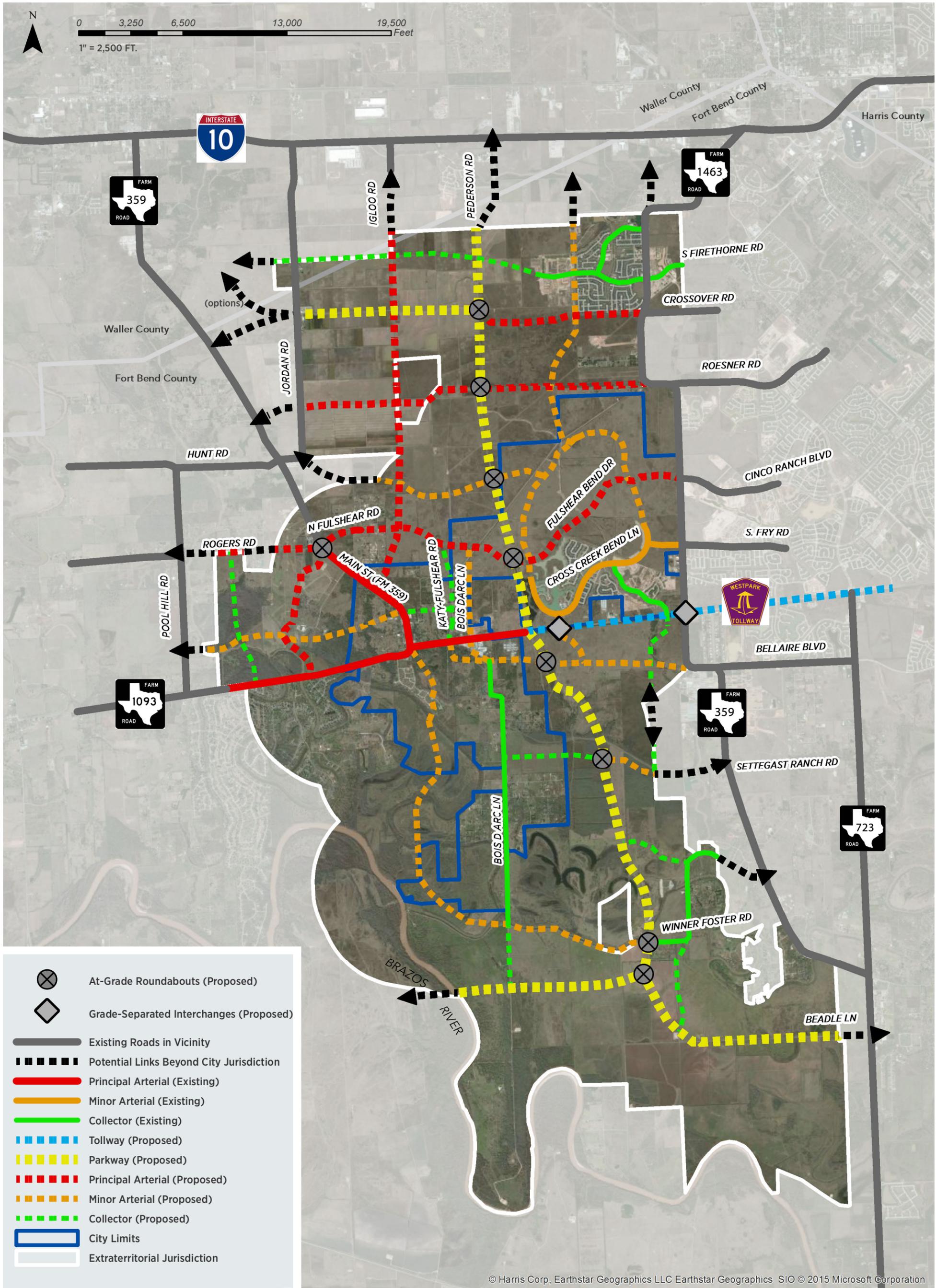


Figure 3.1
MAJOR THOROUGHFARE PLAN

Adopted 01.20.2015

KENDIG KEAST
COLLABORATIVE

KSA
ENGINEERS

NOTE: The Thoroughfare Plan shows general alignments for existing and planned roadways. The Plan is a guide for general transportation planning and right-of-way preservation and acquisition. While the Plan alignments indicate planned roadway extensions, connections and improvements, actual alignments are subject to change based upon design and implementation considerations.

Any future extension of the Westpark Tollway, beyond the pending construction of an extension to a point just west of Cross Creek Ranch Boulevard, will depend upon area development trends and associated traffic growth, as well as funding availability. Additionally, the potential alignment of any further extension will be subject to detailed planning and design.

The City of Fulshear has no jurisdiction over roadway planning and alignments outside its ETJ.

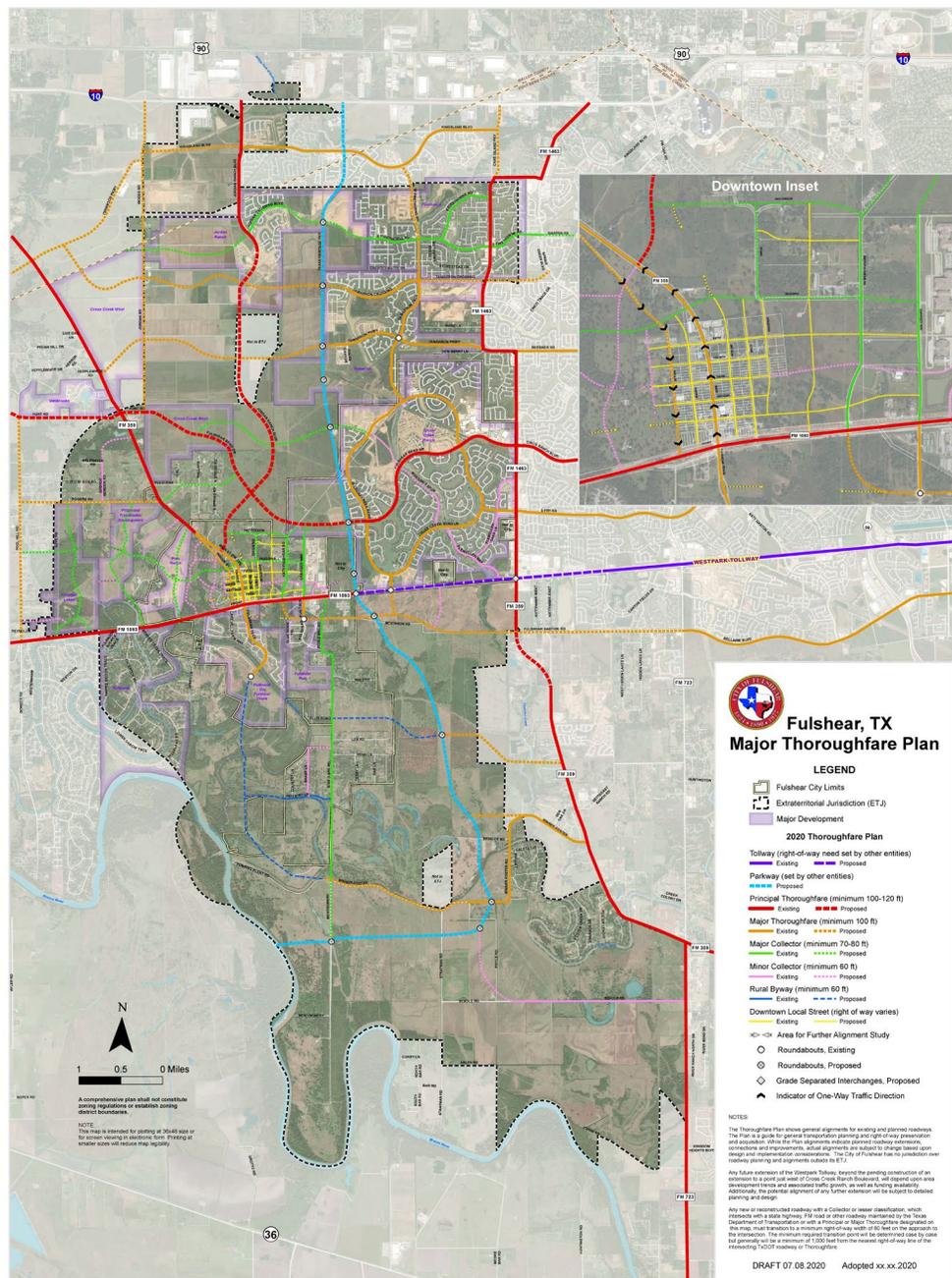
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Major Thoroughfare Plan (MTP) Update

City of Fulshear

JULY 10, 2020





MTP PURPOSE

The MTP is the City's long-term road network plan.

Preserves the rights-of-way needed for future transportation corridors so that, if and when land development occurs, adequate and continuous corridors for appropriately sized and designed transportation facilities will be available.

