



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- JASON CHERUBINI

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

CO-CHAIR- DAR HAKIMZADEH
MEMBER- JOHN DOWDALL

CITY MANAGER: Jack Harper

STAFF:

CITY SECRETARY: Kimberly Kopecky

CITY ATTORNEY: J. Grady Randle

PLANNING AND ZONING COMMISSION MEETING AGENDA FEBRUARY 7, 2020

NOTICE IS HEREBY GIVEN OF A REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF FULSHEAR TO BE HELD ON FRIDAY, FEBRUARY 7, 2020 AT 8:30 A.M. IN THE CITY HALL, 30603 FM 1093, FULSHEAR, TEXAS, FOR THE PURPOSE OF CONSIDERING THE FOLLOWING ITEMS.

"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**

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

In compliance with the City of Fulshear Zoning Ordinance and Chapter 211 of the Local Government Code, the City will hold two Public Hearings; the first Public Hearing will be held by the Planning and Zoning Commission on February 7, 2020 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 18, 2020 at 7:00 p.m., the hearing will be held at the Irene Stern Community 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 Residential Acreage District, known as the R1 Rogers Road Subdivision Plat, 9.7235 acres, and is more specifically located at 6510/6520 and 6610 FM 359 S. Fulshear, Texas 77441, approximately the northwest corner of FM 359 and Rogers Rd.

The applicants agent, Bruce Fehr, of FGA Inc., is seeking a Zoning Change, pursuant to the Zoning Ordinance, Section 1-279, to take the current zoning from Residential Acreage to Commercial and Industrial, for the purposes of light industrial, office and retail uses.

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. 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.

Published: 1-27-2020 & 2-2-2020

5. Consideration and possible action to approve Minutes from Planning and Zoning Commission meeting held on January 3, 2020

6. Consideration and possible action to recommend approval of a zoning change from (R-1) Residential Acreage to (C) Commercial and (I) Industrial for a property located at 6510, 6520 and 6610 FM 359 South

7. Consideration and possible action to recommend approval of the Polo Ranch North Boulevard Street Dedication Preliminary Plat

8. Consideration and possible action to recommend approval of the Polo Ranch Section 7 Preliminary Plat

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

7. Consideration and possible action to approve a Sign Variance for monument sign for Katy Independent School District, located at 27500 Fulshear Bend Drive

8. Consideration and possible action to approve a Sign Variance for Wall Sign and a Projecting Logo Sign, located at 4030 FM 1463 Road, Suite #109

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, 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 Friday, January 31, 2020 by 5:00 p.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

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

AGENDA OF:	February 7, 2020		
DATE SUBMITTED:	January 24, 2020	DEPARTMENT:	Planning and Development
PREPARED BY:	Zach Goodlander, Director of Development Services,	PRESENTER:	Zach Goodlander, Assistant City Manager
SUBJECT:	Public hearing regarding a proposed zoning change from (R-1) Residential Acreage to (C) Commercial and (I) Industrial for a property located at 6510, 6520 and 6610 FM 359 South		
ATTACHMENTS:	Public Hearing Notice Items		

EXECUTIVE SUMMARY

This proposed zoning change is for a property located at the addresses of 6510, 6520 and 6610 FM 359 South. The property was annexed into the Fulshear city limits in February 2020 and at the time of annexation was assigned the default zoning district – per City Code of Ordinances – of R-1 Residential Acreage. The owners of the property desire the change in zoning in order to develop the property as mixture of light industrial and commercial/retail uses.

All state mandated notice requirements have been completed including posting in the newspaper twice, sending a letter to the Lamar Consolidated School District (because it is currently residentially zoned), two sign onsite, and this public hearing. A public hearing will be held prior to the City Council meeting as well. The subject property is not immediately adjacent to any others within the city limits and therefore not subject to the 200' mailing notice requirement.

RECOMMENDATION

Staff recommends the Planning and Zoning Commission conduct the public hearing for the proposed zoning change.

PUBLIC HEARING NOTICE

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Published: 1-27-2020 & 2-2-2020



THIS PROPERTY HAS DESIGNATED A ZONING CHANGE. ANY DEVELOPMENT MUST BE IN ACCORDANCE WITH THE ZONING ORDINANCE. THE PUBLIC PURPOSES SHALL BE SERVED FOR THIS PROPERTY. A LARGER AND BETTER DEVELOPMENT IS BEING PLANNED FOR THIS PROPERTY. ANY DEVELOPMENT MUST BE IN ACCORDANCE WITH THE ZONING ORDINANCE. ANY DEVELOPMENT MUST BE IN ACCORDANCE WITH THE ZONING ORDINANCE.





