



CITY OF FULSHEAR

"FIND YOUR FUTURE IN FULSHEAR"

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

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

WWW.FULSHEARTEXAS.GOV

CHAIRMAN- AMY PEARCE
MEMBER- JOAN BERGER
MEMBER- JENNIFER ECKROTH

PLANNING & ZONING:
MEMBER- RANDY STACY
MEMBER- GREGORY EHMAN

CO-CHAIR- DAR HAKIMZADEH
MEMBER- JOHN DOWDALL

STAFF:
CITY MANAGER: Jack Harper

CITY SECRETARY: Kimberly Kopecky

CITY ATTORNEY: J. Grady Randle

PLANNING AND ZONING COMMISSION MEETING AGENDA JULY 10, 2020

NOTICE IS HEREBY GIVEN OF A REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF FULSHEAR TO BE HELD BY VIDEOCONFERENCE ON FRIDAY, JULY 10, 2020 AT 8:30 A.M., FOR THE PURPOSE OF CONSIDERING THE FOLLOWING ITEMS. AUDIO, AND TO THE EXTENT FEASIBLE, VIDEO OF THE MEETING WILL BE AVAILABLE TO THE PUBLIC VIA THE FOLLOWING FREE-OF-CHARGE VIDEOCONFERENCE LINK:

[<https://global.gotomeeting.com/join/252820869>]

The above videoconference link allows for two-way communication with members of the public; however, to avoid disruption of the meeting by channel noise, audio feedback loops, or excessive background noise, members of the public may be muted by the presiding officer or the officer's designee except during the citizen's comments portion of the agenda. A recording of the meeting will be made available to the public.

Incidental Meeting Notice: A quorum of the City of Fulshear City Council, Planning & Zoning Commission, City of Fulshear Development Corporation (Type A), Fulshear Development Corporation (Type B), Parks & Recreation Commission, Historic Preservation & Museum Commission, Zoning Board of Adjustment, or any or all of these, may be in attendance at the meeting specified in the foregoing notice, which attendance may constitute a meeting of such governmental body or bodies as defined by the Texas Open Meetings Act, Chapter 551, Texas Government Code. Therefore, in addition to the foregoing notice, notice is

hereby given of a meeting of each of the above-named governmental bodies, the date, hour, place, and subject of which is the same as specified in the foregoing notice.”

1. Call to Order

2. Quorum

3. Citizen’s Comments

Members of the public who may have been muted by the presiding officer or the officer’s designee will be unmuted at this time and allowed to speak, provided that such members of the public may be muted after speaking for the applicable duration and hereafter. The presiding officer or the officer’s designee will moderate the order, number, and duration of speakers to the extent practicable.

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.

4. PUBLIC HEARING –

The City of Fulshear, Texas will conduct two Public Hearings for the purposes of allowing public comment on the proposed Ordinance 2020-1329, updating the City’s Major Thoroughfare Plan. The first will be held at 8:30 a.m. on Friday, July 10, 2020 during the City’s Planning & Zoning Commission Meeting conducted virtually at this link (<https://global.gotomeeting.com/join/252820869>). The second public hearing will be conducted at 7:00 p.m. on Tuesday, July 21, 2020 during the City Council meeting conducted virtually at this link (<https://global.gotomeeting.com/join/390857165>). Copies of the proposed plan will be on file with the City Secretary at the City of Fulshear City Hall located at 30603 FM 1093 Fulshear, Texas 77441 on Monday through Thursdays from 8:30 a.m. to 5 p.m. and Fridays from 8:00 a.m. to 3 p.m. in the City Secretary’s office for all interested parties prior to said hearing. All interested parties may appear and speak during the Public Hearings and be heard with respect to the above-referenced plan.

5. Consideration and possible action to approve Minutes from Planning and Zoning Commission meeting held on June 5, 2020

6. Consideration and possible action to recommend approval of the Foster Crossing Partial Replat No. 2 Final Plat

7. Consideration and possible action to recommend approval of the Polo Ranch Section 11 Final Plat

8. Consideration and possible action to recommend approval of Ordinance 2020-1329, an Ordinance updating the City’s Major Thoroughfare Plan

9. Adjournment

The Planning and Zoning Commission reserves the right to adjourn into Executive Session at any time during the course of this meeting regarding the matters listed above, as authorized by Texas Government Code Section 551.071 (if necessary consultation with attorney).

Note: In compliance with the American Disabilities Act, and to the extent applicable, this facility is wheelchair accessible and accessible parking spaces are available. Requests for accommodations or interpretive

service must be made at least 48 business hours prior to this meeting. Please contact the City Secretary’s office at 281-346-1796 for further information.

I, Kimberly Kopecky, City Secretary of the City, do hereby certify that the above Notice of Meeting and Agenda for the Planning and Zoning Commission of the City of Fulshear, Texas was posted on Tuesday, July 7, 2020 by 8:30 a.m., in a place convenient and readily accessible at all times to the general public, in compliance with Chapter 551, TEXAS GOVERNMENT CODE.

Kimberly Kopecky

Kimberly Kopecky – City Secretary



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CITY MANAGER: Jack Harper

STAFF:

CITY SECRETARY: Kimberly Kopecky

CITY ATTORNEY: J. Grady Randle

PLANNING AND ZONING COMMISSION MEETING MINUTES JUNE 5, 2020

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 JUNE 5, 2020 AT CITY HALL, 30603 FM 1093, FULSHEAR, TEXAS 77441.

2. Quorum

A QUORUM WAS PRESENT.

MEMBERS PRESENT

*AMY PEARCE
JOAN BERGER
GREGORY EHMAN
DAR HAKIMZADEH
JENNIFER ECKROTH
JOHN DOWDALL
RANDY STACY*

CITY STAFF

*KIMBERLY KOPECKY
ZACH GOODLANDER
SHARON VALIANTE
BYRON BROWN*

OTHERS PRESENT

*KAYE KAHLICH
5 OTHERS THAT DID NOT SIGN IN*

3. Citizen's Comments

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.

NOONE SIGNED UP TO SPEAK.

4. Consideration and possible action to approve Minutes from Planning and Zoning Commission meeting held on May 1, 2020

A MOTION WAS MADE BY PLANNING AND ZONING MEMBER HAKIMZADEH TO APPROVE THE MINUTES FROM PLANNING AND ZONING COMMISSION MEETING HELD ON MAY 1, 2020. IT WAS SECONDED BY PLANNING AND ZONING MEMBER DOWDALL. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:

*AYES: PLANNING AND ZONING MEMBERS BERGER, DOWDALL, ECKROTH, EHMAN, HAKIMZADEH, PEARCE AND STACY
NAYS: NONE*

5. Consideration and possible action to select a Chair and Co-Chair of the City of Fulshear Planning and Zoning Commission

A MOTION WAS MADE BY PLANNING AND ZONING MEMBER EHMAN TO NOMINATE AMY PEARCE AS CHAIRMAN AND DAR HAKIMZADEH AS CO-CHAIRMAN. IT WAS SECONDED BY PLANNING AND ZONING MEMBER BERGER. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:

AYES: PLANNING AND ZONING MEMBERS BERGER, DOWDALL, ECKROTH, EHMAN, HAKIMZADEH, PEARCE AND STACY
NAYS: NONE

6. Consideration and possible action to recommend approval of the Fletcher Morgan Elementary School Final Plat

ZACH GOODLANDER EXPLAINED THAT DAVID LEYENDECKER RECOMMENDED THIS PLAT FOR APPROVAL.

A MOTION WAS MADE BY PLANNING AND ZONING MEMBER HAKIMZADEH TO RECOMMEND APPROVAL OF FLETCHER MORGAN ELEMENTARY SCHOOL FINAL PLAT. IT WAS SECONDED BY PLANNING AND ZONING MEMBER DOWDALL. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:

AYES: PLANNING AND ZONING MEMBERS BERGER, DOWDALL, ECKROTH, EHMAN, HAKIMZADEH, PEARCE AND STACY
NAYS: NONE

7. Consideration and possible action to recommend approval of the Fulshear School Road and School Hill Road Final Plat

ZACH GOODLANDER EXPLAINED THAT THE COMMENTS FROM DAVID HAVE BEEN ADDRESSED AND THIS PLAT CAN BE RECOMMENDED FOR APPROVAL.

A MOTION WAS MADE BY PLANNING AND ZONING MEMBER BERGER TO RECOMMEND APPROVAL FOR THE FULSHEAR SCHOOL ROAD AND SCHOOL HILL ROAD FINAL PLAT. IT WAS SECONDED BY PLANNING AND ZONING MEMBER EHMAN. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:

AYES: PLANNING AND ZONING MEMBERS BERGER, DOWDALL, ECKROTH, EHMAN, HAKIMZADEH, PEARCE AND STACY
NAYS: NONE

8. Consideration and possible action to recommend approval of the Polo Ranch Section 6 No. 1 Replat Final Plat

PER ZACH, THIS PLAT WAS RECOMMENDED FOR APPROVAL.

A MOTION WAS MADE BY PLANNING AND ZONING MEMBER STACY TO RECOMMEND APPROVAL OF THE POLO RANCH SECTION 6 NO. 1 REPLAT FINAL PLAT. IT WAS SECONDED BY PLANNING AND ZONING MEMBER HAKIMZADEH. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:

AYES: PLANNING AND ZONING MEMBERS BERGER, DOWDALL, ECKROTH, EHMAN, HAKIMZADEH, PEARCE AND STACY
NAYS: NONE

9. Consideration and possible action to recommend approval of the Polo Ranch Section 11 Preliminary Plat

PER ZACH, THIS PLAT WAS RECOMMENDED FOR APPROVAL AS SUBMITTED.

A MOTION WAS MADE BY PLANNING AND ZONING MEMBER HAKIMZADEH TO RECOMMEND APPROVAL OF THE POLO RANCH SECTION 11 PRELIMINARY PLAT. IT WAS SECONDED BY PLANNING AND ZONING MEMBER EHMAN. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:

AYES: PLANNING AND ZONING MEMBERS BERGER, DOWDALL, ECKROTH, EHMAN, HAKIMZADEH, PEARCE AND STACY
NAYS: NONE

10. Consideration and possible action to recommend approval of the Academix Village Final Plat

PER ZACH, THERE IS STILL ONE ITEM THAT NEEDS TO BE ADDRESSED. (IF ADDRESSED PRIOR TO THE COUNCIL MEETING, THIS CAN BE RECOMMENDED FOR APPROVAL THEN.)

A MOTION WAS MADE BY PLANNING AND ZONING MEMBER DOWDALL TO DENY APPROVAL OF THE ACADEMIX VILLAGE FINAL PLAT UNTIL REQUIREMENTS ARE MET PRIOR TO THE COUNCIL MEETING. IT WAS SECONDED BY PLANNING AND ZONING MEMBER BERGER. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:

AYES: PLANNING AND ZONING MEMBERS BERGER, DOWDALL, ECKROTH, EHMAN, HAKIMZADEH, PEARCE AND STACY
NAYS: NONE

11. Consideration and possible action to recommend approval of an update to the Jordan Ranch General Plan

ZACH GOODLANDER EXPLAINED THAT THE CHANGE TO THIS GENERAL PLAN WAS ONLY GREATER DETAIL ON THE EAST OF TEXAS HERITAGE PARKWAY.

A MOTION WAS MADE BY PLANNING AND ZONING MEMBER STACY TO RECOMMEND APPROVAL OF THE UPDATE TO THE JORDAN RANCH GENERAL PLAN. IT WAS SECONDED BY PLANNING AND ZONING MEMBER EHMAN. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:

AYES: PLANNING AND ZONING MEMBERS BERGER, DOWDALL, ECKROTH, EHMAN, HAKIMZADEH, PEARCE AND STACY

NAYS: NONE

12. Adjournment

A MOTION WAS MADE BY PLANNING AND ZONING MEMBER HAKIMZADEH TO ADJOURN. IT WAS SECONDED BY PLANNING AND ZONING MEMBER BERGER. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:

AYES: PLANNING AND ZONING MEMBERS BERGER, DOWDALL, ECKROTH, EHMAN, HAKIMZADEH, PEARCE AND STACY

NAYS: NONE

PLANNING AND ZONING CHAIRMAN AMY PEARCE ADJOURNED THE MEETING AT 8:46 A.M.

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

AGENDA OF:	July 10, 2020		
DATE SUBMITTED:	June 26, 2020	DEPARTMENT:	Planning and Development
PREPARED BY:	Zach Goodlander, Director of Development Services,	PRESENTER:	Zach Goodlander, Director of Development Services, David Leyendecker, City Engineer
SUBJECT:	Plat recommendations of approval for Planning and Zoning Commission		
ATTACHMENTS:	<ol style="list-style-type: none">1. Plat Application2. Copy of Plat3. City Engineer's Review Letter		

EXECUTIVE SUMMARY

The Planning & Zoning Commission has for its consideration the following plats:

- 1. Consideration and possible action to recommend approval of the Foster Crossing Partial Replat No. 2 Final Plat**
- 2. Consideration and possible action to recommend approval of the Polo Ranch Section 11 Final 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.

Because the Foster Crossing plat has homes fronting a "private street", per the City's subdivision ordinance a variance is technically granted as part of the plat approval.