PLANNING GUIDANCE

Guiding Principles for Mobility

- The City's mobility system will be designed and developed to **complement the intended development character** for various areas of the city, whether Rural, Suburban or Urban.
- The City will **protect investments in area road capacity** through access management controls, effective signalization and use of technology, and other measures that serve to maintain free-flowing traffic.



ADOPTED May 6, 2014



Fulshear Comprehensive Plan
RESPECTING OUR PAST. SHAPING OUR FUTURE.

3

Mobility

This element of the Comprehensive Plan focuses on long-range transportation needs in and around Fulshear. This involves the preservation of rights-of-way for thoroughfare system development, as well as coordinating improvements and initiatives for all other modes of transportation. As in any urbanizing city, Fulshear must have an adequate street network to collect, distribute, and convey traffic within and through the community. Other focus areas include providing for more widespread implementation of pedestrian and bicycle infrastructure, ensuring the safe and efficient movement of goods, and planning for eventual public transportation when needed and feasible.

At the time of this Comprehensive Plan, the area street system still reflected a small town situation with reliance on state highways (mostly two-lane Farm-to-Market roads) for most cross-town circulation, and with few other options for driving within the city to reach local destinations. This meant that through and local traffic were both being accommodated on the same limited road network. With the pace of population growth in and around Fulshear, travel demand was clearly growing much faster than available roadway capacity, leading to traffic congestion and safety concerns for all modes of transportation.

ADOPTED May 6, 2014

PLANNING GUIDANCE

Goals for Mobility

- Provide **connectivity and options** (to/from destinations, for emergency access).
- Support **local economic development and tax base growth** through the City's own investments in transportation infrastructure.
- Recognize mobility system as among the City's most powerful **growth guidance** tools, together with public utility infrastructure investments and extensions.



ADOPTED
May 6, 2014



Fulshear Comprehensive Plan
RESPECTING OUR PAST. SHAPING OUR FUTURE.

3

Mobility

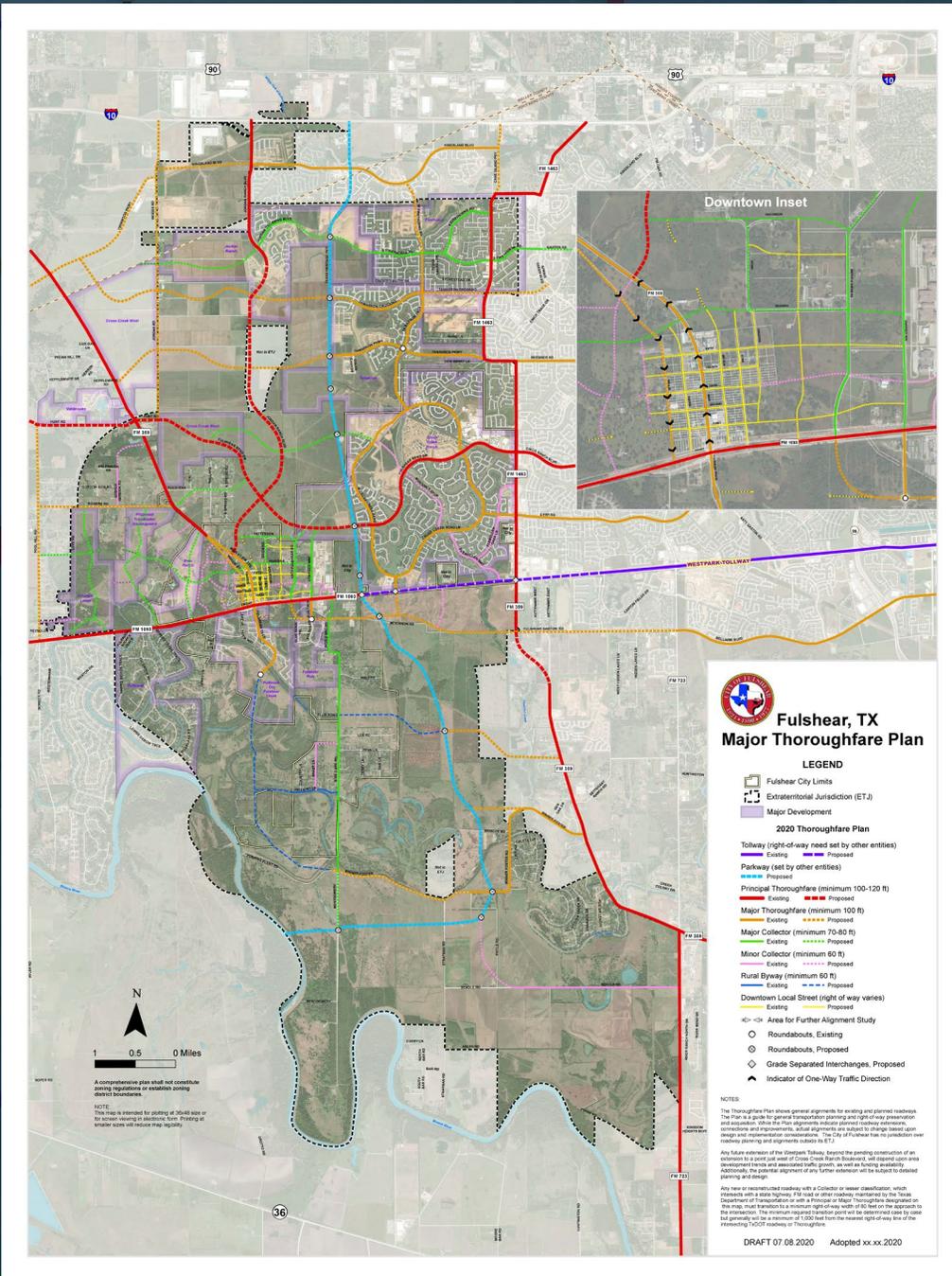
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ADOPTED May 6, 2014

UPDATE PROCESS

1. Revisit and evaluate 2015 map:
 - Actual roadway and development outcomes
 - Growth trends and patterns (PASA reports)
 - Latest plans for key highway projects (Texas Heritage Parkway, Westpark Tollway, FM 1093)
2. Agency and stakeholder input/review:
 - Fort Bend and Waller counties
 - Fort Bend County Toll Road Authority
 - Texas Department of Transportation
 - Lamar Consolidated ISD
 - Property owners
 - Existing developments
 - Pending developments (land planners)
3. Factor in other City plans/studies
 - Water, wastewater, drainage
 - Livable Centers
 - Parks and Pathways