CITY OF FULSHEAR

PO Box 279/30603 FM 1093

Fulshear, Texas 77441

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

www.fulsheartexas.gov

Notice of Zoning Change Request

January 21, 2020

Lamar Consolidated School District
3911 Avenue I
Rosenberg, TX 77471

TO WHOM IT MAY CONCERN;

In compliance with the City of Fulshear Zoning Ordinance and Chapter 211 of the Local Government Code, the City will hold two Public Hearings; the first Public Hearing will be held by the Planning and Zoning Commission on February 7, 2020 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 18, 2020 at 7:00 p.m., the hearing will be held at the Irene Stern Community Center located at 6920 Katy-Fulshear Road. Both hearings will allow all interested persons an opportunity to be heard.

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Sincerely,

Zach Goodlander

Director of Development Services, City of Fulshear

CITY COPY

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY																
<ul style="list-style-type: none"> Complete items 1, 2, and 3. Print your name and address on the reverse so that we can return the card to you. Attach this card to the back of the mailpiece, or on the front if space permits. 	<p>A. Signature <input checked="" type="checkbox"/> <i>Anita Gray</i> <input type="checkbox"/> Agent <input checked="" type="checkbox"/> Addressee</p> <p>B. Received by (Printed Name) <i>Anita Gray</i></p> <p>C. Date of Delivery</p>																
<p>1. Article Addressed to: Attn: Thomas Randle Lamar Consolidated School District 3911 Avenue I Rosenberg, TX 77471</p>  <p>9590 9402 3276 7196 5541 19</p>	<p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No</p>																
<p>2. Article Number (Transfer from service label) 7016 1370 0001 4439 3993</p>	<p>3. Service Type</p> <table border="0"> <tr> <td><input type="checkbox"/> Adult Signature</td> <td><input type="checkbox"/> Priority Mail Express®</td> </tr> <tr> <td><input type="checkbox"/> Adult Signature Restricted Delivery</td> <td><input type="checkbox"/> Registered Mail™</td> </tr> <tr> <td><input type="checkbox"/> Certified Mail®</td> <td><input type="checkbox"/> Registered Mail Restricted Delivery</td> </tr> <tr> <td><input type="checkbox"/> Certified Mail Restricted Delivery</td> <td><input type="checkbox"/> Return Receipt for Merchandise</td> </tr> <tr> <td><input type="checkbox"/> Collect on Delivery</td> <td><input type="checkbox"/> Signature Confirmation™</td> </tr> <tr> <td><input type="checkbox"/> Collect on Delivery Restricted Delivery</td> <td><input type="checkbox"/> Signature Confirmation Restricted Delivery</td> </tr> <tr> <td><input type="checkbox"/> Insured Mail</td> <td></td> </tr> <tr> <td><input type="checkbox"/> Insured Mail Restricted Delivery (over \$500)</td> <td></td> </tr> </table>	<input type="checkbox"/> Adult Signature	<input type="checkbox"/> Priority Mail Express®	<input type="checkbox"/> Adult Signature Restricted Delivery	<input type="checkbox"/> Registered Mail™	<input type="checkbox"/> Certified Mail®	<input type="checkbox"/> Registered Mail Restricted Delivery	<input type="checkbox"/> Certified Mail Restricted Delivery	<input type="checkbox"/> Return Receipt for Merchandise	<input type="checkbox"/> Collect on Delivery	<input type="checkbox"/> Signature Confirmation™	<input type="checkbox"/> Collect on Delivery Restricted Delivery	<input type="checkbox"/> Signature Confirmation Restricted Delivery	<input type="checkbox"/> Insured Mail		<input type="checkbox"/> Insured Mail Restricted Delivery (over \$500)	
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<input type="checkbox"/> Insured Mail Restricted Delivery (over \$500)																	

PS Form 3811, July 2015 PSN 7530-02-000-9053 Domestic Return Receipt

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
 Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee	
\$	
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$
Postage	\$
Total Postage and Fees	\$
Sent To	
Lamar Consolidated School District	
Street and Apt. No., or PO Box No.	
3911 Avenue I	
City, State, ZIP+4®	
Rosenberg, TX 77471	



PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7016 1370 0001 4439 3993



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CITY MANAGER: Jack Harper

STAFF:

CITY SECRETARY: Kimberly Kopecky

CITY ATTORNEY: J. Grady Randle

PLANNING AND ZONING COMMISSION MEETING MINUTES JANUARY 3, 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, JANUARY 3, 2020 AT CITY HALL, 30603 FM 1093, FULSHEAR, TEXAS 77441.