RECOMMENDATION

Staff recommends the Planning & Zoning Commission approve the plats under consideration per the City Engineer's recommendation.



CITY OF FULSHEAR

PO Box 279 / 30603 FM 1093

Fulshear, Texas 77441

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

www.fulsheartexas.gov

Subdivision/Development Platting Application

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

SUBMITTAL OF PLAT: (Check Appropriate Selection)

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

TYPE OF PLAT: (Check Appropriate Selection)

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

Plat Location: Foster City ETJ (Extraterritorial Jurisdiction)

Legal Description: Foster Crossing Partial Replat No. 2

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

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

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

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

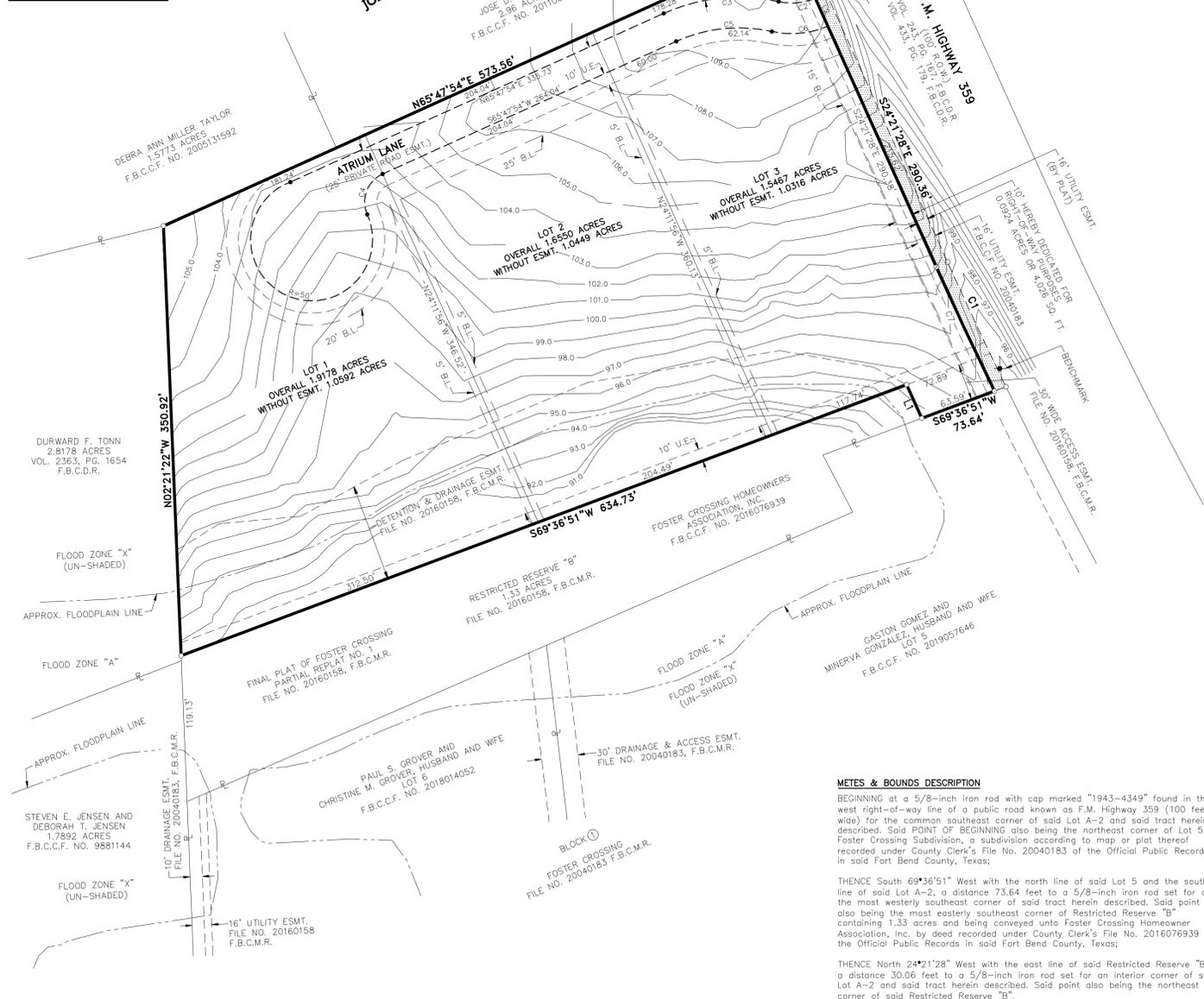
Table with 1 column: Platting Fees. Rows include Preliminary Plat, Final Plat, Replat, Amending or Minor Plat, Plat Vacation, Review of plats, TOTAL PLATTING FEE \$100.00, and Park Fees.

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

Signature lines for SIGNATURE, TYPED OR PRINTED NAME/TITLE, and DATE (5/28/20)

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

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



- NOTES:**
- THE COORDINATES AND BEARINGS ARE BASED UPON TEXAS STATE PLANE COORDINATES, TEXAS SOUTH CENTRAL ZONE NO. 4204 STATE PLANE GRID COORDINATES (NAD83). SCALE FACTOR = 0.999879419.
 - UNLESS OTHERWISE INDICATED, THE BUILDING LINES (B.L.), WHETHER ONE OR MORE, SHOWN ON THIS SUBDIVISION PLAT ARE ESTABLISHED TO EVIDENCE COMPLIANCE WITH THE APPLICABLE PROVISIONS OF CHAPTER 42, CODE OF ORDINANCES, CITY OF HOUSTON, TEXAS, IN EFFECT AT THE TIME THIS PLAT WAS APPROVED, WHICH MAY BE AMENDED FROM TIME TO TIME.
 - THIS PROPERTY IS LOCATED IN ZONE "X" (UNSHADED AREA) AND ZONE "A" ACCORDING TO THE FEDERAL EMERGENCY AGENCY MAP, COMMUNITY PANEL NO. 48157C0115L, REVISED ON APRIL 2, 2014.
 - THIS PLAT LIES WITHIN FORT BEND COUNTY LIGHTING ORDINANCE ZONE NO. 3.
 - SET 5/8" IRON ROD AT ALL CORNERS OF SUBJECT TRACT, UNLESS OTHERWISE SHOWN.
 - THERE ARE NO PIPELINES OR PIPELINE EASEMENTS WITHIN THE LIMITS OF THE SUBDIVISION.
 - THE DRAINAGE SYSTEM FOR THIS SUBDIVISION SHALL BE DESIGNED TO MEET THE REQUIREMENTS OF THE CITY OF FULSHEAR AND THE FORT BEND COUNTY DRAINAGE CRITERIA MANUAL WHICH ALLOWS STREET PONDING INTENSE RAINFALL EVENTS.
 - ABSENT WRITTEN AUTHORIZATION BY THE AFFECTED UTILITIES, ALL UTILITY AND AERIAL EASEMENTS MUST BE KEPT UNOBSTRUCTED FROM ANY NON-UTILITY IMPROVEMENTS OR OBSTRUCTIONS BY THE PROPERTY OWNER. ANY UNAUTHORIZED IMPROVEMENTS OR OBSTRUCTIONS MAY BE REMOVED BY ANY PUBLIC UTILITY AT THE PROPERTY OWNER'S EXPENSE, WHILE WOODEN POSTS AND PANELED WOODEN FENCES ALONG THE PERIMETER AND BACK TO BACK EASEMENTS AND ALONGSIDE REAR LOTS LINES ARE PERMITTED, THEY TOO MAY BE REMOVED BY PUBLIC UTILITIES AT THE PROPERTY OWNER'S EXPENSE SHOULD THEY BE AN OBSTRUCTION. PUBLIC UTILITIES MAY PUT SAID WOODEN POSTS AND PANELED WOODEN FENCES BACK UP, BUT GENERALLY WILL NOT REPLACE WITH NEW FENCING.
 - ALL DRAINAGE EASEMENTS ARE TO BE KEPT CLEAR OF FENCES, BUILDINGS, VEGETATION AND OTHER OBSTRUCTIONS FOR THE PURPOSE OF THE OPERATION AND MAINTENANCE OF THE DRAINAGE FACILITY BY THE APPROPRIATE ENTITY.
 - ALL PROPERTY TO DRAIN INTO THE DRAINAGE EASEMENT ONLY THROUGH AN APPROVED DRAINAGE STRUCTURE.
 - THIS PLAT WAS PREPARED TO MEET CITY OF FULSHEAR REQUIREMENTS.
 - SITE PLANS SHALL BE SUBMITTED TO THE CITY OF FULSHEAR FOR STAFF REVIEW AND APPROVAL PRIOR TO CONSTRUCTION. DRIVEWAY REQUIREMENTS FOR THE LOCATIONS, WIDTHS AND OFFSET, FROM AN INTERSECTION AND ANY EXISTING DRIVEWAYS OR PROPOSED DRIVEWAYS, SHALL CONFORM TO THE DESIGN STANDARDS OF THE CITY OF FULSHEAR.
 - THIS TRACT LIES WHOLLY IN LAMAR CONSOLIDATED INDEPENDENT SCHOOL DISTRICT, THE CITY OF FULSHEAR ETJ, AND FORT BEND COUNTY.
 - APPROVAL OF THIS PLAT WILL EXPIRE ONE YEAR FROM CITY COUNCIL APPROVAL IF NOT RECORDED IN THE REAL PROPERTY RECORDS OF THE COUNTY OF FORT BEND.
 - THE TOP OF ALL FLOOR SLABS SHALL BE A MINIMUM OF 110.0 FEET ABOVE MEAN SEA LEVEL, THE TOP OF SLAB ELEVATION AT ANY POINT ON THE PERIMETER OF THE SLAB SHALL NOT BE LESS THAN TWO (2) FEET ABOVE NATURAL GROUND.
 - PROJECT BENCHMARK: FOUND COTTON PICKER SPINDLE IN THE NORTH SIDE OF POWER POLE ALONG THE WEST SIDE OF FM 359, LOCATED 703' SOUTH OF THE CENTERLINE OF FOSTER CREEK DRIVE AND FM 359. ELEVATION = 105.08' (NAVD 1988)

METES & BOUNDS DESCRIPTION

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

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

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

THENCE South 69°36'51" West with the north line of said Restricted Reserve "B" and the south line of said Lot A-2, at a distance of 344.06 passing the southwest corner of said Lot A-2 and the southeast corner of said Lot A-1, and continuing for a total distance 634.72 feet to a 5/8-inch iron rod with cap marked "1943-4349" found for the common southwest corner of said Lot A-1 and said tract herein described. Said point also being the northwest corner of said Restricted Reserve "B", located in the east line of a 2.8178-acre tract conveyed unto Debra Ann Miller Taylor by deed recorded under County Clerk's File No. 2005131592 of the Official Public Records in said Fort Bend County, Texas;

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

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

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

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

STATE OF TEXAS
COUNTY OF FORT BEND

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

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

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

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

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

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

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

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

ATRIDIUM DESIGN AND MANAGEMENT, LLC

By: _____
Incl Akpinar
President

Attest: _____
Yunus Dogan
Secretary

STATE OF _____
COUNTY OF _____

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

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

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

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

Raymond A. Rahaman
Texas Registration No. 4354



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

By: _____
Habib Othman
Texas Registration No. 129906

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

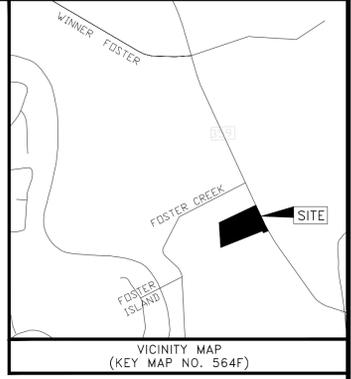
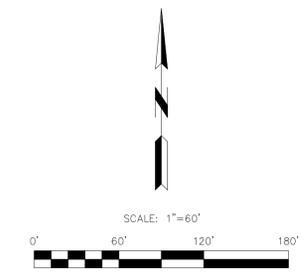
By: _____
Amy Pearce, Chairman

By: _____
Dar Hakimzadeh, Co-Chairman

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

Aaron Groff, Mayor

Kimberly Kopecky, Secretary



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

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

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

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

Grady Prestage
Precinct 2, County Commissioner

KP George
County Judge

Ken DeMerchant
Precinct 4, County Commissioner

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

County Clerk Approval

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

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

Laura Richard, County Clerk
Fort Bend County, Texas

By: _____
Deputy

LEGEND

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

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

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

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

3 LOTS 1 BLOCK

JULY, 2020

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

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

July 7, 2020

Engineering Review

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

For Information only:

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

Recommendations:

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

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





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

Subdivision/Development Platting Application

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

SUBMITTAL OF PLAT: (Check Appropriate Selection)

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

TYPE OF PLAT: (Check Appropriate Selection)

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

Plat Location: City ETJ (Extraterritorial Jurisdiction)