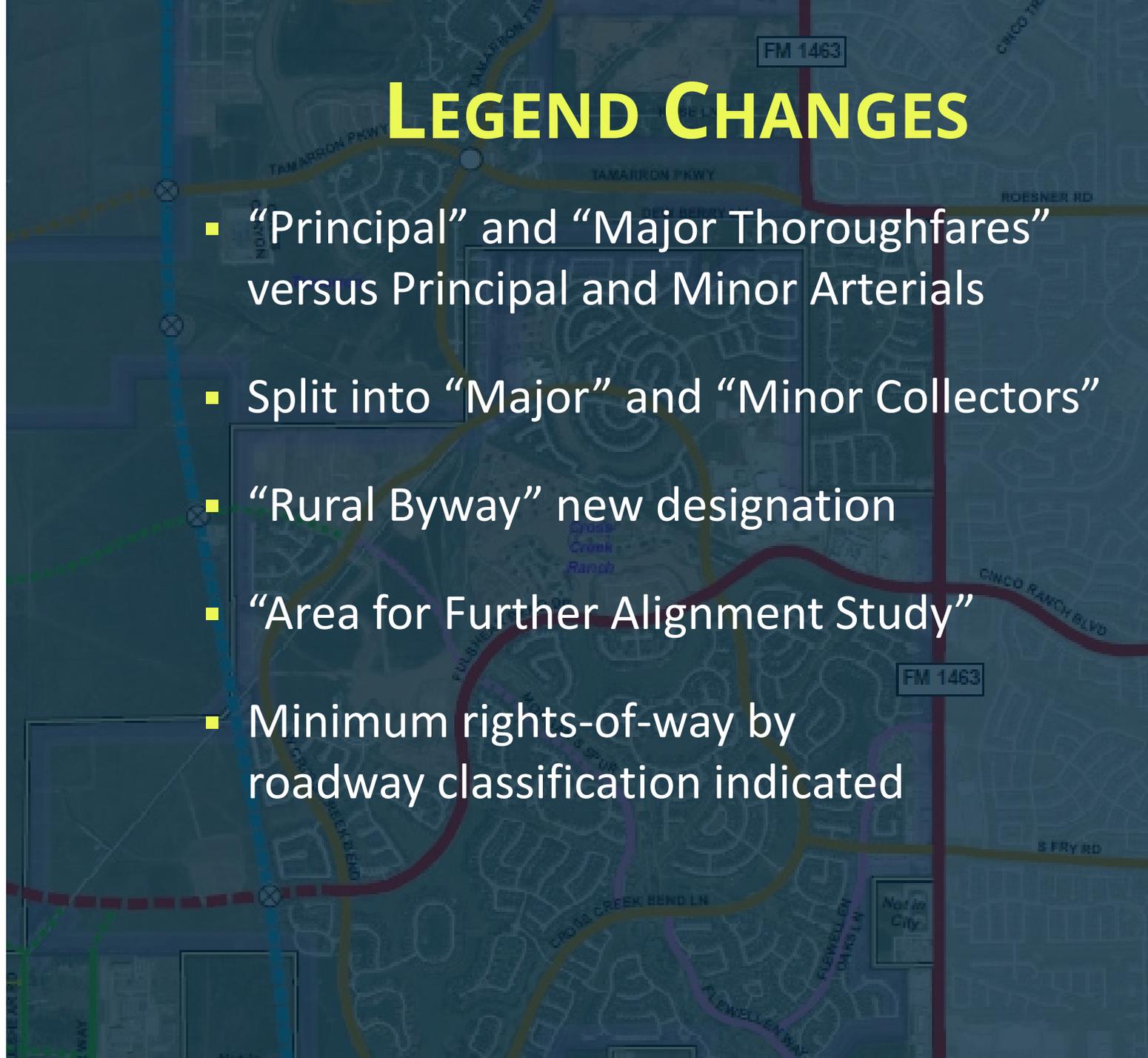
Fulshear, TX Major Thoroughfare Plan

LEGEND

-  Fulshear City Limits
 -  Extraterritorial Jurisdiction (ETJ)
 -  Major Development
- 2020 Thoroughfare Plan**
- Tollway (right-of-way need set by other entities)
 -  Existing
 -  Proposed
 - Parkway (set by other entities)
 -  Proposed
 - Principal Thoroughfare (minimum 100-120 ft)
 -  Existing
 -  Proposed
 - Major Thoroughfare (minimum 100 ft)
 -  Existing
 -  Proposed
 - Major Collector (minimum 70-80 ft)
 -  Existing
 -  Proposed
 - Minor Collector (minimum 60 ft)
 -  Existing
 -  Proposed
 - Rural Byway (minimum 60 ft)
 -  Existing
 -  Proposed
 - Downtown Local Street (right of way varies)
 -  Existing
 -  Proposed
 -  Area for Further Alignment Study
 -  Roundabouts, Existing
 -  Roundabouts, Proposed
 -  Grade Separated Interchanges, Proposed
 -  Indicator of One-Way Traffic Direction

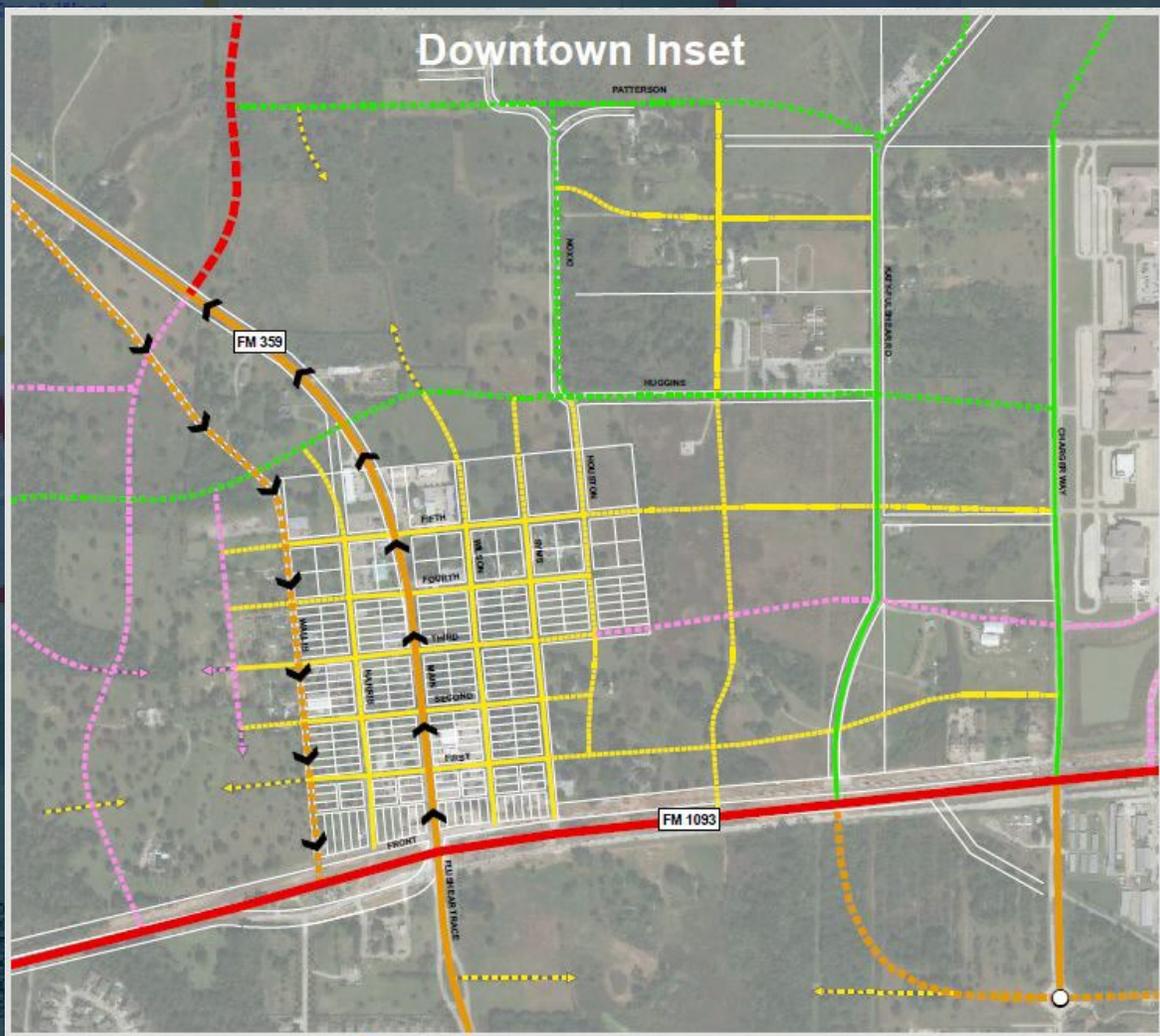
LEGEND CHANGES

- “Principal” and “Major Thoroughfares” versus Principal and Minor Arterials
- Split into “Major” and “Minor Collectors”
- “Rural Byway” new designation
- “Area for Further Alignment Study”
- Minimum rights-of-way by roadway classification indicated



LEGEND CHANGES

- “Downtown Local Street”
- “Indicator of One-Way Traffic Direction” (Livable Centers Study implementation)

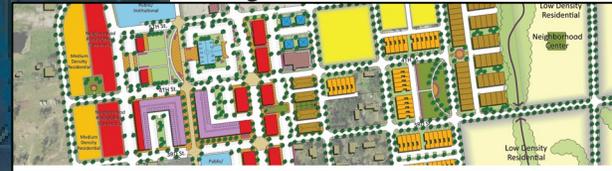


- Downtown Local Street (right of way varies)**
- Existing
 - - - Proposed
- ◀ ▶ Area for Further Alignment Study
- Roundabouts, Existing
 - ⊗ Roundabouts, Proposed
 - ◇ Grade Separated Interchanges, Proposed
 - ▲ Indicator of One-Way Traffic Direction

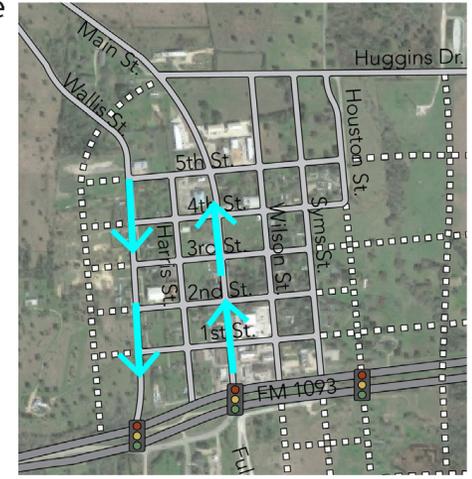
Transportation Concept #1. Reduce the impact of traffic growth on Main Street

