

AGENDA MEMO
BUSINESS OF THE PLANNING & ZONING COMMISSION
CITY OF FULSHEAR, TEXAS

AGENDA OF: February 9, 2018	AGENDA ITEM: 4
DATE SUBMITTED: February 6, 2018	DEPARTMENT: Planning & Development
PREPARED BY: Sharon Valiante, Director of Public Works Brant Gary, Executive Director of Planning & Development	PRESENTER: Sharon Valiante, Director of Public Works Brant Gary, Executive Director of Planning & Development
SUBJECT: Public hearing regarding a request for a Special Use Permit for KVPAC/Encore Arts at 7926 FM 359 South, Fulshear, Texas	
ATTACHMENTS: Public Hearing Notices	

EXECUTIVE SUMMARY

The owner of the property located at 7926 FM 359, along with their designated local representative from KVPAC/Encore Arts, are requesting a Special Use Permit for the property indicated. The property is within the Downtown District and was previously occupied for use as a residence. They are requesting to use the property for commercial use, specifically for theater and art education services. There are modifications planned for the interior of the building.

They have provided the following documents as required by Sec. 1-283 of the City's Zoning Ordinance (2012- 1069). In addition, the requirements have been met so that the public hearings may take place.

RECOMMENDATION

Staff recommends the Planning and Zoning Commission conduct the public hearing for the requested commercial use of an existing structure for theater and art education services to be located at 7926 FM 359.

PUBLISHER'S AFFIDAVIT

0 0
P-2 Hearing

THE STATE OF TEXAS §
COUNTY OF FORT BEND §

REC'D FEB 02 2018

Before me, the undersigned authority, on this day personally appeared Lee Hartman who being by me duly sworn, deposes and says that he is the Publisher of *Fort Bend Herald* and that said newspaper meets the requirements of Section 2051.044 of the Texas Government Code, to wit:

- 1. it devotes not less than twenty-five percent (25%) of its total column lineage to general interest items;
- 2. it is published at least once each week;
- 3. it is entered as second-class postal matter in the county where it is published; and
- 4. it has been published regularly and continuously since 1959.
- 5. it is generally circulated within Fort Bend County.

(CLIPPING) (S)
ON Back

Publisher further deposes and says that the attached notice was published in said newspaper on the following date(s) to wit:

1-29

_____, A.D. 2018



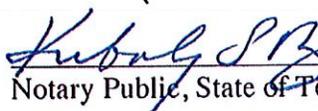
Lee Hartman
Publisher

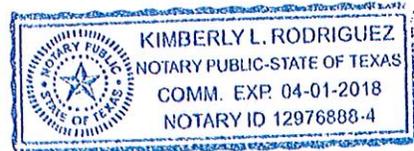
SUBSCRIBED AND SWORN BEFORE ME by Lee Hartman, who

X a) is personally known to me, or

_____ b) provided the following evidence to establish his/her identity, _____

on this the 30 day of January, A.D. 2018 to certify which witness my hand and seal of office.


Notary Public, State of Texas



PUBLIC HEARING – SPECIAL USE REQUEST

In compliance with the City of Fulshear Zoning Ordinance Number 2010-1028, the City will hold two Public Hearings; the first Public Hearing will be held by the Planning and Zoning Commission on February 9, 2018 at 8:30 a.m., the hearing will be held at city hall located at 30603 FM 1093. The second hearing will be held by the City Council on February 20, 2018 at 7:00 p.m. the hearing will be held at the Irene Stern Center located at 6920 Katy Fulshear Road. Both hearings will allow all interested persons an opportunity to be heard.

The location of the premises in question is in the Downtown District, 0029 C Fulshear. Acres 4.7409; specifically the address is 7926 FM 359 Rd, Fulshear, Texas 77441.

The applicant is seeking a Special Use Request pursuant to the Zoning Ordinance to permit the use of a structure to be Commercial Use for Theatre and Art Education.

Specific relief is requested from Section 1-193 (c) (2) (g) which states that the use of office within the Downtown District is permitted if they are approved in the process outlined in section 1-283.

The applicant reserves the right to supplement this application and/or seek at the time of the hearing, such other approvals, interpretations, and/or waivers as may be requested or required by the applicant or the Board/Council.

A copy of said application and documents is on file at the City of Fulshear City Hall located at 30603 FM 1093 Fulshear, Texas 77441 on Monday through Thursdays from 8:00 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.

If you have any questions regarding this request please call the City Secretary's office at 281-346-1796.



CITY OF Incorporated 1977

FULSHEAR

281-346-1796 (ph) 281-346-2556 (fax)

30603 FM 1093

P.O. Box 279
Fulshear, Texas 77441

PLANNING AND ZONING COMMISSION MINUTES JANUARY 5, 2018

1. Call to Order

A Regular Meeting of the Fulshear Planning and Zoning Commission was called to order by Planning and Zoning Chairman Amy Pearce at 8:35 a.m. on Friday, January 5, 2018 in the Fulshear City Hall located at 30603 FM 1093, Fulshear, Texas.

2. Quorum

A quorum was present.

Members Present:

Amy Pearce-Chairman

Dar Hakimzadeh

Jason Cherubini

Harold Collins

Austin Weant-Co-Chairman

Members Absent:

Bijay Aryal

Dawn McRea

City Staff:

Diana Gordon Offord, City Secretary

Kimberly Kopecky, Deputy City Secretary

Sharon Valiante, Public Works Director

Brant Gary, Executive Director of Planning and Development

David Leyendecker, City Engineer

Michelle Killebrew, Chief Building Official

Jeremy Sheffield, Code Inspector

Others Present:

K.C. Arnold

Gerald Grissom

Trey Devillier

Kaye Kahlich

April Swan Rosney

FULSHEAR PLANNING AND ZONING MINUTES
JANUARY 5, 2018

And 2 others that did not sign in.

3. Public Comment

Citizens who desire to address the Planning And Zoning Commission with regard to matters on the agenda will be received at this time. The number of speakers will be limited to the first ten (10) speakers and each speaker is limited to three (3) minutes. Comments or discussion by planning and zoning members will only be made at the time the subject is scheduled for Consideration.

There were no Citizen Comments.

4. Public Hearing – Special Use Request

~~In compliance with the City of Fulshear Zoning Ordinance Number 2010-1028, the City will hold two Public Hearings; the first Public Hearing will be held by the Planning and Zoning Commission on January 5, 2017 at 8:30 a.m., the hearing will be held at city hall located at 30603 FM 1093. The second hearing will be held by the City Council on January 16, 2017 at 7:00 p.m. the hearing will be held at the Irene Stern Center located at 6920 Katy Fulshear Road. Both hearings will allow all interested persons an opportunity to be heard.~~

~~The location of the premises in question is in the Downtown District, Block 26 (PT) of the Town of Fulshear, specifically the address is 8050 FM 359 South, Fulshear, Texas 77441.~~

~~The applicant is seeking a Special Use Request pursuant to the Zoning Ordinance to permit the use of a structure to be Commercial Use for Restaurant/Bar.~~

~~Specific relief is requested from Section 1-193 (e) (2) (e) which states that the use of eating and drinking places; within the Downtown District is permitted if they are approved in the process outlined in section 1-283.~~

~~The applicant reserves the right to supplement this application and/or seek at the time of the hearing, such other approvals, interpretations, and/or waivers as may be requested or required by the applicant or the Board/Council.~~

~~A copy of said application and documents is on file at the City of Fulshear City Hall located at 30603 FM 1093 Fulshear, Texas 77441 on Monday through Thursdays from 8:00 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.~~

~~If you have any questions regarding this request please call the City Secretary's office at 281-346-1796.~~

Posted: 12/22/2017

Per Amy Pearce, we are striking items 4 and 5.

5. PUBLIC HEARING – ZONING CHANGE

~~The Planning and Zoning Commission of the City of Fulshear hereby gives notice that a Public Hearing shall be held regarding a request from Texana Center, Thrive Church and the City of Fulshear (for property commonly known as the Fulshear Cemetery (a.k.a. Union Chapel Cemetery)) for support of the Proposed Wallis Street PUD (Planned Unit Development).~~

~~The land is composed of three parcels located on the west side of Wallis Street south of its intersection with FM 359:~~

- ~~1. Texana Center—14.44 acres tract of land in the Churchill Fulshear League, Abstract No. 29, City of Fulshear, Fort Bend County, Texas, being that certain called 14.456 acres tract recorded under~~

**FULSHEAR PLANNING AND ZONING MINUTES
JANUARY 5, 2018**

~~County Clerk's File Number 2005099822, Official Public Records, Fort Bend County, Texas; Fort Bend County, Texas.~~

- ~~2. Thrive Church — A 6.00 acres tract of land being out of a called 44.512 acres tract of land conveyed to Grandes Rieos, L.L.C., as recorded under Fort Bend County clerk's file Number 2015091411, situated in the Churchill Fulshear League, Abstract no.29, Fort Bend County, Texas.~~
- ~~3. Fulshear Cemetery — 9.78 acres of land including six plus acres of the Mexican Land Grant acquired in 1824 the "Old 300" colonist Churchill Fulshear, Sr. and donated to the Methodist Episcopal Church in 1851.~~

~~Proposed land uses at this time include:~~

- ~~1. Texana Center — a new regional center, to include:
 - a. Administrative and office space.
 - b. Facilities to support autism programs and services.
 - c. "Center for Learning" education facility
 - d. Retail and café facility for jobs skill training.
 - e. Outdoor recreation areas to support above.
 - f. Parking and site landscape development.~~
- ~~2. Thrive Church — a new church campus, to include:
 - a. Worship Center, Education, Youth, Children and Fellowship areas with ancillary support facilities.
 - b. Outdoor recreation facilities.
 - c. Parking and site landscape development.
 - d. Child care/day care services~~
- ~~3. Fulshear Cemetery — continued use for a cemetery and accessory uses.~~

~~Due to the community-service oriented uses desired, existing zoning requirements/allowances, geographic proximity of the three properties, and the common theme of non-profit ownership, a PUD zoning classification is being requested to consider the proposed projects and uses.~~

~~The Planning and Zoning Commission will hold a public hearing on this item as follows:~~

~~Date: January 5, 2018~~

~~Time: 8:30 a.m.~~

~~Place: Fulshear City Hall~~

~~Interested Parties may appear at the Public Hearing and be heard with respect to the application.~~

~~The application may be inspected by the public at Fulshear City Hall Monday through Thursday from 8:00 a.m. - 5:00 p.m. and Fridays 8:00 a.m. - 3:00 p.m. For more details, contact the City Secretary, D. Gordon Offord at Fulshear City Hall, 30603 FM 1093, Fulshear, Texas 77441 (Phone number: 281-346-1796 x204)~~

~~Posted: 12-26-2017~~

~~Per Amy Pearce, we are striking items 4 and 5.~~

6. Consideration and possible action to approve Minutes from Planning and Zoning Commission meeting held on December 8, 2017

A motion was made by Planning and Zoning member Collins to approve Minutes from the Planning and Zoning Commission meeting held on December 8, 2017. It was seconded by Planning and Zoning member Hakimzadeh. The motion was carried by the following vote:

**FULSHEAR PLANNING AND ZONING MINUTES
JANUARY 5, 2018**

*Ayes: Planning and Zoning members Cherubini, Collins, Hakimzadeh, Pearce, and Weant
Nays: none
Absent: Bijay Aryal
Dawn McRea*

Motion Passes

7. Consideration and possible action to approve a Variance Request for 15 Floral Hills Lane, Fulshear, Texas 77441

Michelle Killebrew explains she understands the board would like to hear from the Fire Marshall regarding building setbacks. As far as residential goes, building setbacks and building requirements are held under the building department (Chief building official's authority). The minimum residential setback to a property line is 5 ft. where they do not have to have any firewalls. Per Michelle Killebrew they do meet the minimum requirements for this request. If, in chance, you were to get a variance request for 3 ft. or 2 ft. or even a 0 lot line, what we need to be looking at is the zoning. Once that is approved, the building department looks at fire codes. With the 5 ft. setback, they are still in compliance. Amy Pearce asks, according to their drawing it looks like they didn't have the 5 feet? Per Michelle Killebrew, they are going right to the 5 foot. Typically, you have 5 foot from the property line of the house and you have 5 foot from the other property. This one does not. They have 5 foot. The 5 foot is still access for both property owners to be able to work on their side properties. The neighbor has submitted a letter saying that they have no problem with this. Amy Pearce states the drawings submitted shows that they are using up 7 feet of the 10 feet. K.C. Arnold states that there is actually 12 feet between the homes. Michelle asks: All of the 12 feet is on this property (15 Floral Hills). Mr. Arnold states that is correct. Michelle states there is a 0 lot line on the other side. Michelle Killebrew states they still have 5 foot. Amy Pearce asks Michelle if this gets approved, if she will take care of this if they have to add a firewall. Michelle says "yes". Jason Cherubini asks for the notes reflect that PnZ was relying on the subject matter expert. Michelle says this doesn't have to go through council. Per Michelle they still have to go through the permitting process and verify building codes. Diana Offord states we do not have a letter from the neighbor. The Commission members state there is a paper included in the packet signed by the neighbor.

A motion was made by Planning and Zoning member Hakimzadeh to approve a Variance Request for 15 Floral Hills Lane, Fulshear, Texas 77441. It was seconded by Planning and Zoning member Collins. The motion was carried by the following vote:

*Ayes: Planning and Zoning members Cherubini, Collins, Hakimzadeh, and Weant
Nays: Amy Pearce
Absent: Bijay Aryal
Dawn McRea*

Motion Passes

8. Consideration and possible action to approve Fulbrook Section 5C – Replat No. 1/Final Plat (Previously named: Riverbluff Court (Replat)/Final Plat

**FULSHEAR PLANNING AND ZONING MINUTES
JANUARY 5, 2018**

Per David Leyendecker, he got an electronic email addressing the 2 minor issues. He recommends approval. A motion was made by Planning and Zoning member Hakimzadeh to approve Fulbrook Section 5C – Replat No. 1/Final Plat. It was seconded by Planning and Zoning member Weant. The motion was carried by the following vote:

*Ayes: Planning and Zoning members Cherubini, Collins, Hakimzadeh, Pearce, and Weant
Nays: none
Absent: Bijay Aryal
Dawn McRea*

Motion Passes

9. Consideration and possible action to approve Bonterra at Cross Creek Ranch Section 2- Partial Replat No. 1/Final Plat

Per David Leyendecker, he recommends approval. A motion was made by Planning and Zoning member Hakimzadeh to approve Bonterra at Cross Creek Ranch Section 2- Partial Replat No. 1/Final Plat. It was seconded by Planning and Zoning member Collins. The motion was carried by the following vote:

*Ayes: Planning and Zoning members Cherubini, Collins, Hakimzadeh, Pearce, and Weant
Nays: none
Absent: Bijay Aryal
Dawn McRea*

Motion Passes

Per David Leyendecker, one thing to note is that these streets and storm sewer will remain private. It is gated.

10. Consideration and possible action to approve Bonterra at Cross Creek Ranch Section 5/Final Plat (2nd Review)

Per David Leyendecker, he recommends approval. A motion was made by Planning and Zoning member Weant to approve Bonterra at Cross Creek Ranch Section 5/Final Plat (2nd Review). It was seconded by Planning and Zoning member Hakimzadeh. The motion was carried by the following vote:

*Ayes: Planning and Zoning members Cherubini, Collins, Hakimzadeh, Pearce, and Weant
Nays: none
Absent: Bijay Aryal
Dawn McRea*

Motion Passes

11. ~~Consideration and possible action to approve Polo Ranch Boulevard Street Dedication Section 1/Preliminary Plat~~

Pulled by applicant

**FULSHEAR PLANNING AND ZONING MINUTES
JANUARY 5, 2018**

12. Consideration and possible action to approve Polo Ranch Section 1/Preliminary Plat
Pulled by applicant

13. Consideration and possible action to approve Polo Ranch Section 2/Preliminary Plat
Pulled by applicant

14. Consideration and possible action to approve Polo Ranch Section 3/Preliminary Plat
Pulled by applicant

15. Consideration and possible action to approve a Special Use Request for 8050 FM 359 South, Fulshear, Texas 77441

16. Consideration and possible action to approve a Zoning Change composed of three parcels located on the west side of Wallis Street south of its intersection with FM 359

17. Adjournment

A motion was made by Planning and Zoning member Hakimzadeh to adjourn. It was seconded by Planning and Zoning member Collins.

Sharon Valiante made comments for the record. Items 11-14, the applicant requested they be pulled from the agenda so they can come to the next meeting on the 19th to present the Conceptual Plan for the Polo Ranch development.

The motion was carried by the following vote:

Ayes: Planning and Zoning members Cherubini, Collins, Hakimzadeh, Pearce, and Weant

Nays: none

Absent: Bijay Aryal

Dawn McRea

The meeting adjourned at 8:45 a.m.



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281-346-1796 (ph) 281-346-2556 (fax)

30603 FM 1093

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Fulshear, Texas 77441

**PLANNING AND ZONING COMMISSION MINUTES
JANUARY 19, 2018**

1. Call to Order

A Regular Meeting of the Fulshear Planning and Zoning Commission was called to order by Planning and Zoning Chairman Amy Pearce at 8:30 a.m. on Friday, January 19, 2018 in the Fulshear City Hall located at 30603 FM 1093, Fulshear, Texas.

2. Quorum

A quorum was present.

Members Present:

Amy Pearce-Chairman

Dawn McRea

Dar Hakimzadeh

Harold Collins

Bijay Aryal

Austin Weant-Co-Chairman

Members Absent:

Jason Cherubini

City Staff:

Diana Gordon Offord, City Secretary

Kimberly Kopecky, Deputy City Secretary

Sharon Valiante, Public Works Director

Brant Gary, Executive Director of Planning and Development

David Leyendecker, City Engineer

Drew Shirley, City Attorney

Apryl Jenson, Plans Examiner

John Brown, Interim Building Official

Others Present:

Ismael Herrera

Jim Gallagher

Blake Hayes

Linda Wooten

James Maberry

**FULSHEAR PLANNING AND ZONING MINUTES
JANUARY 19, 2018**

And about 24 other people that did not sign in.

3. Public Comment

Citizens who desire to address the Planning And Zoning Commission with regard to matters on the agenda will be received at this time. The number of speakers will be limited to the first ten (10) speakers and each speaker is limited to three (3) minutes. Comments or discussion by planning and zoning members will only be made at the time the subject is scheduled for Consideration.

There were no Citizen Comments.

4. PUBLIC HEARING – SPECIAL USE REQUEST

In compliance with the City of Fulshear Zoning Ordinance Number 2010-1028, the City will hold two Public Hearings; the first Public Hearing will be held by the Planning and Zoning Commission on January 19, 2018 at 8:30 a.m., the hearing will be held at city hall located at 30603 FM 1093. The hearing will allow all interested persons an opportunity to be heard.

The location of the premises in question is in the Downtown District, Block 26 (PT) of the Town of Fulshear, specifically the address is 8050 FM 359 South, Fulshear, Texas 77441.

The applicant is seeking a Special Use Request pursuant to the Zoning Ordinance to permit the use of a structure to be Commercial Use for Restaurant/Bar.

Specific relief is requested from Section 1-193 (c) (2) (e) which states that the use of eating and drinking places; within the Downtown District is permitted if they are approved in the process outlined in section 1-283.

The applicant reserves the right to supplement this application and/or seek at the time of the hearing, such other approvals, interpretations, and/or waivers as may be requested or required by the applicant or the Board/Council.

A copy of said application and documents is on file at the City of Fulshear City Hall located at 30603 FM 1093 Fulshear, Texas 77441 on Monday through Thursdays from 8:00 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.

If you have any questions regarding this request please call the City Secretary's office at 281-346-1796.

The public hearing was opened by Amy Pearce at 8:31 a.m.

There were no questions or comments.

The public hearing was closed by Amy Pearce at 8:34 a.m.

**FULSHEAR PLANNING AND ZONING MINUTES
JANUARY 19, 2018**

5. PUBLIC HEARING – ZONING CHANGE

The Planning and Zoning Commission of the City of Fulshear hereby gives notice that a Public Hearing shall be held regarding a request from Texana Center, Thrive Church and the City of Fulshear (for property commonly known as the Fulshear Cemetery (a.k.a. Union Chapel Cemetery)) for support of the Proposed Wallis Street PUD (Planned Unit Development).

The land is composed of three parcels located on the west side of Wallis Street south of its intersection with FM 359:

- 1. Texana Center – 14.44 acres tract of land in the Churchill Fulshear League, Abstract No. 29, City of Fulshear, Fort Bend County, Texas, being that certain called 14.456 acres tract recorded under County Clerk's File Number 2005099822, Official Public Records, Fort Bend County, Texas; Fort Bend County, Texas.**
- 2. Thrive Church – A 6.00 acres tract of land being out of a called 44.512 acres tract of land conveyed to Grandes Ricos, L.L.C., as recorded under Fort Bend County clerk's file Number 2015091411, situated in the Churchill Fulshear League, Abstract no.29, Fort Bend County, Texas.**
- 3. Fulshear Cemetery – 9.78 acres of land including six plus acres of the Mexican Land Grant acquired in 1824 the "Old 300" colonist Churchill Fulshear, Sr. and donated to the Methodist Episcopal Church in 1851.**

Proposed land uses at this time include:

- 1. Texana Center - a new regional center, to include:**
 - a. Administrative and office space.**
 - b. Facilities to support autism programs and services.**
 - c. "Center for Learning" education facility**
 - d. Retail and café facility for jobs skill training.**
 - e. Outdoor recreation areas to support above.**
 - f. Parking and site landscape development.**
- 2. Thrive Church - a new church campus, to include:**
 - a. Worship Center, Education, Youth, Children and Fellowship areas with ancillary support facilities.**
 - b. Outdoor recreation facilities.**
 - c. Parking and site landscape development.**
 - d. Child care/day care services**
- 3. Fulshear Cemetery - continued use for a cemetery and accessory uses.**

Due to the community-service oriented uses desired, existing zoning requirements/allowances, geographic proximity of the three properties, and the common theme of non-profit ownership, a PUD zoning classification is being requested to consider the proposed projects and uses.

The Planning and Zoning Commission will hold a public hearing on this item as follows:

**FULSHEAR PLANNING AND ZONING MINUTES
JANUARY 19, 2018**

**Date: January 19, 2018
Time: 8:30 a.m.
Place: Fulshear City Hall**

Interested Parties may appear at the Public Hearing and be heard with respect to the application.

The application may be inspected by the public at Fulshear City Hall Monday through Thursday from 8:00 a.m. -5:00 p.m. and Fridays 8:00 a.m. -3:00 p.m. For more details, contact the City Secretary, D. Gordon Offord at Fulshear City Hall, 30603 FM 1093, Fulshear, Texas 77441 (Phone number: 281-346- 1796 x204)

The public hearing was opened by Amy Pearce at 8:34 a.m.

Brant Gary introduces the concept of the PUD. The main use of this PUD is to provide a mechanism for developments to be considered. Texana and Thrive has asked for several items to be considered for this PUD. The City will not receive property tax revenue on this PUD. In doing this PUD, we are avoiding "spot zoning." The cemetery divides the property of Thrive and Texana. There is nothing in our Zoning Ordinance that mentions cemetery use. So, they can continue how they are forever. However, if they ever want to expand outside the property they are on, the cemetery may have a problem expanding. This will set a precedence for current and future cemeteries.

Concept plan for the Cemetery is to continue to be a cemetery.

Concept for Texana- a regional center (non-profit), not seeking variances from ordinances.

Concept for Thrive-have Phase 1 and Phase 2, requesting variances so they can grow and expand in phases. They are requesting metal panels so they can remove for expansion. They anticipate 30% of material to be non compliant with current zoning (for expansion purposes). The parking lot, they would like asphalt. The rear parking they are requesting limestone with asphalt. The parking will be done in phases. They will comply with landscaping ordinances. They want to utilize a maximum of 3 portable buildings for a time of no more than 2 years (for expansion purposes).

The entire area of property contained in this PUD is just over 30 acres. No private streets are proposed. Texana and Thrive has set aside right-of-way areas for eventual acquisition (per Brant Gary). (for full commentary, request audio)

Texana plans for construction of Phase 1 in the first quarter of this year. Other phases will depend on fundraising.

Thrive anticipates starting construction in February of Phase 1.

Amy Pearce asks if the intent is once everything is complete that all will be in compliance with City ordinances. The representative from Thrive (Tom Elmore) answers "yes"

**FULSHEAR PLANNING AND ZONING MINUTES
JANUARY 19, 2018**

Connie Seger from the cemetery board wants to state that the cemetery did not request this. The city has contacted them and they are strictly neutral on this PUD. They are protected by state. Brant Gary clarifies this is a city initiated zoning change in regards to the cemetery.

Bijay Aryal asks about a Traffic study in the area. Brant Gary states it is not required at this point. (for full commentary, request audio)

Amy Pearce closed the public hearing at 9:09 a.m.

6. Consideration and possible action to approve Special Use Permit at 8050 FM 359 South, Fulshear, Texas

Brant Gary explains that this site was previously a restaurant. The proposed request is to re-establish this use. Per Brant Gary the owner is allowing the applicant to present on their behalf. The parking spaces will be striped as a condition of the C/O. No alterations to the property are being considered. They will continue with existing lighting. They will use existing signage. Staff interpretation is to recommend approval to council. The ratio of alcohol sales to be set to 30% with is consistent with previous actions.

Harold Collins asks about hours of operation. (for full commentary, request audio)

Dar Hakimzadeh asks if the applicant wants to change his times/hours of operation, will he have to come back and request this? Brant recommends allowing 6-9 as hours of operation. Drew Shirley answers "yes" if there is a change.