Legal Description: _____

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

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

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

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

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

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

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

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

STATE OF TEXAS
COUNTY OF FORT BEND

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

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

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

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

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

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

BY: _____
CHRIS CHEW, DIVISION PRESIDENT

ATTEST: _____
CARLOS VIEIRA, LAND DEVELOPMENT MANAGER

STATE OF TEXAS
COUNTY OF HARRIS

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

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

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

STATE OF TEXAS
COUNTY OF HARRIS

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

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

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

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

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



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

AMY PEARCE, CHAIR

DAR HAKIMZADEH, CO-CHAIRMAN

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

AARON GROFF, MAYOR

KIMBERLY KOPECKY, CITY SECRETARY

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

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

LAURA RICHARD, COUNTY CLERK
FORT BEND COUNTY, TEXAS

BY: _____
DEPUTY

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

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

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

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

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

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

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

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

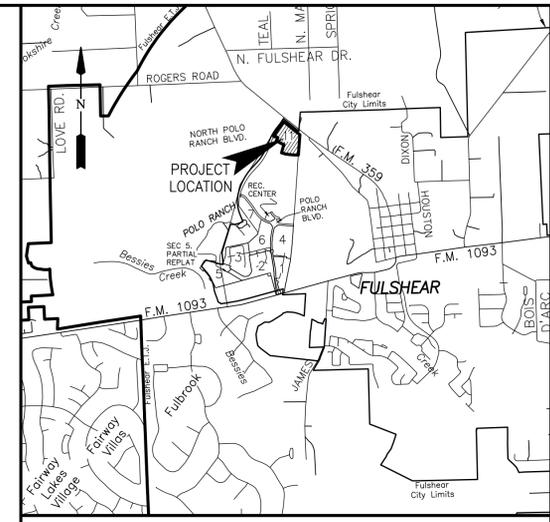
THENCE, NORTH 44° 01' 04" WEST, 247.23 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER IN THE WEST LINE OF THE AFOREMENTIONED SOUTH 47° 04' 07" WEST, 629.52 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER;

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

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

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

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



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

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

76 LOTS 8 RESERVES (2.624 ACRES) 3 BLOCKS

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

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

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

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

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

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

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

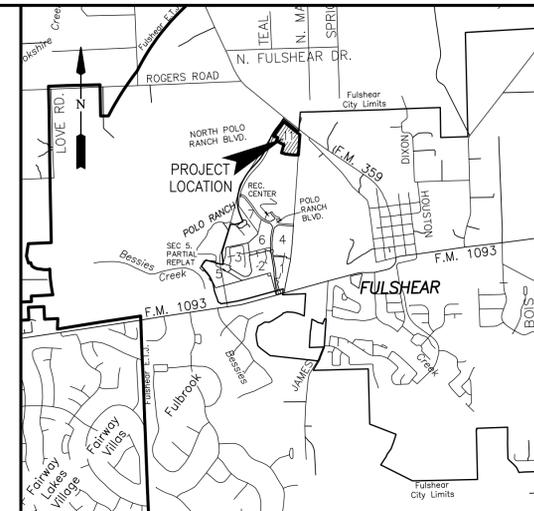
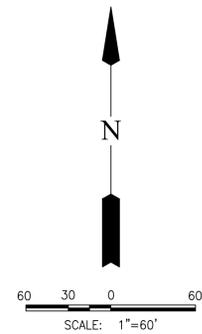
SECTION	45' LOTS	50' LOTS	60' LOTS
1			37
2		42	
3	71		
4			66
5	54		
6		52	
7		40	
11	70	6	
TOTAL	195	140	103

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

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

LEGEND

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



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

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

**FINAL PLAT OF
POLO RANCH
SECTION 11**

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

76 LOTS 8 RESERVES (2,624 ACRES) 3 BLOCKS

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

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

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

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

July 7, 2020

Engineering Review

Final Plat
Polo Ranch Section 11
City of Fulshear, Texas

For Information only:

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

Recommendations:

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

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



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

AGENDA OF:	July 10, 2020		
DATE SUBMITTED:	July 1, 2020	DEPARTMENT:	Planning and Development
PREPARED BY:	Zach Goodlander, Director of Development Services,	PRESENTER:	Zach Goodlander, Dir. Of Development Services
SUBJECT:	City of Fulshear Major Thoroughfare Plan Update		
ATTACHMENTS:	<ol style="list-style-type: none">1. Current Major Thoroughfare Plan (2015) – for reference2. Slideshow presentation on the MTP update3. Ordinance 2020-1329, an ordinance updating the City’s Major Thoroughfare Plan		

EXECUTIVE SUMMARY

The Planning and Zoning Commission has for its consideration the following item:

1. Major Thoroughfare Plan Update

This Major Thoroughfare Plan (MTP) and associated ordinance will update the current (2015) plan. This update includes a few things previous plans have not included including outlining existing developments to provide locational context, downtown inset, and more collector and “lesser” roadways shown than previous iterations. These and other details on the map were fleshed out over the last few months and numerous meetings were held with major stakeholders including but not limited to the following:

Major landowners such as Franz, Ginter, Harrison, West Houston Trees, Waters, Belmont, Highland Management, and more. The developer’s of Jordan Ranch, Cross Creek Ranch, Cross Creek West, Fulshear Run, Fulshear Lakes, Polo Ranch, Fulbrook on Fulshear Creek among others. Several public entities were consulted including Fort Bend County Engineering, Commissioner Any Meyers office, Fulshear-Simonton Fire Department, Waller County Engineering, Lamar Consolidated ISD, TxDOT, and the Fort Bend County Toll Road Authority. Input was gathered from several other miscellaneous sources including those who participated in the 2015 Major Thoroughfare Plan.

This map, the Major Thoroughfare Plan, doesn’t mean that all of these roads will be built now, in the near future, or in the next ten years. The build out of this map is dependent upon development and need. However, in the event a particular tract of land does develop with a Major Thoroughfare Plan the City can ensure that growth doesn’t impair area traffic flow and that developers play a part in needed mobility improvements. It was also a goal of this update to approach the MTP with providing for traffic “options”. That is to get from point A to point B, either locally or across the City, one could take various routes. That matters because for should some reason a route get flooded or blocked for some other reason there’s a built-in alternative route. It also aims to ensure that one route or roadway in particular doesn’t become inundated with traffic all once,

and instead that traffic can better disperse towards different routes/outlets. This also tries to ensure that any one road has to have a massive right-of-way width.

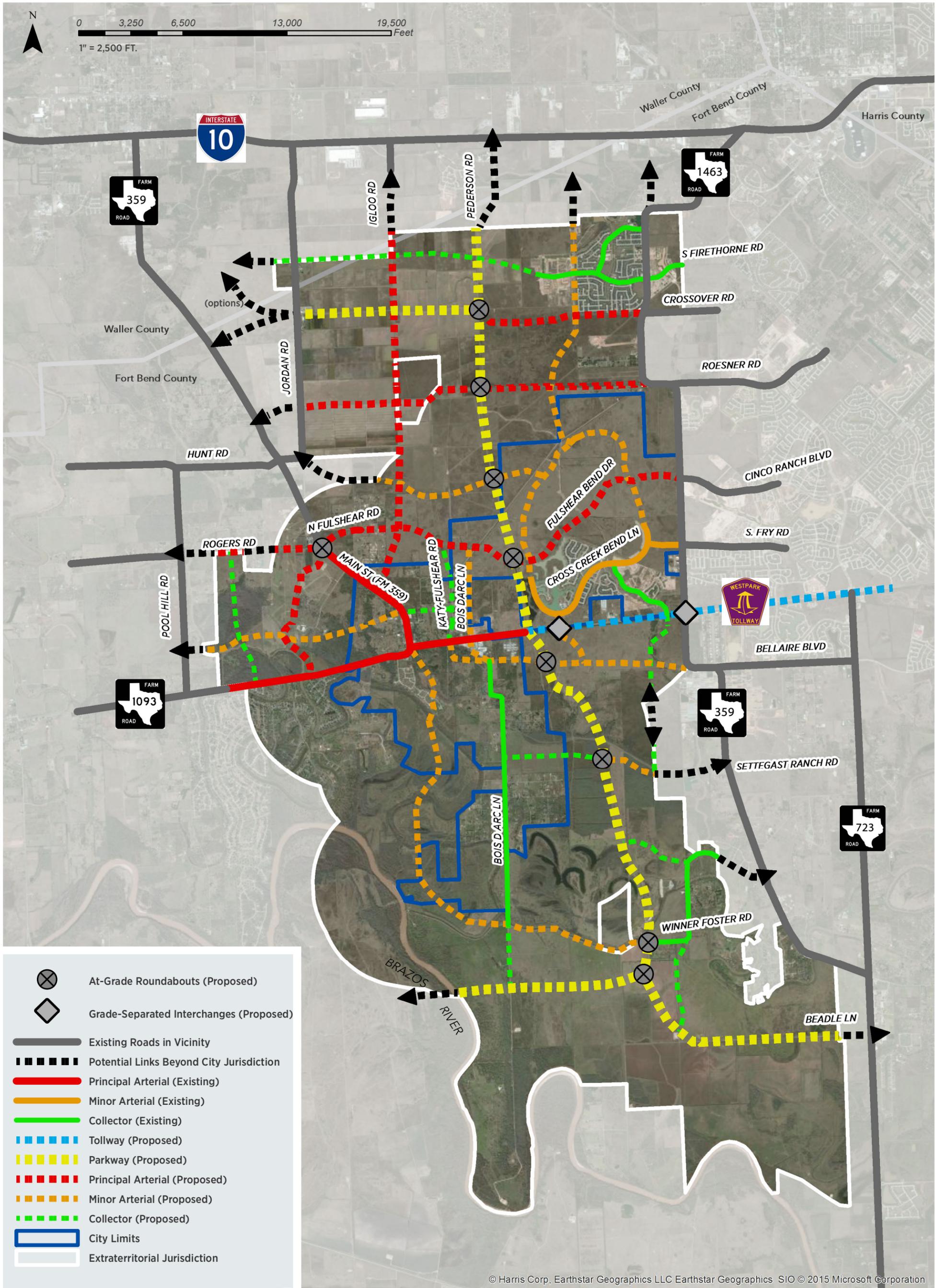
Some highlights from this plan:

1. All of the existing developments are bordered and highlighted to put areas into context.
2. Kingsland Parkway is shown which hasn't been done in past plans.
3. Routes are now known with certainty for Twinwood Parkway and Texas Heritage Parkway, and can be shown.
4. Fulshear Bend has shifted from connecting to FM 359 at Rogers Road, to connecting at FM 359 at Hunt Road. This has been done to reflect the sensitivity of going through an existing neighborhood with a narrower right-of-way (North Fulshear Estates), and also with the understanding that Hunt, rather than Rogers, is the more "regional" road.
5. This shift of Fulshear Bend still allows for a connection, of lower classification, between Rogers Road and Fulshear Bend. Likewise Morgan's Spur still gets extended west from the THP roundabout towards "Cross Creek West".
6. More roads and connections are shown in the area west of downtown around Polo Ranch. These ensure safe routes to and through these developments and allow for route options to, from, or around downtown as well. The alignment of Huggins/Lou Waters Parkway in Fulshear Lakes also is shown, and in compliance with a 2014 approved General Plan for Fulshear Lakes.
7. Fulshear Trace from roughly Bessie's Creek to Winner Foster/Bois d'Arc has been lowered to the new "Rural Byway" classification. This is to reflect a commitment to preserve a unique character in this area (option for equestrian trails envisioned), and it's secondary outlet to Redbird Lane allows for an emergency exit in case of roads flooding.
8. Connection from Bois d'Arc/Ellis to Texas Heritage Parkway has similarly been changed to the "Rural Byway" with the same character preservation goal in mind. This is also in line with large lot and lower density zoning in this area.
9. Connection is shown from the Lamar Consolidated ISD "superblock" to the east into the Ginter Tract to allow for a future secondary outlet.
10. Perhaps the biggest change from previous iterations of the MTP and this update is the Downtown Inset. This plan overall isn't just focused on the "major thoroughfares" but also "connections" and ensuring in local areas that there aren't traffic issues like what happened in the past with the schools and FM 1093 at Charger Way. This downtown inset and it's road connections allow for multiple future outlets in and out of the LCISD schools, as well as the downtown core. This helps to ensure that any route in particular isn't jammed with excessive traffic. You'll also see the "downtown pairs" approach reflected in this MTP iteration. The two-way pairs were previously fleshed out, recommended and approved as part of the February 2019 Livable Centers Study. The idea being that by splitting the traffic to both Main (north) and Wallis (south) TxDOT doesn't come widen FM 359 to get more lane capacity, and in doing so wipe out several downtown businesses and perhaps irrevocably split downtown in two, difficult for pedestrians to navigate. These various connections and extensions in the downtown inset also reflect a commitment to shorter block lengths. Shorter block lengths – traditional element in downtowns - also allow for a more vibrant and walkable downtown. The shorter block lengths again ensure that fewer roads have to have substantial right-of-way widths of the sort that would be hurtful to foot traffic. Fulshear is unique in that it has a downtown core, and the Livable Centers Study, and this MTP carry forth that original town vision.
11. George Gordon Road extending northeast to FM 359. This connection is not shown in the 2015 map, however an east/west road connecting FM 359 to Pool Hill road in this area is shown on Fort Bend County's current Major Thoroughfare Plan. Due to there being an existing roadway in George Gordon Road, and the constraint of Brookshire Creek, we've shown this as a northeast/southwest connection rather than east/west. Because of the development to the south of here, and that this tract large of land will be developed sometime soon we feel that a connection at a low classification (minor collector) is needed, particularly since as much of the larger tracts in this area aren't in the city limits,

density cannot be regulated and City staff cannot be certain that these will be large acreage, low density, lots.