During evaluation of potential traffic mitigation measures, two concepts were

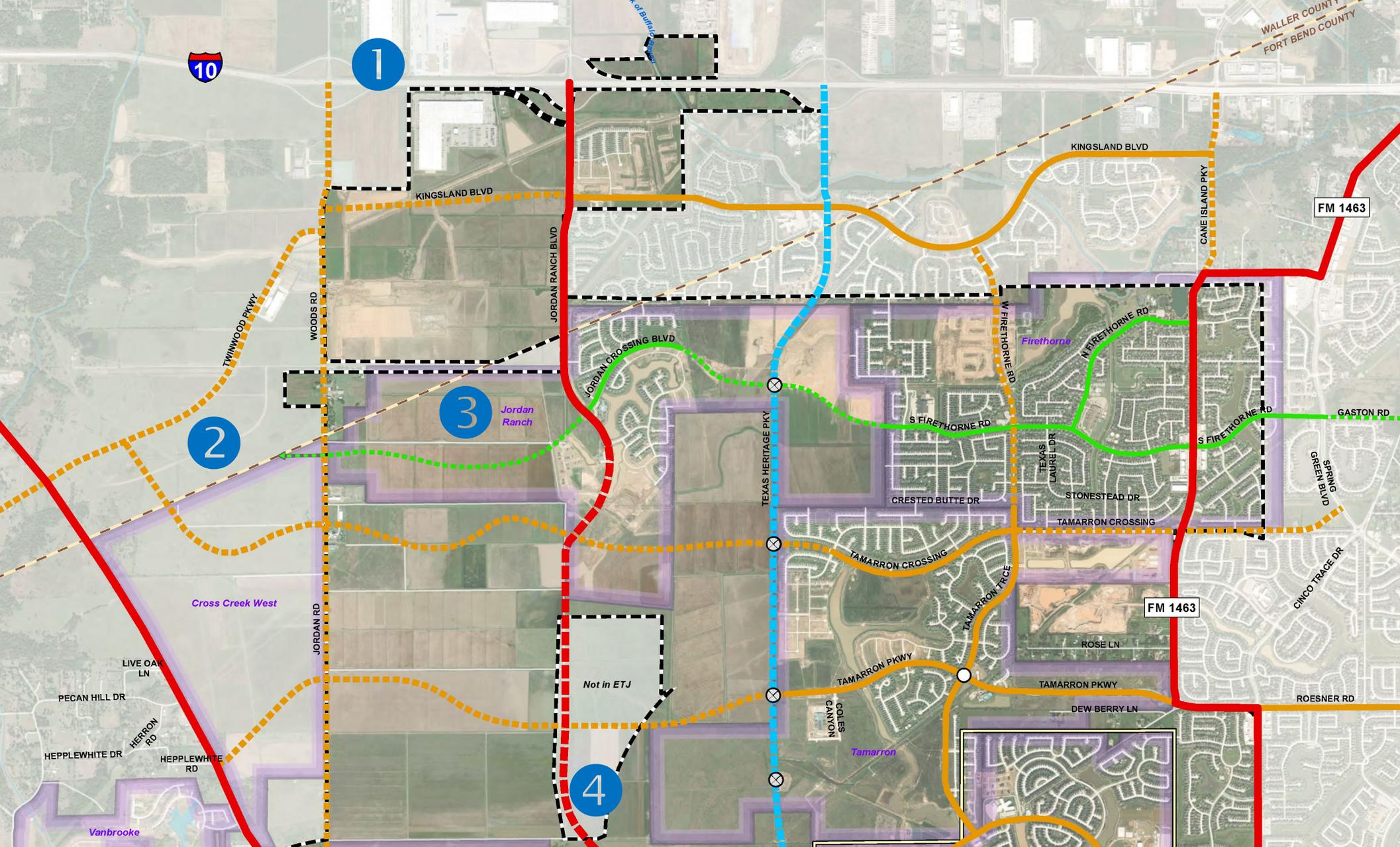
Figure 10. One-Way Pair Option B Utilizing Main and Wallis Streets



City of Fulshear Livable Center Study 2019

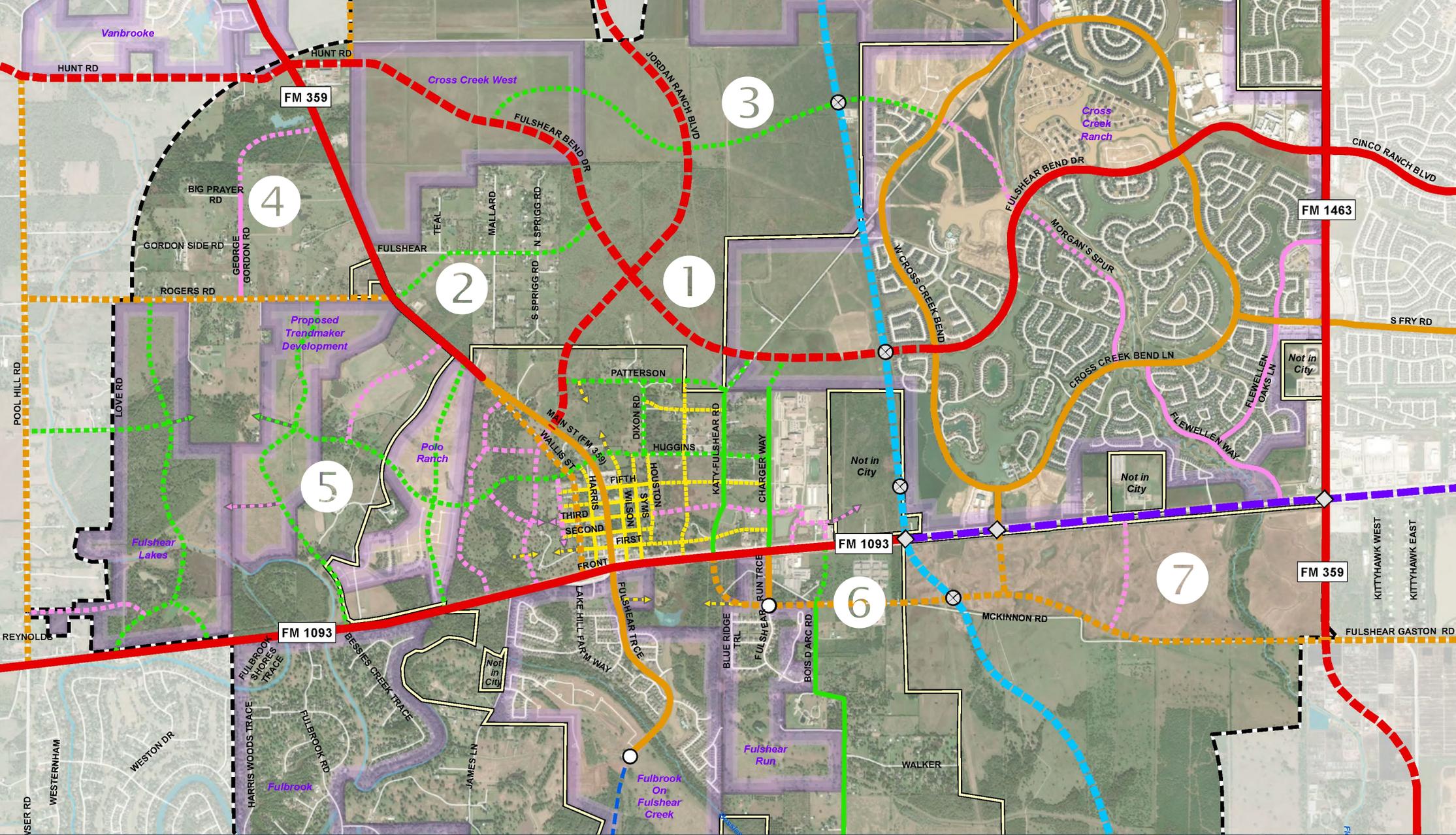


meetings identified Option B, the one-way pair of Main and Wallis Streets as the preferred alternative. Highlights of Option B include:



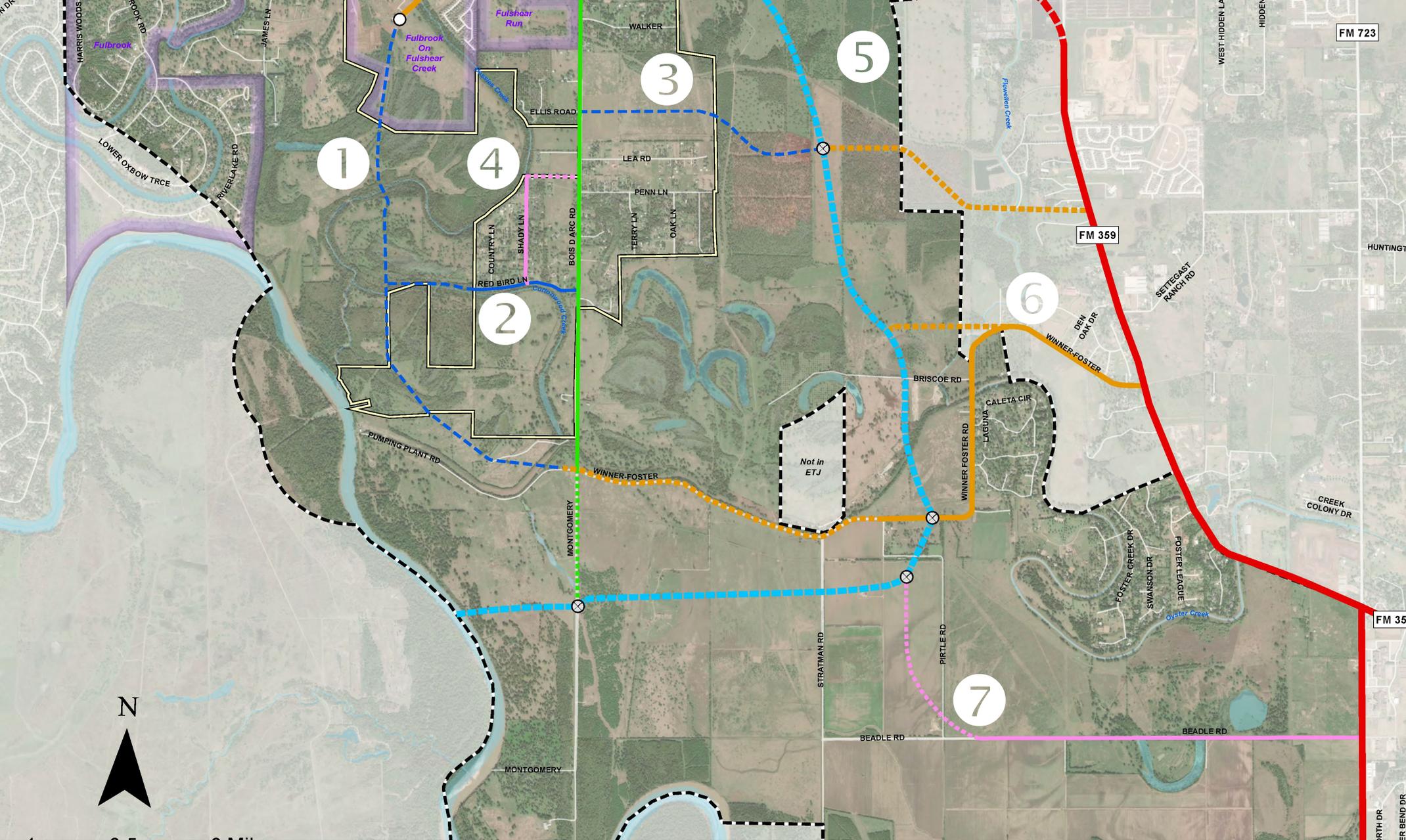
- 1) Expanded north ETJ.
- 2) Links to Twinwood, into Waller County.
- 3) Jordan Ranch progress.
- 4) Jordan Ranch Blvd alignment.

SIGNIFICANT MAP CHANGES (NORTH)



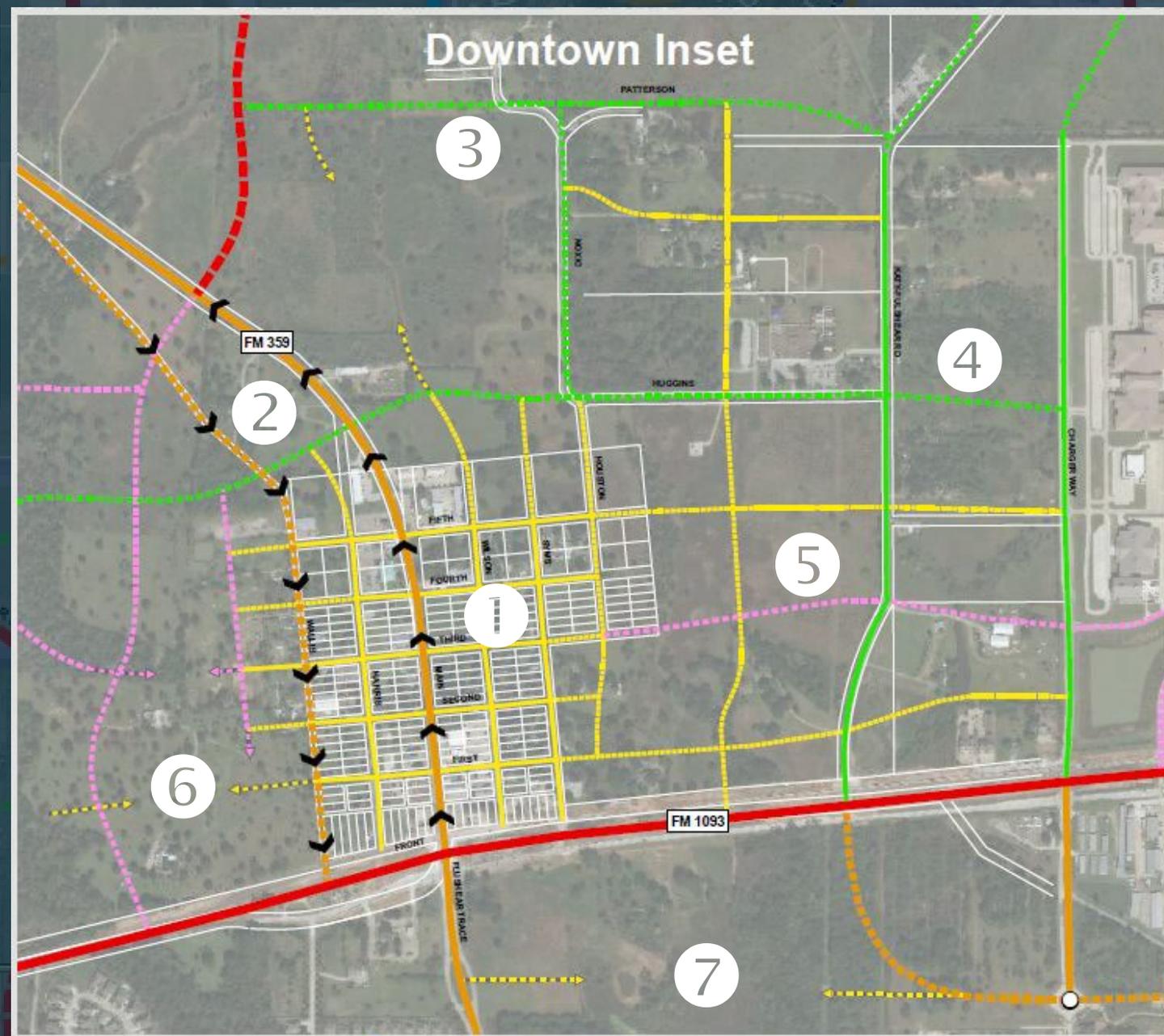
- 1) Fulshear Bend to Hunt.
- 2) Collector through N. Fulshear Estates.
- 3) Morgan's Spur extension.
- 4) Internal links amid main roads.
- 5) West side links and options.
- 6) Bois D'Arc link to Tiki.
- 7) Not extend Flewellen Way south.

SIGNIFICANT MAP CHANGES (CENTRAL)



- 1) Rural Byway treatment for Fulshear Trace south.
- 2) Same for Redbird Lane extension.
- 3) Same for Bois D'Arc to Parkway link.
- 4) Another access to Shady Lane.
- 5) Not extend Flewellen Way south.
- 6) Winner-Foster a Major Thoroughfare from FM 359.
- 7) Beadle Road not a Parkway segment.

SIGNIFICANT MAP CHANGES (SOUTH)

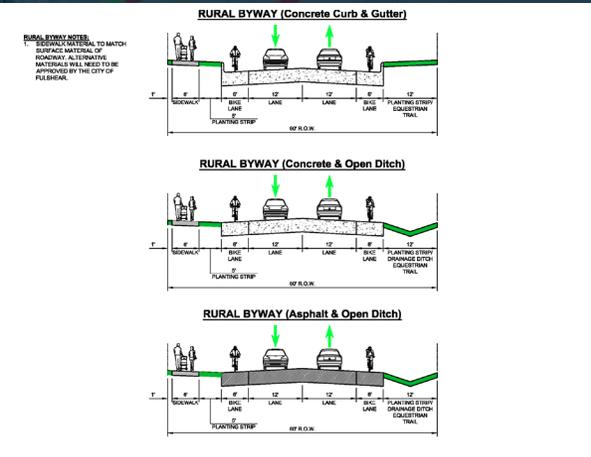
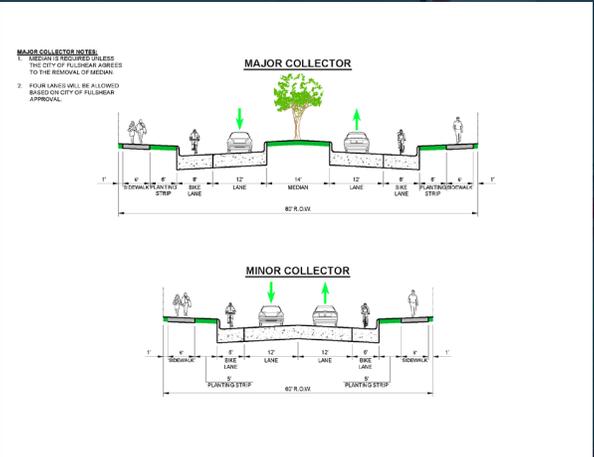
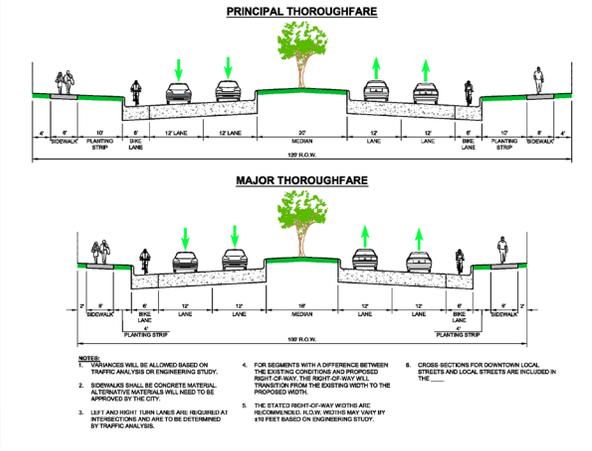


- 1) Downtown street grid and existing ROWs.
- 2) Main/Wallis one-way pair.
- 3) Primrose Park and Community Center link via Patterson.
- 4) Huggins continuity from schools block to west of core.
- 5) Connectivity and smaller blocks east of downtown.
- 6) Potential 1st St. continuity (1093 backage).
- 7) Desired link south of 1093.