A motion was made by Planning and Zoning member Hakimzadeh to approve the Special Use Permit at 8050 FM 359 South, Fulshear, Texas with changes to the operating hours as 6 a.m. to 11 p.m., 7 days a week. Also, including staff recommendations that the ratio of alcohol sales be set at 30% and the parking lot be striped. It was seconded by Planning and Zoning member Collins. The motion was carried by the following vote:

Ayes: Planning and Zoning members Aryal, Collins, Hakimzadeh, McRea, Pearce, and Weant

Nays: None

Absent: Jason Cherubini

Motion Passes

7. Consideration and possible action to approve PUD (Planned Unit Development) for Texana, Thrive Church, and Fulshear Cemetery

Dar asks how this would affect the cemetery. Brant explains that they will continue everyday operation. If they want to expand, this will help that expansion outside their current boundaries. Taxing is not a part of this. This is strictly zoning. Both entities in this PUD are non-profit. Discussion continues on variance requests and parking for Thrive. Pastor Elmore explains about the goals of Thrive. Brant suggests adding a timeline onto the variance approvals. The conversation continues for approximately 32 more minutes. (for full commentary, request audio)

**FULSHEAR PLANNING AND ZONING MINUTES
JANUARY 19, 2018**

A motion was made by Planning and Zoning member Hakimzadeh to approve a PUD for Texana, Thrive Church, and Fulshear Cemetary with the conditions that Thrive Church comply with all city ordinances or comply with all architectural design standards within 5 years of C/O, and all parking lot materials within 10 years of C/O – with an option to use crushed granite or limestone in rear of building, temporarily. It was seconded by Planning and Zoning member Aryal. The motion was carried by the following vote:

*Ayes: Planning and Zoning members Aryal, Collins, Hakimzadeh, McRea, Pearce, and Weant
Nays: None
Absent: Jason Cherubini*

Motion Passes

Amy Pearce asks to take a 5 minute recess at 10:04 a.m.

Amy Pearce reconvenes the meeting at 10:10 a.m.

Bijay Aryal left the meeting during the recess and did not return. A quorum still exists.

8. Consideration and possible action to approve HEB Sign Variance Request

Brant Gary explains this action is final. The applicant has the option to appeal. This is not a recommendation it is a policy decision. There are 3 locations in question. 4940 FM 1463 Fuel station and 4940 FM 1463 Car Wash Sign are requesting to exceed the 10% maximum for canopy. 4950 FM 1463 Pharmacy sign not parallel to street. These are lighted signs. Directional signage was reviewed and approved administratively per Brant Gary.

A motion was made by Planning and Zoning member Hakimzadeh to approve the HEB Sign Variance Request as presented. The motion was seconded by Planning and Zoning member Collins. The motion was carried by the following vote:

*Ayes: Planning and Zoning members Collins, Hakimzadeh, McRea, Pearce, and Weant
Nays: None
Absent: Bijay Aryal
Jason Cherubini*

Motion Passes

9. Consideration and possible action to approve Polo Ranch Conceptual Plan

Sharon Valiante briefly explains the history of this development. James Ross from LJA Engineering starts the presentation. The preliminary plats are prepared for the first Phase of this project and they are in line with this conceptual plan. This plan is in line with the development agreement. He is not asking for variances for the preliminary plat submittals. Chris Cheu with Century Communities (homebuilder) spoke regarding the plan. They incorporated a roundabout. There are 3 different products: 45, 50, and 60 foot lots. They are still working on theming, interior features and an amenity plans. Drainage channels will collect water and drain into

**FULSHEAR PLANNING AND ZONING MINUTES
JANUARY 19, 2018**

Bessie 's Creek. They prepared a drainage analysis and submitted to Fort Bend County and the City. The analysis shows no impact upstream or downstream. The first phase, the tree preservation will be very significant on the south side of the property. They plan to preserve mature vegetation or supplement along collective roads. They do not anticipate Grand Opening for about a year. They would like to be underway this Spring.

A motion was made by Planning and Zoning member Collins to approve the Polo Ranch Conceptual Plan. It was seconded by Planning and Zoning member Hakimzadeh. The motion was carried by the following vote:

Ayes: Planning and Zoning members Collins, Hakimzadeh, McRea, Pearce, and Weant

Nays: None

Absent: Bijay Aryal

Jason Cherubini

Motion Passes

10. Adjournment

A motion was made by Planning and Zoning member Weant to adjourn. It was seconded by Planning and Zoning member Hakimzadeh. The motion was carried by the following vote:

Ayes: Planning and Zoning members

Nays: None

Absent: Bijay Aryal

Jason Cherubini

Motion Passes

The meeting was adjourned at 10:43 a.m.

AGENDA MEMO
BUSINESS OF THE PLANNING & ZONING COMMISSION
CITY OF FULSHEAR, TEXAS

AGENDA OF:	February 9, 2018		
DATE SUBMITTED:	February 7, 2018	DEPARTMENT:	Planning and Development
PREPARED BY:	Sharon Valiante, Public Works Director, John Brown, Interim Building Official, Brant Gary, Executive Director of Planning and Development	PRESENTER:	David Leyendecker, City Engineer
SUBJECT:	Plat Summaries for Planning and Zoning Commission		
ATTACHMENTS:	City Engineer's Engineering Reviews: Preliminary Plats for: Polo Ranch Boulevard – Street Dedication Section 1/, Polo Ranch Section 1, Polo Ranch Section 2, Polo Ranch Section 3, R1 Rodgers Road, Williams Center Fulshear, Cross Creek Ranch Water Plant No. 3, and CC F.M. 1093 Tract 3/Preliminary Plat		

EXECUTIVE SUMMARY

The Planning and Zoning Commission has for its consideration the plats for:

- 1. Polo Ranch Boulevard – Street Dedication Section 1/Preliminary Plat**
- 2. Polo Ranch Section 1/Preliminary Plat**
- 3. Polo Ranch Section 2/Preliminary Plat**
- 4. Polo Ranch Section 3/Preliminary Plat**
- 5. R1 Rodgers Road/Preliminary Plat**
- 6. Williams Center Fulshear/Preliminary Plat**
- 7. Cross Creek Ranch Water Plant No. 3/Preliminary Plat**
- 8. CC F.M. 1093 Tract 3/Preliminary Plat**

The plats, as submitted for consideration, generally meet the requirements set forth in the City's Subdivision Ordinance No. 04-913 and/or 013-1091, which is in alignment with Chapter 21, Texas Local Government Code. Plat comments noted in the City Engineer's report are provided in support of the rules and regulations governing plats and subdivisions of land within the City's territorial limits and the extra territorial jurisdiction to promote safe, orderly, and healthful development of the City. The Engineering firms representing the developers have been contacted and have indicated all corrections will be addressed prior to final plat stage.

RECOMMENDATION

After staff review of the City Engineer's report, staff recommends the Planning and Zoning Commission provide a positive recommendation for approval, with the associated conditions as represented in the City Engineer's report/review of all the plats submitted herein for consideration with exceptions/requirements as noted.

CITY OF FULSHEAR
Registration & Permit Department
Ph: (281) 346- 1796 fax: (281) 346-2556
30603 FM 1093 P.O. Box 279 Fulshear, TX 77441

PLATTING AND SUBDIVISION REVIEW

Plan or Plat Polo Ranch Boulevard - Street Dedication Section 1 / Preliminary Plat

City Engineer Review

Reviewed
 See Attached Letter

BY: _____ DATE: _____

City Secretary

Processed
 Returned for additional data

BY: X-Keiff _____ DATE: 12-18-2017 _____

Planning Commission Review

Approved
 Returned for additional data

BY: _____ DATE: _____

City Council Review

Approved
 Returned for additional data

BY: _____ DATE: _____



City of Fulshear

PH: 281-346-1796 FAX: 281-346-2556 -- P.O. Box 279/30603 FM 1093 Fulshear, TX 77441

Subdivision/Development Platting Application

12.18.2017

Date: _____
 Subdivision: Polo Ranch Boulevard Development: Polo Ranch

Name Submitted As	Type of Submittal	Date Approved
SUBMITTAL OF PLAT: (Check Appropriate Selection)		
<input type="checkbox"/> Land Plan/Conceptual	<input checked="" type="checkbox"/> Preliminary	<input type="checkbox"/> Revised Preliminary
<input type="checkbox"/> Final	<input type="checkbox"/> Revised Final	<input type="checkbox"/> Short Form Final
<input type="checkbox"/> Replat	<input type="checkbox"/> Vacation Plat	<input type="checkbox"/> Admin. (Minor) Plat
<input type="checkbox"/> Amending Plat	<input type="checkbox"/> Public Hearing	<input checked="" type="checkbox"/> Street Dedication

TYPE OF PLAT: (Check Appropriate Selection)		
<input checked="" type="checkbox"/> Single-Family Residential	<input type="checkbox"/> Zero Lot Line/ Patio Home	<input type="checkbox"/> Commercial/Industrial
<input type="checkbox"/> Multi-Family Residential	<input type="checkbox"/> Planned Development	<input type="checkbox"/> Building/Office

Plat Location: City ETJ (Extraterritorial Jurisdiction)

Legal Description: 2.694 acs in the Churchill Fulshear A-29

Variance Request: :None Requested :Yes – Attached :Previously Approved Approved

Total Acreage: 2.694
 Number of Streets: 1
 Number of Lots: 0
 Typical Lot Size(ie 80x120): n/a
 Number and Types of Reserves: n/a
 Total Acres in Reserve: n/a

Owner: Century Land Holdings of Texas
 Address: 525 N. Sam Houston PKWY Suite 600
 City/State: Houston, Texas
 Telephone: 832.698.1831

Engineer/Planner: LJA Engineering INC
 Contact Person: Vanessa Piedra
 Telephone: 713.953.5044
 Fax Number: _____
 Email Address: vpiedra@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>533.68</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

Vanessa Piedra

SIGNATURE

TYPED OR PRINTED NAME/TITLE

DATE

February 6, 2018

Engineering Review

Preliminary Plat
Polo Ranch Boulevard
Street Dedication Section 1
City of Fulshear, Texas

For Information only:

1. This plat will create approximately 1560 linear foot of Right-of-Way for Polo Ranch Boulevard. The Right-of-Way width varies from 100-foot in width on the South at F.M. 1093 to 60-foot in width on the North.
2. Access to Polo Ranch Boulevard is from F.M. 1093 on the South thru the permitting process from the Texas Department of Transportation and the Fort Bend County Toll Road Authority.

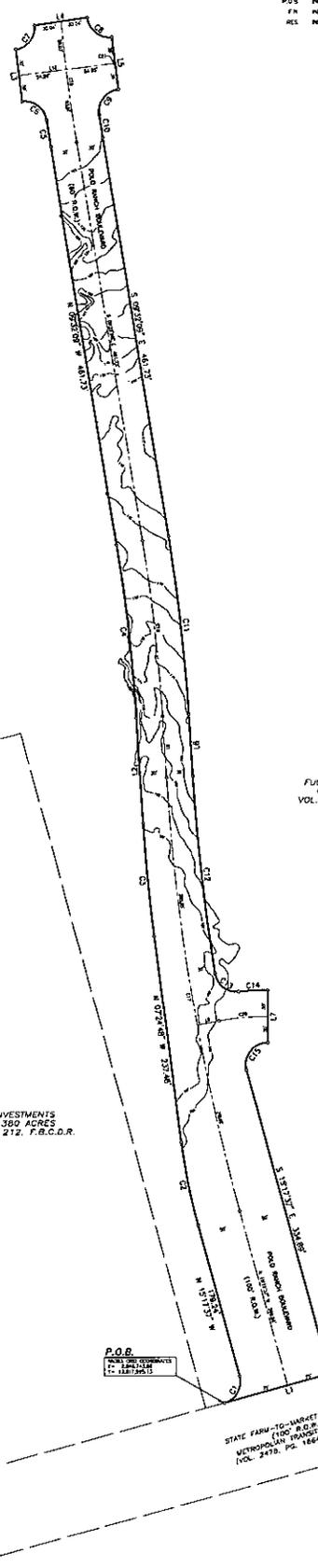
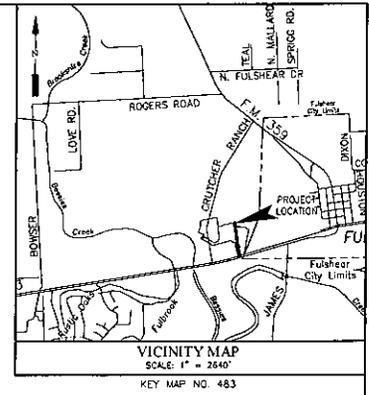
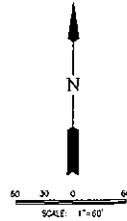
Recommendations:

I recommend that the Preliminary Plat of the Polo Ranch Boulevard Street Dedication Section 1 be approved with the entire Right-of-Way width for F.M. 1093 being shown on the plat along with the intersection of James Lane to the south. Please note the name Fulshear is misspelled in the Preamble of the Metes and Bounds description.



LEGEND

- BL INDICATES BOUNDARY LINE
- UE INDICATES UTILITY EASEMENT
- DE INDICATES DRAINAGE EASEMENT
- WLE INDICATES WATER LINE EASEMENT
- SSE INDICATES SEWAGE SERVICE EASEMENT
- SEMS INDICATES STORM SEWER EASEMENT
- FBCFR INDICATES FORT BEND COUNTY PUBLIC RECORDS
- FBCOR INDICATES FORT BEND COUNTY OFFICIAL RECORDS
- FBCOFR INDICATES FORT BEND COUNTY OFFICIAL PUBLIC RECORDS
- FBCOA INDICATES FORT BEND COUNTY OFFICIAL RECORDS
- INDICATES STREET NAME CHANGE
- INDICATES RIGHT-OF-WAY
- INDICATES ADJACENT EASEMENT
- INDICATES POINT OF BEGINNING
- FN INDICATES FILE NUMBER
- RES INDICATES RESERVE



FULSHEAR INVESTMENTS, INC.
CALLED 125.380 ACRES
VOL. 2519, PG. 212, F.B.C.D.R.

FULSHEAR INVESTMENTS, INC.
CALLED 125.380 ACRES
VOL. 2519, PG. 212, F.B.C.D.R.

FULSHEAR INVESTMENTS
CALLED 125.380 ACRES
VOL. 2519, PG. 212, F.B.C.D.R.

CURVE TABLE					
CURVE	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
C1	25.00	90.000°	25.00	25.00	S 29.4722° E
C2	25.00	72.000°	16.28	16.28	N 11.2142° E
C3	25.00	2.400°	1.00	1.00	N 28.2474° E
C4	1970.00	0.4731°	109.14	109.26	N 88.2871° E
C5	2070.00	0.5212°	104.67	104.82	N 89.0479° E
C6	25.00	90.000°	25.00	25.00	N 29.4722° E
C7	25.00	90.000°	25.00	25.00	N 29.4722° E
C8	25.00	90.000°	25.00	25.00	N 29.4722° E
C9	25.00	90.000°	25.00	25.00	N 29.4722° E
C10	1172.00	0.4700°	288.67	288.87	S 89.0479° E
C11	2620.00	0.1771°	262.13	262.19	S 29.4722° E
C12	2670.00	0.1728°	257.81	257.87	S 29.4722° E
C13	26.00	90.000°	26.00	26.00	S 29.4722° E
C14	26.00	90.000°	26.00	26.00	S 29.4722° E
C15	26.00	90.000°	26.00	26.00	S 29.4722° E
C16	26.00	90.000°	26.00	26.00	S 29.4722° E
C17	26.00	90.000°	26.00	26.00	S 29.4722° E
C18	26.00	90.000°	26.00	26.00	S 29.4722° E
C19	26.00	90.000°	26.00	26.00	S 29.4722° E
C20	26.00	90.000°	26.00	26.00	S 29.4722° E
C21	26.00	90.000°	26.00	26.00	S 29.4722° E

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 29.4722° E	196.00
L2	N 89.0479° E	101.00
L3	N 89.0479° E	40.50
L4	N 89.0479° E	40.50
L5	S 29.4722° E	40.50
L6	S 29.4722° E	40.50
L7	S 29.4722° E	40.50
L8	S 29.4722° E	40.50
L9	S 29.4722° E	40.50
L10	S 29.4722° E	40.50
L11	S 29.4722° E	40.50

- NOTES:
- BENCHMARK: IRIS MONUMENT (H200) ON TOP OF A STAINLESS STEEL ROD THAT IS ENCASED IN A 3" DIA. PVC PIPE WITH A LEAD CAP STAMPED H200 44 1996. THE POINT IS LOCATED +/- 73 FEET WEST OF THE CENTERLINE OF FM 1463 AND +/- 0.24 MILES NORTH OF THE INTERSECTION OF FM 1463 AND CHURCHILL FURNACE BVD. WAY, TX. ELEV. = 136.21 FEET NAVD83.
 - REU INDICATES TEMPORARY BENCHMARK: TOP 1" TOP OF 3/8" DIA. IRON ROD WITH ALUMINUM ROD SET IN CONCRETE +/- 20 FEET NORTH OF THE CENTERLINE OF POLO RANCH BOULEVARD. THE POINT IS LOCATED +/- 110 FEET WEST OF THE CENTERLINE OF THE INTERSECTION OF POLO RANCH BOULEVARD AND FM 1463. ELEV. = 139.15 FEET NAVD83. ADJUST TO FORT BEND CO LEARN DATUM ADD 0.29 FEET.
 - ELEVATIONS FOR DEMONSTRATING CONTOUR LINES ARE BASED UPON NAVD83.
 - THE COORDINATES SHOWN HEREIN ARE TEXAS SOUTH CENTRAL ZONE NO. 4204 TEXAS GEODETIC SYSTEM (NAD83) AND MAY BE BROUGHT TO SURFACE BY APPLYING THE FOLLOWING CORRECTION SCALE 1.000115910E5.
 - THIS PLAT WAS PREPARED TO MEET THE CITY OF FULSHEAR AND FORT BEND COUNTY REQUIREMENTS.
 - THIS PLAT WAS PREPARED FROM INFORMATION FURNISHED BY STEWART TITLE COMPANY, FILE NO. 2018. THE SURVEYOR HAS NOT ABSTRACTED THE ABOVE PROPERTY.
 - THIS PLAT LIES WHOLLY WITHIN FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 174, FORT BEND SUBSIDIARY DISTRICT, FORT BEND COUNTY ORANGE DISTRICT, LAMAR CONSOLIDATED INDEPENDENT SCHOOL DISTRICT, THE CITY OF FULSHEAR AND FORT BEND COUNTY.
 - THIS SUBDIVISION LIES WITHIN UNINSURED STATE #1 AS PER FLOOD PROOFING (EMERGENCY MANAGEMENT AGENCY) FLOOD INSURANCE RATE MAP (FIRM), MAP NO. 28151C (FIRM), FIRM DATE: 1/15/10. THEREIN IS AN AREA OUTSIDE THE 1% ANNUAL CHANCE FLOODPLAIN. LIA DOES NOT WARRANT NON-SUBSCRIBER TO THE ACCURACY OF SCALE OF FIRM MAPS.
 - APPROVAL OF THIS PLAT WILL REQUIRE ONE YEAR FROM PLANNING AND ZONING APPROVAL IF NOT RECORDED IN THE REAL PROPERTY RECORDS OF THE COUNTY OF FORT BEND.
 - THERE ARE NO PRELIMINARY OR PIPELINE EASEMENTS WITHIN THE LIMITS OF THE SUBDIVISION.
 - POST-EIGHTS (8/8") HIGH IRON RODS THREE (3) FEET IN LENGTH WITH PLASTIC CAP MARKED "LJA ENG" ARE SET ON ALL PERMANENT BOUNDARY CORNERS, UNLESS OTHERWISE NOTED.

**PRELIMINARY PLAT OF
POLO RANCH BOULEVARD
STREET DEDICATION
SECTION 1**

A SUBDIVISION OF 2.694 ACRES OF LAND SITUATED IN THE CHURCHILL FULSHEAR SURVEY, ABSTRACT 23 FORT BEND COUNTY, TEXAS.

0 LOTS 0 RESERVES 0 BLOCKS

DECEMBER 18, 2017 JOB NO. 2457-1008C-309

OWNERS:
CENTURY LAND HOLDINGS OF TEXAS, LLC
A COLORADO LIMITED LIABILITY COMPANY
D.B.A. GRAND VIEW BUILDERS
CHRIS CHEW, DIVISION PRESIDENT
525 N. SAM HOUSTON PARKWAY E., SUITE 600, HOUSTON, TEXAS 77060
(832) 658-1831

ENGINEER/SURVEYOR:

LJA Engineering, Inc.
2709 Shiloh Drive
Suite 600
Houston, Texas 77042
Phone 713-933-5200
Fax 713-933-5202
FIRM - F-1346
T.B.P.L.S. Firm No. 10115591



December 15, 2017

City of Fulshear
30603 FM 1093
Fulshear, TX 77441

Re: Preliminary Plat of Polo Ranch Boulevard Street Dedication Section 1

To Whom It May Concern:

CenterPoint Energy Houston Electric, LLC and CenterPoint Energy Resources Corp., d/b/a CenterPoint Energy Texas Gas Operations, hereinafter referred to as "CenterPoint Energy", has been asked to provide a Letter of No Objection for the above referenced plat dated December 18, 2017.

At this time, CenterPoint Energy has no objection associated with the general layout and utility easements as exhibited on said plat.

In cases where utility easements are overlapping with drainage or other specific or pre-existing easements, CenterPoint Energy will require exclusive easements.

Upon completion of CenterPoint Energy's facility designs, dedicated utility easements may be determined inadequate by CenterPoint Energy. In these cases, the developer, his successors or assigns, will be required to provide CenterPoint Energy with exclusive easements.

This letter does not give consent to any encroachments, abandonments of pre-existing easements, roads, alleys or street right-of-ways. Abandonment of any of the above requires a formal review, consent and closure process.

If there are any questions, please contact LaWanda J. Grant at 713.207.6539.

Sincerely,

A handwritten signature in blue ink that reads "LaWanda J. Grant". The signature is written in a cursive style.

LaWanda J. Grant, SR/WA
Senior Right of Way Agent

C: Vanessa Piedra <pedra@lja.com>

PLR17.652

Vanessa Piedra

From: Vanessa Piedra
Sent: Thursday, December 14, 2017 7:05 PM
To: 'lrow@centerpointenergy.com'; 'Chris_Grey@cable.comcast.com'
Subject: Polo Ranch Sections 1,3 and Polo Ranch BLV Street Dedication - No Obection
Attachments: Polo Ranch Sec 1.pdf; Polo Ranch Sec 3.pdf; Polo Ranch BLV STD SEC 1.pdf

Good morning,

Please find attached the above referenced plat for your review. If the plat meets your approval please provide our office with a Letter of No Objection, addressed to the City of Fulshear, at your earliest convenience.

Please let me know if you have any questions or comments.

Thanks!

Vanessa Piedra
Platting Coordinator

LJA Engineering | We Build Civilization

• West Houston

P: 713.953.5200

D: 713.953.5044

www.ljaengineering.com

[Facebook](#) • [Twitter](#) • [LinkedIn](#)

CITY OF FULSHEAR
Registration & Permit Department
Ph: (281) 346- 1796 fax: (281) 346-2556
30603 FM 1093 P.O. Box 279 Fulshear, TX 77441

PLATTING AND SUBDIVISION REVIEW

Plan or Plat Polo Ranch Section 1 / Preliminary Plat

City Engineer Review

Reviewed
 See Attached Letter

BY: _____ DATE: _____

City Secretary

Processed
 Returned for additional data

BY: K. Korf DATE: 12-18-2017

Planning Commission Review

Approved
 Returned for additional data

BY: _____ DATE: _____

City Council Review

Approved
 Returned for additional data

BY: _____ DATE: _____



City of Fulshear

PH: 281-346-1796 FAX: 281-346-2556 -- P.O. Box 279/30603 FM 1093 Fulshear, TX 77441

Subdivision/Development Platting Application

Date: 12.18.2017
 Subdivision: Polo Ranch Section 1 Development: Polo Ranch

Name Submitted As	Type of Submittal	Date Approved
SUBMITTAL OF PLAT: (Check Appropriate Selection)		
<input type="checkbox"/> Land Plan/Conceptual	<input checked="" type="checkbox"/> Preliminary	<input type="checkbox"/> Revised Preliminary
<input type="checkbox"/> Final	<input type="checkbox"/> Revised Final	<input type="checkbox"/> Short Form Final
<input type="checkbox"/> Replat	<input type="checkbox"/> Vacation Plat	<input type="checkbox"/> Admin. (Minor) Plat
<input type="checkbox"/> Amending Plat	<input type="checkbox"/> Public Hearing	<input type="checkbox"/> Street Dedication

TYPE OF PLAT: (Check Appropriate Selection)		
<input checked="" type="checkbox"/> Single-Family Residential	<input type="checkbox"/> Zero Lot Line/ Patio Home	<input type="checkbox"/> Commercial/Industrial
<input type="checkbox"/> Multi-Family Residential	<input type="checkbox"/> Planned Development	<input type="checkbox"/> Building/Office

Plat Location: City ETJ (Extraterritorial Jurisdiction)

Legal Description: 11.803 acs in the Churchill Fulshear A-29

Variance Request: None Requested Yes - Attached Previously Approved Approved

Total Acreage: 11.803
 Number of Streets: 2
 Number of Lots: 37
 Typical Lot Size (ie 80x120): 45'x130'
 Number and Types of Reserves: 2-Landscape/Open space
 Total Acres in Reserve: 2.577

Owner: Century Land Holdings of Texas
 Address: 525 N. Sam Houston PKWY Suite 600
 City/State: Houston, Texas
 Telephone: 832.698.1831

Engineer/Planner: LJA Engineering INC
 Contact Person: Vanessa Piedra
 Telephone: 713.953.5044
 Fax Number: _____
 Email Address: vpiedra@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>\$ 777.04</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

Vanessa Piedra

SIGNATURE

TYPED OR PRINTED NAME/TITLE

DATE

February 7, 2018

Engineering Review

Preliminary Plat
Polo Ranch Section 1
City of Fulshear, Texas

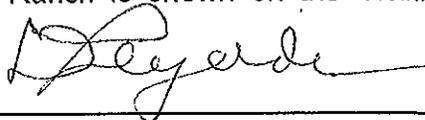
For Information only:

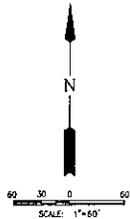
1. This plat will create 37 Lots in two (2) Blocks with two (2) Reserves that cover a total acreage of 11.803 acres.
2. The typical lot in this section is approximately 60-foot in width with a depth of at least 120-foot and a 20-foot Front Building Line.
3. Access to this section will be from Flagman Trail via Polo Ranch Boulevard.

Recommendations:

I recommend that this Preliminary Plat of Polo Ranch Section 1 be approved with the following additions/corrections:

- A) Fort Bend County is requiring that the developer dedicate an additional 100-foot of Right-of-Way along F.M. 1093. This roadway dedication needs to be shown on the plat.
- B) The City of Fulshear has a Water and Sanitary Sewer Easement that is located 100-foot North of the North line of Metro Strip. This easement needs to be shown on the plat.
- C) The name Fulshear is misspelled in the Preamble of the Metes & Bounds description on Page 1 of 2.
- D) The plat will need a note to show that the lots are subject to a 5-foot Side Yard Building Line.
- E) The Vicinity Map needs to be updated to show Polo Ranch Blvd. A road called Crutcher Ranch is shown on the Vicinity Map that needs to be removed.