2. Quorum

A QUORUM WAS PRESENT.

MEMBERS PRESENT

AMY PEARCE

JOAN BERGER

JASON CHERUBINI

RANDY STACY

GREGORY EHMAN

DAR HAKIMZADEH

JOHN DOWDALL

CITY STAFF

*KIMBERLY KOPECKY
DAVID LEYENDECKER
RODRIGO RODRIGUEZ
SHARON VALIANTE
CHANDLER MARKS
ZACH GOODLANDER*

OTHERS PRESENT

*TOMMY KUYKENDALL
KIRSTEN TRACHSEL
KAYE KAHLICH
DANIEL GILLHAM
ALEX CHAMPION
FLOYD HASKETT
RYAN MOECKEL
TREY DEVILLIER
ADAM GARCIA
AND APPROXIMATELY 5 OTHERS THAT DID NOT SIGN IN.*

3. Citizen's Comments

THERE WERE NO CITIZEN COMMENTS.

4. Consideration and possible action to approve Minutes from Planning and Zoning Commission meeting held on December 6, 2019

A MOTION WAS MADE BY PLANNING AND ZONING MEMBER BERGER TO APPROVE MINUTES FROM THE PLANNING AND ZONING COMMISSION MEETING HELD ON DECEMBER 6, 2019. IT WAS SECONDED BY PLANNING AND ZONING MEMBER DOWDALL. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:

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

NAYS: NONE

5. Consideration and possible action to recommend approval of a Sign Variance for monument signs for Marcel Town Center

ZACH GOODLANDER EXPLAINED THIS ITEM. THE REQUEST IS NOT ABOUT THE NUMBER OF SIGNS, IT IS REGARDING THE SIZE OF THE SIGNS.

A MOTION WAS MADE BY PLANNING AND ZONING MEMBER DOWDALL TO DENY THE SIGN VARIANCE REQUEST FOR MONUMENT SIGNS FOR MARCEL TOWN CENTER. IT WAS SECONDED BY PLANNING AND ZONING MEMBER BERGER. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:

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

NAYS: NONE

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

ZACH GOODLANDER EXPLAINED IT WOULD BE A QUICK UPDATE TO SHOW THE SECTIONS THAT HAVE BEEN PLATTED AND THE AMENDED RIGHT-OF-WAY WIDTHS. HE ANSWERED A FEW QUESTIONS FROM THE COMMISSION.

A MOTION WAS MADE BY PLANNING AND ZONING MEMBER HAKIMZADEH TO RECOMMEND APPROVAL OF THE UPDATE FOR 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, CHERUBINI, DOWDALL, EHMAN, HAKIMZADEH, STACY, AND PEARCE

NAYS: NONE

7. Consideration and possible action to recommend approval of Fulshear Run Section 3 Final Plat

PLANNING AND ZONING MEMBER DOWDALL STEPPED DOWN FROM THE DAIS DUE TO A PREVIOUSLY FILED CONFLICT OF INTEREST FORM FOR FULSHEAR RUN. DAVID LEYENDECKER RECOMMENDED DENYING APPROVAL OF FULSHEAR RUN SECTION 3 FINAL PLAT.

A MOTION WAS MADE BY PLANNING AND ZONING MEMBER BERGER TO DENY APPROVAL OF FULSHEAR RUN SECTION 3 FINAL PLAT BASED ON THE ENGINEER RECOMMENDATIONS REGARDING THE CORRECTION OF EASEMENTS AND SURVEYING COMPANY NAME. IT WAS SECONDED BY PLANNING AND ZONING MEMBER HAKIMZADEH. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:

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

NAYS: NONE

RECUSED: PLANNING AND ZONING MEMBER DOWDALL

THIS PLAT WAS DENIED APPROVAL.