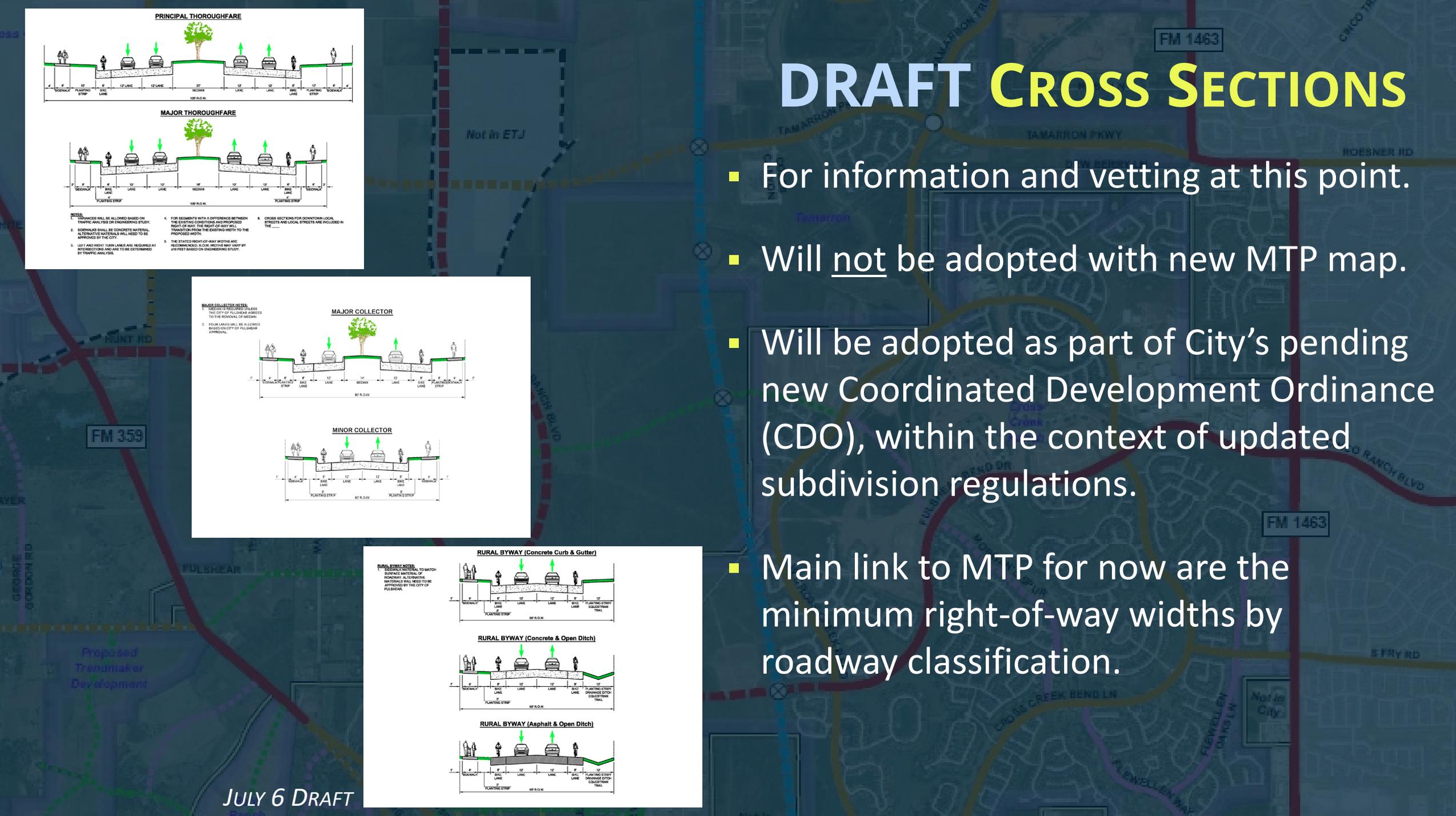
SIGNIFICANT MAP CHANGES (CORE AREA)

DRAFT CROSS SECTIONS

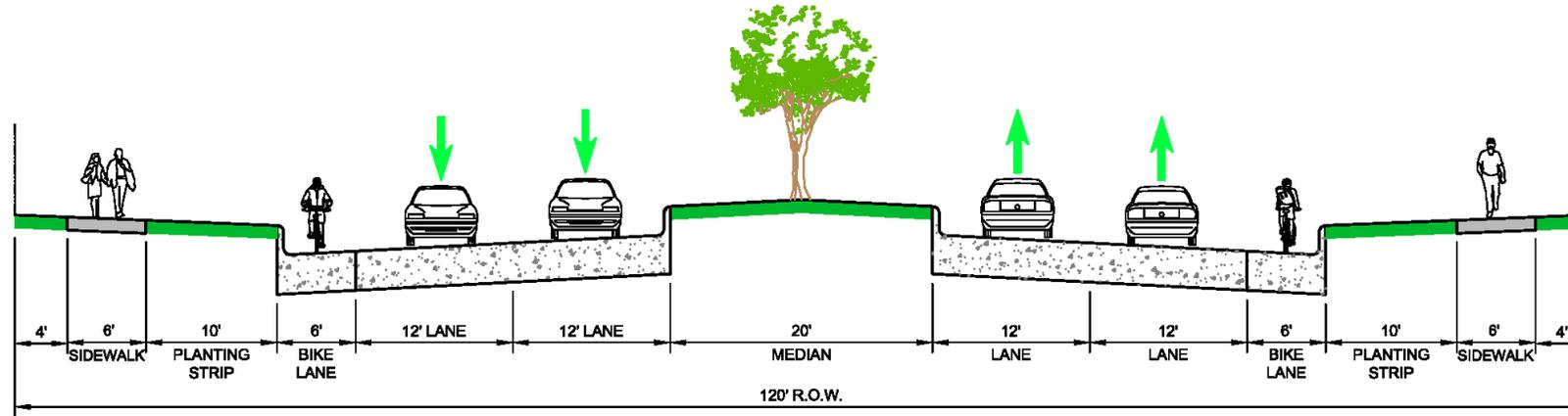
- For information and vetting at this point.
- Will not be adopted with new MTP map.
- Will be adopted as part of City's pending new Coordinated Development Ordinance (CDO), within the context of updated subdivision regulations.
- Main link to MTP for now are the minimum right-of-way widths by roadway classification.