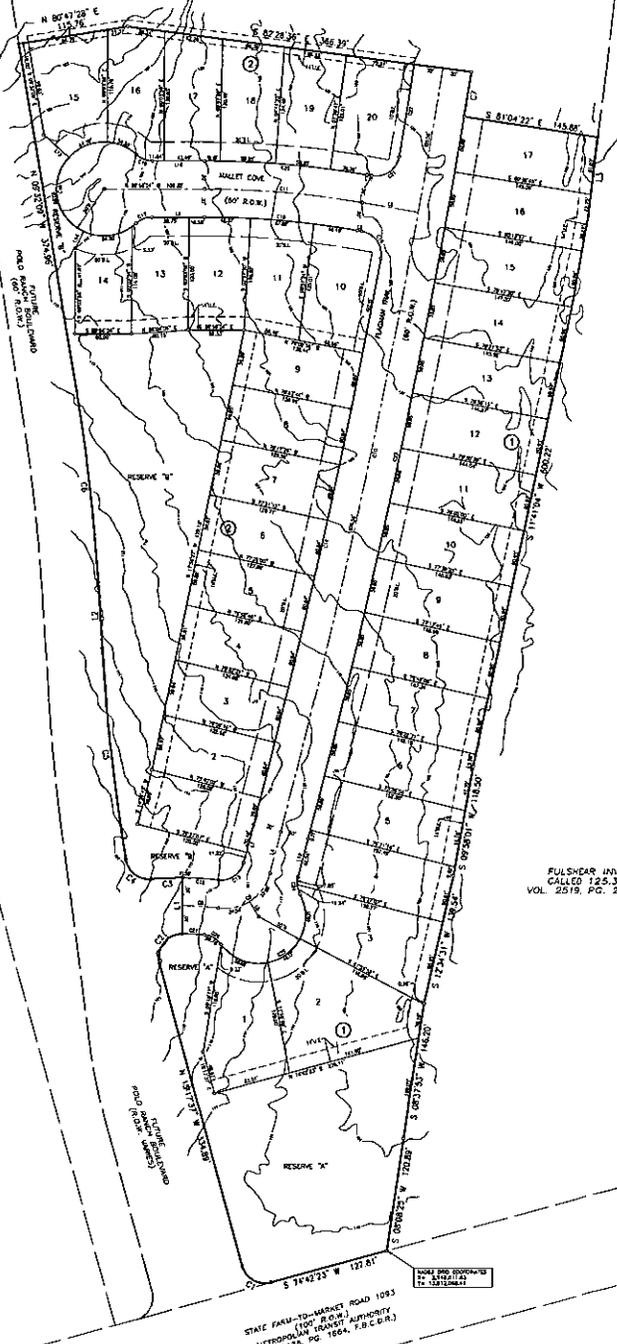
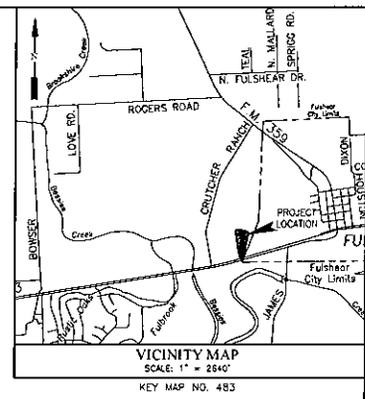




FULSHEAR INVESTMENTS
CALLED 125.380 ACRES
VOL. 2519, PG. 212, F.B.C.D.R.

FULSHEAR INVESTMENTS
CALLED 125.300 ACRES
VOL. 2519, PG. 212, F.B.C.D.R.

FULSHEAR INVESTMENTS
CALLED 125.300 ACRES
VOL. 2519, PG. 212, F.B.C.D.R.



NOTES

1. BENCHMARK: NOS MONUMENT 86.00 TOP OF A STAINLESS STEEL ROD THAT IS ENCASED IN A 3 INCH DIA PIPE WITH A LOCK CAP STAMPED ACROSS 86.00. THE POINT IS LOCATED 4'-7.75 FEET WEST OF THE CENTERLINE OF FM 1445 AND 4'-0.24 FEET NORTH OF THE INTERSECTION OF FM 1445 AND CHARLES FARMS BLVD. NATE, TX. ELEV. = 136.24 FEET NAVD83
2. TBM INDICATES TEMPORARY BENCHMARK: TBM 1: TOP OF 3/8 INCH DIA ROD WITH ALUMINUM DISK SET IN CONCRETE 4'-7.20 FEET NORTH OF THE CENTERLINE OF FULSHEAR ROAD. THE POINT IS LOCATED 4'-7.310 FEET WEST OF THE CENTERLINE OF THE INTERSECTION OF FULSHEAR ROAD AND FM 1445. ELEV. = 139.15 FEET NAVD83
3. TO ADJUST TO FORT BEND CO. LEAS DATUM ADD 0.29 FEET.
4. ELEVATIONS FOR DRAINAGE CONTROL LINES ARE BASED UPON NAVD-83
5. THE COORDINATES SHOWN HEREON ARE TEXAS SOUTH CENTRAL ZONE NO. 4204 TEXAS COORDINATE SYSTEM (DADMS) AND MAY BE BROUGHT TO SURFACE BY APPLYING THE FOLLOWING CORRECTION SCALE 1.0001181005
6. THIS PLAT WILL BE PREPARED TO MEET THE CITY OF FULSHEAR AND FORT BEND COUNTY REQUIREMENTS.
7. THIS PLAT WAS PREPARED FROM INFORMATION FURNISHED BY DA TITLE OF CENTRAL TEXAS TITLE CO. THE SURVEYOR HAS NOT ABSTRACTED THE ABOVE PROPERTY OR
8. THIS PLAT LIES WHOLLY WITHIN FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 174, FORT BEND SUBSIDIARY DISTRICT, FORT BEND COUNTY DRAINAGE DISTRICT, LAMAR CONSOLIDATED INDEPENDENT SCHOOL DISTRICT, THE CITY OF FULSHEAR AND FORT BEND COUNTY.
9. THIS SUBDIVISION LIES WITHIN UNSHORED ZONE 1 AS FOR FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) MAP NO. 68157C (FIRM) REVISED APRIL 1, 2015. OWNER AS AVOIDS OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN; LIA DOES NOT WARRANT NOR SUBSCRIBE TO THE ACCURACY OR SCALE OF SAID MAPS.
10. 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.
11. THERE ARE NO UNDETERMINED HIGH PRESSURE GASDEPOSITS WITHIN THE LIMITS OF THE SUBDIVISION (OR ALL PIPELINES AND/OR PIPELINE EASEMENTS ARE AS SHOWN).
12. END-CENTS (5/8") IRON RODS THREE (3) FEET IN LENGTH WITH PLASTIC CAP MARKED "LH END" ARE SET ON ALL PERIMETER BOUNDARY CORNERS, UNLESS OTHERWISE NOTED.

FULSHEAR INVESTMENTS
CALLED 125.300 ACRES
VOL. 2519, PG. 212, F.B.C.D.R.

CURVE TABLE				
CURVE	RADIUS	DELTA	ARC	CHORD
C1	25.00	89.230°	28.27	26.38
C2	25.00	125.812°	44.02	28.81
C3	25.00	89.230°	28.27	26.38
C4	25.00	89.230°	28.27	26.38
C5	14.00	171.83°	22.51	14.00
C6	20.00	171.83°	28.61	18.81
C7	80.00	171.83°	112.51	75.00
C8	20.00	171.83°	28.61	18.81
C9	20.00	89.230°	28.27	26.38
C10	20.00	89.230°	28.27	26.38
C11	14.00	171.83°	22.51	14.00
C12	20.00	171.83°	28.61	18.81
C13	20.00	171.83°	28.61	18.81
C14	20.00	171.83°	28.61	18.81
C15	20.00	171.83°	28.61	18.81
C16	20.00	171.83°	28.61	18.81
C17	20.00	171.83°	28.61	18.81
C18	20.00	171.83°	28.61	18.81
C19	20.00	171.83°	28.61	18.81
C20	20.00	171.83°	28.61	18.81
C21	20.00	171.83°	28.61	18.81
C22	20.00	171.83°	28.61	18.81
C23	20.00	171.83°	28.61	18.81
C24	20.00	171.83°	28.61	18.81
C25	20.00	171.83°	28.61	18.81
C26	20.00	171.83°	28.61	18.81
C27	20.00	171.83°	28.61	18.81

LINE TABLE				
LINE	BEARING	DISTANCE	LINE	BEARING
L1	N 89°13'37" E	86.00	L1	N 89°13'37" E
L2	N 89°13'37" E	76.00	L2	N 89°13'37" E
L3	S 29°20'17" E	82.93	L3	S 29°20'17" E
L4	N 1°18'33" E	64.33	L4	N 1°18'33" E
L5	N 31°27'17" E	18.87	L5	N 31°27'17" E
L6	N 89°13'37" E	86.00	L6	N 89°13'37" E
L7	N 1°18'33" E	64.33	L7	N 1°18'33" E
L8	N 89°13'37" E	86.00	L8	N 89°13'37" E
L9	N 89°13'37" E	86.00	L9	N 89°13'37" E
L10	S 89°13'37" E	86.00	L10	S 89°13'37" E
L11	S 89°13'37" E	86.00	L11	S 89°13'37" E
L12	N 1°18'33" E	64.33	L12	N 1°18'33" E
L13	N 89°13'37" E	86.00	L13	N 89°13'37" E
L14	S 29°20'17" E	82.93	L14	S 29°20'17" E

- LEGEND
- BL INDICATES BRACKING LINE
 - UL INDICATES UTILITY EASEMENT
 - DL INDICATES DRAINAGE EASEMENT
 - WLE INDICATES WATER LINE EASEMENT
 - SSE INDICATES SANITARY SEWER EASEMENT
 - SWE INDICATES STORM SEWER EASEMENT
 - FBC/PA INDICATES FORT BEND COUNTY PUBLIC RECORDS
 - FBC/DA INDICATES FORT BEND COUNTY OFFICIAL PUBLIC RECORDS
 - FBC/DA INDICATES FORT BEND COUNTY DEED RECORDS
 - INDICATES STREET NAME CHANGE
 - INDICATES RIGHT-OF-WAY
 - AE INDICATES AERIAL EASEMENT
 - FDB INDICATES POINT OF BEGINNING
 - FM INDICATES FILE NUMBER
 - RES INDICATES RESERVE

RESERVE TABLE			
RESERVE	ACREAGE	SQ. FT.	TYPE
A	1.112	45,442	RESTRICTED TO LANDSCAPE/OPENSPACE
B	1.483	63,831	RESTRICTED TO LANDSCAPE/OPENSPACE
TOTAL	2.595	109,273	

PRELIMINARY PLAT OF
POLO RANCH
SECTION 1

A SUBDIVISION OF 11,803 ACRES OF LAND SITUATED IN THE CHURCHILL, FULSHEAR SURVEY, ABSTRACT 29 FORT BEND COUNTY, TEXAS.

37 LOTS 2 RESERVES (2,577 ACRES) 2 BLOCKS
DECEMBER 18, 2017 JOB NO. 2457-0000-000

OWNERS:
CENTURY LAND HOLDINGS OF TEXAS, LLC
A COLORADO LIMITED LIABILITY COMPANY
D.B.A. GRAND VIEW BUILDERS
CHRIS CHEW, DIVISION PRESIDENT
525 N. SAM HOUSTON PARKWAY E., SUITE 600, HOUSTON, TEXAS 77060
(832) 688-1831
ENGINEER/SURVEYOR:

LJA Engineering, Inc.
2023 Shepherd Drive
Suite 600
Houston, Texas 77042
Phone 713.953.5200
Fax 713.953.9206
FIRM - F-1336
TBL PLS Firm No. 10195501

Vanessa Piedra

From: Vanessa Piedra
Sent: Wednesday, December 13, 2017 4:13 PM
To: 'lrow@centerpointenergy.com'; 'Chris_Grey@cable.comcast.com'
Subject: Polo Ranch Section 2 - No Objection
Attachments: POLO RANCH SEC 2.pdf

Good morning,

Please find attached the above referenced plat for your review. If the plat meets your approval please provide our office with a Letter of No Objection, addressed to the City of Fulshear, at your earliest inconvenience.

Please let me know if you have any questions or comments.

Thanks!

Vanessa Piedra
Platting Coordinator

LJA Engineering | We Build Civilization

• West Houston

P: 713.953.5200

D: 713.953.5044

www.ljaengineering.com

[Facebook](#) • [Twitter](#) • [LinkedIn](#)

CITY OF FULSHEAR
Registration & Permit Department
Ph: (281) 346- 1796 fax: (281) 346-2556
30603 FM 1093 P.O. Box 279 Fulshear, TX 77441

PLATTING AND SUBDIVISION REVIEW

Plan or Plat Polo Ranch Section 2 / Preliminary Plat

City Engineer Review

Reviewed
 See Attached Letter

BY: _____ DATE: _____

City Secretary

Processed
 Returned for additional data

BY: K. Keyf DATE: 12-18-2017

Planning Commission Review

Approved
 Returned for additional data

BY: _____ DATE: _____

City Council Review

Approved
 Returned for additional data

BY: _____ DATE: _____



Incorporated 1977

REC'D DEC 18 2017

City of Fulshear

PH: 281-346-1796 FAX: 281-346-2556 -- P.O. Box 279/30603 FM 1093 Fulshear, TX 77441

Subdivision/Development Platting Application

Date: 12.18.2017
Subdivision: Polo Ranch Section 2 Development: Polo Ranch

Name Submitted As _____ Type of Submittal _____ Date Approved _____
SUBMITTAL OF PLAT: (Check Appropriate Selection)

____ Land Plan/Conceptual Preliminary _____ Revised Preliminary
____ Final _____ Revised Final _____ Short Form Final
____ Replat _____ Vacation Plat _____ Admin. (Minor) Plat
____ Amending Plat _____ Public Hearing _____ Street Dedication

TYPE OF PLAT: (Check Appropriate Selection)
 Single-Family Residential _____ Zero Lot Line/ Patio Home _____ Commercial/Industrial
____ Multi-Family Residential _____ Planned Development _____ Building/Office

Plat Location: City _____ ETJ (Extraterritorial Jurisdiction)

Legal Description: 18.425 acs in the Churchill Fulshear A-29

Variance Request: :None Requested _____ :Yes – Attached _____ :Previously Approved _____ Approved

Total Acreage: 18.425
Number of Streets: 3
Number of Lots: 42
Typical Lot Size(ie 80x120): 45'x130'
Number and Types of Reserves: 4 - Drainage/Landscape/Open space
Total Acres in Reserve: 7.741

Owner: Century Land Holdings of Texas
Address: 525 N. Sam Houston PKWY Suite 600
City/State: Houston, Texas
Telephone: 832.698.1831

Engineer/Planner: LJA Engineering INC
Contact Person: Vanessa Piedra
Telephone: 713.953.5044
Fax Number: _____
Email Address: vpiedra@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>\$ 877.32</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

Vanessa Piedra

SIGNATURE

TYPED OR PRINTED NAME/TITLE

DATE

February 7, 2018

Engineering Review

Preliminary Plat
Polo Ranch Section 2
City of Fulshear, Texas

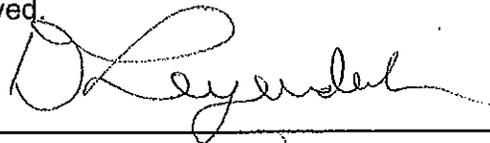
For Information only:

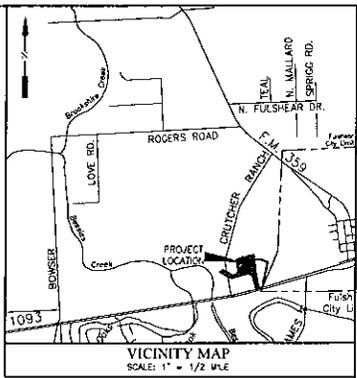
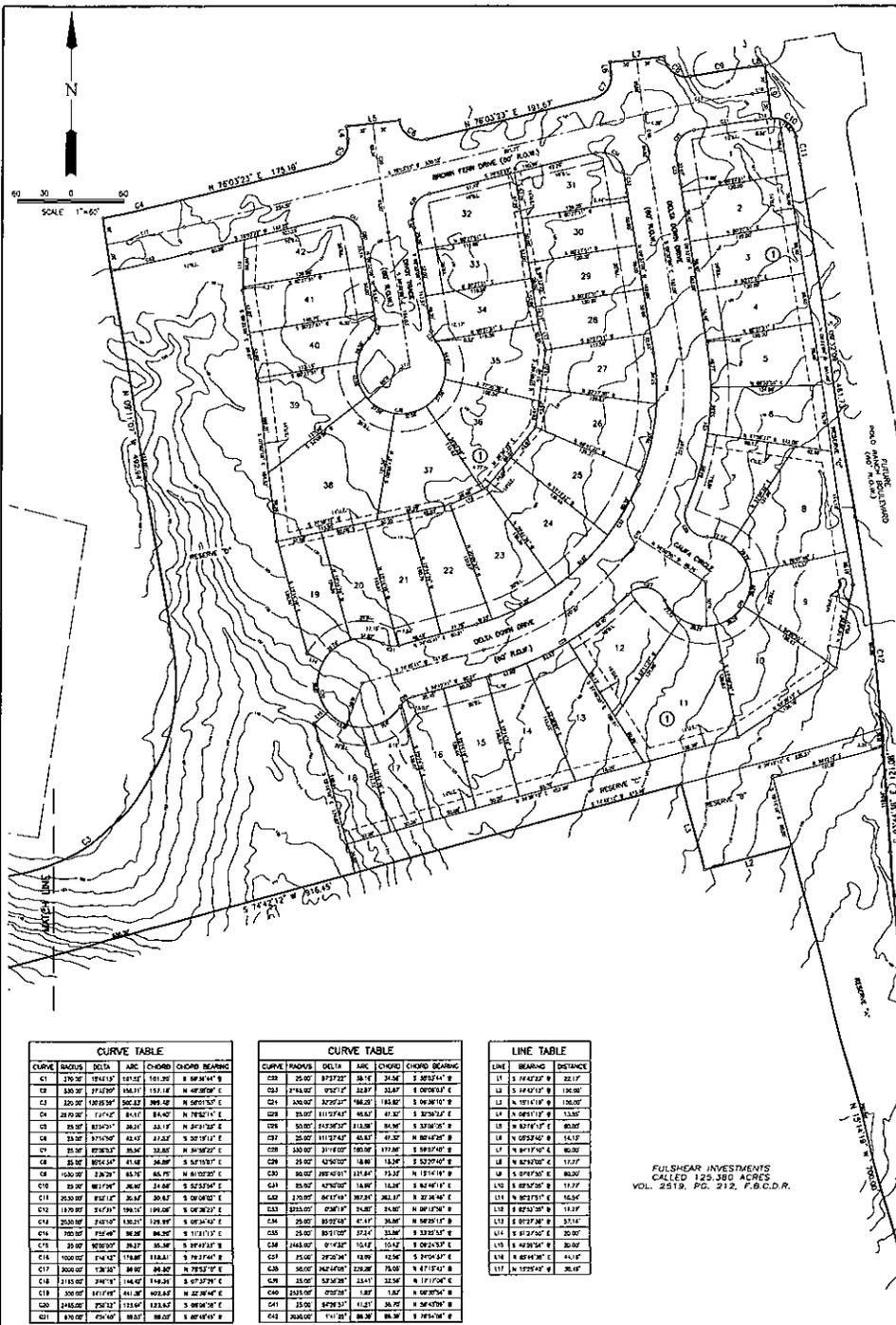
1. This plat will create 42 Lots in one (1) Block with four (4) Reserves that cover a total acreage of 18.425 acres.
2. The typical lot in this section is has a width of 50-foot and a depth of at least 120-foot and a 20-foot Front Building Line.
3. Access to this section will be from Brown Fern Drive off of Polo Ranch Boulevard.

Recommendations:

I recommend that this Preliminary Plat of Polo Ranch Section 2 be approved with the following additions/corrections:

- A) Fort Bend County is requiring that the developer dedicate an additional 100-foot of Right-of-Way along F.M. 1093. This roadway dedication needs to be shown on the plat.
- B) The City of Fulshear has a Water and Sanitary Sewer Easement that is located 100-foot North of the North line of Metro Strip. This easement needs to be shown on the plat.
- C) The name Fulshear is misspelled in the Preamble of the Metes & Bounds description on Page 1 of 2.
- D) The plat will need a note to show that the lots are subject to a 5-foot Side Yard Building Line.
- E) The Vicinity Map needs to be updated to show Polo Ranch Blvd. A road called Crutcher Ranch is shown on the Vicinity Map that needs to be removed.





- LEGEND**
- BL. HOUSTON BRADING LINE
 - D.E. HOUSTON UTILITY EASEMENT
 - D.L. HOUSTON DRAINAGE EASEMENT
 - M.E. HOUSTON WATER LINE EASEMENT
 - S.S.E. HOUSTON SANITARY SEWER EASEMENT
 - ST.S.E. HOUSTON STORM SEWER EASEMENT
 - F.B.C.P.A. HOUSTON FORT BEND COUNTY PUBLIC RECORDS
 - F.B.C.O.R. HOUSTON FORT BEND COUNTY OFFICIAL RECORDS
 - F.B.C.F.P.A. HOUSTON FORT BEND COUNTY OFFICIAL PUBLIC RECORDS
 - F.B.C.D.R. HOUSTON FORT BEND COUNTY DEED RECORDS
 - HOUSTON STREET NAME CHANGE
 - R.O.W. HOUSTON RIGHT-OF-WAY
 - R.E. HOUSTON RIVER EASEMENT
 - P.O.B. HOUSTON POINT OF BEGINNING
 - F.N. HOUSTON FILE NUMBER
 - R.E.S. HOUSTON RESERVE

FULSHEAR INVESTMENTS, INC.
 CALLED 125.380 ACRES
 VOL. 2519, PG. 212, F.B.C.D.R.

CURVE TABLE

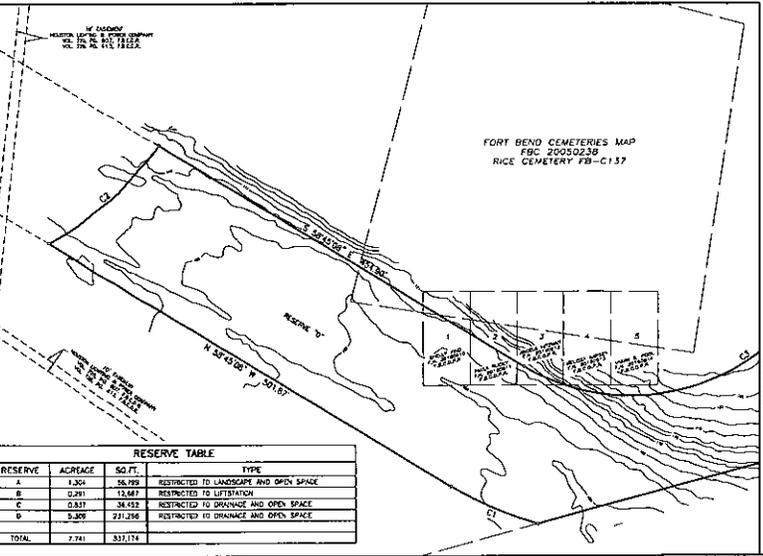
CURVE	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
C1	170.00'	180.00'	160.00'	160.00'	N 89°54'18" E
C2	150.00'	271.00'	160.00'	152.16'	N 46°28'50" E
C3	120.00'	108.00'	160.00'	160.00'	N 69°53'51" E
C4	240.00'	171.42'	81.67'	84.40'	N 78°52'14" E
C5	30.00'	87.00'	26.17'	22.17'	N 87°47'58" E
C6	30.00'	57.00'	16.67'	11.67'	N 87°47'58" E
C7	30.00'	87.00'	26.17'	22.17'	N 87°47'58" E
C8	30.00'	87.00'	26.17'	22.17'	N 87°47'58" E
C9	150.00'	171.42'	81.67'	84.40'	N 78°52'14" E
C10	30.00'	87.00'	26.17'	22.17'	N 87°47'58" E
C11	30.00'	87.00'	26.17'	22.17'	N 87°47'58" E
C12	150.00'	171.42'	81.67'	84.40'	N 78°52'14" E
C13	30.00'	87.00'	26.17'	22.17'	N 87°47'58" E
C14	30.00'	87.00'	26.17'	22.17'	N 87°47'58" E
C15	30.00'	87.00'	26.17'	22.17'	N 87°47'58" E
C16	30.00'	87.00'	26.17'	22.17'	N 87°47'58" E
C17	30.00'	87.00'	26.17'	22.17'	N 87°47'58" E
C18	30.00'	87.00'	26.17'	22.17'	N 87°47'58" E
C19	30.00'	87.00'	26.17'	22.17'	N 87°47'58" E
C20	30.00'	87.00'	26.17'	22.17'	N 87°47'58" E
C21	30.00'	87.00'	26.17'	22.17'	N 87°47'58" E

CURVE TABLE

CURVE	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
C22	30.00'	87.00'	26.17'	22.17'	N 87°47'58" E
C23	30.00'	87.00'	26.17'	22.17'	N 87°47'58" E
C24	30.00'	87.00'	26.17'	22.17'	N 87°47'58" E
C25	30.00'	87.00'	26.17'	22.17'	N 87°47'58" E
C26	30.00'	87.00'	26.17'	22.17'	N 87°47'58" E
C27	30.00'	87.00'	26.17'	22.17'	N 87°47'58" E
C28	30.00'	87.00'	26.17'	22.17'	N 87°47'58" E
C29	30.00'	87.00'	26.17'	22.17'	N 87°47'58" E
C30	30.00'	87.00'	26.17'	22.17'	N 87°47'58" E
C31	30.00'	87.00'	26.17'	22.17'	N 87°47'58" E
C32	30.00'	87.00'	26.17'	22.17'	N 87°47'58" E
C33	30.00'	87.00'	26.17'	22.17'	N 87°47'58" E
C34	30.00'	87.00'	26.17'	22.17'	N 87°47'58" E
C35	30.00'	87.00'	26.17'	22.17'	N 87°47'58" E
C36	30.00'	87.00'	26.17'	22.17'	N 87°47'58" E
C37	30.00'	87.00'	26.17'	22.17'	N 87°47'58" E
C38	30.00'	87.00'	26.17'	22.17'	N 87°47'58" E
C39	30.00'	87.00'	26.17'	22.17'	N 87°47'58" E
C40	30.00'	87.00'	26.17'	22.17'	N 87°47'58" E
C41	30.00'	87.00'	26.17'	22.17'	N 87°47'58" E
C42	30.00'	87.00'	26.17'	22.17'	N 87°47'58" E

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 24°25'17" E	22.17'
L2	S 24°25'17" E	100.00'
L3	N 10°14'18" E	100.00'
L4	N 08°51'17" E	13.85'
L5	N 87°47'58" E	60.00'
L6	N 08°51'17" E	13.85'
L7	N 87°47'58" E	60.00'
L8	N 08°51'17" E	13.85'
L9	S 08°51'17" E	60.00'
L10	N 08°51'17" E	13.85'
L11	N 08°51'17" E	60.00'
L12	N 08°51'17" E	13.85'
L13	S 08°51'17" E	13.85'
L14	S 08°51'17" E	20.00'
L15	N 08°51'17" E	20.00'
L16	N 08°51'17" E	60.00'
L17	N 08°51'17" E	60.00'



RESERVE TABLE

RESERVE	ACREAGE	SQ. FT.	TYPE
A	1.204	65,759	RESTRICTED TO LANDSCAPE AND OPEN SPACE
B	0.291	12,487	RESTRICTED TO UTILIZATION
C	0.837	38,432	RESTRICTED TO DRAINAGE AND OPEN SPACE
D	5.209	231,256	RESTRICTED TO DRAINAGE AND OPEN SPACE
TOTAL	7.741	337,174	

**PRELIMINARY PLAT OF
 POLO RANCH
 SECTION 2**

A SUBDIVISION OF 18.425 ACRES OF LAND SITUATED IN
 THE CHURCHILL FULSHEAR SURVEY, ABSTRACT 29
 FORT BEND COUNTY, TEXAS.