RECOMMENDATION

Staff recommends the Planning and Zoning Commission approve the Major Thoroughfare Plan update.



© Harris Corp, Earthstar Geographics LLC Earthstar Geographics SIO © 2015 Microsoft Corporation



Figure 3.1
MAJOR THOROUGHFARE PLAN

Adopted 01.20.2015

KENDIG KEAST
COLLABORATIVE

KSA
ENGINEERS

NOTE: The Thoroughfare Plan shows general alignments for existing and planned roadways. The Plan is a guide for general transportation planning and right-of-way preservation and acquisition. While the Plan alignments indicate planned roadway extensions, connections and improvements, actual alignments are subject to change based upon design and implementation considerations.

Any future extension of the Westpark Tollway, beyond the pending construction of an extension to a point just west of Cross Creek Ranch Boulevard, will depend upon area development trends and associated traffic growth, as well as funding availability. Additionally, the potential alignment of any further extension will be subject to detailed planning and design.

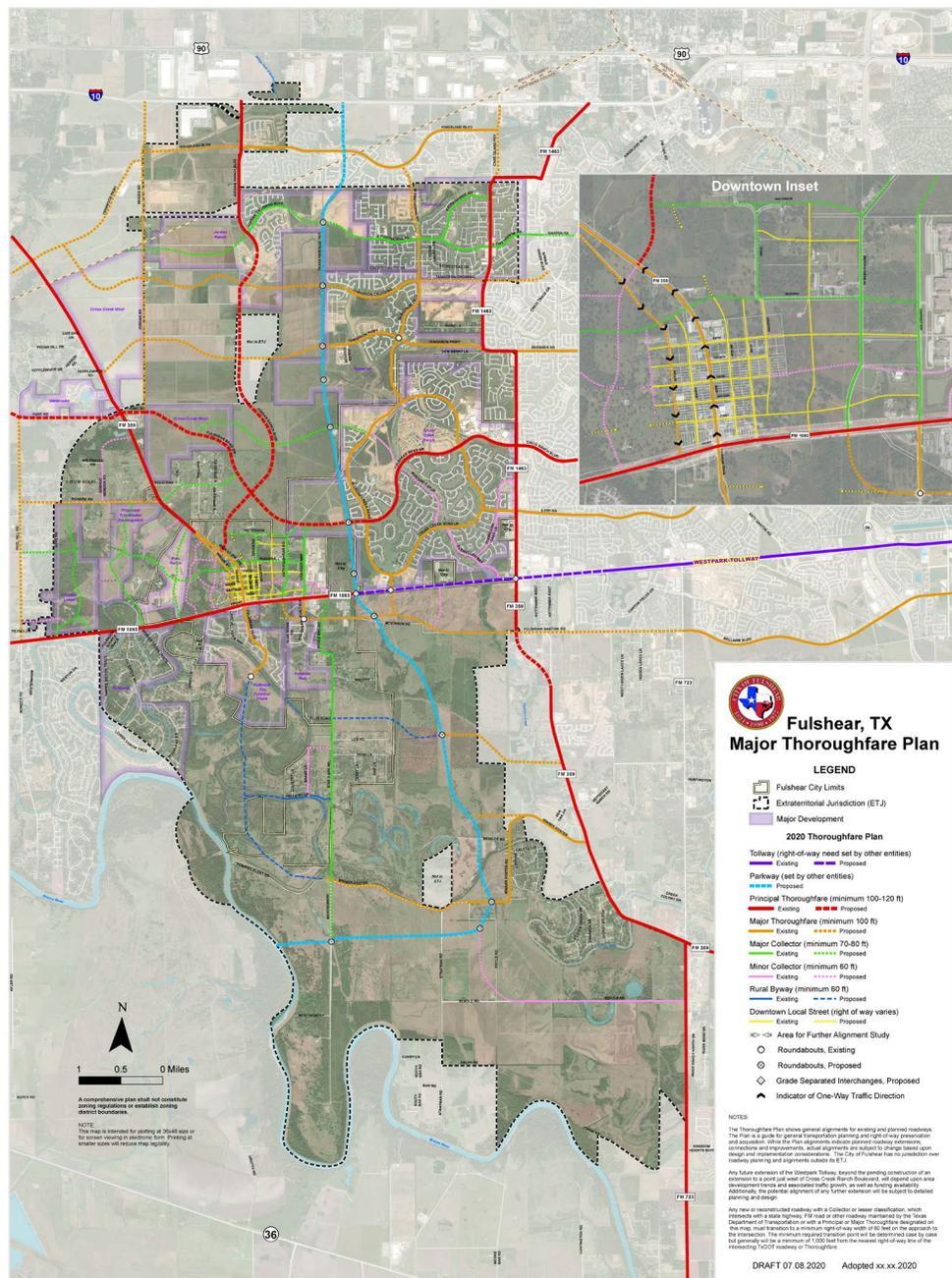
The City of Fulshear has no jurisdiction over roadway planning and alignments outside its ETJ.

Major Thoroughfare Plan (MTP) Update

City of Fulshear

JULY 10, 2020





MTP PURPOSE

The MTP is the City's long-term road network plan.

Preserves the rights-of-way needed for future transportation corridors so that, if and when land development occurs, adequate and continuous corridors for appropriately sized and designed transportation facilities will be available.

PLANNING GUIDANCE

Guiding Principles for Mobility

- The City's mobility system will be designed and developed to **complement the intended development character** for various areas of the city, whether Rural, Suburban or Urban.
- The City will **protect investments in area road capacity** through access management controls, effective signalization and use of technology, and other measures that serve to maintain free-flowing traffic.



ADOPTED May 6, 2014



Fulshear Comprehensive Plan
RESPECTING OUR PAST. SHAPING OUR FUTURE.

3

Mobility

This element of the Comprehensive Plan focuses on long-range transportation needs in and around Fulshear. This involves the preservation of rights-of-way for thoroughfare system development, as well as coordinating improvements and initiatives for all other modes of transportation. As in any urbanizing city, Fulshear must have an adequate street network to collect, distribute, and convey traffic within and through the community. Other focus areas include providing for more widespread implementation of pedestrian and bicycle infrastructure, ensuring the safe and efficient movement of goods, and planning for eventual public transportation when needed and feasible.

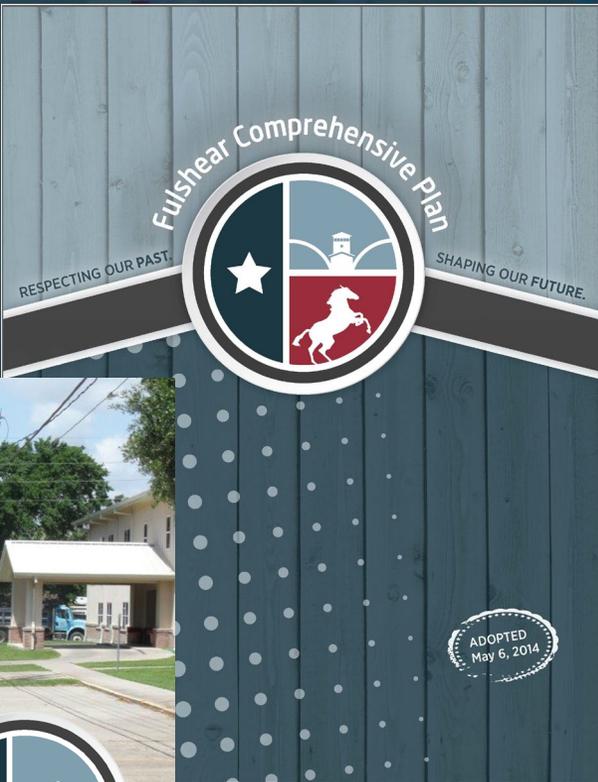
At the time of this Comprehensive Plan, the area street system still reflected a small town situation with reliance on state highways (mostly two-lane Farm-to-Market roads) for most cross-town circulation, and with few other options for driving within the city to reach local destinations. This meant that through and local traffic were both being accommodated on the same limited road network. With the pace of population growth in and around Fulshear, travel demand was clearly growing much faster than available roadway capacity, leading to traffic congestion and safety concerns for all modes of transportation.

ADOPTED May 6, 2014

PLANNING GUIDANCE

Goals for Mobility

- Provide **connectivity and options** (to/from destinations, for emergency access).
- Support **local economic development and tax base growth** through the City's own investments in transportation infrastructure.
- Recognize mobility system as among the City's most powerful **growth guidance** tools, together with public utility infrastructure investments and extensions.



Fulshear Comprehensive Plan
RESPECTING OUR PAST. SHAPING OUR FUTURE.



3

Mobility

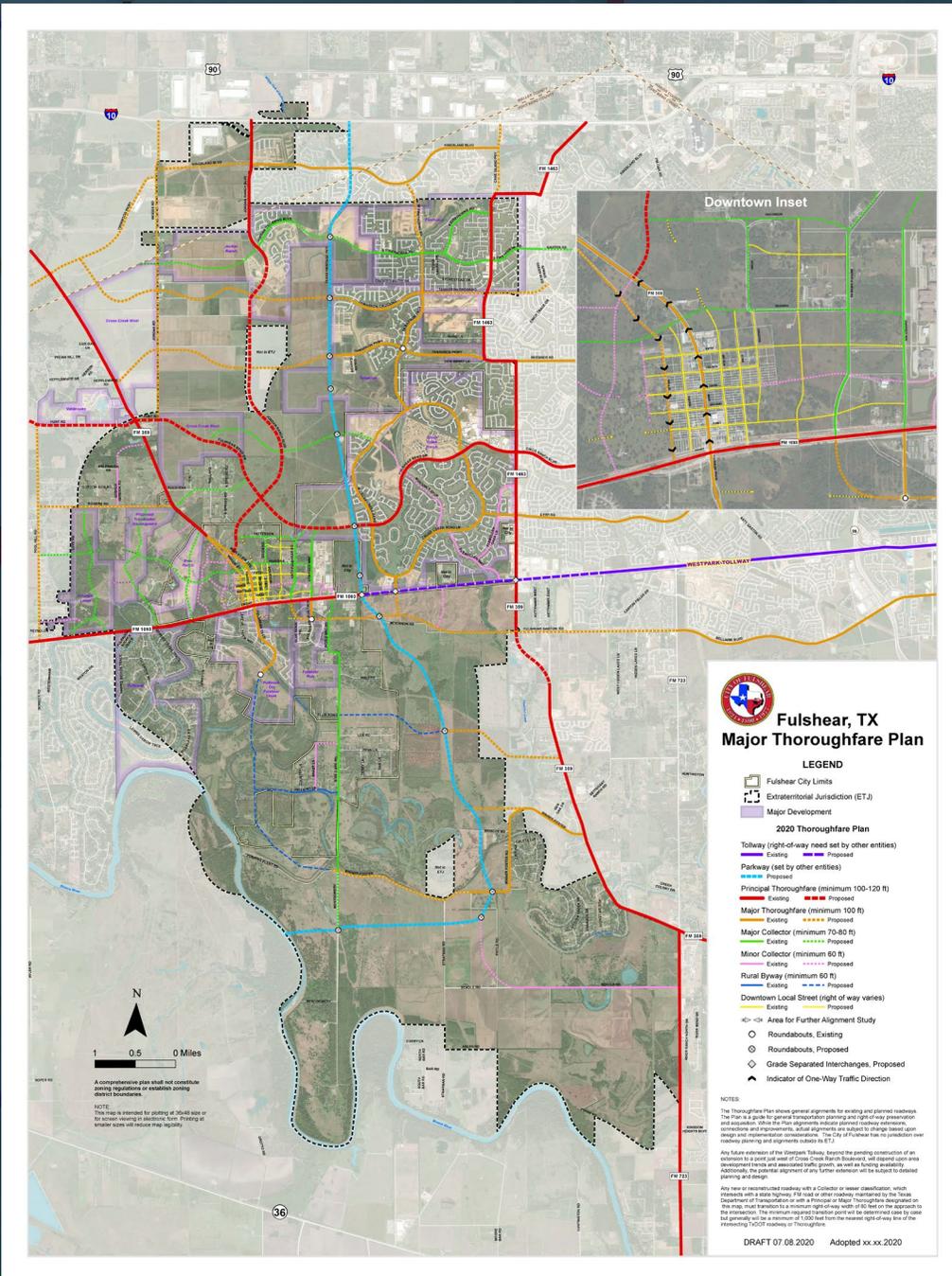
This element of the Comprehensive Plan focuses on long-range transportation needs in and around Fulshear. This involves the preservation of rights-of-way for thoroughfare system development, as well as coordinating improvements and initiatives for all other modes of transportation. As in any urbanizing city, Fulshear must have an adequate street network to collect, distribute, and convey traffic within and through the community. Other focus areas include providing for more widespread implementation of pedestrian and bicycle infrastructure, ensuring the safe and efficient movement of goods, and planning for eventual public transportation when needed and feasible.