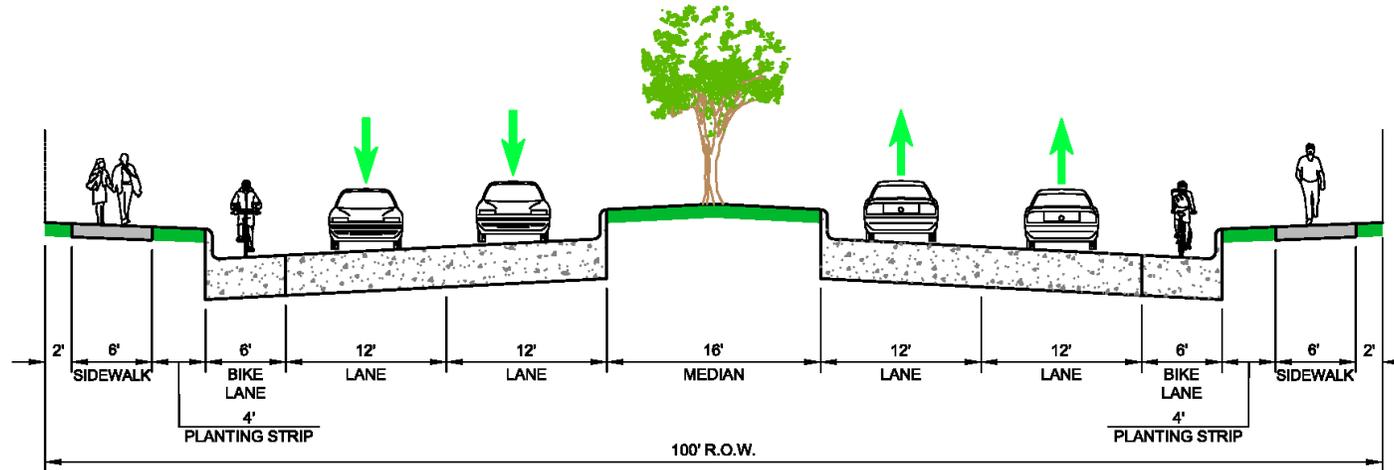
JULY 6 DRAFT



PRINCIPAL THOROUGHFARE



MAJOR THOROUGHFARE



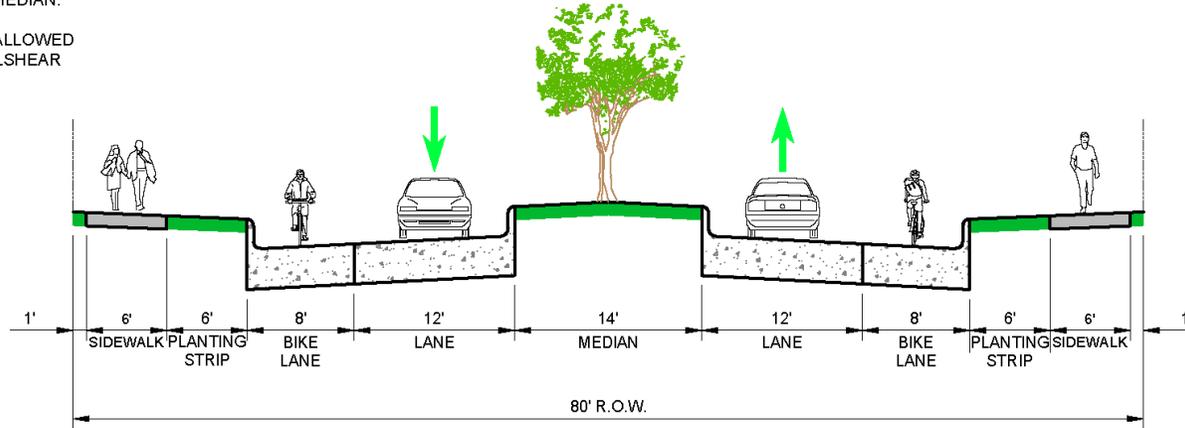
NOTES:

- VARIANCES WILL BE ALLOWED BASED ON TRAFFIC ANALYSIS OR ENGINEERING STUDY.
- SIDEWALKS SHALL BE CONCRETE MATERIAL. ALTERNATIVE MATERIALS WILL NEED TO BE APPROVED BY THE CITY.
- LEFT AND RIGHT TURN LANES ARE REQUIRED AT INTERSECTIONS AND ARE TO BE DETERMINED BY TRAFFIC ANALYSIS.
- FOR SEGMENTS WITH A DIFFERENCE BETWEEN THE EXISTING CONDITIONS AND PROPOSED RIGHT-OF-WAY, THE RIGHT-OF-WAY WILL TRANSITION FROM THE EXISTING WIDTH TO THE PROPOSED WIDTH.
- THE STATED RIGHT-OF-WAY WIDTHS ARE RECOMMENDED. R.O.W. WIDTHS MAY VARY BY ± 10 FEET BASED ON ENGINEERING STUDY.
- CROSS-SECTIONS FOR DOWNTOWN LOCAL STREETS AND LOCAL STREETS ARE INCLUDED IN THE _____

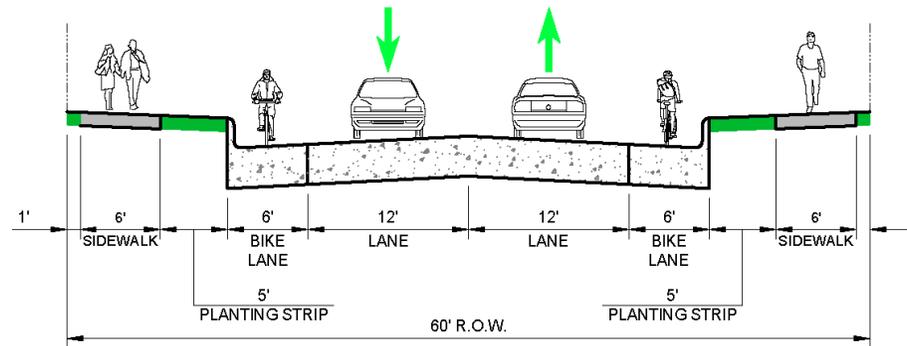
MAJOR COLLECTOR NOTES:

1. MEDIAN IS REQUIRED UNLESS THE CITY OF FULSHEAR AGREES TO THE REMOVAL OF MEDIAN.
2. FOUR LANES WILL BE ALLOWED BASED ON CITY OF FULSHEAR APPROVAL.

MAJOR COLLECTOR



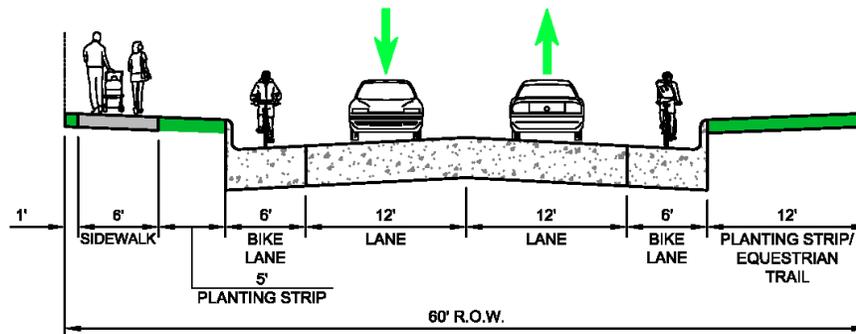
MINOR COLLECTOR



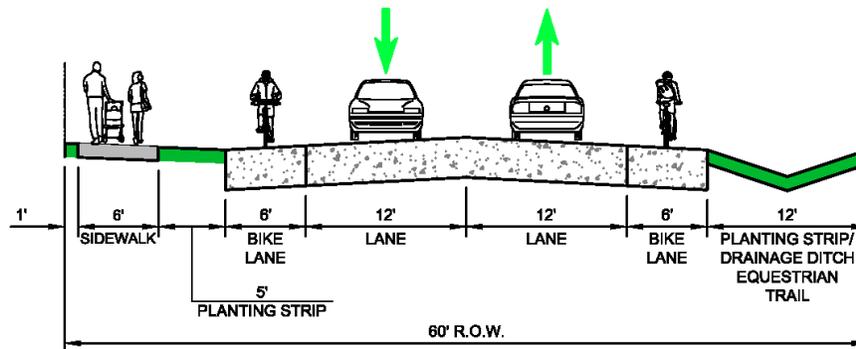
RURAL BYWAY (Concrete Curb & Gutter)

RURAL BYWAY NOTES:

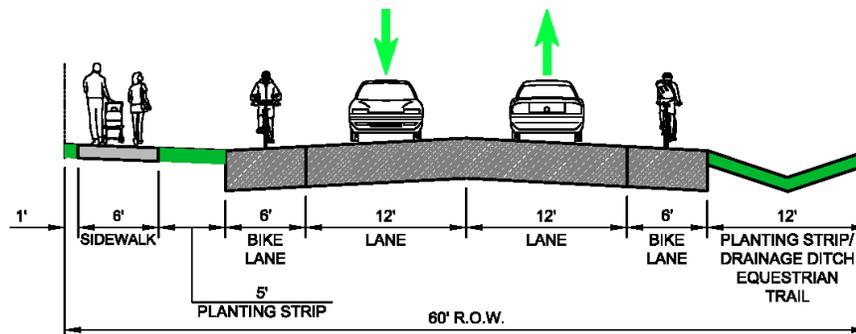
1. SIDEWALK MATERIAL TO MATCH SURFACE MATERIAL OF ROADWAY. ALTERNATIVE MATERIALS WILL NEED TO BE APPROVED BY THE CITY OF FULSHEAR.



RURAL BYWAY (Concrete & Open Ditch)



RURAL BYWAY (Asphalt & Open Ditch)



ORDINANCE NO. 2020-1329

AN ORDINANCE OF THE CITY OF FULSHEAR, TEXAS, REPEALING AND REPLACING APPENDIX C OF THE FULSHEAR CODE, ADOPTING A MAJOR THOROUGHFARE PLAN; AMENDING THE CITY’S COMPREHENSIVE PLAN BY REPEALING AND REPLACING THE MAJOR THOROUGHFARE PLAN SET FORTH THEREIN; PROVIDING FOR SEVERABILITY; PROVIDING FOR REPEAL AND PROVIDING FOR AN EFFECTIVE DATE.