42 LOTS 4 RESERVES (7.741 ACRES) 1 BLOCK
 DECEMBER 18, 2017 JOB NO. 2457-1020C-309

OWNERS:
CENTURY LAND HOLDINGS OF TEXAS, LLC
 A COLORADO LIMITED LIABILITY COMPANY
 D.B.A. GRAND VIEW BUILDERS
 CHRIS CHEW, DIVISION PRESIDENT
 925 W. SAM HOUSTON PARKWAY E., SUITE 600, HOUSTON, TEXAS 77060
 (832) 698-1831
 ENGINEER/SURVEYOR:

LJA Engineering, Inc.
 20011 Spring Drive
 Suite 500
 Houston Texas 77242
 Phone 713.653.8200
 Fax 713.653.8206
 EMail: F-1338
 T8 PLS Fax to 18110551



December 18, 2017

City of Fulshear
30603 FM 1093
Fulshear, TX 77441

Re: Preliminary Plat of Polo Ranch Section 2

To Whom It May Concern:

CenterPoint Energy Houston Electric, LLC and CenterPoint Energy Resources Corp., d/b/a CenterPoint Energy Texas Gas Operations, hereinafter referred to as "CenterPoint Energy", has been asked to provide a Letter of No Objection for the above referenced plat dated December 18, 2017.

At this time, CenterPoint Energy has no objection associated with the general layout and utility easements as exhibited on said plat.

In cases where utility easements are overlapping with drainage or other specific or pre-existing easements, CenterPoint Energy will require exclusive easements.

Upon completion of CenterPoint Energy's facility designs, dedicated utility easements may be determined inadequate by CenterPoint Energy. In these cases, the developer, his successors or assigns, will be required to provide CenterPoint Energy with exclusive easements.

This letter does not give consent to any encroachments, abandonments of pre-existing easements, roads, alleys or street right-of-ways. Abandonment of any of the above requires a formal review, consent and closure process.

If there are any questions, please contact Rosemary Valdez at 713.207.6027.

Sincerely,

A handwritten signature in blue ink that reads "Rosemary Valdez".

Rosemary Valdez, SR/WA
Right of Way Agent

C: Vanessa Piedra <vpiedra@lja.com>

PLR17.648

Vanessa Piedra

From: Vanessa Piedra
Sent: Thursday, December 14, 2017 7:05 PM
To: 'lrow@centerpointenergy.com'; 'Chris_Grey@cable.comcast.com'
Subject: Polo Ranch Sections 1,3 and Polo Ranch BLV Street Dedication - No Objection
Attachments: Polo Ranch Sec 1.pdf; Polo Ranch Sec 3.pdf; Polo Ranch BLV STD SEC 1.pdf

Good morning,

Please find attached the above referenced plat for your review. If the plat meets your approval please provide our office with a Letter of No Objection, addressed to the City of Fulshear, at your earliest convenience.

Please let me know if you have any questions or comments.

Thanks!

Vanessa Piedra
Platting Coordinator

LJA Engineering | We Build Civilization
● West Houston
P: 713.953.5200
D: 713.953.5044
www.ljaengineering.com
[Facebook](#) • [Twitter](#) • [LinkedIn](#)

CITY OF FULSHEAR
Registration & Permit Department
Ph: (281) 346- 1796 fax: (281) 346-2556
30603 FM 1093 P.O. Box 279 Fulshear, TX 77441

PLATTING AND SUBDIVISION REVIEW

Plan or Plat Polo Ranch Section 3 / Preliminary Plat

City Engineer Review

Reviewed
 See Attached Letter

BY: _____ DATE: _____

City Secretary

Processed
 Returned for additional data

BY: K. Keyf DATE: 12-18-2017

Planning Commission Review

Approved
 Returned for additional data

BY: _____ DATE: _____

City Council Review

Approved
 Returned for additional data

BY: _____ DATE: _____



Incorporated 1977

REC'D DEC 18 2017

City of Fulshear

PH: 281-346-1796 FAX: 281-346-2556 -- P.O. Box 279/30603 FM 1093 Fulshear, TX 77441

Subdivision/Development Platting Application

Date: 12.18.2017

Subdivision: Polo Ranch Section 3 Development: Polo Ranch

Name Submitted As	Type of Submittal	Date Approved
SUBMITTAL OF PLAT: (Check Appropriate Selection)		
<input type="checkbox"/> Land Plan/Conceptual	<input checked="" type="checkbox"/> Preliminary	<input type="checkbox"/> Revised Preliminary
<input type="checkbox"/> Final	<input type="checkbox"/> Revised Final	<input type="checkbox"/> Short Form Final
<input type="checkbox"/> Replat	<input type="checkbox"/> Vacation Plat	<input type="checkbox"/> Admin. (Minor) Plat
<input type="checkbox"/> Amending Plat	<input type="checkbox"/> Public Hearing	<input type="checkbox"/> Street Dedication

TYPE OF PLAT: (Check Appropriate Selection)

<input checked="" type="checkbox"/> Single-Family Residential	<input type="checkbox"/> Zero Lot Line/ Patio Home	<input type="checkbox"/> Commercial/Industrial
<input type="checkbox"/> Multi-Family Residential	<input type="checkbox"/> Planned Development	<input type="checkbox"/> Building/Office

Plat Location: City ETJ (Extraterritorial Jurisdiction)

Legal Description: 19.305 acs in the Churchill Fulshear A-29

Variance Request: :None Requested :Yes - Attached :Previously Approved Approved

Total Acreage: 19.305

Number of Streets: 5

Number of Lots: 71

Typical Lot Size(ie 80x120): 45'x130'

Number and Types of Reserves: 1 - Open space

Total Acres in Reserve: 3.631

Owner: Century Land Holdings of Texas

Address: 525 N. Sam Houston PKWY Suite 600

City/State: Houston, Texas

Telephone: 832.698.1831

Engineer/Planner: LJA Engineering INC

Contact Person: Vanessa Piedra

Telephone: 713.953.5044

Fax Number: _____

Email Address: vpiedra@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>\$989.81</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

Vanessa Piedra

_____ SIGNATURE	_____ TYPED OR PRINTED NAME/TITLE	_____ DATE
--------------------	--------------------------------------	---------------

February 7, 2018

Engineering Review

Preliminary Plat
Polo Ranch Section 3
City of Fulshear, Texas

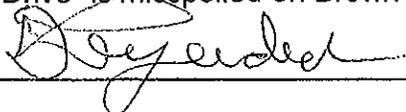
For Information only:

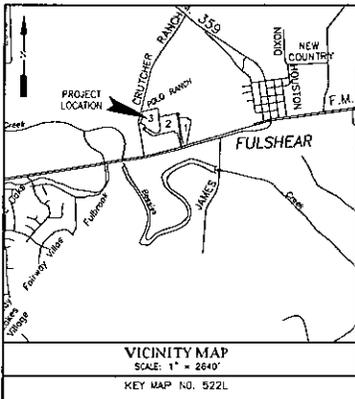
1. This plat will create 71 Lots in three (3) Blocks with one (1) Reserve that cover a total acreage of 19.305 acres.
2. The typical lot in this section is 45-foot in width along with a depth of at least 120-foot and a 20-foot Front Building Line.
3. This section is crossed by three (3) Houston Light & Power Company Easements that will need to be rerouted to make several of the lots buildable.
4. Access to this section is provided by an extension of Brown Fern Drive from Section 2 of Polo Ranch which adjoins this section to the East.

Recommendations:

I recommend that this Preliminary Plat of Polo Ranch Section 3 be approved with the following additions/corrections:

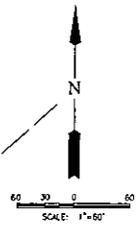
- A) The name Fulshear is misspelled in the Preamble of the Metes & Bounds description on Page 1 of 2.
- B) The plat will need a note to show that the lots are subject to a 5-foot Side Yard Building Line.
- C) The Vicinity Map needs to be updated to show Polo Ranch Blvd. A road called Crutcher Ranch is shown on the Vicinity Map that needs to be removed.
- D) The plat needs to show Polo Ranch Section 2 as adjoining to the East for clarity.
- E) The word "Drive" is misspelled on Brown Fern Drive.





- LEGEND**
- BL 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
 - S.U.S.E. INDICATES STORM SEWER EASEMENT
 - F.R.C.P.A. INDICATES FORT BEND COUNTY PLAT RECORDS
 - F.R.C.O.A. INDICATES FORT BEND COUNTY OFFICIAL RECORDS
 - F.R.C.D.P.A. INDICATES FORT BEND COUNTY OFFICIAL PUBLIC RECORDS
 - F.R.C.D.R. INDICATES FORT BEND COUNTY DEED RECORDS
 - INDICATES STREET NAME CHANGE
 - R.O.N. INDICATES RIGHT-OF-WAY
 - A.E. INDICATES AERIAL EASEMENT
 - P.O.B. INDICATES POINT OF BEGINNING
 - F.P.A. INDICATES FILE NUMBER
 - RES INDICATES RESERVE

FULSHEAR INVESTMENTS
CALLED 125,380 ACRES
VOL. 2519, PG. 212
F.B.C.D.R.



RESERVE TABLE

RESERVE	ACRES	SQ. FT.	TYPE
A	1.862	140,899	RESTRICTED TO OPEN SPACE
TOTAL	1.862	140,899	

FULSHEAR INVESTMENTS
CALLED 125,380 ACRES
VOL. 2519, PG. 212
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- NOTES**
- BENCHMARK WAS MONUMENT HOOD 66" TOP OF A STAINLESS STEEL ROD THAT IS DISCARDED IN A 3" INCH PVC PIPE WITH A 1/2" CAP STAMPED 10050 64 1136. THE POINT IS LOCATED 1/4" - 77 FEET WEST OF THE CENTERLINE OF FM 1443 AND 1/4" - 0.34 MILES NORTH OF THE INTERSECTION OF FM 1443 AND CHURCHILL PARKWAY (BLVD.). DATE: TX. ELEV. = 138.31 FEET NAVIGAR
 - 100 INDICATES TEMPORARY BENCHMARK TBM #1 FOR OF 5/8" INCH IRON ROD WITH ALUMINUM 1000 SET IN CONCRETE 4/4" - 30 FEET NORTH OF THE CENTERLINE OF 6470 FULSHEAR ROAD. THE POINT IS LOCATED 1/4" - 310 FEET WEST OF THE CENTERLINE OF THE INTERSECTION FAY FULSHEAR ROAD AND FM 1443. ELEV. = 139.15 FEET NAVIGAR TO ADJUST TO FORT BEND CO. LEV. DATUM AND 0.39 FEET.
 - ELEVATIONS FOR DELINEATING CONTOUR LINES ARE BASED UPON NAVD-83
 - THE COORDINATES SHOWN HEREON ARE TEXAS SOUTH CENTRAL ZONE NO. 4204 TEXAS COORDINATE SYSTEM (DACS) AND MAY BE BROUGHT TO SURFACE BY APPLYING THE FOLLOWING CORRECTIONS: SCALE 1.0001331045.
 - THIS PLAT WAS PREPARED TO MEET THE CITY OF FULSHEAR AND FORT BEND COUNTY REQUIREMENTS.
 - THIS PLAT WAS PREPARED FROM INFORMATION FURNISHED BY STEWART TITLE COMPANY, P.L.L.C., DATED 02/08. THE SURVEYOR HAS NOT INVESTIGATED THE ABOVE PROPERTY.
 - THIS PLAT LIES WHOLLY WITHIN FORT BEND COUNTY MANAGER, UTILITY DISTRICT NO. 174, FORT BEND COUNTY MANAGER, DISTRICT, FORT BEND COUNTY UTILITY DISTRICT, LAMAR CONSOLIDATED INDEPENDENCE SCHOOL DISTRICT, THE CITY OF FULSHEAR AND FORT BEND COUNTY.
 - THIS SUBDIVISION LIES WITHIN ZONE 1 AS PER FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE (FIRM) MAP NO. 2006L AND 2010C FLOOD INSURANCE MAPS. ZONE 1 AREAS OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN; LPA CODE NOT SHOWN; NON SUBSIDURSE TO THE AGENCY OR SCALE OF FIRM MAPS.
 - APPROVAL OF THIS PLAT WILL EXPIRE ONE YEAR FROM PLANNING AND ZONING APPROVAL IF NO RECORDS IN THE REAL PROPERTY RECORDS OF THE COUNTY OF FORT BEND.
 - THERE ARE NO PARALLELS NOR PIPELINE EASEMENTS WITHIN THE LIMITS OF THE SUBDIVISION.
 - PIPE-EDGERS (3/4") IRON MON RODS (33 FEET IN LENGTH WITH PLASTIC CAP MARKED "LX 100") ARE SET ON ALL PERIMETER BOUNDARY CORNERS UNLESS OTHERWISE NOTED.

LINE TABLE

LINE	BEARING	DISTANCE
11	S 20°21'11" E	33.64'
12	S 34°16'41" E	18.15'
13	S 78°18'14" E	86.07'
14	S 07°27'04" E	38.84'
15	N 8°27'04" E	11.83'
16	N 7°02'41" E	50.64'

CURVE TABLE

CURVE	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
C1	29.000'	92°24'21"	22.07'	22.07'	S 77°32'48" E
C2	302.000'	132°25'36"	300.82'	248.14'	S 58°15'54" E
C3	370.000'	118°50'07"	74.52'	74.52'	N 27°27'41" E
C4	300.000'	84°00'00"	30.00'	30.00'	N 70°21'17" E
C5	500.000'	32°15'34"	313.87'	338.84'	N 20°23'24" E
C6	30.000'	87°52'45"	81.87'	81.87'	N 54°31'18" E
C7	50.000'	89°38'37"	74.17'	87.86'	S 28°41'50" E
C8	300.000'	127°02'18"	291.89'	214.86'	N 17°52'51" E
C9	300.000'	84°00'00"	30.00'	30.00'	N 70°21'17" E
C10	30.000'	89°38'37"	27.94'	28.13'	S 28°42'42" E
C11	50.000'	181°14'41"	172.83'	172.16'	S 81°40'37" E
C12	30.000'	89°38'37"	17.13'	17.13'	S 28°42'42" E
C13	30.000'	289°57'51"	331.95'	331.95'	N 27°27'41" E
C14	20.000'	145°18'18"	20.00'	18.55'	N 32°32'41" E
C15	47.000'	172°42'47"	140.07'	147.47'	N 37°17'40" E
C16	33.000'	83°32'44"	49.85'	54.30'	N 54°30'18" E
C17	30.000'	89°38'37"	17.13'	17.13'	S 28°42'42" E

CURVE TABLE

CURVE	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
C18	30.000'	41°58'48"	24.17'	24.65'	S 17°52'10" E
C19	210.000'	42°46'51"	221.80'	186.86'	S 14°51'17" E
C20	25.000'	11°05'40"	26.66'	42.40'	N 80°10'07" E
C21	30.000'	282°17'20"	30.00'	30.00'	N 57°02'58" E
C22	25.000'	11°05'40"	26.66'	42.40'	N 80°10'07" E
C23	30.000'	42°46'51"	18.08'	18.08'	N 89°47'58" E
C24	30.000'	172°18'25"	184.17'	91.21'	S 30°41'50" E
C25	30.000'	42°46'51"	18.08'	18.08'	S 80°58'41" E
C26	30.000'	42°46'51"	18.08'	18.08'	S 32°52'42" E
C27	30.000'	182°45'57"	157.14'	150.00'	S 49°08'11" E
C28	30.000'	42°46'51"	18.08'	18.08'	S 18°12'11" E
C29	25.000'	82°52'44"	40.86'	36.24'	S 54°30'18" E
C30	285.000'	47°43'47"	284.87'	24.84'	S 79°28'14" E
C31	25.000'	82°52'44"	40.86'	36.24'	S 54°30'18" E
C32	30.000'	33°02'44"	48.90'	36.24'	S 86°25'14" E
C33	25.000'	82°52'44"	40.86'	36.24'	S 54°30'18" E
C34	30.000'	89°38'37"	17.13'	17.13'	N 54°31'18" E

FULSHEAR INVESTMENTS
CALLED 125,380 ACRES
VOL. 2519, PG. 212
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**PRELIMINARY PLAT OF
POLO RANCH
SECTION 3**

A SUBDIVISION OF 19,308 ACRES OF LAND SITUATED IN THE CHURCHILL FULSHEAR LEAGUE, ABSTRACT 29 FORT BEND COUNTY, TEXAS.

71 LOTS 1 RESERVES (3,882 ACRES) 3 BLOCKS
JANUARY 31, 2018 JOB NO. 2457-1030C.309

OWNERS:
CENTURY LAND HOLDINGS OF TEXAS, LLC
A COLORADO LIMITED LIABILITY COMPANY
D.B.A. GRAND VIEW BUILDERS
CHRIS CHEW, DIVISION PRESIDENT
525 N. SAM HOUSTON PARKWAY E., SUITE 600, HOUSTON, TEXAS 77060
(832) 698-1831
ENGINEER/SURVEYOR:

LJA Engineering, Inc.
2020 Braemar Drive
Suite 600
Houston, Texas 77042
Phone 713.853.3700
Fax 713.943.5026
FIRM-F-1346
T.B.P.L.S. Firm No. 12110621

Date/Time: File: 31-Jan-2018 11:28:08 AM
C:\Users\jlv\Documents\Projects\2457-1030C\2457-1030C.dwg
SCALE: 1"=60'



December 18, 2017

City of Fulshear
30603 FM 1093
Fulshear, TX 77441

Re: Preliminary Plat of Polo Ranch Section 3

To Whom It May Concern:

CenterPoint Energy Houston Electric, LLC and CenterPoint Energy Resources Corp., d/b/a CenterPoint Energy Texas Gas Operations, hereinafter referred to as "CenterPoint Energy", has been asked to provide a Letter of No Objection for the above referenced plat dated December 18, 2017.

At this time, CenterPoint Energy has no objection associated with the general layout and utility easements as exhibited on said plat.

In cases where utility easements are overlapping with drainage or other specific or pre-existing easements, CenterPoint Energy will require exclusive easements.

Upon completion of CenterPoint Energy's facility designs, dedicated utility easements may be determined inadequate by CenterPoint Energy. In these cases, the developer, his successors or assigns, will be required to provide CenterPoint Energy with exclusive easements.

This letter does not give consent to any encroachments, abandonments of pre-existing easements, roads, alleys or street right-of-ways. Abandonment of any of the above requires a formal review, consent and closure process.

If there are any questions, please contact LaWanda J. Grant at 713.207.6539.

Sincerely,

A handwritten signature in blue ink that reads "LaWanda J. Grant". The signature is written in a cursive style with a large, stylized "L" and "G".

LaWanda J. Grant, SR/WA
Senior Right of Way Agent

C: Vanessa Piedra <pedra@lja.com>

PLR17.651A

Vanessa Piedra

From: Vanessa Piedra
Sent: Thursday, December 14, 2017 7:05 PM
To: 'lrow@centerpointenergy.com'; 'Chris_Grey@cable.comcast.com'
Subject: Polo Ranch Sections 1,3 and Polo Ranch BLV Street Dedication - No Obection
Attachments: Polo Ranch Sec 1.pdf; Polo Ranch Sec 3.pdf; Polo Ranch BLV STD SEC 1.pdf

Good morning,

Please find attached the above referenced plat for your review. If the plat meets your approval please provide our office with a Letter of No Objection, addressed to the City of Fulshear, at your earliest convenience.

Please let me know if you have any questions or comments.

Thanks!

Vanessa Piedra
Platting Coordinator

LJA Engineering | We Build Civilization
● West Houston
P: 713.953.5200
D: 713.953.5044
www.ljaengineering.com
[Facebook](#) • [Twitter](#) • [LinkedIn](#)

CITY OF FULSHEAR
Registration & Permit Department
Ph: (281) 346- 1796 fax: (281) 346-2556
30603 FM 1093 P.O. Box 279 Fulshear, TX 77441

PLATTING AND SUBDIVISION REVIEW

Plan or Plat R1 Rodgers Road / Preliminary Plat

City Engineer Review

Reviewed
 See Attached Letter

BY: _____ DATE: _____

City Secretary

Processed
 Returned for additional data

BY: K. Kayf DATE: 1-9-2018

Planning Commission Review

Approved
 Returned for additional data

BY: _____ DATE: _____

City Council Review

Approved
 Returned for additional data

BY: _____ DATE: _____



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

REC'D JAN 09 2018

Subdivision/Development Platting Application

Date: 1/4/2018 Date Received by the City of Fulshear: _____
 Subdivision: R1 Rodgers Road Development: There will be no development. Platting property only.

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: Churchill Fulshear League Abstract No. 29

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

Total Acreage: 9.9225 Acres
 Number of Streets: 0 Proposed
 Number of Lots: 0 Lots
 Number and Types of Reserves: 1 Unrestricted Reserve
 Total Acres in Reserve: 9.9225 Acres

Owner: Jack Beaumont Evans
 Address: 15010 Lakefair Dr.
 City/State: Richmond, TX 77406
 Telephone: (281) 944-9660
 Email Address: evans@r1partners.com

Engineer/Planner: Lentz Engineering, L.L.C.
 Contact Person: David Randolph, P.E.
 Telephone: (713)839-8900
 Fax Number: (713)839-9020
 Email Address: david@lentzengineering.net
oscar@lentzengineering.net

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>\$628.50</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.

David Randolph David Randolph, P.E, Vice President 1/4/2018
 SIGNATURE TYPED OR PRINTED NAME/TITLE DATE

February 6, 2018

Engineering Review

Preliminary Plat - R1 Rodgers Road
City of Fulshear, Texas

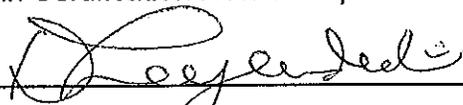
For Information only:

1. This plat will create one (1) Unrestricted Reserve that covers an area of 9.9225 acres.
2. This reserve will have access to Rodgers Road along its South line and to F.M. 359 along its East line. The Texas Department of Transportation will control the access along F.M. 359 thru its permitting process.
3. Since this tract is located in the E.T.J. of the City of Fulshear approval will be required from both the City and Fort Bend County.

Recommendations:

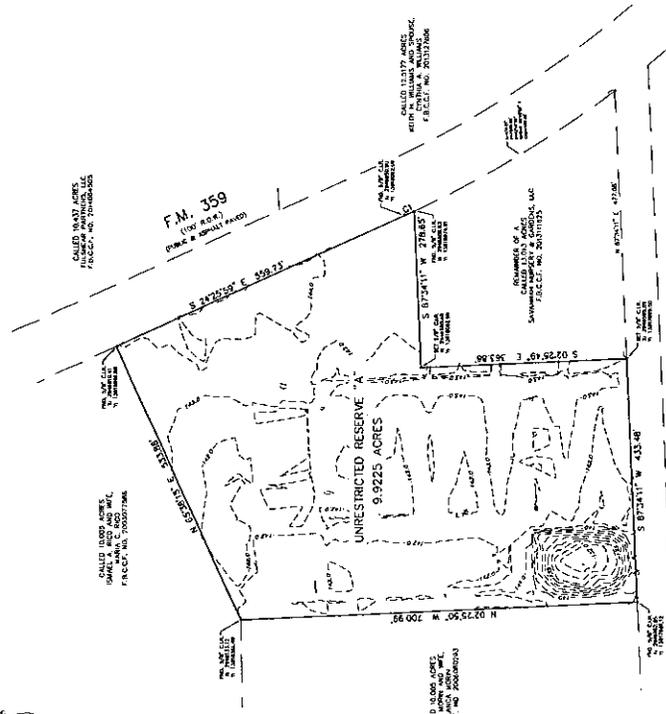
I recommend that this Preliminary Plat of R1 Rodgers Road be approved with the following additions/corrections:

- A) This plat will need a 20-foot roadway widening dedication along its Southern boundary line on Rodgers Road.
- B) The face of the plat requires an addition of a Metes and Bounds Description.
- C) The Vicinity Map needs to be updated to show the City Limits of the City of Fulshear.
- D) The name of Co-Chairperson of the City of Fulshear Planning Commission needs to be added to the plat with a signature line.
- E) Building Lines need to be added to the face of the plat per the City's Subdivision Ordinance.
- F) Note #5 is not needed as there are no trees shown on the plat.
- G) A Flood Plain Certification Note is required on the face of the plat.



CURVE TABLE

CURVE NO.	LENGTH (RADIUS)	CHORD	DIRECTION	CHORD LENGTH
01	18.69	1936.84	233.57°	3206.40
02	18.69	1936.84	233.57°	3206.40



ABBREVIATIONS

- AL = ASSESSMENT
- AN = ANGLE
- BL = BLOCK
- CD = COUNTY DEPARTMENT
- CH = CHURCH
- CL = COUNTY
- CO = COUNTY
- CR = COUNTY RECORDS
- CS = COUNTY SURVEY
- CU = COUNTY
- CV = COUNTY
- DC = COUNTY
- DE = COUNTY
- DI = COUNTY
- DL = COUNTY
- DM = COUNTY
- DN = COUNTY
- DO = COUNTY
- DP = COUNTY
- DR = COUNTY
- DS = COUNTY
- DT = COUNTY
- DU = COUNTY
- DV = COUNTY
- DW = COUNTY
- DX = COUNTY
- DY = COUNTY
- DZ = COUNTY

STATE OF TEXAS
 COUNTY OF TARRANT
 I, _____, County Clerk, do hereby certify that the foregoing is a true and correct copy of the original as filed in my office on this _____ day of _____, 2018.