At the time of this Comprehensive Plan, the area street system still reflected a small town situation with reliance on state highways (mostly two-lane Farm-to-Market roads) for most cross-town circulation, and with few other options for driving within the city to reach local destinations. This meant that through and local traffic were both being accommodated on the same limited road network. With the pace of population growth in and around Fulshear, travel demand was clearly growing much faster than available roadway capacity, leading to traffic congestion and safety concerns for all modes of transportation.

ADOPTED May 6, 2014

UPDATE PROCESS

1. Revisit and evaluate 2015 map:
 - Actual roadway and development outcomes
 - Growth trends and patterns (PASA reports)
 - Latest plans for key highway projects (Texas Heritage Parkway, Westpark Tollway, FM 1093)
2. Agency and stakeholder input/review:
 - Fort Bend and Waller counties
 - Fort Bend County Toll Road Authority
 - Texas Department of Transportation
 - Lamar Consolidated ISD
 - Property owners
 - Existing developments
 - Pending developments (land planners)
3. Factor in other City plans/studies
 - Water, wastewater, drainage
 - Livable Centers
 - Parks and Pathways





Fulshear, TX Major Thoroughfare Plan

LEGEND



Fulshear City Limits



Extraterritorial Jurisdiction (ETJ)



Major Development

2020 Thoroughfare Plan

Tollway (right-of-way need set by other entities)

Existing  Proposed 

Parkway (set by other entities)

Proposed 

Principal Thoroughfare (minimum 100-120 ft)

Existing  Proposed 

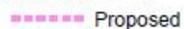
Major Thoroughfare (minimum 100 ft)

Existing  Proposed 

Major Collector (minimum 70-80 ft)

Existing  Proposed 

Minor Collector (minimum 60 ft)

Existing  Proposed 

Rural Byway (minimum 60 ft)

Existing  Proposed 

Downtown Local Street (right of way varies)

Existing  Proposed 

  Area for Further Alignment Study

 Roundabouts, Existing

 Roundabouts, Proposed

 Grade Separated Interchanges, Proposed

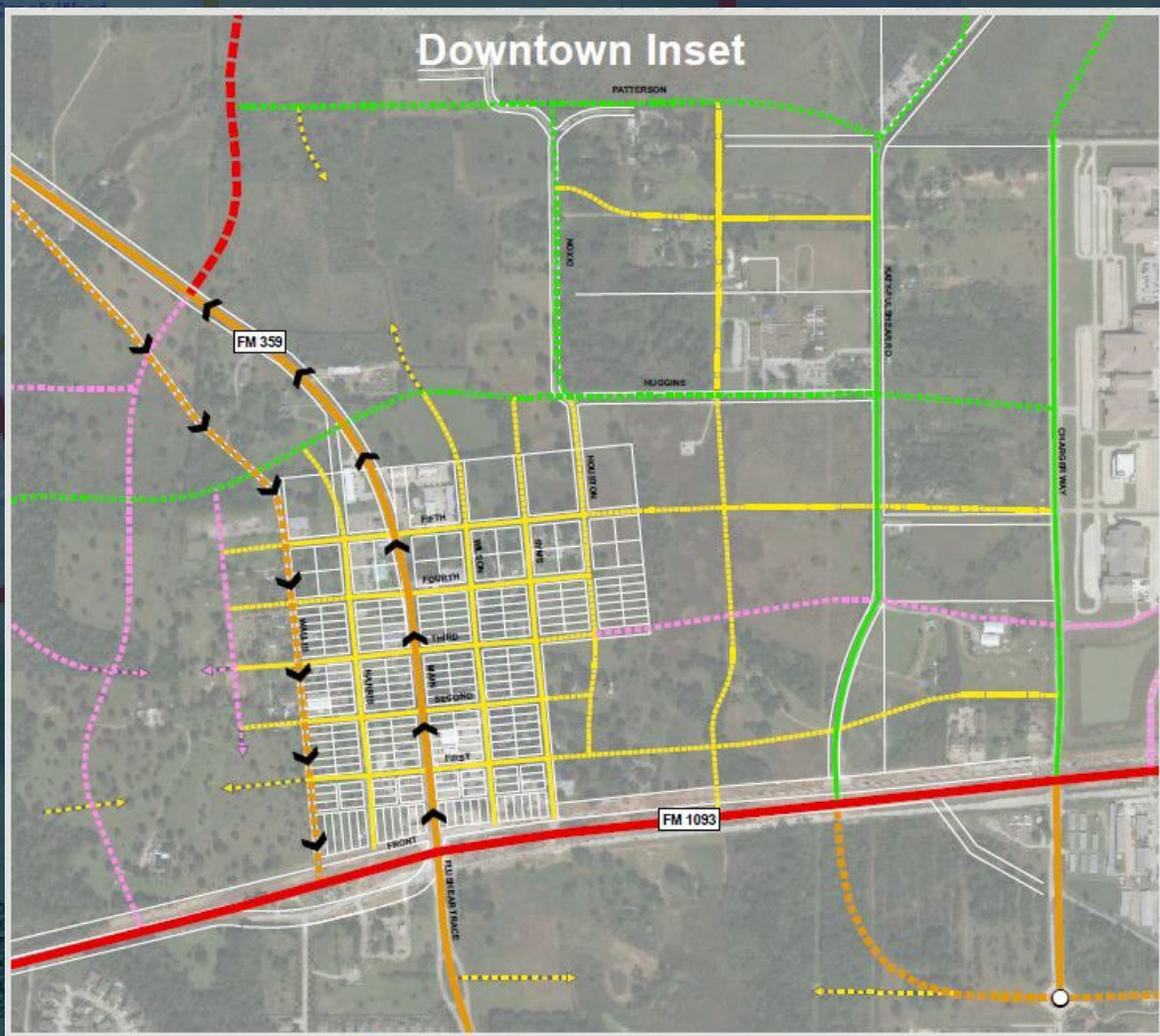
 Indicator of One-Way Traffic Direction

LEGEND CHANGES

- “Principal” and “Major Thoroughfares” versus Principal and Minor Arterials
- Split into “Major” and “Minor Collectors”
- “Rural Byway” new designation
- “Area for Further Alignment Study”
- Minimum rights-of-way by roadway classification indicated

LEGEND CHANGES

- “Downtown Local Street”
- “Indicator of One-Way Traffic Direction” (Livable Centers Study implementation)

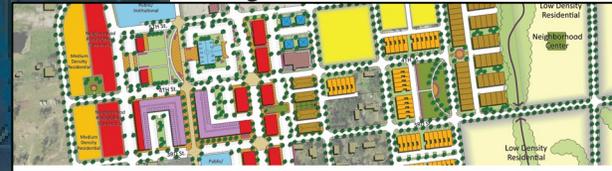


- Downtown Local Street (right of way varies)**
- Existing
 - - - Proposed
- ⚡ ⚡ Area for Further Alignment Study
- Roundabouts, Existing
 - ⊗ Roundabouts, Proposed
 - ◇ Grade Separated Interchanges, Proposed
 - ▲ Indicator of One-Way Traffic Direction

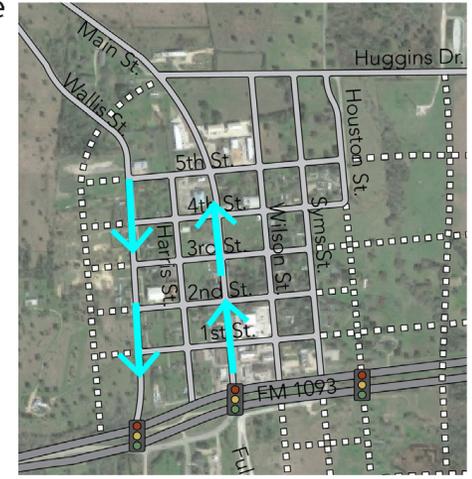
Transportation Concept #1. Reduce the impact of traffic growth on Main Street

During evaluation of potential traffic mitigation measures, two concepts were

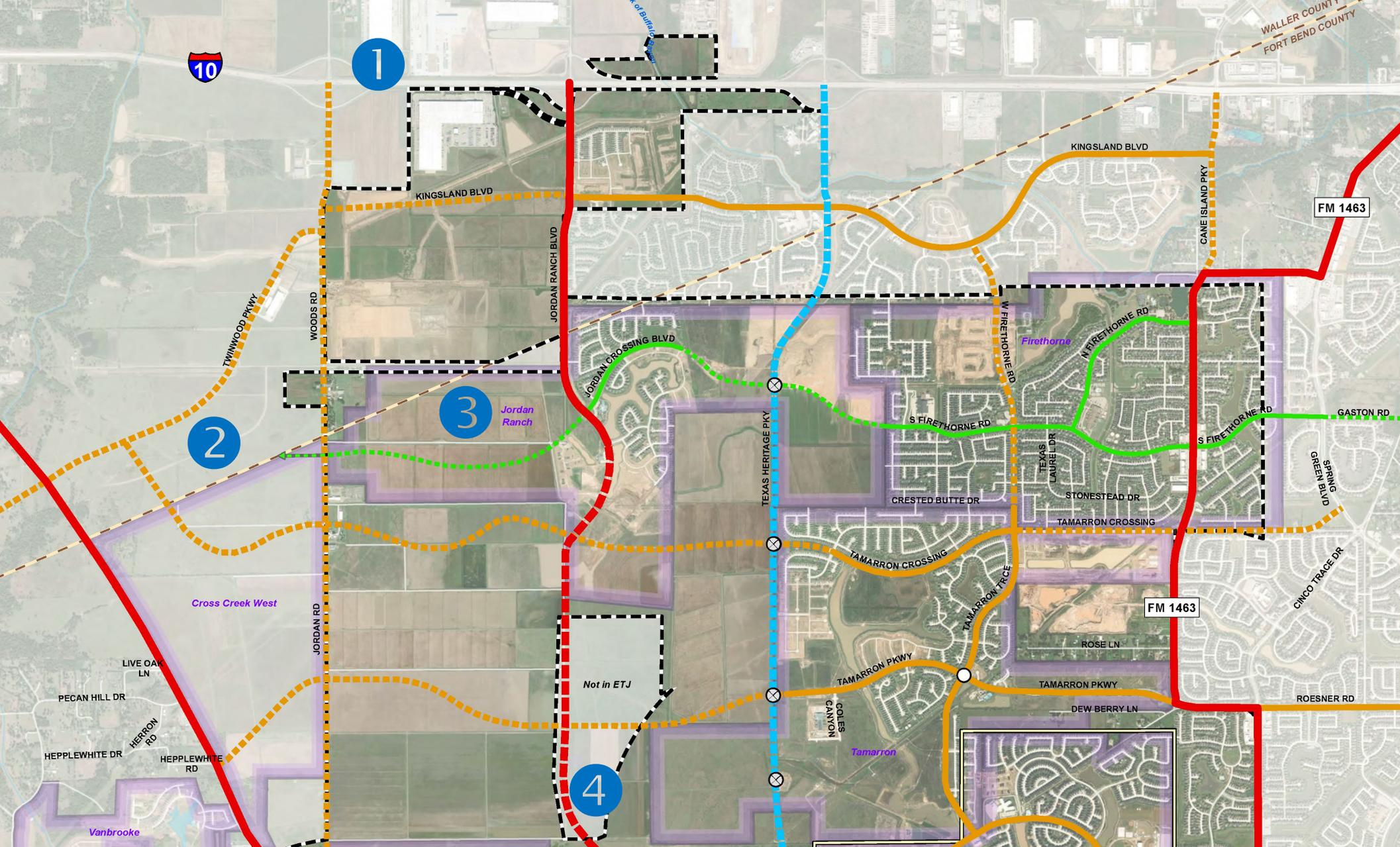
Figure 10. One-Way Pair Option B Utilizing Main and Wallis Streets