* * * * *

WHEREAS, the City Council of the City of Fulshear, Texas (“City”), previously adopted Ordinance No. 2013-1115, now codified as Appendix C of the Fulshear Code, which adopted a Major Thoroughfare Plan; and

WHEREAS, due to the course of development in and around the City since the adoption of said Major Thoroughfare Plan, the City Council desires to update the Major Thoroughfare Plan to better provide for transportation and mobility, to promote sound development of the City, and to promote public health, safety, and welfare; and

WHEREAS, this Ordinance is being adopted after a hearing at which the public was given the opportunity to give testimony and present written evidence and after review by the City’s Planning and Zoning Commission;

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF FULSHEAR, TEXAS:

Section 1. Appendix C of the Fulshear Code is hereby repealed and replaced with a new Appendix C to read as follows:

“Appendix C - THOROUGHFARE PLAN

SECTION 1.0 - PURPOSE

The purpose of this appendix is to adopt the City's Major Thoroughfare Plan to provide for transportation and mobility, to promote sound development of the City, and to promote public health, safety, and welfare.

SECTION 2.0 - ADOPTED

The Major Thoroughfare Plan attached hereto as Exhibit A is hereby adopted."

Section 2. The Major Thoroughfare Plan adopted by Appendix C, Section 2.0 of the Fulshear Code as repealed and replaced by Section 1 hereof and the Major Thoroughfare Plan attached hereto as Exhibit A are one and the same.

Section 3. To the extent the City's comprehensive plan includes a major thoroughfare plan previously adopted by the City, the comprehensive plan is hereby amended by repealing and replacing such major thoroughfare plan with the Major Thoroughfare Plan attached hereto as Exhibit A.

Section 4. Severability. In the event any clause, phrase, provision, sentence or part of this Ordinance or the application of the same to any person or circumstances shall for any reason be adjudged invalid or held unconstitutional by a court of competent jurisdiction, it shall not affect, impair or invalidate this Ordinance as a whole or any part or provision hereof other than the part declared to be invalid or unconstitutional; and the City Council of the City of Fulshear, Texas declares that it would have passed each and every part of the same notwithstanding the omission of any part thus declared to be invalid or unconstitutional, or whether there be one or more parts.

Section 5. Repeal. All other ordinances or parts of ordinances inconsistent or in conflict herewith are, to the extent of such inconsistency or conflict, hereby repealed.

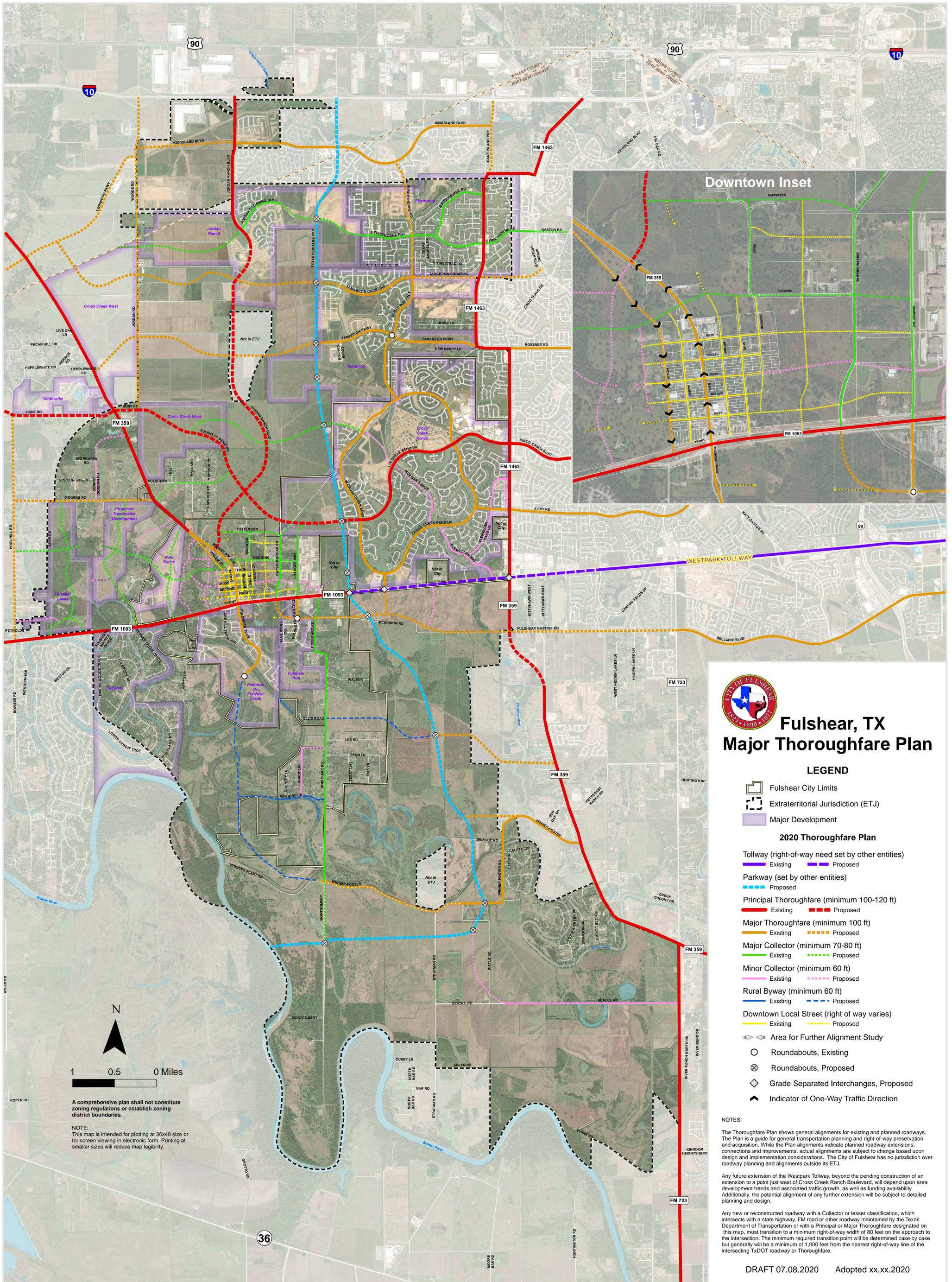
Section 6. Effective date. This Ordinance shall be effective and in full force when published as required by law.

PASSED, APPROVED, and ADOPTED this, the _____ day of _____, 2020.

Aaron Groff, Mayor

ATTEST:

Kimberly Kopecky, City Secretary



Fulshear, TX Major Thoroughfare Plan

LEGEND

- Fulshear City Limits
 - Extraterritorial Jurisdiction (ETJ)
 - Major Development
- 2020 Thoroughfare Plan**
- Tollway (right-of-way need set by other entities)
 - Existing
 - Proposed
 - Parkway (set by other entities)
 - Existing
 - Proposed
 - Principal Thoroughfare (minimum 100-120 ft)
 - Existing
 - Proposed
 - Major Thoroughfare (minimum 100 ft)
 - Existing
 - Proposed
 - Major Collector (minimum 70-80 ft)
 - Existing
 - Proposed
 - Minor Collector (minimum 60 ft)
 - Existing
 - Proposed
 - Rural Byway (minimum 60 ft)
 - Existing
 - Proposed
 - Downtown Local Street (right of way varies)
 - Existing
 - Proposed
 - Area for Further Alignment Study
 - Roundabouts, Existing
 - Roundabouts, Proposed
 - Grade Separated Interchanges, Proposed
 - Indicator of One-Way Traffic Direction

NOTES:

The Thoroughfare Plan shows general alignments for existing and planned roadways. The Plan is a guide for general transportation planning and right-of-way preservation and acquisition. While the Plan alignments indicate planned roadway extensions, connections and improvements, actual alignments are subject to change based upon design and implementation considerations. The City of Fulshear has no jurisdiction over roadway planning and alignments outside its ETJ.

Any future extension of the Westpark Tollway, beyond the pending construction of an extension to a point just west of Cross Creek Ranch Boulevard, will depend upon area development trends and associated traffic growth, as well as funding availability. Additionally, the potential alignment of any further extension will be subject to detailed planning and design.

Any new or reconstructed roadway with a Collector or lesser classification, which intersects with a state highway, FM road or other roadway maintained by the Texas Department of Transportation or with a Principal or Major Thoroughfare designated on this map, must transition to a minimum right-of-way width of 80 feet on the approach to the intersection. The minimum required transition point will be determined case by case but generally will be a minimum of 1,000 feet from the nearest right-of-way line of the intersecting TxDOT roadway or Thoroughfare.

A comprehensive plan shall not constitute zoning regulations or establish zoning district boundaries.

NOTE:
This map is intended for plotting at 36x48 size or for screen viewing in electronic form. Printing at smaller sizes will reduce map legibility.