NOTARY PUBLIC
 My commission expires on _____, 2018.

APPROVED AND FORWARDED:

 COUNTY CLERK

NOTARY PUBLIC
 My commission expires on _____, 2018.

APPROVED AND FORWARDED:

 COUNTY CLERK

NOTARY PUBLIC
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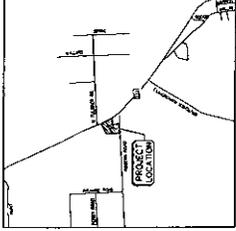
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VICINITY MAP
 REF. MAP - 27384A

NOTES

1. THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE SURVEYING ACT AND THE RULES AND REGULATIONS OF THE BOARD OF SURVEYING AND MAPPING, TEXAS. THE SURVEY WAS CONDUCTED ON THE 15TH DAY OF _____, 2018.
2. THE SURVEY WAS CONDUCTED BY _____, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF TEXAS.
3. THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE SURVEYING ACT AND THE RULES AND REGULATIONS OF THE BOARD OF SURVEYING AND MAPPING, TEXAS.
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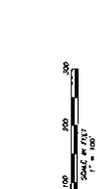
 COUNTY CLERK

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PRELIMINARY PLAT

RI ROGERS ROAD
 A SUBDIVISION OF 9.9225 ACRES OF LAND
 LOCATED IN THE
 CHURCHILL FULSHEAR LEAGUE
 CITY OF FULSHEAR
 COUNTY OF TARRANT,
 TEXAS
 JACK BEAUMONT EVANS
 A TEXAS LIMITED LIABILITY COMPANY

JANUARY, 2018
 1 BLOCK 1 RESERVE



ENGINEER

 COUNTY CLERK

NOTARY PUBLIC
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APPROVED AND FORWARDED:

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APPROVED AND FORWARDED:

 COUNTY CLERK

CIVIL-SURVY
 Land Surveying, LLC
 1000 WEST LOOP SOUTH, SUITE 4000
 HOUSTON, TEXAS 77056
 PHONE: (713) 865-8888
 FAX: (713) 865-8889
 WWW.CIVIL-SURVY.COM

ENGINEER

 COUNTY CLERK

NOTARY PUBLIC
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NOTARY PUBLIC
 My commission expires on _____, 2018.

APPROVED AND FORWARDED:

 COUNTY CLERK

NOTARY PUBLIC
 My commission expires on _____, 2018.

APPROVED AND FORWARDED:

 COUNTY CLERK

NOTARY PUBLIC
 My commission expires on _____, 2018.

APPROVED AND FORWARDED:

 COUNTY CLERK

NOTARY PUBLIC
 My commission expires on _____, 2018.

APPROVED AND FORWARDED:

 COUNTY CLERK

NOTARY PUBLIC
 My commission expires on _____, 2018.

APPROVED AND FORWARDED:

 COUNTY CLERK

CITY OF FULSHEAR
Registration & Permit Department
Ph: (281) 346- 1796 fax: (281) 346-2556
30603 FM 1093 P.O. Box 279 Fulshear, TX 77441

PLATTING AND SUBDIVISION REVIEW

Plan or Plat Williams Center Fulshear / Preliminary Plat

City Engineer Review

Reviewed
 See Attached Letter

BY: _____ DATE: _____

City Secretary

Processed
 Returned for additional data

BY: K. Kepp DATE: 1-8-2018

Planning Commission Review

Approved
 Returned for additional data

BY: _____ DATE: _____

City Council Review

Approved
 Returned for additional data

BY: _____ DATE: _____



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: _____ Date Received by the City of Fulshear: _____
 Subdivision: Williams Center Fulshear Development: Church

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 / Church Industrial

Plat Location: City ETJ (Extraterritorial Jurisdiction)

Legal Description: 7.1616 acres in the Enoch Latham Survey, Abstract No. 50, City of Fulshear, Tx

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

Total Acreage: 7.1616
 Number of Streets: 0
 Number of Lots: 0
 Number and Types of Reserves: 1 - unrestricted
 Total Acres in Reserve: 7.1616

Owner: Westpark Church of Christ
 Address: PO Box 911
 City/State: Katy / TX
 Telephone: 281-712-1492
 Email Address: n/a

Engineer/Planner: Texas Engineering and Mapping Co.
 Contact Person: Ryan Moeckel
 Telephone: 281-491-2525
 Fax Number: 281-491-2535
 Email Address: rmoeckel@team-civil.com

Platting Fees	
Preliminary Plat - \$500.00 plus 3.50 per lot, plus \$12.50 per acre	<u>89.52</u>
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>\$589.52</u>
Park Fees (due at Final Plat Application)	<u>n/a</u>

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.

R Moeckel Ryan Moeckel _____
 SIGNATURE TYPED OR PRINTED NAME/TITLE DATE

February 6, 2018

Engineering Review

Preliminary Plat
Williams Center Fulshear
City of Fulshear, Texas

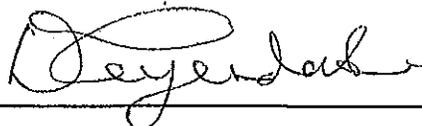
For Information only:

1. This plat will create one (1) Unrestricted Reserve that covers an area of 7.1616 acres.
2. This Reserve will have access to Charger Way along its East boundary line and to Katy-Fulshear Road along its West boundary.

Recommendations:

I recommend that this Preliminary Plat of Williams Center Fulshear be approved with the following additions/corrections:

- A) The subdivision plat needs to cover the entire called 11.9035 including the two adjoining tracts (called 2.2140 acres and 2.6794 acres). Subdivision of these two tracts by a Metes and Bounds conveyance has resulted in an illegal subdivision.
- B) The name of the street to the East needs to be shown as Charger Way as the name was changed.
- C) Building lines need to be shown both on Charger Way and Katy-Fulshear Road.
- D) A street dedication line will be needed along Katy-Fulshear Road. Consult with Fort Bend County Engineering to get the exact dimension for the right-of-way needed.
- E) Note #3 needs to be corrected as this tract is not located in Katy I.S.D.
- F) The City Limits line of the City of Fulshear needs to be updated on both the plat and the Vicinity Map.



Ryan Moeckel

From: Ryan Moeckel <rmoeckel@team-civil.com>
Sent: Wednesday, January 03, 2018 8:42 AM
To: 'BROUSSARD, MIKE'
Subject: AT&T_No objection letter request_TEAM Job 1301-1
Attachments: Williams Center Fulshear_Prelim_Sheet 1.pdf; Williams Center Fulshear_Prelim_Sheet 2.pdf

Re: **Williams Center Fulshear**

Attached, please find a copy of the plat for the above referenced subdivision. Please review the plat for necessary easements that may be required to serve the development. Please submit your comments and/or *letter of no objection* back to me.

If you have any questions, please contact me at 281-491-2525.

Thanks,

Ryan Moeckel

Platting Manager

Texas Engineering and Mapping Company

(T) – 281-491-2525

(F) – 281-491-2535

Ryan Moeckel

From: Ryan Moeckel <rmoeckel@team-civil.com>
Sent: Wednesday, January 03, 2018 8:33 AM
To: 'Noyola, Leslie'
Subject: Comcast_No objection letter request_TEAM Job 1301-1
Attachments: Williams Center Fulshear_Prelim_Sheet 1.pdf; Williams Center Fulshear_Prelim_Sheet 2.pdf

RE: Williams Center Fulshear

Please find a copy of the plats for the above referenced subdivision attached. Please review the plats to ensure it meets your requirements to serve the development. Please submit your comments and/or no objection letter in letter form to my email. Your prompt consideration is appreciated.

Please send the response letter to Ryan Moeckel at rmoeckel@team-civil.com

Thank You,

Ryan Moeckel

Platting Manager

Texas Engineering and Mapping Company

(T) – 281-491-2525

(F) – 281-491-2535

Ryan Moeckel

From: Ryan Moeckel <rmoeckel@team-civil.com>
Sent: Wednesday, January 03, 2018 8:32 AM
To: 'Irow@centerpointenergy.com'
Subject: CenterPoint No Objection Request Letter_TEAM Job 1301-1
Attachments: Williams Center Fulshear_Prelim_Sheet 1.pdf; Williams Center Fulshear_Prelim_Sheet 2.pdf

RE: Williams Center Fulshear

Please find a copy of the plats for the above referenced subdivision attached. Please review the plats to ensure it meets your requirements to serve the development. Please submit your comments and/or no objection letter in letter form to my email. Your prompt consideration is appreciated.

Please send the response letter to Ryan Moeckel at rmoeckel@team-civil.com

Thank You,

Ryan Moeckel

Platting Manager

Texas Engineering and Mapping Company

(T) – 281-491-2525

(F) – 281-491-2535

CITY OF FULSHEAR
Registration & Permit Department
Ph: (281) 346- 1796 fax: (281) 346-2556
30603 FM 1093 P.O. Box 279 Fulshear, TX 77441

PLATTING AND SUBDIVISION REVIEW

Plan or Plat Cross Creek Ranch Water Plant No. 3 / Preliminary Plat

City Engineer Review

Reviewed
 See Attached Letter

BY: _____ DATE: _____

City Secretary

Processed
 Returned for additional data

BY: K. Koff DATE: 1-19-2018

Planning Commission Review

Approved
 Returned for additional data

BY: _____ DATE: _____

City Council Review

Approved
 Returned for additional data

BY: _____ DATE: _____



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: 1/19/2018

Date Received by the City of Fulshear: _____

Subdivision: CROSS CREEK RANCH WATER PLANT NO. 3 Development: CROSS CREEK RANCH

SUBMITTAL OF PLAT: (Check Appropriate Selection)

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

TYPE OF PLAT: (Check Appropriate Selection)

Other: Water Plant/MUD Facility

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

Plat Location: City ETJ (Extraterritorial Jurisdiction)

Legal Description: 2.102 ACRES OF LAND IN THE M. AUTREY SURVEY, A-100

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

Total Acreage: 2.102
 Number of Streets: 0
 Number of Lots: 0
 Number and Types of Reserves: 1
 Total Acres in Reserve: 2.102

Owner: CCR LOAN SUBSIDIARY 1, L.P.
 Address: 5005 RIVERWAY, STE. 500
 City/State: HOUSTON, TX 77056
 Telephone: 713-960-9977
 Email Address: _____

Engineer/Planner: BGE, INC.
 Contact Person: TREY DEVILLIER
 Telephone: 713-488-8204
 Fax Number: 281-558-9701
 Email Address: tdevillier@bgeinc.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>\$526.28</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.

Trey DeVillier

1/19/2018

SIGNATURE

TYPED OR PRINTED NAME/TITLE

DATE

February 6, 2018

Engineering Review

Preliminary Plat
Cross Creek Ranch Water Plant No. 3
City of Fulshear, Texas

For Information only:

1. This plat will create one (1) Restricted Reserve that covers an area of 2.102 acres and is restricted to a Water Plant use.
2. This Restricted Reserve will have access to West Cross Creek Bend Lane along its East line.

Recommendations:

I recommend that this Preliminary Plat of Cross Creek Ranch Water Plant No. 3 be approved with the following additions/corrections:

- A) Contour lines are needed on the face of the plat per the City's Subdivision Ordinance.
- B) A Front Building Line of 25-foot is needed along West Cross Creek Bend Lane.
- C) The 15-foot Water Line Easement and the 15-foot Storm Sewer Easement shown at the Southeast corner of the Reserve need to be dedicated on this plat. According to these arrows shown on the plat, both easements cover the same area?
- D) There is a dashed line shown along the frontage that is approximately 5-foot in width that is not identified.





February 7, 2018

Clay & Leyendecker, Inc.
Attn: Mr. David Leyendecker
1350 Avenue D
Katy, Texas 77493

Sent via email

Re: CROSS CREEK RANCH WATER PLANT NO. 3 – Response to Preliminary Plat Comments

Dear Mr. Leyendecker:

Below is our itemized list of responses to the Engineering Review comments, dated February 6, 2018, regarding the above referenced plat. If you have any questions, or require any additional information, please do not hesitate to call.

I recommend that this Preliminary Plat of Cross Creek Ranch Water Plant No. 3 be approved with the following additions/corrections.

- A. Contour lines are needed on the face of the plat per the City's Subdivision Ordinance.**
RESPONSE: Contour lines have been added to the face of the plat per the City's Subdivision Ordinance.

- B. A Front Building Line of 25-foot is needed along West Cross Creek Bend Lane.**
RESPONSE: A Front Building line of 25-foot has been added along West Cross Creek Bend Lane.

- C. The 15-foot Water Line Easement and the 15-foot Storm Sewer Easement shown at the Southeast corner of the Reserve need to be dedicated on this plat. According to these arrows shown on the plat, both easements cover the same area?**
RESPONSE: These easements will be dedicated with the adjoining street dedication plat which is currently being processed for recording. We estimate the adjoining street dedication plat will be recorded in March 2018 and prior to the subject plat.

- D. There is a dashed line showing along the frontage that is approximately 5-foot in width that is not identified.**
RESPONSE: The dashed line showing along the frontage has been identified as a 5-foot Sanitary Sewer Easement and is now called on the face of the plat.

Sincerely,

A handwritten signature in blue ink that reads "Trey DeWillier".

Trey DeWillier
Platting Coordinator

cc: D. Offord, City Secretary
Sharon Valiante, Director of Public Works
Paula Ryan, Acting City Manager

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CITY OF FULSHEAR
Registration & Permit Department
Ph: (281) 346- 1796 fax: (281) 346-2556
30603 FM 1093 P.O. Box 279 Fulshear, TX 77441

PLATTING AND SUBDIVISION REVIEW

Plan or Plat CC F.M. 1093 Tract 3 / Preliminary Plat

City Engineer Review

Reviewed
 See Attached Letter

BY: _____ DATE: _____

City Secretary

Processed
 Returned for additional data

BY: KC Korf DATE: 1-19-2018

Planning Commission Review

Approved
 Returned for additional data

BY: _____ DATE: _____

City Council Review

Approved
 Returned for additional data

BY: _____ DATE: _____



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: 1/19/2018 Date Received by the City of Fulshear: _____
 Subdivision: CC F.M. 1093 TRACT 3 Development: CROSS CREEK 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)

Other: Water Plant/MUD Facility
 Single-Family Residential Zero Lot Line/ Patio Home Multi-Family Residential
 Planned Development Commercial Industrial

Plat Location: City ETJ (Extraterritorial Jurisdiction)

Legal Description: 1.702 ACRES OF LAND IN THE T.W.SOUTHERLAND SURVEY A-421 & R.H. KUYKENDAHL SURVEY A-274

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

Total Acreage: 1.702
 Number of Streets: 0
 Number of Lots: 0
 Number and Types of Reserves: 1
 Total Acres in Reserve: 1.702

Owner: LANDMARK INDUSTRIES DEVELOPMENT, LTD.
 Address: 11111 WILCREST GREEN DRIVE, SUITE 100
 City/State: HOUSTON, TX 77042
 Telephone: 713-789-0310
 Email Address: _____

Engineer/Planner: BGE, INC.
 Contact Person: TREY DEVILLIER
 Telephone: 713-488-8204
 Fax Number: 281-558-9701
 Email Address: tdevillier@bgeinc.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>\$521.28</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.

Trey DeVillier 1/19/2018
 SIGNATURE TYPED OR PRINTED NAME/TITLE DATE

February 6, 2018

Engineering Review

Preliminary Plat
CC F.M. 1093 Tract 3
City of Fulshear, Texas

For Information only:

1. This plat will create one (1) Unrestricted Reserve that will cover an area of 1.702 acres.
2. This Unrestricted Reserve will have access to FM 1093 along its South line thru the Texas Department of Transportation's Permit Process.

Recommendations:

I recommend that this Preliminary Plat of CC F.M. 1093 Tract 3 be approved with Note #11 being updated as there is a pipeline on this tract.





Special Use Request

APPLICANT/OWNER: IZM Associates / Fulshear Real Estate Partners II, LP

ADDRESS OF PREMISES: 7926 FM 359, Fulshear, TX 77441

REQUESTING: use of property as commercial, variance for the current energy compliance measures, and a variance to the requirement for a concrete driveway and/or parking area

HEARING DATE: 2/09/2018

PLANNING AND ZONING COMMISSION REVIEW

GRANTED

DENIED

RETURNED FOR ADDITIONAL DATA

COMMENTS/CONDITIONS: _____

CHAIRMAN SIGNATURE: _____ DATE: _____

"The Planning and Zoning Commission finds that granting the Special Use Permit will not be materially detrimental or injurious to other property or improvements in the neighborhood in which the subject property is located, nor impair adequate supply of light or air to adjacent property, substantially increase the congestion in the public streets, increase the danger of fire, endanger the public health, safety and well-being, or substantially diminish or impair property values within the neighborhood."

CITY COUNCIL REVIEW

GRANTED

DENIED

SIGNATURE: _____ DATE: _____

AGENDA MEMO
BUSINESS OF THE PLANNING & ZONING COMMISSION
CITY OF FULSHEAR, TEXAS

AGENDA OF: February 9, 2018	AGENDA ITEM: 14
DATE SUBMITTED: February 6, 2018	DEPARTMENT: Planning & Development
PREPARED BY: Sharon Valiante, Director of Public Works Brant Gary, Executive Director of Planning & Development	PRESENTER: Sharon Valiante, Director of Public Works Brant Gary, Executive Director of Planning & Development
SUBJECT: Consideration and possible action to approve a Special Use Permit for KVPAC/Encore Arts at 7926 FM 359 South, Fulshear, Texas	
ATTACHMENTS: SUP Documentation	

EXECUTIVE SUMMARY

The owner of the property located at 7926 FM 359, along with their designated local representative from KVPAC/Encore Arts, are requesting a Special Use Permit for the property indicated. The property is within the Downtown District and was previously occupied for use as a residence. They are requesting to use the property for commercial use, specifically for theater and art education services. There are modifications planned for the interior of the building.

They have provided the following documents as required by Sec. 1-283 of the City's Zoning Ordinance (2012- 1069) which include the attached items referenced:

- **Completed Special Use Application:** Completed Application from the Owner/Owner's Representative. The owner and lessee have submitted a letter authorizing the submission of the Special Use Permit submitted by the Owner's Representative as well as a letter of intent regarding the proposed use and operational specifics (See Item 1)
- **Owner Affidavit:** FBCAD records show ownership. This section includes both an Owner's and Lessee's affidavit. The owner has also submitted a letter of approval to request the Special Use Permit submitted by the Owner's Representative (See Item 2)
- **Vicinity Map:** A map was provided that shows the location of the property in relation to the surrounding areas. (See Item 3)
- **Context Map:** Map shows existing layout, pavement, and access points. Staff accepts this document as there will be no new buildings allowed without further approval via Special Use Permit(s) and/or building permit(s). (See Item 4)
- **Survey:** A survey was provided which shows the existing lot and the building that sits on it, along with metes and bounds for the property. (See Item 5)

- **Compliance with the Comprehensive Plan:** After review of the request from the applicant, City Staff finds that the requested use of a music school is an approved and desired use within the Downtown District (See Item 6)
- **Site Plan:** The site plan shows the building layout, and the proposed parking areas. Staff accepts these documents as there will be no new buildings allowed without further approval via Special Use Permit(s) and/or building permit(s). However, Staff has specific comments and recommendations regarding the variance request for the driveway and parking materials. These items will be included in the final Staff Recommendation as well as in Item 12 below. (See Item 7)
- **Landscape Plan:** The applicant provided an overview of the current landscaping and indicated that no modifications were planned at this time. (See Item 8)
- **Grading and Drainage Plan:** The applicant provided an overview of the current drainage flows and indicated that no modifications were planned at this time that would affect the grading and/or drainage of the area. (See Item 9)
- **Lighting Plan:** The applicant provided an overview of the current building lighting under the awning and indicated that no modifications were planned at this time. (See Item 10)
- **Elevations:** The applicant provided pictures of the current building elevations and indicated that no modifications were planned at this time. (See Item 11)
- **Traffic Impact Study:** This requirement is waived based on the determination of the City Engineer. However, Staff recommends that the variance regarding parking and driveway surfaces be modified to include the recommendations of the City Engineer in this section and as noted in the Staff Recommendation below. (See Item 12)
- **Signage:** The applicant has indicated they will use wall signage and will comply with the sign ordinance for the Downtown District requirements. (See Item 13)
- **Notification to the Public:** This has been completed. Notice was published in an approved newspaper and a notice was also sent by the City to a verified listing of adjacent property owners within 300' as required by ordinance. (See Item 14)
- **Sign Notification on the Property:** The sign has been duly posted by the applicant. (Verified by Staff; no attachment item included)

RECOMMENDATION

Staff recommends the Planning and Zoning Commission recommend approval of the SUP to the City Council for the the use of a music school to be located at 7926 FM 359 with certain conditions applied. Staff recommends that those conditions include the following:

- 1.) Driveways and a minimum of 10 parking spaces must be provided, signed, and marked (via striping if possible or through the use of curb stops) on an all-weather, non-dusting surface. Specific materials to be allowed for both driveways and parking spaces may be identified and recommended to Council by the Planning and Zoning Commission.

It is Staff's understanding that any conditions placed on the approval of this SUP must be met before a Certificate of Occupancy would be issued by City Staff. In addition, this SUP does not address any building code requirements/improvements necessary to obtain a Certificate of Occupancy for the proposed use.

Special Use Permit Application



1. Completed Special Use Application

I2M Associates, Texas Engineering Firm ID number: F-17920
535 E Fernhurst Dr, Katy, TX 77450
713-417-0710
Chief Engineer direct email: rick@richardbost.com



CITY OF FULSHEAR

POBox 279 / 30603 FM 1093
Fulshear, Texas 77441
Phone: 281-346-8860 ~ Fax: 281-346-8237
www.fulsheartexas.tx.gov

ZONING SPECIAL USE APPLICATION

Date of Application: 1/16/2019
Property Address: 7926 FM 359, Fulshear, TX 77441
Legal Description of the property: 0029 C Fulshear, Acres 4.7409, Abstract Group 9 B
Property Owner Name(s): Fulshear Real Estate Partners II, LP
Address: 4007 Penn Lane, Richmond TX 77406-8730
Phone Number: 713-302-0555 Email Address: George@ourtexastown.com

Applicant/Agent: I2M Associates
Attach letter of authorization along with this application
Address: 14182 Cochran Road Field Office Waller, Texas 77484
Phone Number: 281-639-5478 Email Address: lofik.magyar@gmail.com

Zoning District: R1 Residential Current use of property: residential
Requested use of the property: commercial

Land Uses of Adjoining Property:
(Agricultural, Single family, Industrial, Business)

North	City Park
South	Business
East	BusinessIndustrial
West	Single Family

Is the proposed special use allowable in the current zoning designation? Yes

Application Fees: \$150.00 for Residential Use
\$500.00 for Commercial Use

RECEIVED
REGISTRATION & PERMIT DEPT

FEB 02 2018

CITY OF FULSHEAR
FULSHEAR, TX 77441

Planning Commission
City of Fulshear
30603 FM 1093
Fulshear, Texas 77441

Re: KVPAC dba Encore Arts
7923 FM 359
Fulshear, Texas 77441

To Whom It May Concern:

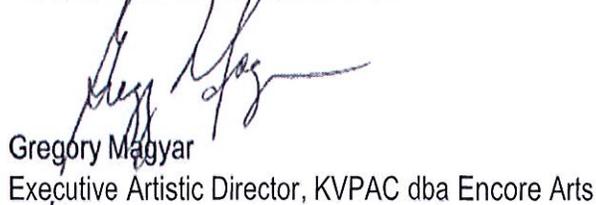
This letter is to inform you that Fulshear Real Estate Partners II, LP owners of property at 7926 FM 359 and KVPAC/Encore Arts lessees of the property, do authorize I2M Associates to submit a Special Use Permit application for KVPAC dba Encore Arts. Please release information necessary for this application.

Please also let us know if you have any questions or if we may be of further assistance.

Sincerely,



George Lane
Fulshear Real Estate Partners II, LP



Gregory Magyar
Executive Artistic Director, KVPAC dba Encore Arts

LETTER OF INTENT FOR SPECIAL USE PERMIT

The present owner purchased the house at 7926 FM 359 in June 2014 and recently had discussions regarding the potential partial historic value of the home with the City of Fulshear. The property is vacant, and the owner is requesting a Special Use Permit to lease the building to KVPAC/Encore Arts with the same use as a professional business office and classrooms for an estimated 18 months. The intent is to comply with the city ordinances.

KVPAC/Encore Arts provides theatre and art education for children from the Fulshear, Katy, Richmond, Sealy, Houston, Rosenberg, Sugarland areas 3 to 18 years old. The 3 to 5 years art, music and drama classes occur between 9:30 and 2:30 Monday through Friday and Senior Art classes will be 3pm to 4:30pm Monday through Friday. The theatre and art education classes for 6 to 18 years are held between 4pm and 10pm. Typically, the **four staff** arrive between 9am and 11am and depart between 3pm and 5pm and contract staff arrive between 4pm and 6pm (an average of two Monday through Thursday). Children are dropped off for class and picked up upon completion of class. The afternoon class start times are staggered by an estimated hour so the number of students in the building at one time varies with a maximum of 30. **Currently performances on Friday evenings and weekends with audience participation will be held at existing performance facilities in the city of Fulshear.** In addition, the Encore Players, adult community theatre rehearse one to two nights a week with performers driving themselves and an average of 5 drivers in each cast.

The house at 7926 FM 359 with a legal description of 0029 C Fulshear, Acres 4.7409, Abstract Group 9 B, Account# 0029-00-000-0883-901, with a map location of A-27-j. The building and screen porch were built in 1941, an open porch added in 1997, and addition added in 2002. It has 3 bathrooms and the total leasing space is 2536 sq ft. requiring 7 parking spaces in front, including one handicap space. FM 359 is a principal arterial (Fulshear Thoroughfare Plan Adopted January 2015).