City of Fulshear Livable Center Study 2019

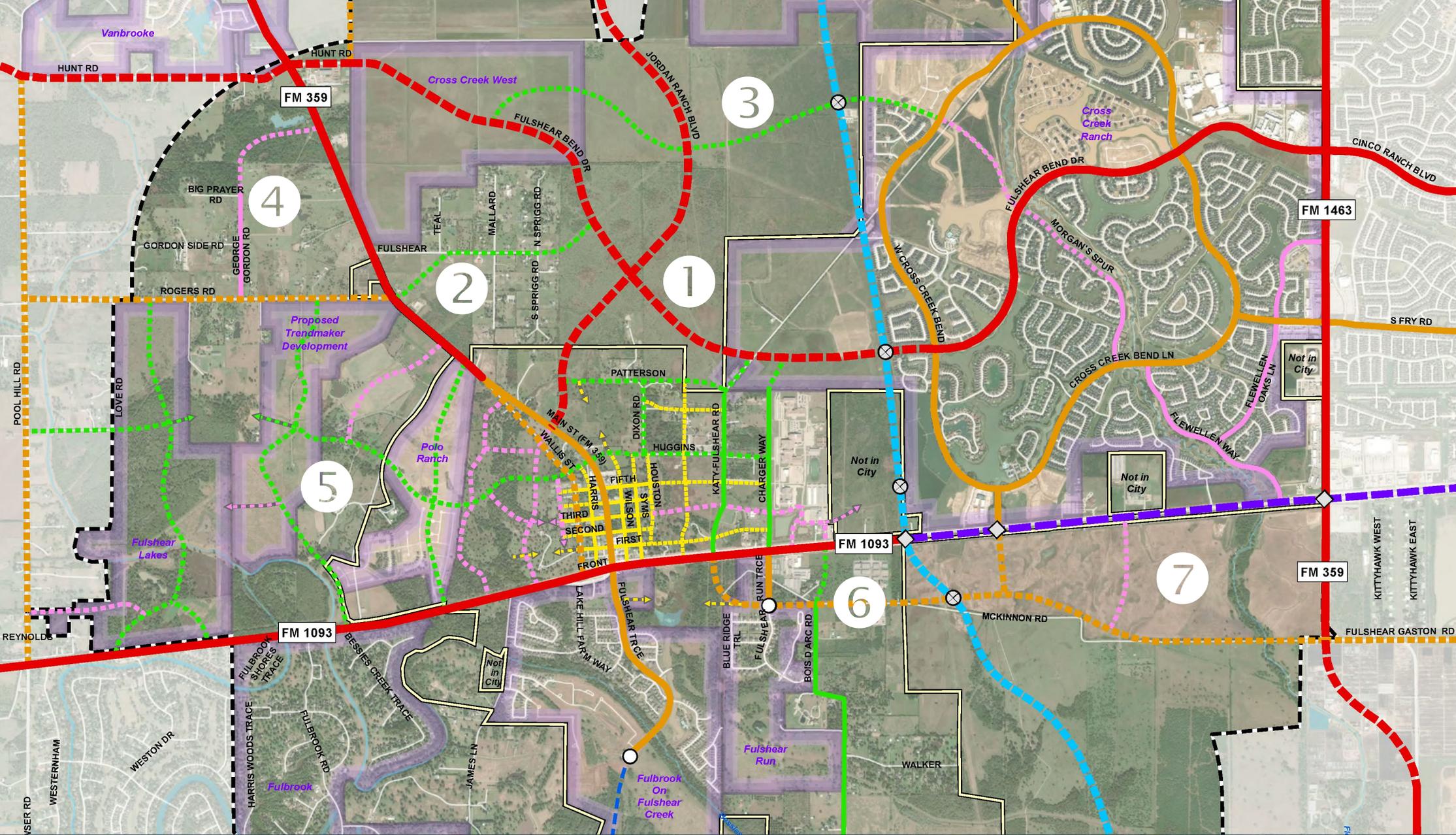


meetings identified Option B, the one-way pair of Main and Wallis Streets as the preferred alternative. Highlights of Option B include:



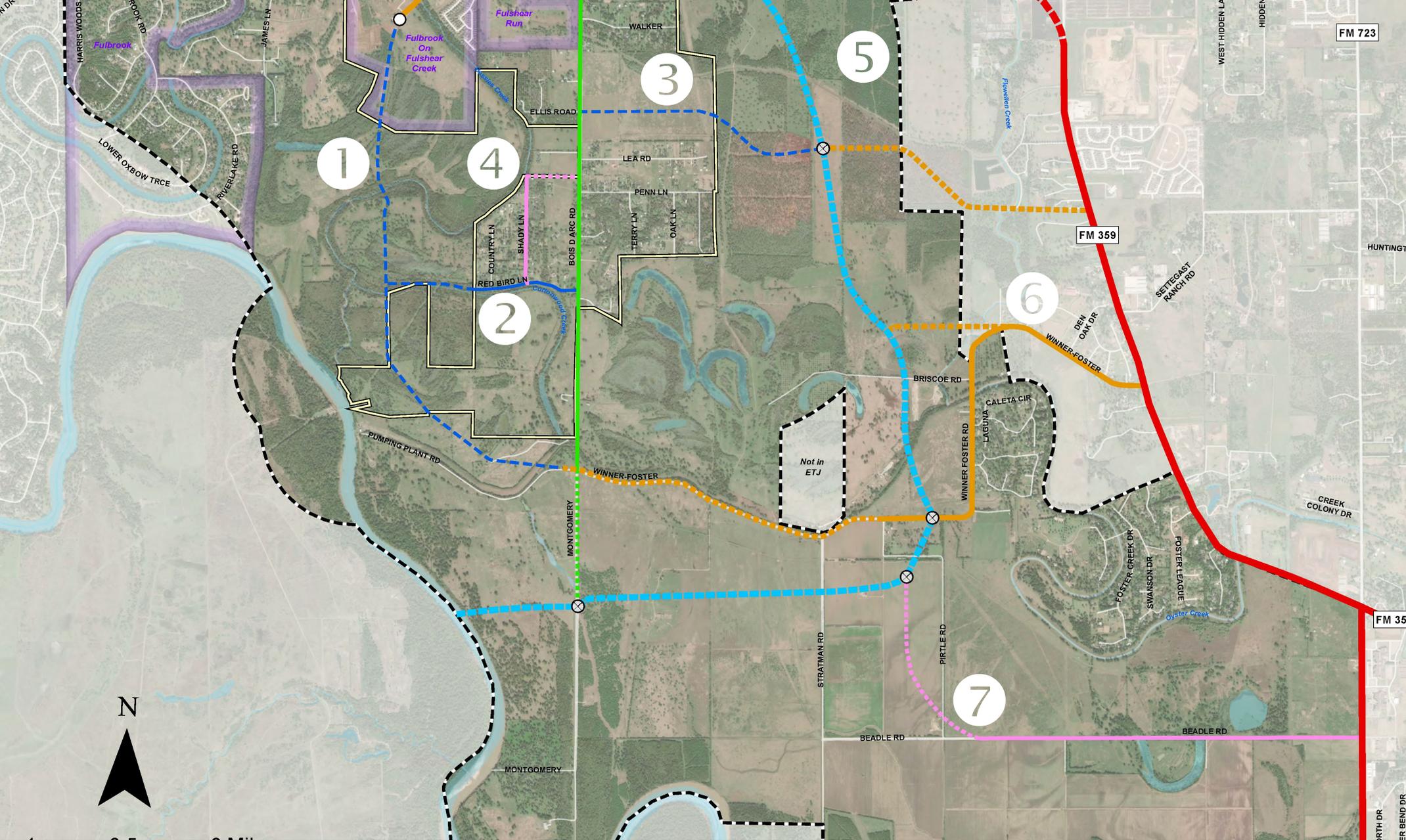
- 1) Expanded north ETJ.
- 2) Links to Twinwood, into Waller County.
- 3) Jordan Ranch progress.
- 4) Jordan Ranch Blvd alignment.

SIGNIFICANT MAP CHANGES (NORTH)



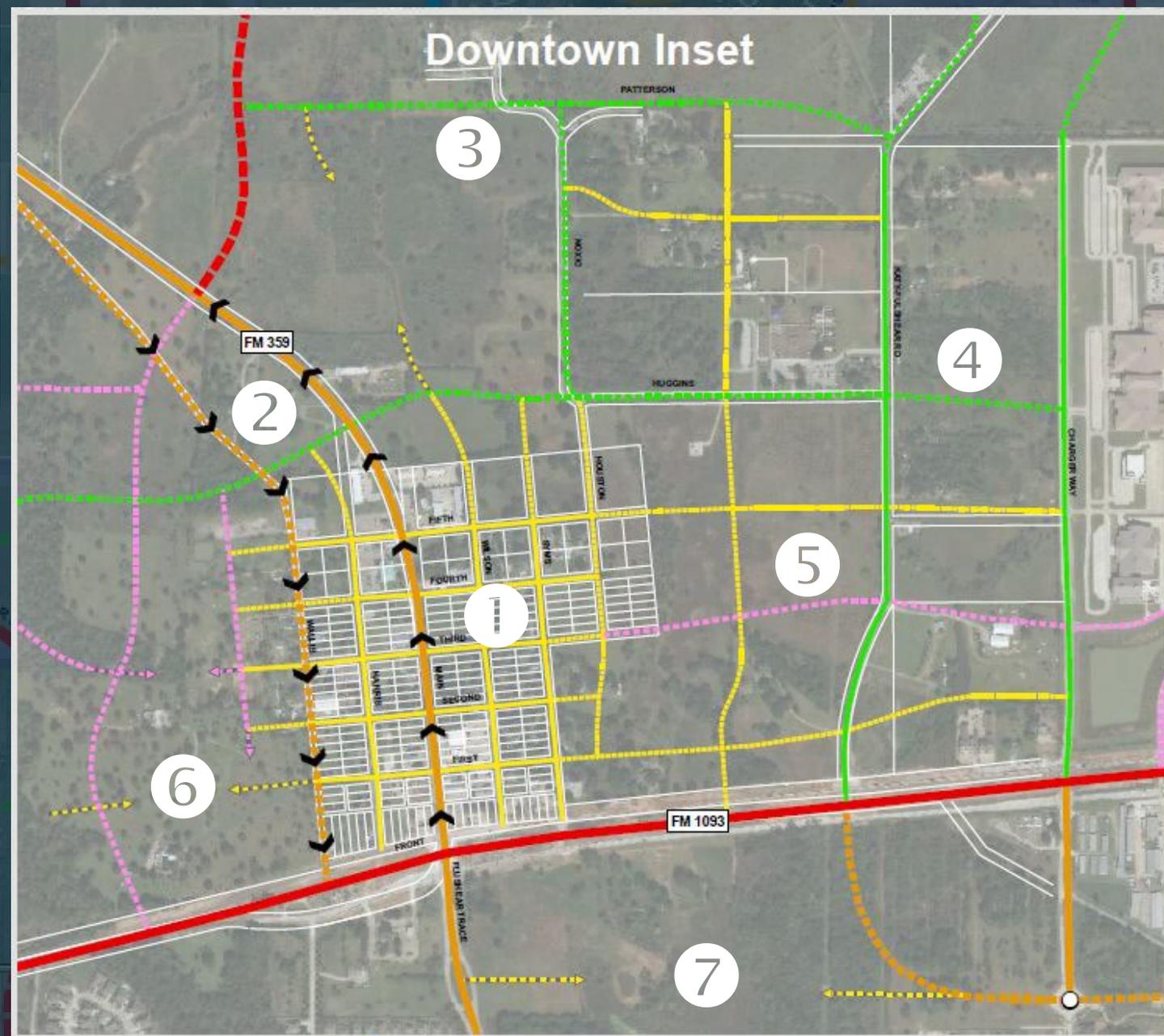
- 1) Fulshear Bend to Hunt.
- 2) Collector through N. Fulshear Estates.
- 3) Morgan's Spur extension.
- 4) Internal links amid main roads.
- 5) West side links and options.
- 6) Bois D'Arc link to Tiki.
- 7) Not extend Flewellen Way south.

SIGNIFICANT MAP CHANGES (CENTRAL)



- 1) Rural Byway treatment for Fulshear Trace south.
- 2) Same for Redbird Lane extension.
- 3) Same for Bois D'Arc to Parkway link.
- 4) Another access to Shady Lane.
- 5) Not extend Flewellen Way south.
- 6) Winner-Foster a Major Thoroughfare from FM 359.
- 7) Beadle Road not a Parkway segment.

SIGNIFICANT MAP CHANGES (SOUTH)

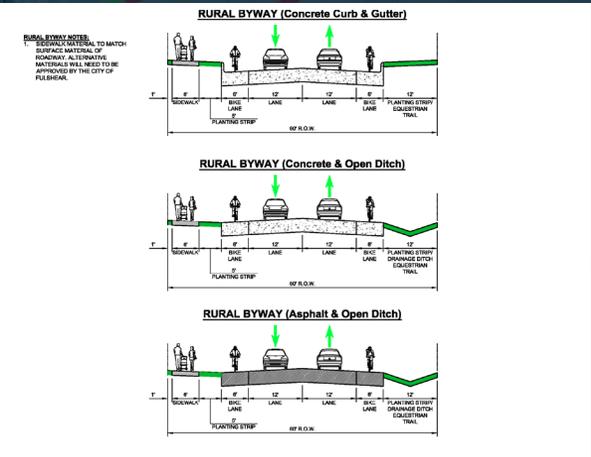
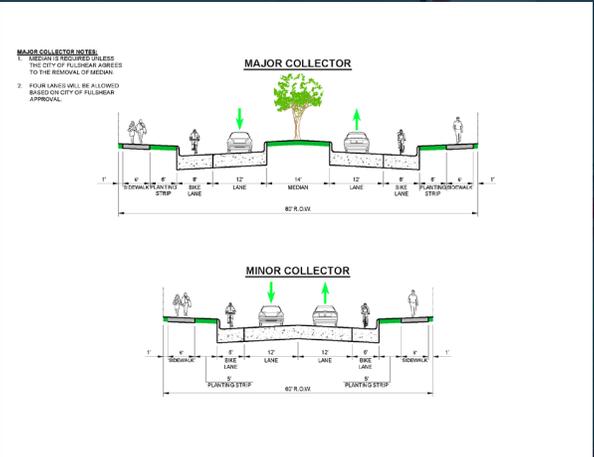
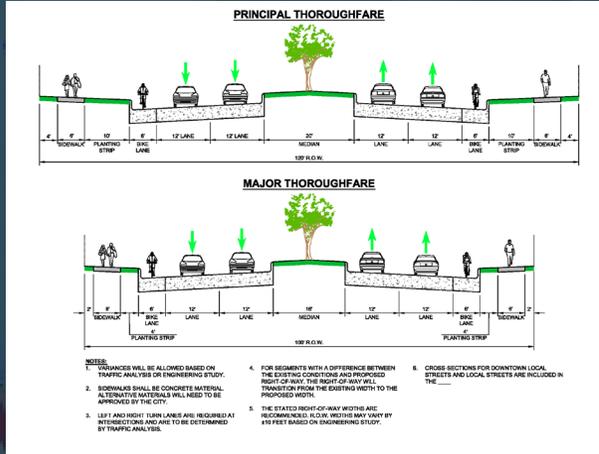


- 1) Downtown street grid and existing ROWs.
- 2) Main/Wallis one-way pair.
- 3) Primrose Park and Community Center link via Patterson.
- 4) Huggins continuity from schools block to west of core.
- 5) Connectivity and smaller blocks east of downtown.
- 6) Potential 1st St. continuity (1093 backage).
- 7) Desired link south of 1093.