This Application includes the following documentation:

1. Zoning Special Use Application
2. Property Owner's Affidavit/Owner and Lessee's Property Affidavit
3. Vicinity Map
4. Context Map
5. Survey with metes and bounds
6. Compliance with the Comprehensive Plan (City Staff)
7. Site Plan
8. Landscape Plan
9. Grading and Drainage Plan
10. Lighting Plan
11. Elevations
12. Traffic Impact Study (City Engineer's Analysis with Proposed Parking and Driveway Plans)
13. Sign Plan
14. Notice to the Public

The owner is not planning to change the existing lighting plan. However, the owner and lessee intend to comply with the applicable city ordinances and have included the application for a sign permit.

As the building is being used as a temporary office location, KVPAC dba Encore Arts is requesting an exception for the current energy compliance measures and is asking special consideration to be taken for fenestration, insulation, mechanical, and electrical components to minimize repairs to the building to what is required by code.

The special use permit is being sought and extent of condition is to allow KVPAC dba Encore Arts to use an existing building to relocate to Fulshear bringing their long term client families to the Fulshear area. KVPAC dba Encore Arts intends to move into a new building in Fulshear in approximately eighteen months so the use of this house is a temporary transition location brought on by KVPAC dba Encore Arts eviction from their location in the city of Katy because of damages from Harvey. **This temporary location is not large enough for KVPAC dba Encore Arts to have a black box theatre seating an estimated 130 people so existing performance spaces in Fulshear will be used.** KVPAC dba Encore Arts does not intend to remodel the house during the temporary use, they appreciate being in the City of Fulshear and will refer clients to other local businesses if they look for a place to spend time while waiting for their children.

Adjacent land uses consist of the city park to the north, commercial to the east, residential and commercial to the west and a large commercial development to the south. Therefore, granting of the Special Use Permit would allow continuation of current prevailing land use in this district.

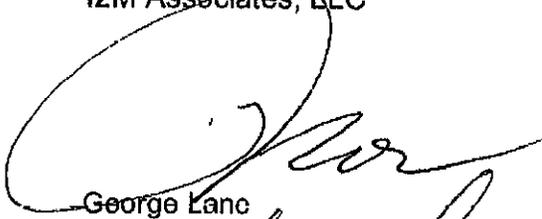
The granting of this Special Use Permit will not be injurious to the public health, safety or welfare; nor will in any way compromise public health or safety. On the contrary, the structure will be modified to be ADA compliant for access and provide a handicapped parking space. In addition, the two drives will be connected to make a circular drive if the special use permit is granted to expedite the traffic flow during pick up and drop off of students by parents.

The granting of the Special Use Permit would not confer on the applicant any special privilege that is denied by the ordinance to other lands, structures or buildings in the same district. Instead of the property being vacant, it will be maintained and appear welcoming.

We hope this submittal meets with your approval. Please let us know if you have any questions or if we can be of further assistance.



Lori K. Magyar
CEO and Manager of Environmental Services
I2M Associates, LLC



George Lane
Fulshear Real Estate Partners II, LP



Gregory Magyar
Executive Artistic Director KVPAC dba Encore Arts



2. Owner's and Lessee's Property Affidavit (also includes FBCAD ownership records)

Property Owner Property Address 2017 Assessed Value
 R122244 FULSHEAR REAL ESTATE PARTNERS II LP 7926 FM 359 RD, FULSHEAR, TX 77441 \$1,518,850

2017 GENERAL INFORMATION

Property Status **Active**
 Property Type **Real Residential**
 Legal Description **0029 C Fulshear, ACRES 4.7409**
 Neighborhood **Abstract Group 9 B**
 Account **0029-00-000-0883-901**
 Related Properties **R356418, R442020**
 Map Number **A-027-J**

2017 VALUE INFORMATION

Improvement Homesite Value **\$5,320**
 Improvement Non-Homesite Value **\$91,660**
 Total Improvement Market Value **\$96,980**
 Land Homesite Value **\$0**
 Land Non-Homesite Value **\$1,421,870**
 Land Agricultural Market Value **\$0**
 Total Land Market Value **\$1,421,870**
 Total Market Value **\$1,518,850**
 Agricultural Use **\$0**
 Total Appraised Value **\$1,518,850**
 Homestead Cap Loss **-\$0**
 Total Assessed Value **\$1,518,850**

Pri
 prc
 infc

2017 OWNER INFORMATION

Owner Name **Fulshear Real Estate Partners II LP**
 Owner ID **O0605557**
 Exemptions
 Percent Ownership **100%**
 Mailing Address **4007 Penn LN Richmond, TX 77406-8730**

2017 ENTITIES & EXEMPTIONS

TAXING ENTITY	EXEMPTIONS	EXEMPTIONS AMOUNT	TAXABLE VALUE	TAX RATE PER 100	TAX CEILING
C04- City of Fulshear		\$0	\$1,518,850	0.158691	0
CAD- Fort Bend Central Appraisal District		\$0	\$1,518,850	0	0
D01- Ft Bend Drainage		\$0	\$1,518,850	0.016	0
G01- Ft Bend Co Gen		\$0	\$1,518,850	0.453	0
R05- Ft Bend Co ESD 4		\$0	\$1,518,850	0.1	0
S01- Lamar CISD		\$0	\$1,518,850	1.39005	0

TOTALS 2.117741

2017 IMPROVEMENTS

∨ Expand/Collapse All

Improvement #1 State Code Homesite Total Main Area Market Value
 - A1 - Residential Single Family Houses No 2,536 Sq. Ft \$141,750

RECORD	TYPE	YEAR BUILT	SQ. FT	VALUE	ADD'L INFO
1	Main Area	1941	1,744	\$80,450	∨ Details
2	Screen Porch	1941	336	\$5,420	∨ Details
3	Additional MA	2002	792	\$52,280	∨ Details
4	Open Porch	1997	160	\$2,980	∨ Details
5	Patio Covers	2010	-	\$620	∨ Details

Improvement #2 State Code Homesite Total Main Area Market Value
 - A1 - Residential Single Family Houses Yes - \$8,220

RECORD	TYPE	YEAR BUILT	SQ. FT	VALUE	ADD'L INFO
1	Shelters	1997	-	\$800	∨ Details
2	Water Well and Septic System	-	1	\$4,240	∨ Details
3	Septic System	-	1	\$3,180	∨ Details

2017 LAND SEGMENTS

LAND SEGMENT	STATE CODE	HOMESITE	MARKET	AG USE	LAND SIZE
					8

TYPE	VALUE	LOSS	
1 - Commercial Primary	A1 - Residential Single Family Houses	No	\$1,421,870 \$0 206,514 Sq. ft
TOTALS			206,514 Sq. ft / 4.740909 acres

VALUE HISTORY

YEAR	IMPROVEMENT	LAND	MARKET	AG MARKET	AG LOSS	APPRAISED	HS CAP LOSS	ASSESSED
2016	\$96,980	\$1,421,870	\$1,518,850	\$0	\$0	\$1,518,850	\$0	\$1,518,850
2015	\$176,370	\$1,146,380	\$1,322,750	\$0	\$0	\$1,322,750	\$0	\$1,322,750
2014	\$163,330	\$573,190	\$736,520	\$0	\$0	\$736,520	\$0	\$736,520
2013	\$143,710	\$575,800	\$719,510	\$0	\$0	\$719,510	\$0	\$719,510
2012	\$144,660	\$575,800	\$720,460	\$0	\$0	\$720,460	\$0	\$720,460

SALES HISTORY

DEED DATE	SELLER	BUYER	INSTR #	VOLUME/PAGE
6/19/2014	Comayagua, Maria Mendez	Fulshear Real Estate Partners II LP	2014081348	
6/19/2009	Pivaral Antonio J & Aracely Fuentes	Comayagua, Maria Mendez	2009066837	
	PRESLEY PAT L & LINDA L	Pivaral Antonio J & Aracely Fuentes	2003022788	
	Pecan Hill Drive Inc	PRESLEY PAT L & LINDA L	-	1503/604

DISCLAIMER

Every effort has been made to offer the most current and correct information possible on these pages. The information included on these pages has been compiled by County staff from a variety of sources, and is subject to change without notice. The Fort Bend Central Appraisal District makes no warranties or representations whatsoever regarding the quality, content, completeness, accuracy or adequacy of such information and data. The Fort Bend Central Appraisal District reserves the right to make changes at any time without notice. Original records may differ from the information on these pages. Verification of information on source documents is recommended. By using this application, you assume all risks arising out of or associated with access to these pages, including but not limited to risks of damage to your computer, peripherals, software and data from any virus, software, file or other cause associated with access to this application. The Fort Bend Central Appraisal District shall not be liable for any damages whatsoever arising out of any cause relating to use of this application, including but not limited to mistakes, omissions, deletions, errors, or defects in any information contained in these pages, or any failure to receive or delay in receiving information.said or implied.



LETTER OF AUTHORIZATION FOR SPECIAL USE APPLICATION REPRESENTATION

AUTHORITY IS HEREBY GRANTED TO: I2M ASSOCIATES, LLC

ACTING ON MY BEHALF AS THE OWNER OF THIS PROPERTY AS INDICATED AT THE APPRAISAL DISTRICT, TO FILE AND PRESENT AN APPLICATION TO THE CITY OF FULSHEAR, TEXAS, TO REQUEST A SPECIAL USE PERMIT FOR THE FOLLOWING PROPERTY:

(CERTIFIED LEGAL DESCRIPTION)
0029 C FULSHEAR, ACRES 4.2409, ABSTRACT
GROUP 9B ACCT# 0029-00-000-0883-901
ACKNOWLEDGEMENTS:

I certify that the above information is correct and complete to the best of my knowledge and ability and that I authorize I2M ASSOCIATES, LLC to represent my interest as the owner of the property. I further certify that I have read and understand the information provided, concerning the policies and procedures regarding consideration of the SPECIAL USE request.

I understand that if I am not present nor duly represented at the Commission's public hearing or at the City Council Meeting, that the meeting may dismiss my request, which constitutes a recommendation that the request be denied.

I reserve the right to withdraw this proposal at any time, upon written request filed with the City Secretary. Such withdrawal shall immediately stop all proceedings thereon; provided, however, case withdrawal, shall constitute a denial by the Commission and City Council. I understand my filing fee is not refundable upon withdrawal of my case application after public notice, nor following denial by the Commission or Council of my case. I / We respectfully request approval and adoption of the proposed variance request for property, within the City of Fulshear, as identified in this application.

THIS AUTHORIZATION WILL REMAIN IN FORCE UNLESS REVOKED BY WRITTEN NOTICE.

OWNER'S SIGNATURE of the above described property: [Signature]

OWNER'S NAME (printed) FULSHEAR HOLDINGS, LLC

ADDRESS: 400 Perm Ln.

TELEPHONE: 713 302-0555 EMAIL: George.hank@i2m.com



Special Use Permit Request: 7926 FM 359, Fulshear TX 77441

Ownership Affidavit

I certify that this Information is correct and complete to the best of my knowledge and ability and that I am now, or will be, fully prepared to present the proposal before the Planning Zoning Commission and City Council public hearings. I further certify that I have read and understand the Information provided, concerning the policies and procedures regarding consideration of my request

I understand that all recommendations of the Planning Zoning Commission will be forwarded to the City Council for final determination, normally scheduled for the third Tuesday of the month. I further understand that any actions of the Planning & Zoning Commission are considered recommendations to the City Council and that I may be heard by the City Council of the prescribed Council hearing where a final decision will be made.

I further understand that if I am not present nor duly represented at the Commission's public hearing, the Planning Zoning Commission may dismiss my request, which constitutes a recommendation that the request be denied. I further understand that if I am not present, or duly represented, at the City Council public hearing, the City Council may deny my request.

I reserve the right to withdraw this proposal at any time, upon written request filed with the City Secretary. Such withdrawal shall immediately stop all proceedings thereon; provided, however, case withdrawal shall constitute a denial by the Commission and City Council. I understand my filing fee is not refundable upon withdrawal of my case application after public notice, nor following denial by the Commission or Council of my case. We respectfully request approval and adoption of the proposed Special Use, land use occupancy, within the City of Fulshear, as identified in this application.

Signed on behalf of owners

A handwritten signature in black ink, appearing to read "George Lane", written over a large, loopy flourish.

George Lane
Fulshear Real Estate Partners II, LP



Lessee Affidavit

I certify that this information is correct and complete to the best of my knowledge and ability and that I am now, or will be, fully prepared to present the proposal before the Planning Zoning Commission and City Council public hearings. I further certify that I have read and understand the information provided, concerning the policies and procedures regarding consideration of my request

I understand that all recommendations of the Planning Zoning Commission will be forwarded to the City Council for final determination, normally scheduled for the third Tuesday of the month. I further understand that any actions of the Planning & Zoning Commission are considered recommendations to the City Council and that I may be heard by the City Council of the prescribed Council hearing where a final decision will be made.

I further understand that if I am not present nor duly represented at the Commission's public hearing, the Planning Zoning Commission may dismiss my request, which constitutes a recommendation that the request be denied. I further understand that if I am not present, or duly represented, at the City Council public hearing, the City Council may deny my request.

I reserve the right to withdraw this proposal at any time, upon written request filed with the City Secretary. Such withdrawal shall immediately stop all proceedings thereon; provided, however, case withdrawal shall constitute a denial by the Commission and City Council. I understand my filing fee is not refundable upon withdrawal of my case application after public notice, nor following denial by the Commission or Council of my case. We respectfully request approval and adoption of the proposed Special Use, land use occupancy, within the City of Fulshear, as identified in this application.

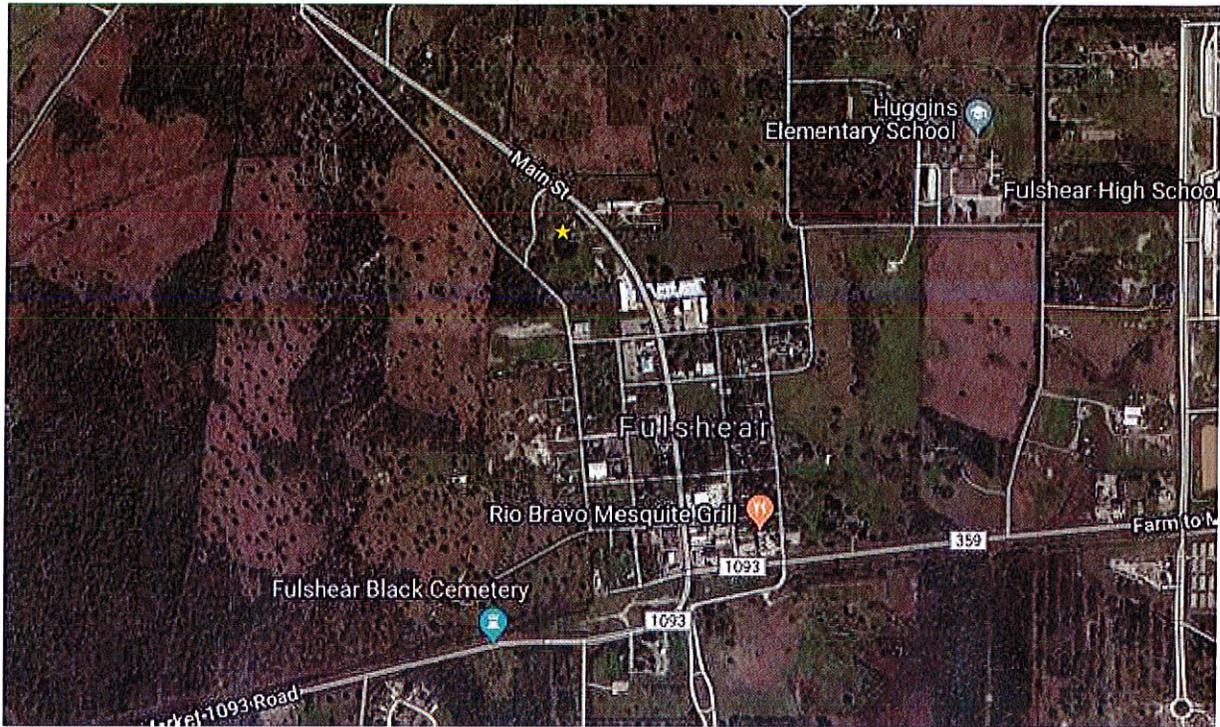
Signed on behalf of lessee

A handwritten signature in black ink, appearing to read "Gregory Magyar", is written over the text "Signed on behalf of lessee". The signature is fluid and cursive.

Gregory Magyar
Executive Artistic Director, KPVAC dba Encore Arts



3. Vicinity Map



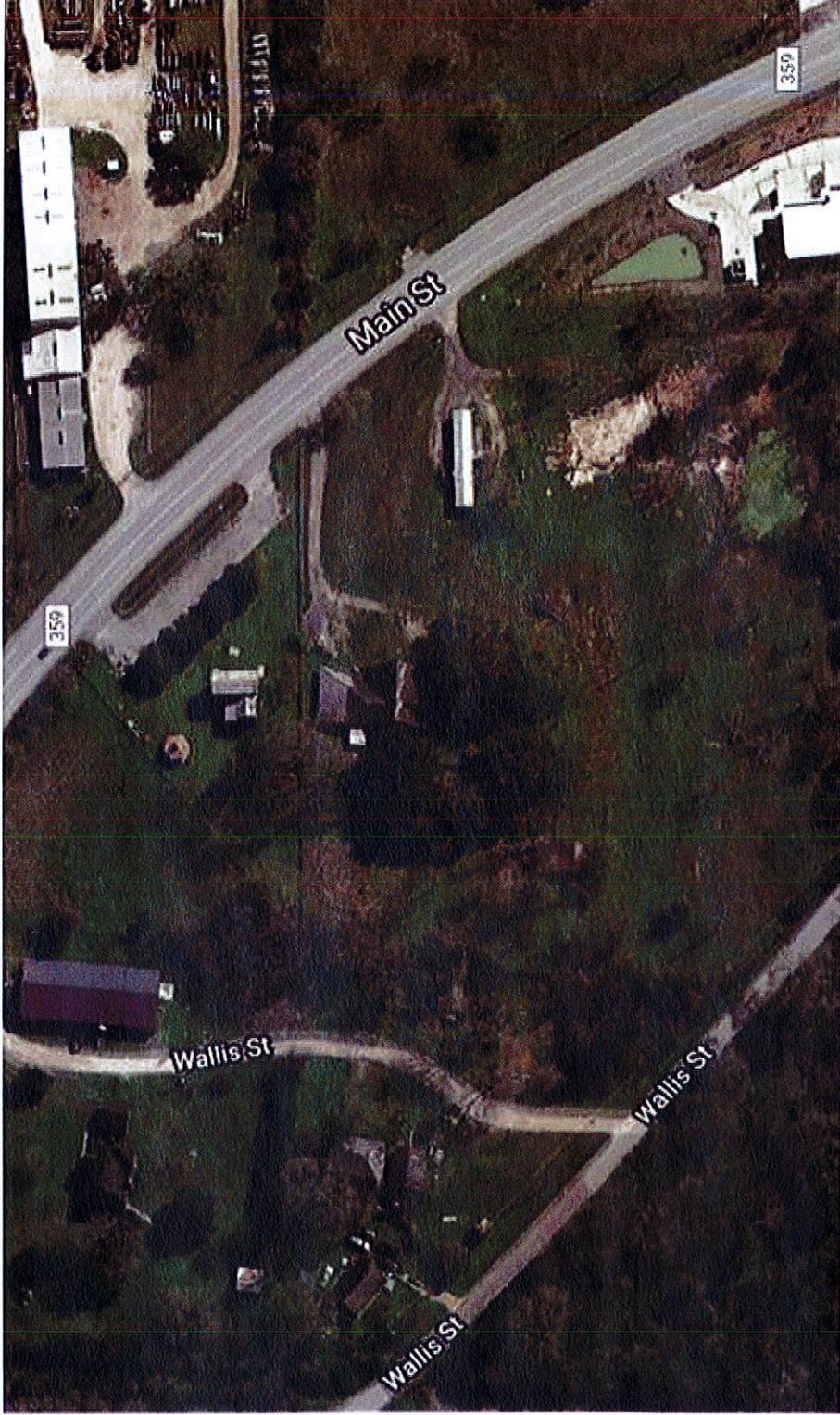
The existing residence is located north of the Around the Bend shopping/office structure, between Wallis and Main street and south of the Wallis turn off from FM 359.



4. Context Map



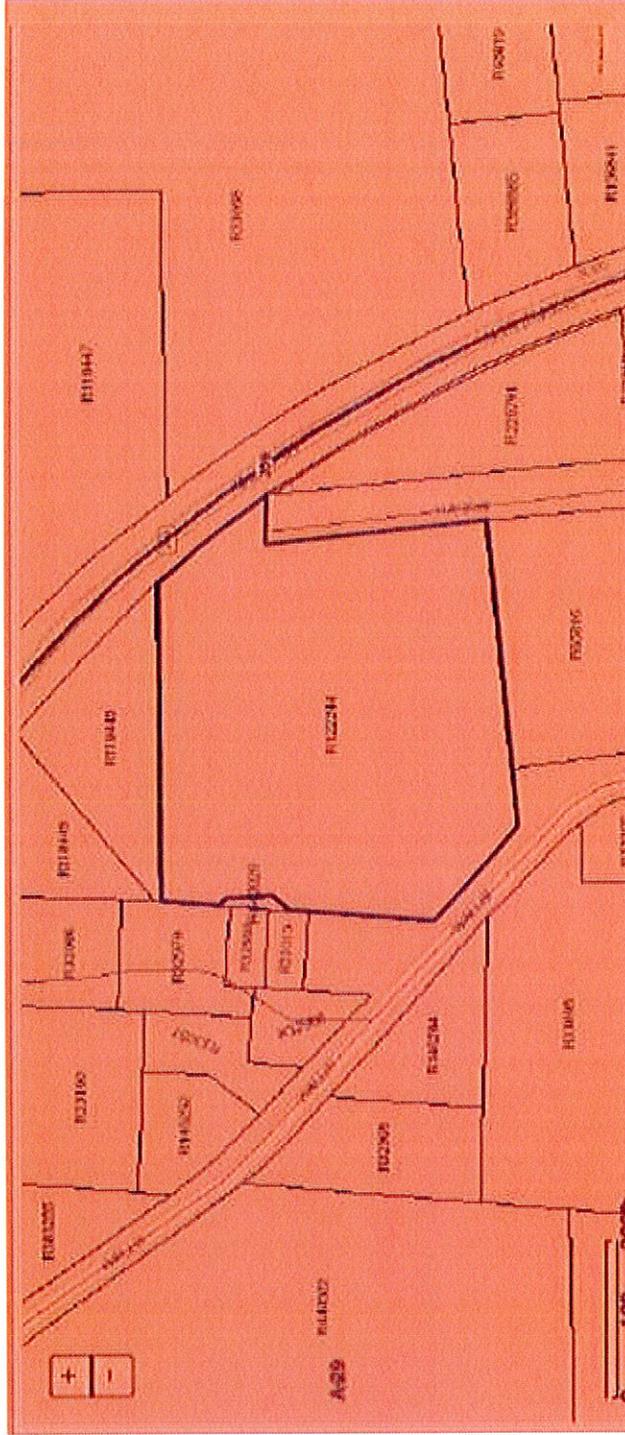
Special Use Permit Application



I2M Associates, Texas Engineering Firm ID number: F-17920
535 E Fernhurst Dr, Katy, TX 77450
713-417-0710
Chief Engineer direct email: rick@richardbost.com



Special Use Permit Application



I2M Associates, Texas Engineering Firm ID number: F-17920
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5. Survey with metes and bounds from a registered land surveyor

Special Use Permit Application



Metes and Bounds of 4.7.09 acres in the Churchill Fulshear League, Abstract 29, Fort Bend County TX copied from First American Title Land Survey by Richard Fussell. (3 pages)

LINE	BEARING	DISTANCE
L1	N 41°06'43" E	28.64'
L2	N 00°23'16" W	15.39'
L3	N 03°32'09" W	43.92'
L4	N 39°49'46" W	13.37'
L5	N 04°40'55" E	70.87'

CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	1870.08'	177.67'	S 38°31'46" E	177.61'

I2M Associates, Texas Engineering Firm ID number: F-17920
535 E Fernhurst Dr, Katy, TX 77450
713-417-0710
Chief Engineer direct email: rick@richardbost.com

Special Use Permit Application



DESCRIPTION OF A TRACT OF LAND CONTAINING
4.7409 ACRES (205,614 SQUARE FEET) SITUATED
IN THE CHURCHILL FULSHEAR LEAGUE, ABSTRACT 29
FORT BEND COUNTY, TEXAS

BEING A TRACT OF LAND CONTAINING 4.7409 ACRES (205,614 SQUARE FEET),
SITUATED IN THE CHURCHILL FULSHEAR LEAGUE, ABSTRACT 29, FORT BEND COUNTY,
TEXAS, BEING A TRACT OF LAND CONVEYED TO MARIA MENDOZ COMAYAGUA BY DEED
RECORDED UNDER COUNTY CLERK'S FILE NO. 2008086837 OF THE OFFICIAL PUBLIC
RECORDS OF FORT BEND COUNTY, TEXAS. SAID 4.7409-ACRE TRACT BEING MORE
PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A FOUND 5/8 INCH IRON ROD WITH CAP MARKED "RPLS 5685" IN THE
WEST RIGHT-OF-WAY LINE OF F.M. 359 (60 FEET WIDE), FOR THE SOUTHEAST CORNER
OF A TRACT OF LAND CONVEYED TO THE CITY OF FULSHEAR BY DEED RECORDED
UNDER COUNTY CLERK'S FILE NO. 9370816 OF THE OFFICIAL PUBLIC RECORDS OF
FORT BEND COUNTY, TEXAS AND FOR THE NORTHEAST CORNER OF THE SAID TRACT
HEREIN DESCRIBED;

THENCE ALONG AND WITH THE WEST RIGHT-OF-WAY LINE OF SAID F.M. 359 AND A
CURVE TO THE RIGHT WITH A RADIUS OF 1870.00 FEET, ARC LENGTH OF 177.87 FEET,
CHORD BEARING OF SOUTH 38 31'46" EAST, AND CHORD DISTANCE OF 177.61 FEET TO
A SET 1/2 INCH IRON ROD WITH CAP MARKED "SURVEY 1" IN THE WEST
RIGHT-OF-WAY LINE OF SAID F.M. 359, FOR THE NORTHEAST CORNER OF HARRIS
STREET (60 FEET WIDE) AND FOR THE SOUTHEAST CORNER OF THE SAID TRACT
HEREIN DESCRIBED;

THENCE NORTH 87 58'30" WEST, ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID
HARRIS STREET, A DISTANCE OF 62.08 FEET TO A SET 1/2 INCH IRON ROD WITH CAP
MARKED "SURVEY 1" FOR THE NORTHWEST CORNER OF SAID HARRIS STREET AND FOR
AN INTERIOR ANGLE OF THE SAID TRACT HEREIN DESCRIBED;

THENCE SOUTH 05 40'50" EAST, ALONG THE WEST RIGHT-OF-WAY LINE OF SAID
HARRIS STREET, A DISTANCE OF 282.13 FEET TO A SET 1/2 INCH IRON ROD WITH CAP
MARKED "SURVEY 1" IN THE WEST RIGHT-OF-WAY LINE OF SAID HARRIS STREET, FOR
THE NORTHEAST CORNER OF A TRACT OF LAND CONVEYED TO FORT BEND COUNTY
EMERGENCY SERVICES DISTRICT #4 BY DEED RECORDED UNDER COUNTY CLERK'S FILE
NO. 2008046810 OF THE OFFICIAL PUBLIC RECORDS OF FORT BEND COUNTY, TEXAS
AND FOR THE SOUTHERLY SOUTHEAST CORNER OF THE SAID TRACT HEREIN
DESCRIBED;

THENCE SOUTH 84 30'00" WEST, ALONG THE NORTH LINE OF SAID SERVICES DISTRICT
TRACT, A DISTANCE OF 393.94 FEET TO A SET 1/2 INCH IRON ROD WITH CAP
MARKED "SURVEY 1" FOR THE INTERSECTION OF THE NORTH AND EAST
RIGHT-OF-WAY LINES OF WALLIS STREET (30 FEET WIDE) AND FOR THE SOUTHWEST
CORNER OF THE SAID TRACT HEREIN DESCRIBED;

THENCE NORTH 48 48'30" WEST, ALONG THE EAST RIGHT-OF-WAY LINE OF SAID
WALLIS STREET, A DISTANCE OF 159.81 FEET TO A SET 1/2 INCH IRON ROD WITH CAP
MARKED "SURVEY 1" IN THE EAST RIGHT-OF-WAY LINE OF SAID WALLIS STREET, FOR
THE SOUTHEAST CORNER OF A TRACT OF LAND CONVEYED TO WILIE GREEN AND
TAYLOR GREEN BY DEED RECORDED UNDER COUNTY CLERK'S FILE NO. 1948139004 OF
THE OFFICIAL PUBLIC RECORDS OF FORT BEND COUNTY, TEXAS AND FOR THE
NORTHERLY SOUTHWEST CORNER OF THE SAID TRACT HEREIN DESCRIBED;

THENCE NORTH 04 40'55" EAST, ALONG THE EAST LINE OF SAID GREEN TRACT, A
DISTANCE OF 187.22 FEET TO A SET 1/2 INCH IRON ROD WITH CAP MARKED "SURVEY
1" FOR THE NORTHEAST CORNER OF SAID GREEN TRACT, FOR THE SOUTHEAST CORNER
OF A TRACT OF LAND OWNED BY DOROTHY MAE EMERSON AND FOR AN INTERIOR
ANGLE OF THE SAID TRACT HEREIN DESCRIBED;

THENCE NORTH 41 08'43" EAST, A DISTANCE OF 28.84 FEET TO A SET 1/2 INCH IRON
ROD WITH CAP MARKED "SURVEY 1";

THENCE NORTH 00 23'16" WEST, A DISTANCE OF 15.39 FEET TO A SET 1/2 INCH IRON
ROD WITH CAP MARKED "SURVEY 1";

THENCE NORTH 03 32'09" WEST, A DISTANCE OF 43.92 FEET TO A SET 1/2 INCH IRON
ROD WITH CAP MARKED "SURVEY 1";

THENCE NORTH 30 49'46" WEST, A DISTANCE OF 13.37 FEET TO A SET 1/2 INCH IRON
ROD WITH CAP MARKED "SURVEY 1";

THENCE NORTH 04 40'55" EAST, A DISTANCE OF 70.87 FEET TO A SET 1/2 INCH
IRON ROD WITH CAP MARKED "SURVEY 1" FOR THE SOUTHWEST CORNER OF SAID CITY
OF FULSHEAR TRACT AND FOR THE NORTHWEST CORNER OF THE SAID TRACT HEREIN
DESCRIBED;

THENCE NORTH 89 45'34" EAST, ALONG THE SOUTH LINE OF SAID CITY OF FULSHEAR
TRACT, A DISTANCE OF 407.35 FEET TO THE POINT OF BEGINNING AND CONTAINING
4.7409 ACRES (205,614 SQUARE FEET), MORE OR LESS.

I2M Associates, Texas Engineering Firm ID number: F-17920
535 E Fernhurst Dr, Katy, TX 77450
713-417-0710
Chief Engineer direct email: rick@richardbost.com

Special Use Permit Application



SURVEYOR'S CERTIFICATE:
IN MY PROFESSIONAL OPINION, THIS PLAT ADVERTISES THE FACTS
FOUND ON THE GROUND DURING THE COURSE OF A BOUNDARY
SURVEY CONDUCTED UNDER MY SUPERVISION ON JUN. 13, 2014 AND
THAT THIS PLAT SUBSTANTIALLY COMPLIES WITH THE CURRENT
STANDARDS AS ADOPTED BY THE TEXAS BOARD OF PROFESSIONAL
LAND SURVEYING AND THAT THERE ARE NO ENCUMBRANCES OR
PROTRUSIONS EXCEPT AS SHOWN.

RICHARD FUBELL
R.L.S.# 4148

FLOOD CREW	J.P.	JOB #	6-27995-14
DRAFTER:	CB	DATE	JUN 13, 2014

I2M Associates, Texas Engineering Firm ID number: F-17920
535 E. Fernhurst Dr, Katy, TX 77450
713-417-0710
Chief Engineer direct email: rick@richardbost.com

Special Use Permit Application



January 25, 2018
Mr. George Lane
Fulshear Real Estate Partners
4007 Penn Lane
Fulshear Texas 77441

SIGNED AND SEALED SURVEY FOR 7926 FM 359, FULSHEAR, TX

George,

The attached Survey (attached to the accompanying email) is the correct signed and sealed survey for the above mentioned property. The document (sent earlier to your office) has a signed surveyor's seal, the address (7926 FM 359), FBC Flood Map coordinates, a photo showing the existing house, meets and bounds, and an aerial photo. This document should suffice for any City of Fulshear Planning Submittal you have coming up.
Thank you.

Sincerely,

A handwritten signature in blue ink, appearing to read "Warren Johnson", with a long horizontal flourish extending to the right.

Warren Johnson AIA
Principal
STG Design Inc.



6. Compliance with the Comprehensive Plan (City Staff)



CITY OF FULSHEAR

PO Box 279 / 30603 FM 1093

Fulshear, Texas 77441

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

www.fulsheartexas.gov

Special Use Permit Request

Re: Special Use Permit Request/ Conformance with the Comprehensive Plan:

Property Address: 7926 FM 359
Fulshear, TX 77441

The owner of the property located at 7926 FM 359, along with their designated local representative are requesting a Special Use Permit for the property indicated. The property is within the Downtown District and was previously occupied for a residence. They are requesting to use the property for commercial use, specifically for theater and art education services.

As it concerns the requested use of this property in the Downtown District, the City of Fulshear Comprehensive Plan **generally** addresses this possibility. We find that the section cited below provides some relevance to this request:

City of Fulshear Comprehensive Plan Page 5.7 - Retail/Office Item #4

Downtown should be a major focus for office, retail and service activities, particularly through adaptive re-use of existing structures or redevelopment of vacant properties and sites with heavy commercial or industrial uses.

Based on a review of the documentation and of the Comprehensive Plan, City Staff has reason to believe that the proposed use as requested by the applicant will offer service activities through a re-use of the current structure on the property and will not increase the danger of fire; will not adversely affect the public health, safety and well-being; nor will it substantially diminish or impair the property values within the neighborhood. Thus, we find that the request for the property located at 7926 FM 359 is in line with the Comprehensive Plan.

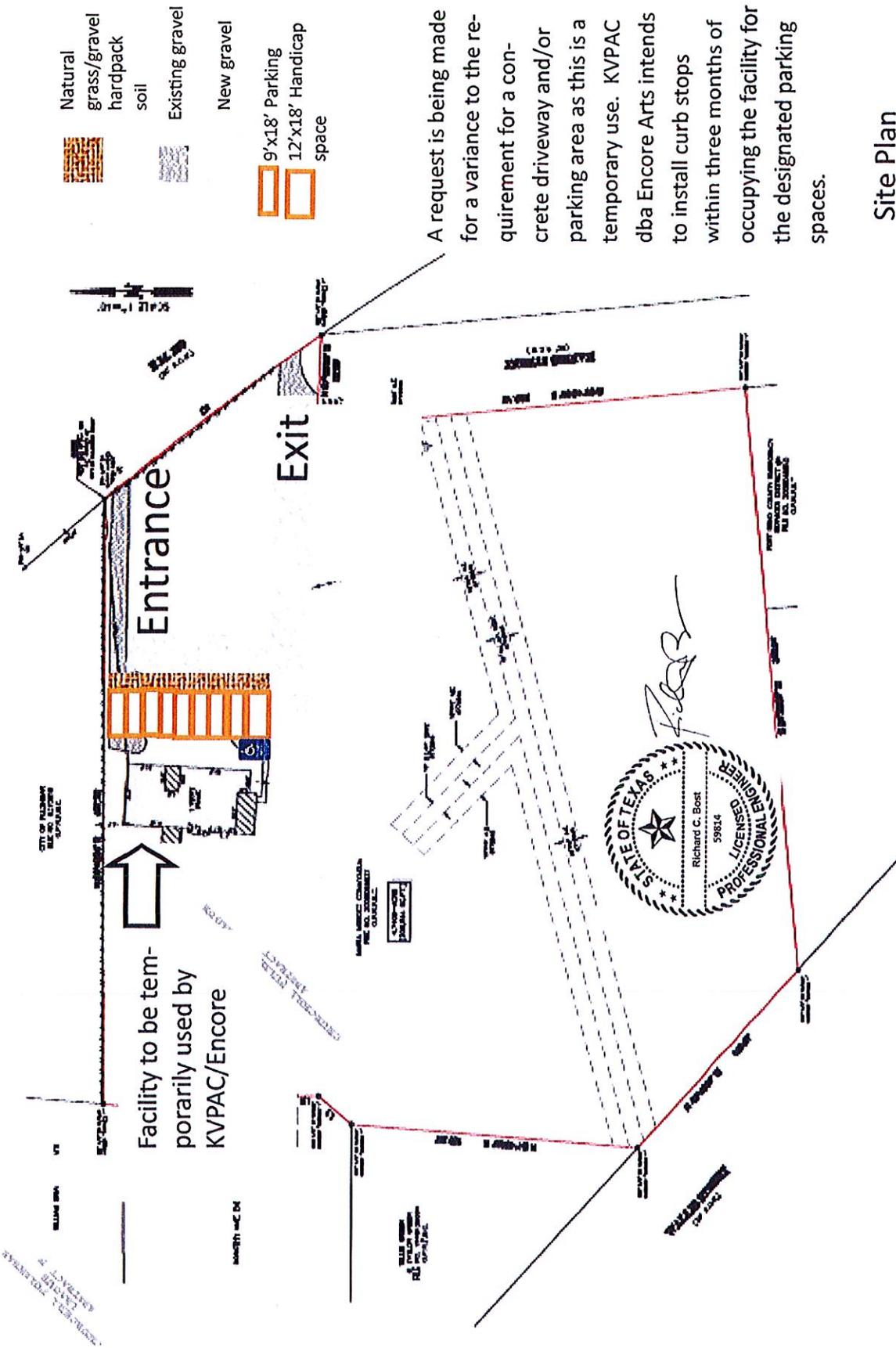
Sincerely,

Sharon Valiante, Public Works Director
Brant Gary, Executive Director of Planning & Development
City of Fulshear



7. Site Plan

12M Associates, Texas Engineering Firm ID number: F-17920
535 E Fernhurst Dr, Katy, TX 77450
713-417-0710
Chief Engineer direct email: rick@richardbost.com

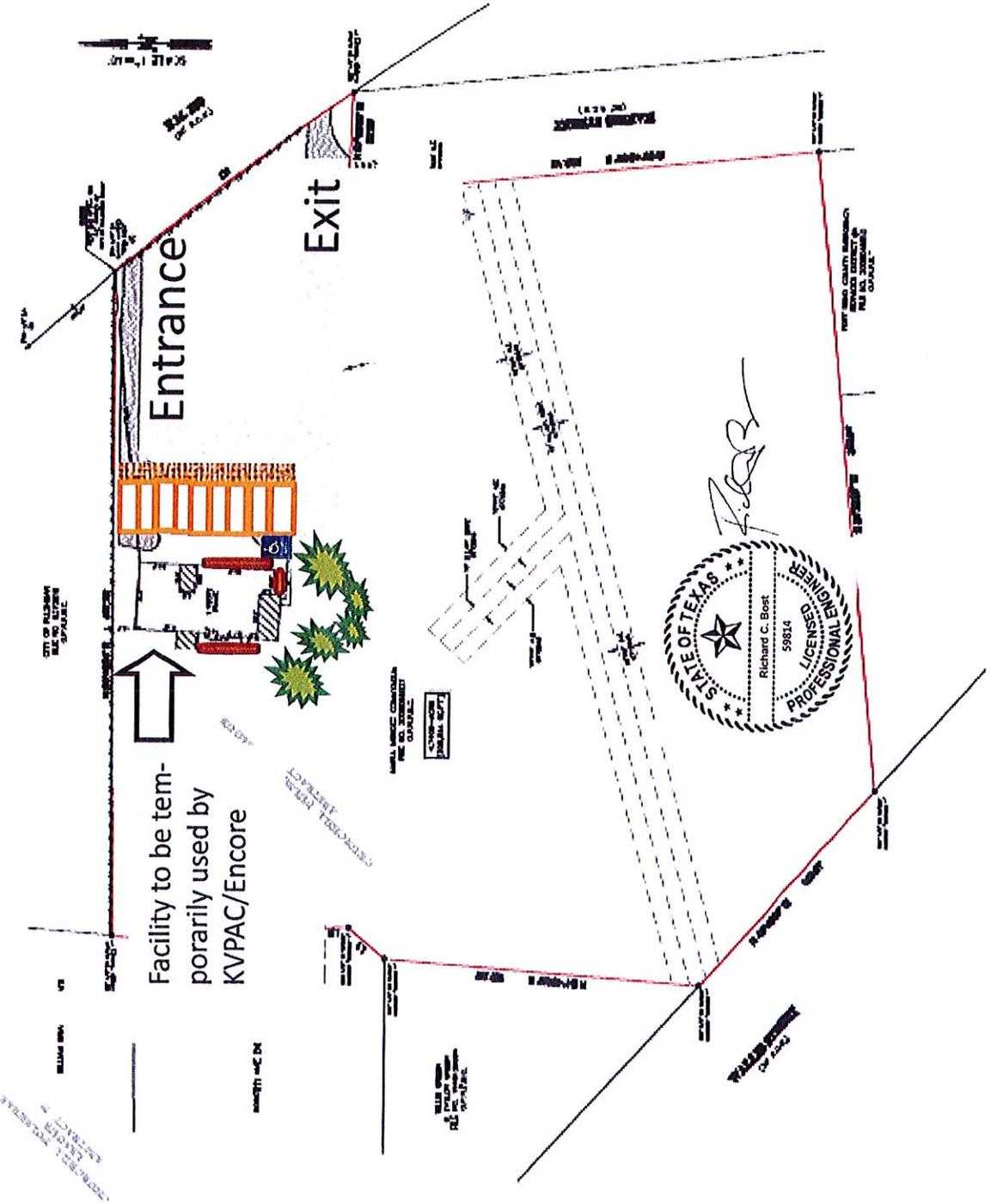


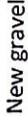
A request is being made for a variance to the requirement for a concrete driveway and/or parking area as this is a temporary use. KVPAC dba Encore Arts intends to install curb stops within three months of occupying the facility for the designated parking spaces.

Site Plan



8. Landscape Plan



-  Natural grass/gravel hardpack soil
-  Existing gravel
-  New gravel

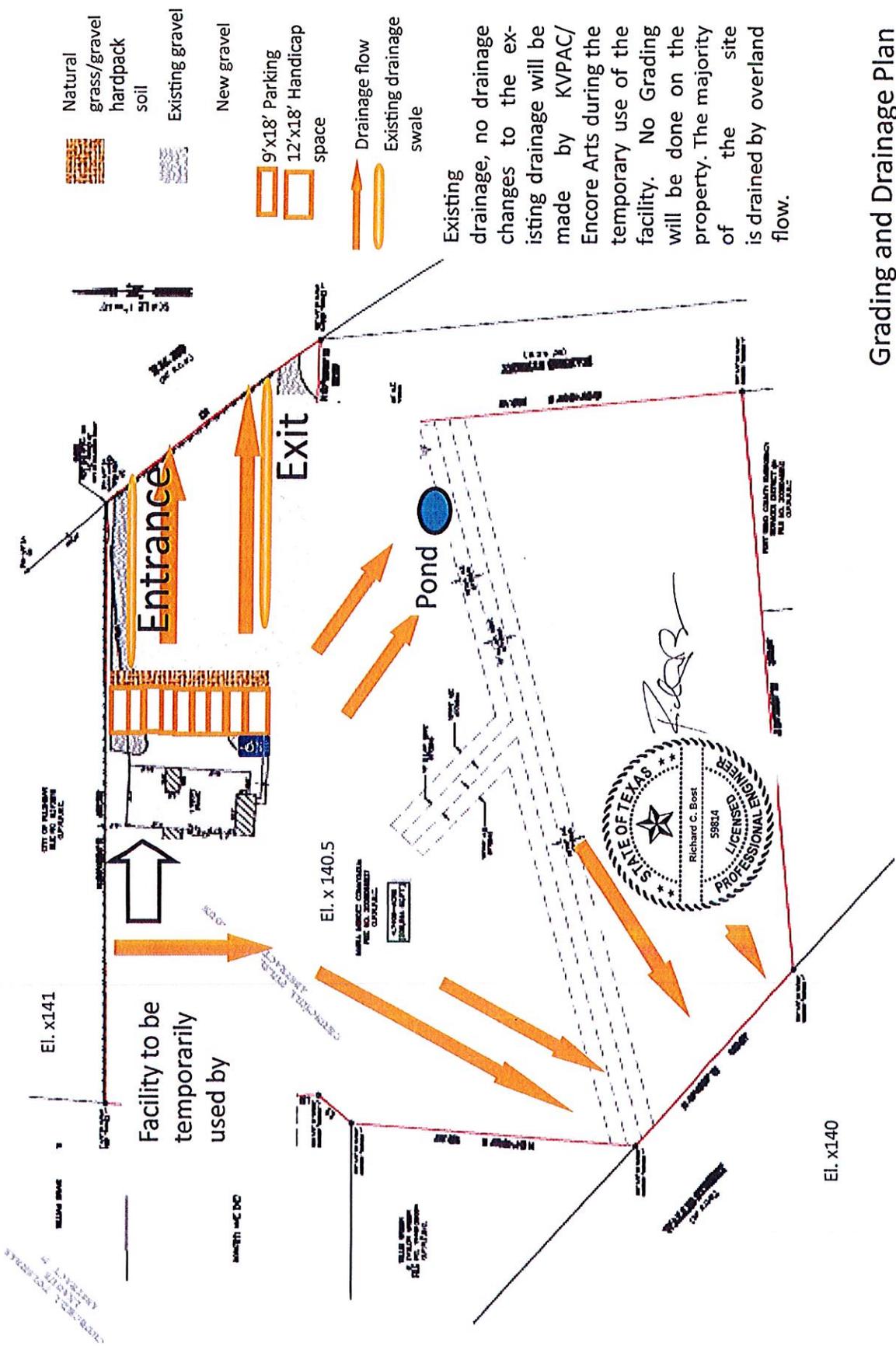
-  9'x18' Parking
-  12'x18' Handicap
-  Existing Garden beds
-  Existing Oak Trees

Other than placing gravel, KVPAC/Encore Arts has no plans to re-landscape the property. No trees will be removed for the purpose of KVPAC/Encore Arts temporary use of the property

Landscape Plan



9. Grading and Drainage Plan

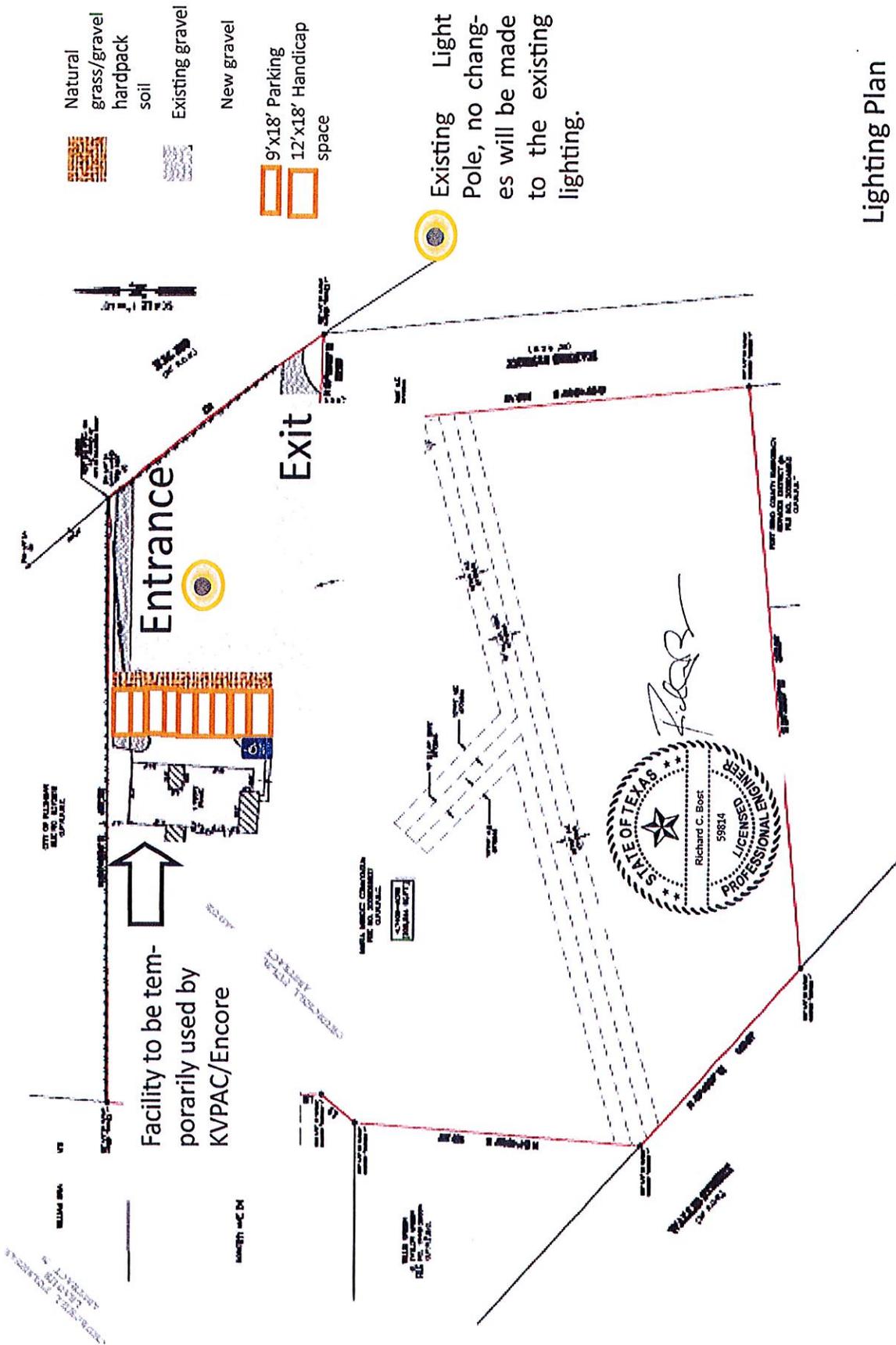


Existing drainage, no drainage changes to the existing drainage will be made by KVPAC/Encore Arts during the temporary use of the facility. No Grading will be done on the property. The majority of the site is drained by overland flow.