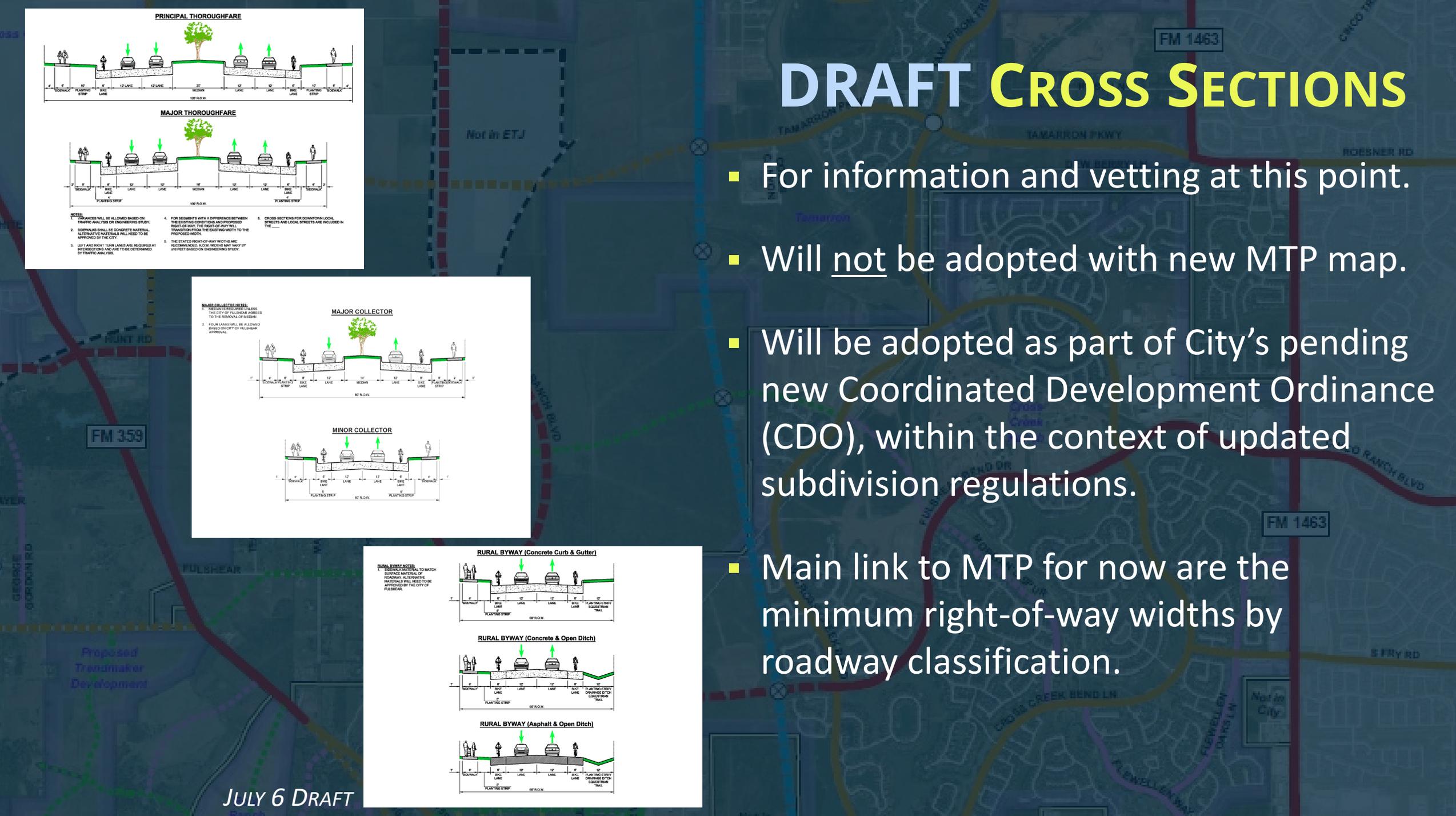
SIGNIFICANT MAP CHANGES (CORE AREA)

DRAFT CROSS SECTIONS

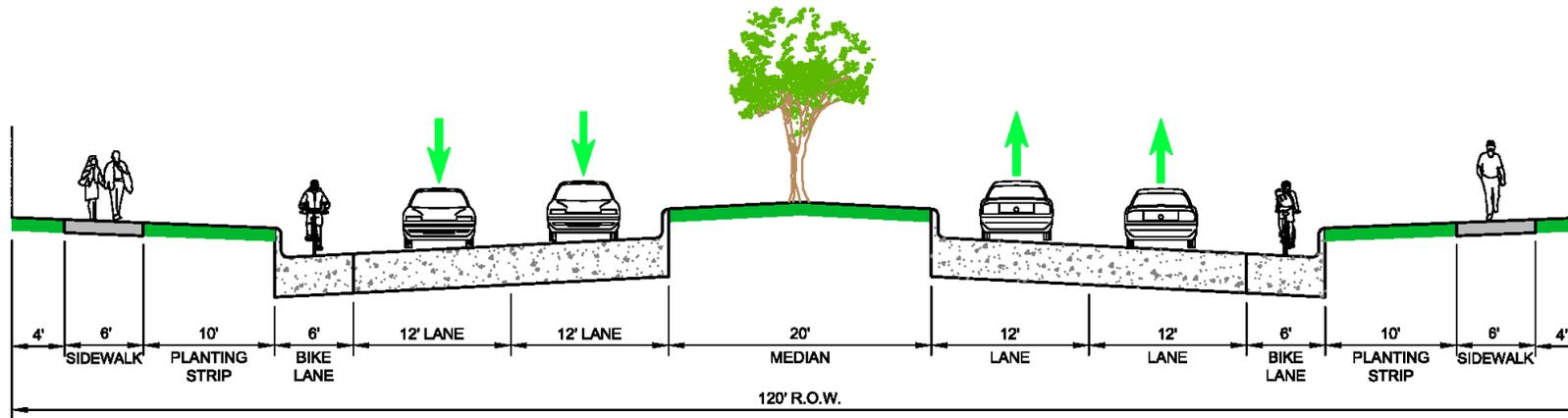
- For information and vetting at this point.
- Will not be adopted with new MTP map.
- Will be adopted as part of City's pending new Coordinated Development Ordinance (CDO), within the context of updated subdivision regulations.
- Main link to MTP for now are the minimum right-of-way widths by roadway classification.



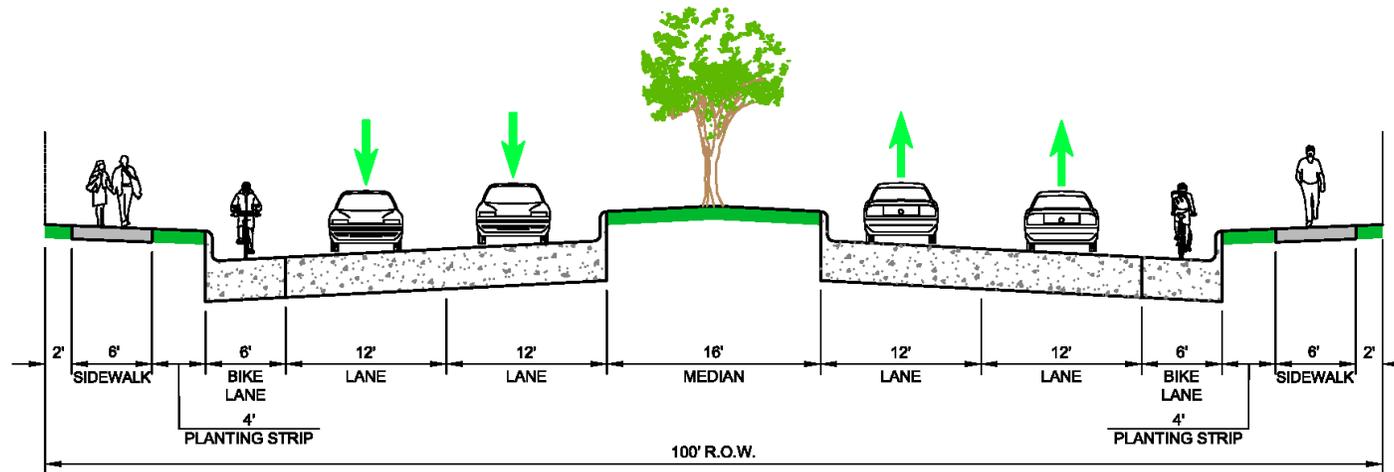
JULY 6 DRAFT



PRINCIPAL THOROUGHFARE



MAJOR THOROUGHFARE



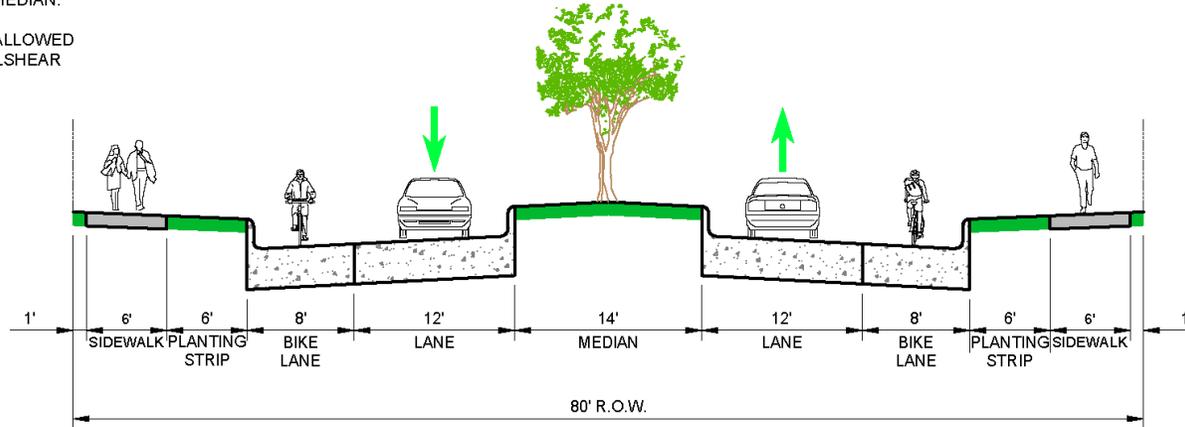
NOTES:

- VARIANCES WILL BE ALLOWED BASED ON TRAFFIC ANALYSIS OR ENGINEERING STUDY.
- SIDEWALKS SHALL BE CONCRETE MATERIAL. ALTERNATIVE MATERIALS WILL NEED TO BE APPROVED BY THE CITY.
- LEFT AND RIGHT TURN LANES ARE REQUIRED AT INTERSECTIONS AND ARE TO BE DETERMINED BY TRAFFIC ANALYSIS.
- FOR SEGMENTS WITH A DIFFERENCE BETWEEN THE EXISTING CONDITIONS AND PROPOSED RIGHT-OF-WAY, THE RIGHT-OF-WAY WILL TRANSITION FROM THE EXISTING WIDTH TO THE PROPOSED WIDTH.
- THE STATED RIGHT-OF-WAY WIDTHS ARE RECOMMENDED. R.O.W. WIDTHS MAY VARY BY ± 10 FEET BASED ON ENGINEERING STUDY.
- CROSS-SECTIONS FOR DOWNTOWN LOCAL STREETS AND LOCAL STREETS ARE INCLUDED IN THE _____

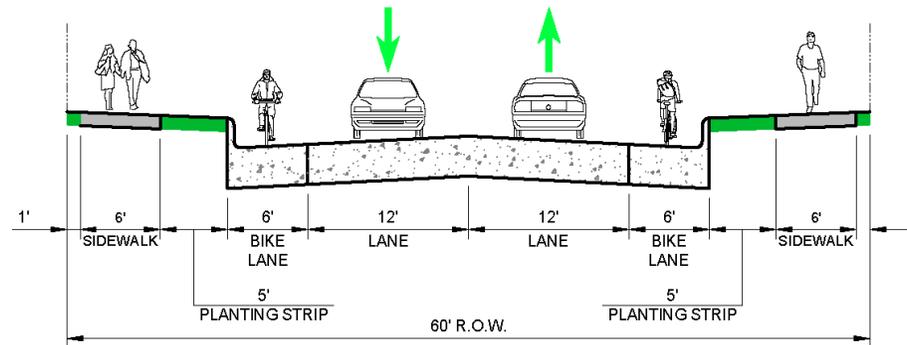
MAJOR COLLECTOR NOTES:

1. MEDIAN IS REQUIRED UNLESS THE CITY OF FULSHEAR AGREES TO THE REMOVAL OF MEDIAN.
2. FOUR LANES WILL BE ALLOWED BASED ON CITY OF FULSHEAR APPROVAL.