Grading and Drainage Plan



10. Lighting Plan



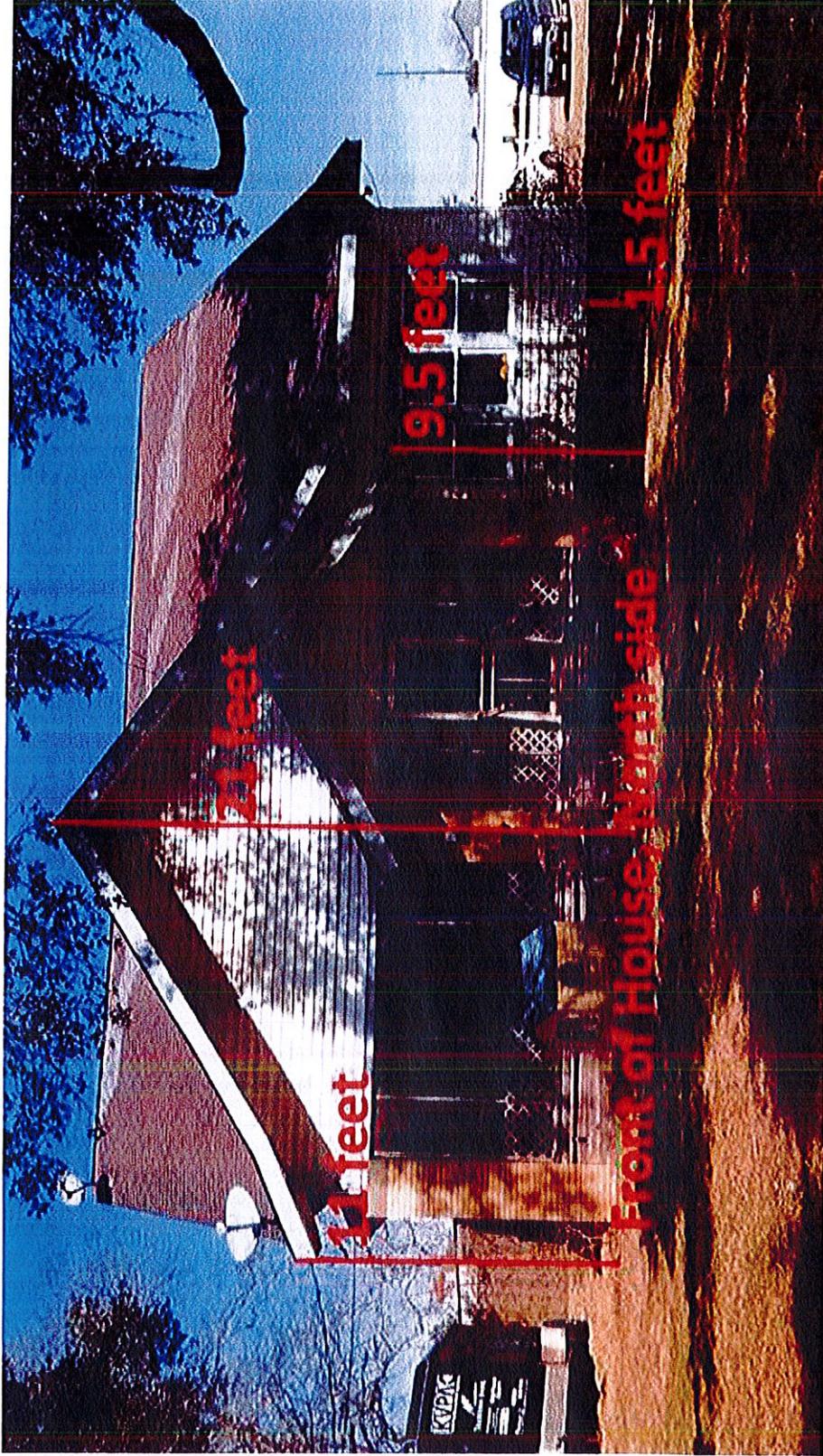
Lighting Plan



11. Building Elevations



Special Use Permit Application

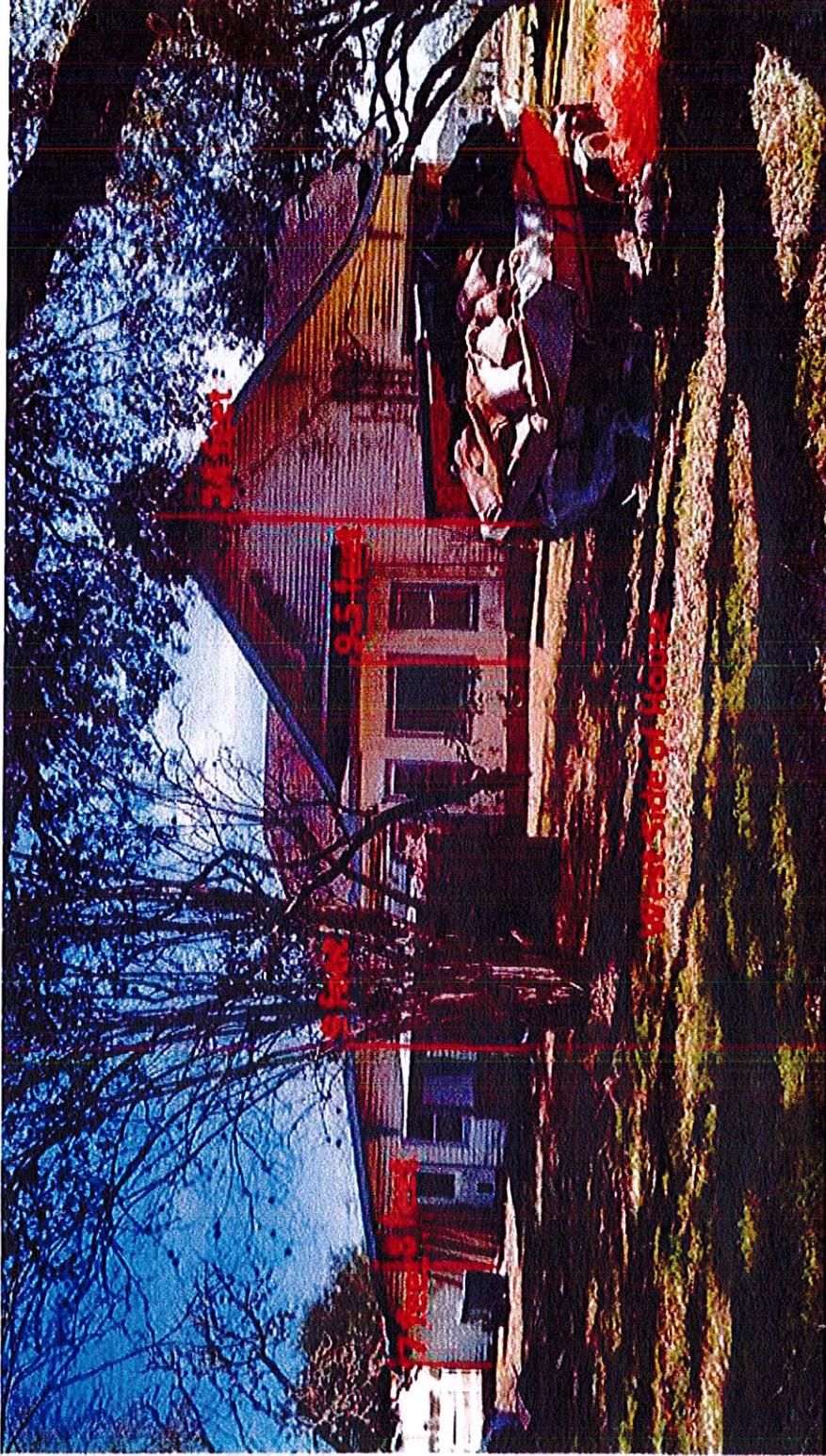


Elevation of North side of existing structure no changes

I2M Associates, Texas Engineering Firm ID number: F-17920
535 E Fernhurst Dr, Katy, TX 77450
713-417-0710
Chief Engineer direct email: rick@richardbost.com



Special Use Permit Application

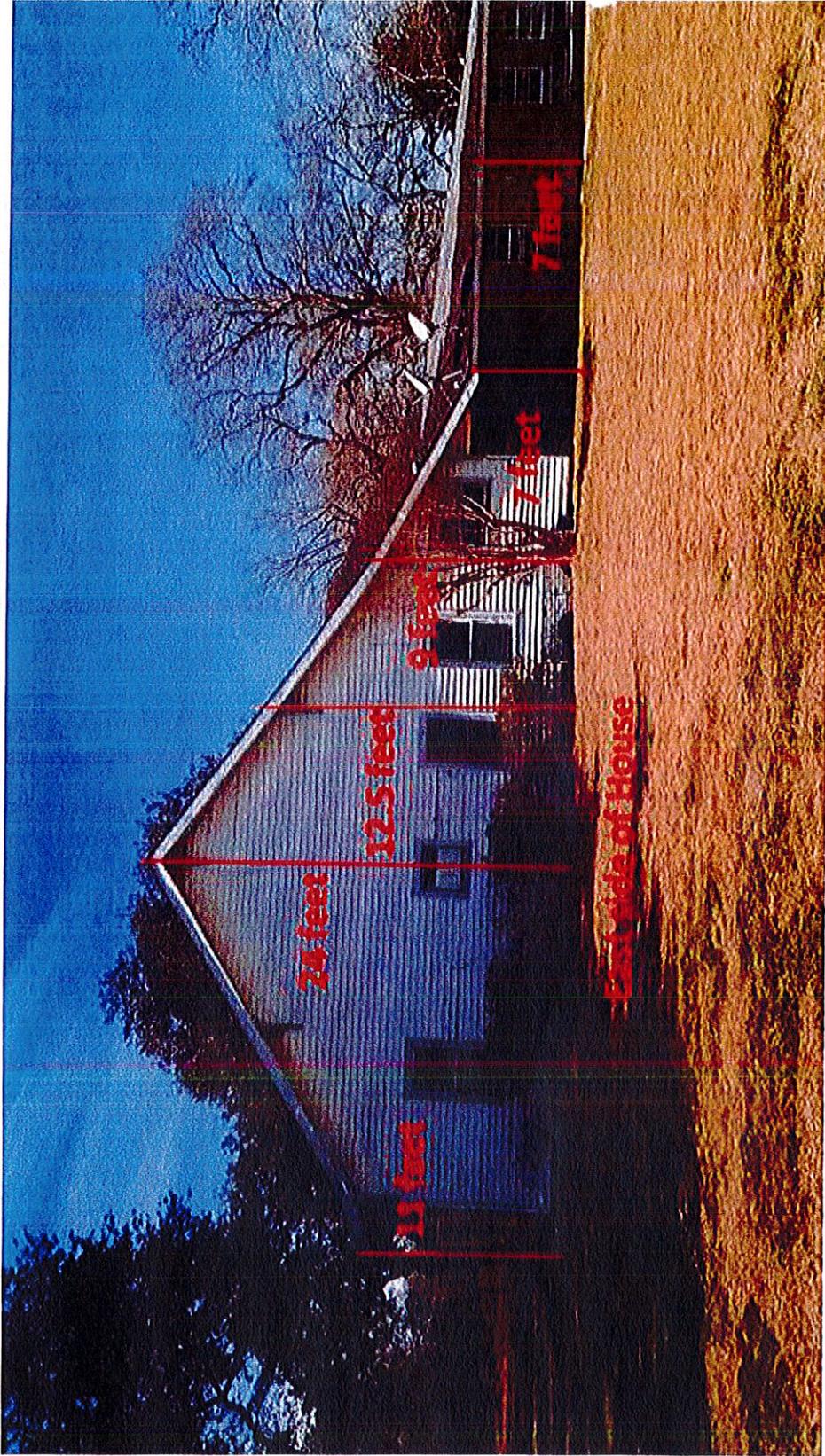


Elevation of West side of existing structure no changes

I2M Associates, Texas Engineering Firm ID number: F-17920
535 E Fernhurst Dr, Katy, TX 77450
713-417-0710
Chief Engineer direct email: rick@richardbost.com

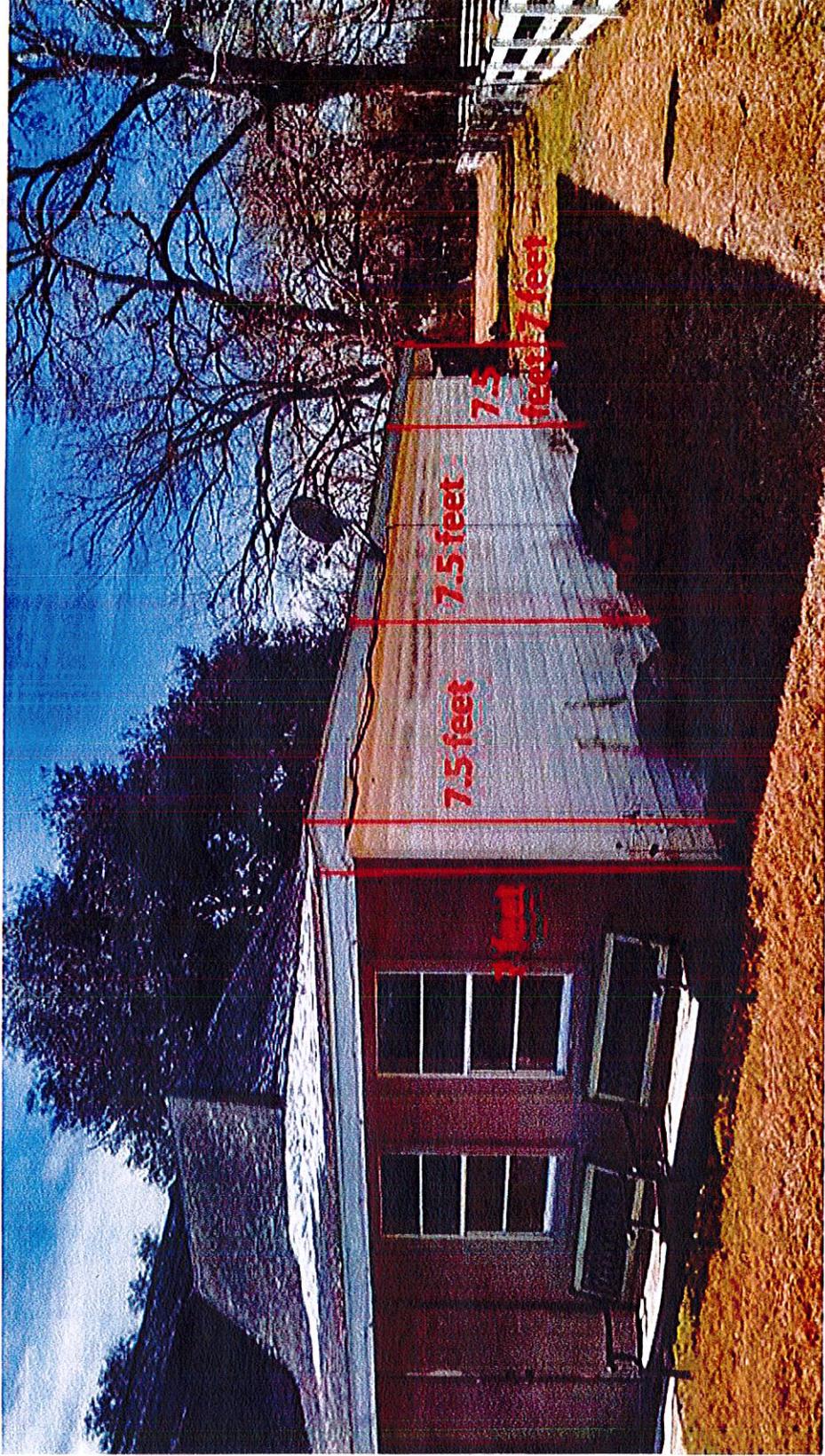


Special Use Permit Application



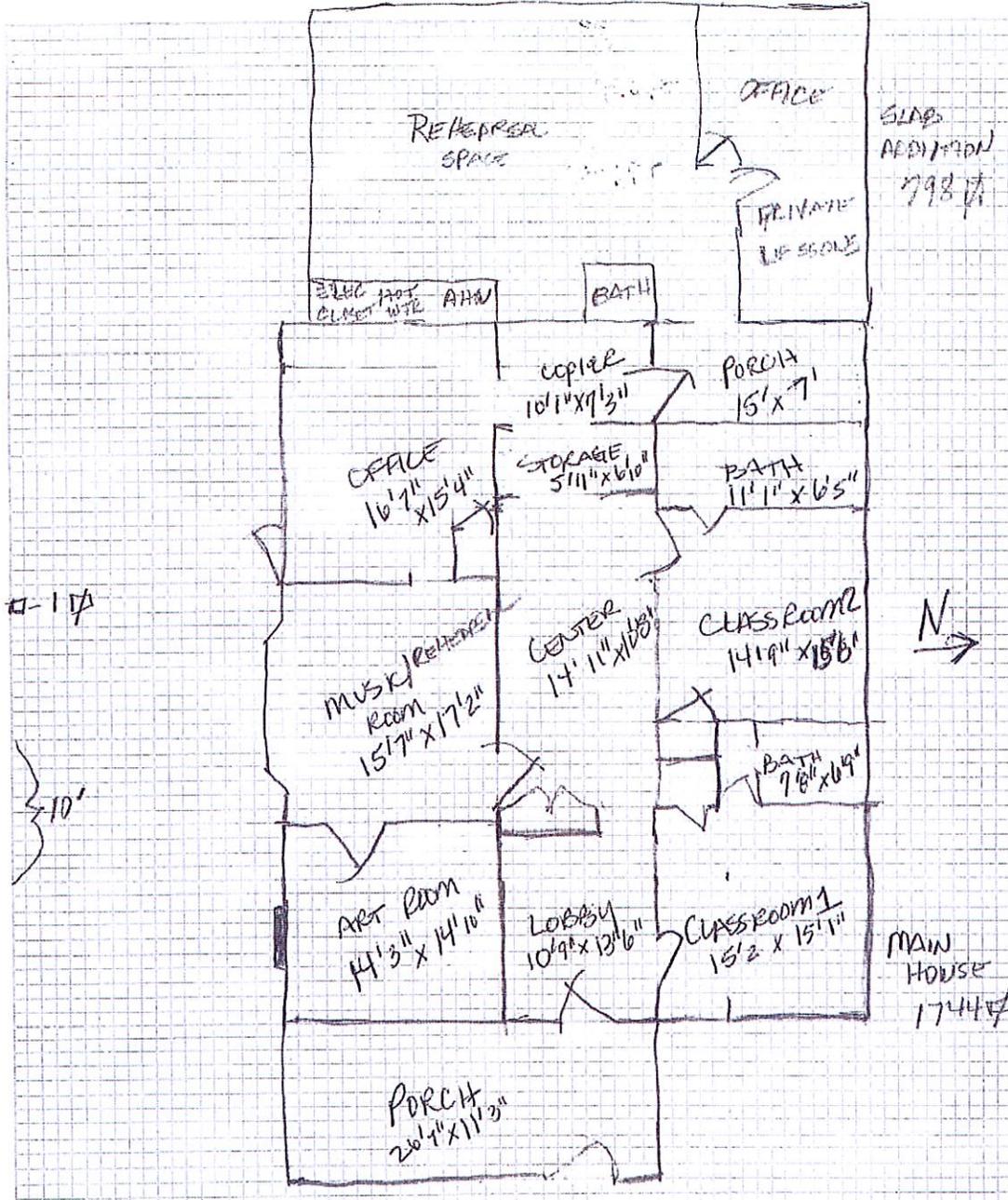
Elevation of East side of existing structure no changes

I2M Associates, Texas Engineering Firm ID number: F-17920
535 E Fomhurst Dr, Katy, TX 77450
713-417-0710
Chief Engineer direct email: rick@richardbost.com



Elevation of North side of existing structure no changes

I2M Associates, Texas Engineering Firm ID number: F-17920
535 E Fernhurst Dr, Katy, TX 77450
713-417-0710
Chief Engineer direct email: rick@richardbost.com





12. Traffic Impact Study with Parking and Driveway Plan

February 7, 2018

Ms. Sharon Valiante, Public Works Director
City of Fulshear
P.O. Box 279
Fulshear, TX 77441

Re: KVPAC Project
City of Fulshear, Texas

Dear Sharon:

I have reviewed the parking requirements for this project calculated by the City's Permit office along with the maximum occupancy of the building. With a maximum occupancy of 30, this use will have a very small impact on the traffic flow on F.M. 359. Therefore no Traffic Impact Analysis is required for the project.

I do recommend that the project provide at a minimum of ten (10) parking spaces with at least one (1) space being ADA accessible. These spaces need to be marked and located on an all weather non-dusting surface. The City's Ordinance requires concrete but since this use is temporary in nature the staff would agree to asphalt or another non-dusting surface. The parking spaces need to have painted stripes along with the proper ADA signage. If you need additional information or if you have any questions please feel free to contact me.

Very truly yours,



David Leyendecker, P.E., R.P.L.S.
Engineer for the City

DL/pe

Photo of the Entrance/Exit



Parking and Driveway Plan



As this SUP request is for a temporary situation of less than 18 months, an exception to installing paved and marked parking is being requested. The gray line on the photo denotes where the gravel will be replaced for the circular drive to facilitate pick up and drop off of students by parents. The parking space closest to the handicap ramp once it is constructed will be marked with handicap parking signage.



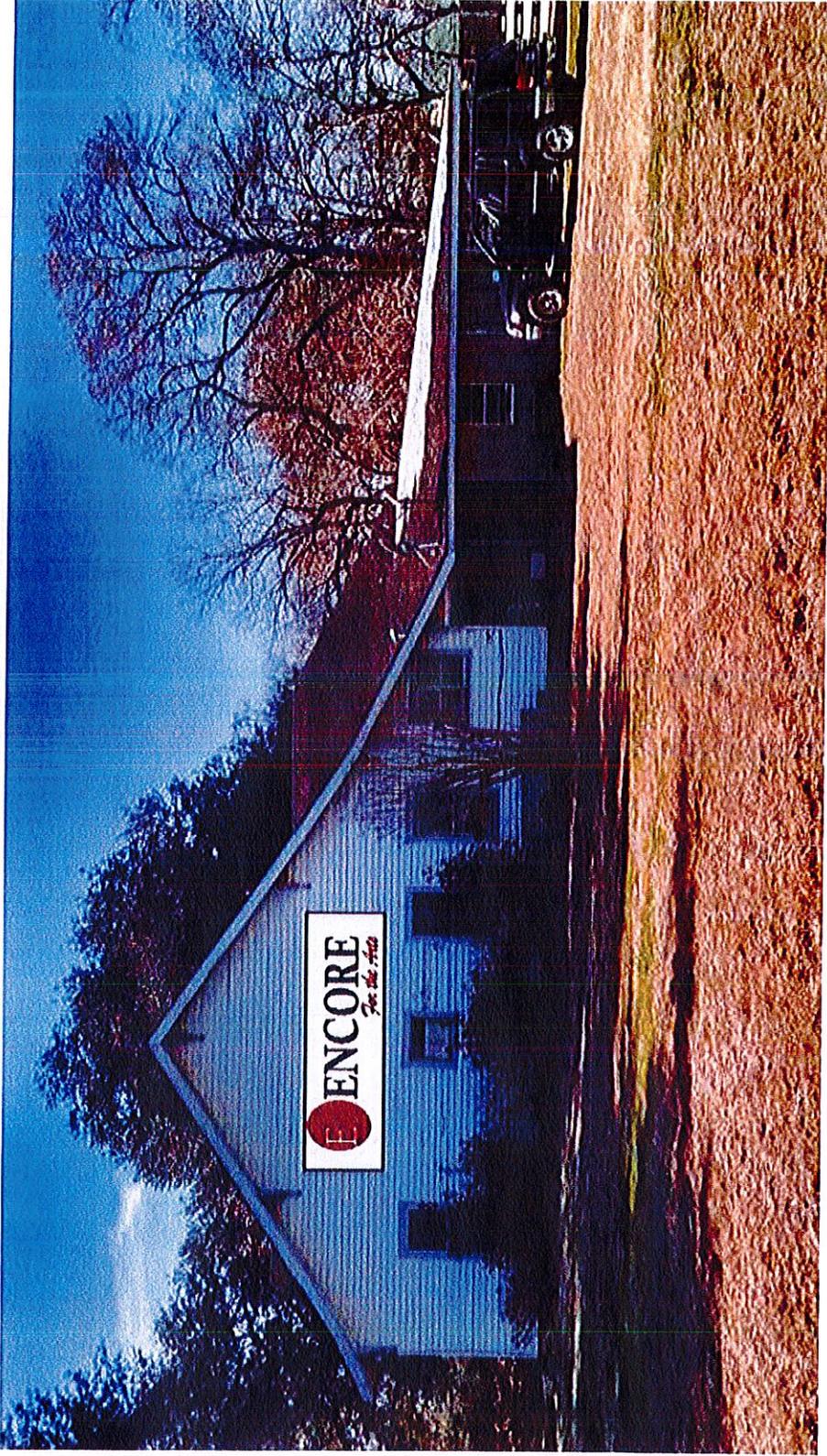
Example of vehicles parked in front of building



13. Sign Plan

I2M Associates, Texas Engineering Firm ID number: F-17920
535 E Fernhurst Dr, Katy, TX 77450
713-417-0710
Chief Engineer direct email: rick@richardbost.com

Special Use Permit Application



I2M Associates, Texas Engineering Firm ID number: F-17920
535 E Fernhurst Dr, Katy, TX 77450
713-417-0710
Chief Engineer direct email: nick@richardbost.com



14. Public Notice Requirements



The only structure within 300 feet of the existing residence is the City Park owned by the City of Fulshear:

CITY OF FULSHEAR
c/o Diana Gordon Offord PO Box 279 Fulshear, TX 77441-0279

Other adjacent property owners further than the required 300 feet are:

Commercial Vacant, .5 acre
Hardee, Stephen Craig
8906 Four Leaf DR Sugar Land, TX 77479-6972

Residential
Emerson, Dorothy Mae
PO Box 203 San Felipe, TX 77473-0203

Commercial Vacant
Fu, Xiangdong
5322 Riverstone Crossing Dr Sugar Land, TX 77479-4826

Commercial
Fort Bend County Emergency Services District #4
PO Box 494 Fulshear, TX 77441-0494

Commercial
Casey Property LLC
c/o Carla Casey PO Box 424 Fulshear, TX 77441-0424



14. Notice

This Property has
requested a
Special Use Permit
1/23/18

For information regarding this request contact the City of Fulshear at 30603 FM 1093 Fulshear, Texas 77441, 281-346-1796. Two Public Hearings will be held for this request.

AGENDA MEMO
BUSINESS OF THE PLANNING & ZONING COMMISSION
CITY OF FULSHEAR, TEXAS

AGENDA OF:	February 9, 2018	AGENDA ITEM:	15
DATE SUBMITTED:	February 7, 2018	DEPARTMENT:	Administration
PREPARED BY:	Brant Gary, Executive Director of Planning and Development	PRESENTER:	Brant Gary, Executive Director of Planning and Development
SUBJECT:	Consideration and possible action regarding a policy recommendation to the City Council concerning possible changes to the City's Sign Ordinance		
ATTACHMENTS:	None		

EXECUTIVE SUMMARY

Members of the Planning and Zoning Commission have requested an agenda item for the Commission to consider a policy recommendation to the City Council regarding the verbiage in Section 13(b) of the City's Sign Ordinance regarding prohibited signs.

As is the understanding of City Staff in preparing this item for the Commission, the potential policy recommendation would propose to change the Sign Ordinance as follows:

Current:

• **Sec. 28-5. - Prohibited signs.**

It shall be unlawful for any person to construct, erect, install, display, maintain, reconstruct, place, locate, relocate or make use of any of the following signs within the city:

(13) Illuminated signs which:

- a. Are illuminated to such intensity or without proper shielding so as to constitute a hazard to the operation of motor vehicles upon a public street or substantially interfere with the reasonable enjoyment of residential property; or
- b. **Have** any type of intermittent illumination, including flashing, fading, revolving or blinking lights, or any type of moving, traveling or changing message by means of lights or illumination.

Proposed:

• **Sec. 28-5. - Prohibited signs.**

It shall be unlawful for any person to construct, erect, install, display, maintain, reconstruct, place, locate, relocate or make use of any of the following signs within the city:

(13) Illuminated signs which:

- a. Are illuminated to such intensity or without proper shielding so as to constitute a hazard to the operation of motor vehicles upon a public street or substantially interfere with the reasonable enjoyment of residential property; or
- b. **Operate using** any type of intermittent illumination, including flashing, fading, revolving or blinking lights, or any type of moving, traveling or changing message by means of lights or illumination.

RECOMMENDATION

City staff has no formal recommendation regarding this proposed policy recommendation by the Commission to the City Council concerning potential changes to the sign ordinance.