MAJOR COLLECTOR



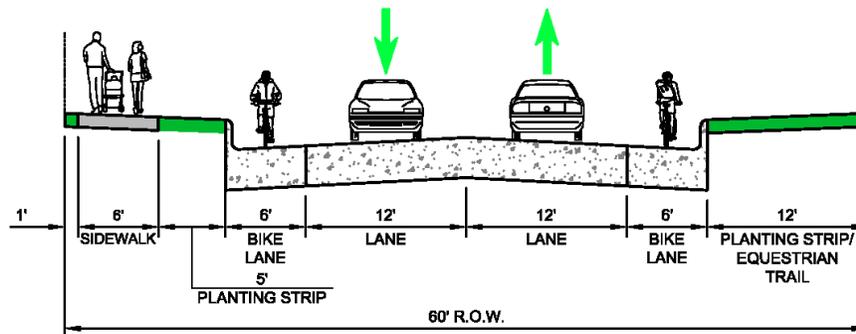
MINOR COLLECTOR



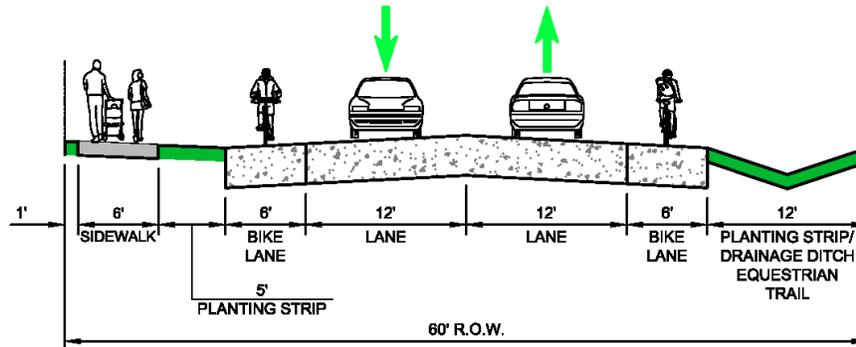
RURAL BYWAY (Concrete Curb & Gutter)

RURAL BYWAY NOTES:

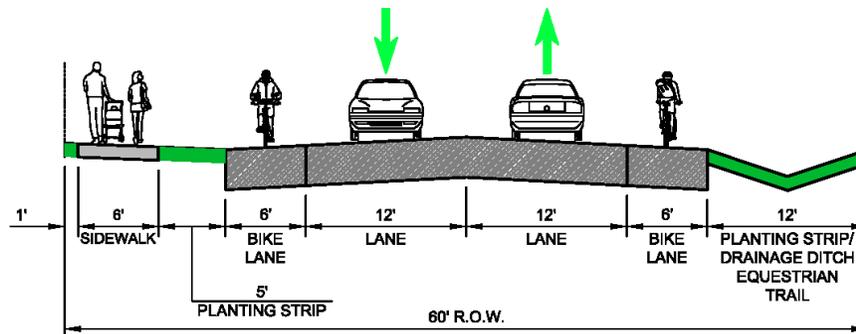
1. SIDEWALK MATERIAL TO MATCH SURFACE MATERIAL OF ROADWAY. ALTERNATIVE MATERIALS WILL NEED TO BE APPROVED BY THE CITY OF FULSHEAR.



RURAL BYWAY (Concrete & Open Ditch)



RURAL BYWAY (Asphalt & Open Ditch)



ORDINANCE NO. 2020-1329

AN ORDINANCE OF THE CITY OF FULSHEAR, TEXAS, REPEALING AND REPLACING APPENDIX C OF THE FULSHEAR CODE, ADOPTING A MAJOR THOROUGHFARE PLAN; AMENDING THE CITY’S COMPREHENSIVE PLAN BY REPEALING AND REPLACING THE MAJOR THOROUGHFARE PLAN SET FORTH THEREIN; PROVIDING FOR SEVERABILITY; PROVIDING FOR REPEAL AND PROVIDING FOR AN EFFECTIVE DATE.

* * * * *

WHEREAS, the City Council of the City of Fulshear, Texas (“City”), previously adopted Ordinance No. 2013-1115, now codified as Appendix C of the Fulshear Code, which adopted a Major Thoroughfare Plan; and

WHEREAS, due to the course of development in and around the City since the adoption of said Major Thoroughfare Plan, the City Council desires to update the Major Thoroughfare Plan to better provide for transportation and mobility, to promote sound development of the City, and to promote public health, safety, and welfare; and

WHEREAS, this Ordinance is being adopted after a hearing at which the public was given the opportunity to give testimony and present written evidence and after review by the City’s Planning and Zoning Commission;

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

Section 1. Appendix C of the Fulshear Code is hereby repealed and replaced with a new Appendix C to read as follows:

“Appendix C - THOROUGHFARE PLAN

SECTION 1.0 - PURPOSE

The purpose of this appendix is to adopt the City's Major Thoroughfare Plan to provide for transportation and mobility, to promote sound development of the City, and to promote public health, safety, and welfare.

SECTION 2.0 - ADOPTED

The Major Thoroughfare Plan attached hereto as Exhibit A is hereby adopted."

Section 2. The Major Thoroughfare Plan adopted by Appendix C, Section 2.0 of the Fulshear Code as repealed and replaced by Section 1 hereof and the Major Thoroughfare Plan attached hereto as Exhibit A are one and the same.

Section 3. To the extent the City's comprehensive plan includes a major thoroughfare plan previously adopted by the City, the comprehensive plan is hereby amended by repealing and replacing such major thoroughfare plan with the Major Thoroughfare Plan attached hereto as Exhibit A.

Section 4. **Severability.** In the event any clause, phrase, provision, sentence or part of this Ordinance or the application of the same to any person or circumstances shall for any reason be adjudged invalid or held unconstitutional by a court of competent jurisdiction, it shall not affect, impair or invalidate this Ordinance as a whole or any part or provision hereof other than the part declared to be invalid or unconstitutional; and the City Council of the City of Fulshear, Texas declares that it would have passed each and every part of the same notwithstanding the omission of any part thus declared to be invalid or unconstitutional, or whether there be one or more parts.

Section 5. **Repeal.** All other ordinances or parts of ordinances inconsistent or in conflict herewith are, to the extent of such inconsistency or conflict, hereby repealed.

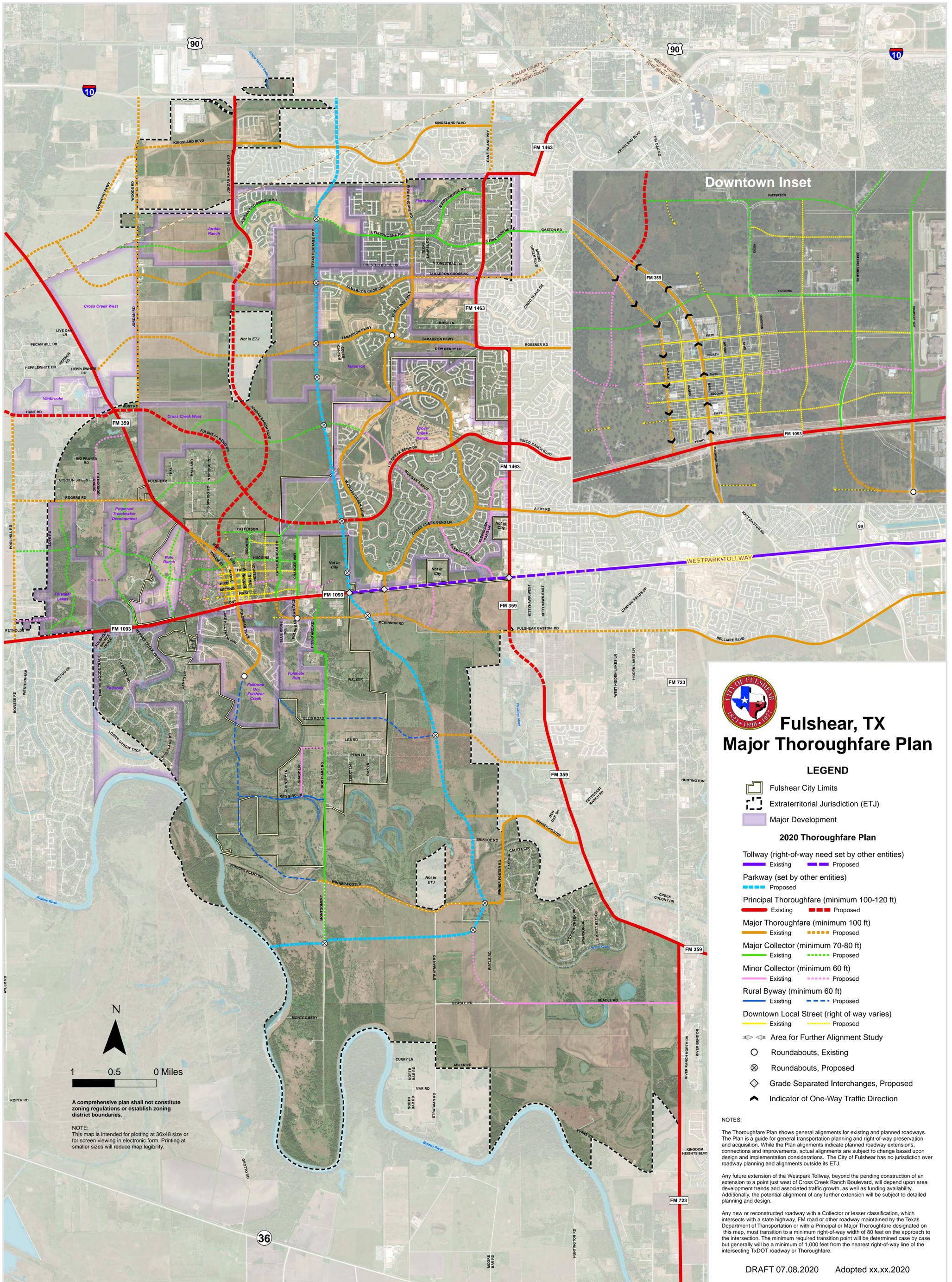
Section 6. **Effective date.** This Ordinance shall be effective and in full force when published as required by law.

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

Aaron Groff, Mayor

ATTEST:

Kimberly Kopecky, City Secretary



Downtown Inset



Fulshear, TX Major Thoroughfare Plan

LEGEND

- Fulshear City Limits
 - Extraterritorial Jurisdiction (ETJ)
 - Major Development
- 2020 Thoroughfare Plan**
- Tollway (right-of-way need set by other entities)
 - Existing
 - Proposed
 - Parkway (set by other entities)
 - Existing
 - Proposed
 - Principal Thoroughfare (minimum 100-120 ft)**
 - Existing
 - Proposed
 - Major Thoroughfare (minimum 100 ft)**
 - Existing
 - Proposed
 - Major Collector (minimum 70-80 ft)**
 - Existing
 - Proposed
 - Minor Collector (minimum 60 ft)**
 - Existing
 - Proposed
 - Rural Byway (minimum 60 ft)**
 - Existing
 - Proposed
 - Downtown Local Street (right of way varies)**
 - Existing
 - Proposed
 - Area for Further Alignment Study
 - Roundabouts, Existing
 - Roundabouts, Proposed
 - Grade Separated Interchanges, Proposed
 - Indicator of One-Way Traffic Direction

NOTES:

The Thoroughfare Plan shows general alignments for existing and planned roadways. The Plan is a guide for general transportation planning and right-of-way preservation and acquisition. While the Plan alignments indicate planned roadway extensions, connections and improvements, actual alignments are subject to change based upon design and implementation considerations. The City of Fulshear has no jurisdiction over roadway planning and alignments outside its ETJ.

Any future extension of the Westpark Tollway, beyond the pending construction of an extension to a point just west of Cross Creek Ranch Boulevard, will depend upon area development trends and associated traffic growth, as well as funding availability. Additionally, the potential alignment of any further extension will be subject to detailed planning and design.

Any new or reconstructed roadway with a Collector or lesser classification, which intersects with a state highway, FM road or other roadway maintained by the Texas Department of Transportation or with a Principal or Major Thoroughfare designated on this map, must transition to a minimum right-of-way width of 80 feet on the approach to the intersection. The minimum required transition point will be determined case by case but generally will be a minimum of 1,000 feet from the nearest right-of-way line of the intersecting TxDOT roadway or Thoroughfare.

1 0.5 0 Miles

A comprehensive plan shall not constitute zoning regulations or establish zoning district boundaries.

NOTE:
This map is intended for plotting at 36x48 size or for screen viewing in electronic form. Printing at smaller sizes will reduce map legibility.