PLANNING AND ZONING MEMBER DOWDALL RE-JOINED THE MEMBERS ON THE DAIS AT 9:01 A.M.

8. Consideration and possible action to recommend approval of Williams Center Final Plat

MR. TOMMY KUYKENDALL SPOKE TO THE PLANNING AND ZONING COMMISSION REGARDING THIS PLAT. DAVID LEYENDECKER RECOMMENDED DENYING APPROVAL.

A MOTION WAS MADE BY PLANNING AND ZONING MEMBER EHMAN TO DENY APPROVAL OF WILLIAMS CENTER FINAL PLAT PENDING RESOLUTION OF ITEMS FROM MR. LEYENDECKER'S ENGINEER LETTER. IT WAS SECONDED BY PLANNING AND ZONING MEMBER HAKIMZADEH. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:

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

NAYS: NONE

9. Consideration and possible action to recommend approval of Bonterra at Cross Creek Ranch Section Eleven A Final Plat

PER DAVID LEYENDECKER, CHANGES WERE MADE AND HE RECOMMENDS APPROVAL.

A MOTION WAS MADE BY PLANNING AND ZONING MEMBER HAKIMZADEH TO RECOMMEND APPROVAL OF BONTERRA AT CROSS CREEK RANCH SECTION ELEVEN A FINAL PLAT. IT WAS SECONDED BY PLANNING AND ZONING MEMBER STACY. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:

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

NAYS: NONE

10. Consideration and possible action to recommend approval of Golden Manor Drive Extension and Reserves Final Plat

A MOTION WAS MADE BY PLANNING AND ZONING MEMBER STACY TO RECOMMEND APPROVAL OF GOLDEN MANOR DRIVE EXTENSION AND RESERVES 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, CHERUBINI, DOWDALL, EHMAN, HAKIMZADEH, STACY, AND PEARCE

NAYS: NONE

11. Consideration and possible action to recommend approval of Polo Ranch Section 4 Final Plat

A MOTION WAS MADE BY PLANNING AND ZONING MEMBER STACY TO RECOMMEND APPROVAL OF POLO RANCH SECTION 4 FINAL PLAT. IT WAS SECONDED BY PLANNING AND ZONING MEMBER BERGER. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:

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

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, CHERUBINI, DOWDALL, EHMAN, HAKIMZADEH, STACY, AND PEARCE

NAYS: NONE

CHAIRMAN PEARCE ADJOURNED THE MEETING AT 9:12 A.M.



APPLICATION TO AMEND THE ZONING ORDINANCE/SITE PLAN

(Must be a complete application for acceptance)

PROPERTY OWNER: RI ROGERS ROAD, LLC
Mailing Address 15010 LAKEFAIR DR. City Richmond State Tx Zip 77406
Telephone (281) 944-9660 Email EVANS@rlpartners.com

APPLICANT / AGENT: BRUCE T. FEHR FEA INC
Mailing Address PO BOX 27348 City HOUSTON State TX Zip 77027
Telephone (713) 7970909 Cell () _____ Email BFEHR@FECA.CC

OTHER CONTACT Name STEVEN D. GROSEMAN Phone 7137970909

PURPOSE OF PROPOSAL:

Amend the ZONING MAP to change the zoning district boundaries on the following parcel(s):

Lot / Tract No. Lot / Tract No. Lot / Tract No. Lot / Tract No.

From _____ From _____ From _____ From _____
To _____ To _____ To _____ To _____

Location address or Legal lot and block range: 6510/6520/6610 FM 3593 FULSHEAR
77441

Present use of this property is: AGRICULTURAL UNANNEXED

Describe proposed **new** use and purpose for zoning change:

INDUSTRIAL OFFICE / SERVICE CENTER. RECENTLY ANNEXED
BY THE CITY OF FULSHEAR

PROPERTY DESCRIPTION

Total net land area 9.7235 (acres /or square feet)

Sketch Drawing of Area to be Re-Zoned, including Location Map (8 1/2" x 11")

Certified Legal Description:

NOT PLATTED: A Registered Texas Surveyor's **certified metes and bounds** legal description is required with **case exhibit drawings** of the entire area to be rezoned. The boundary description shall be furnished on 8 1/2" x 11" paper, bearing the surveyor's name, seal and date. If the area to be rezoned is entirely encompassed by a recorded deed, a copy of the deed description is acceptable. An **Electronic copy of survey** may be provided by CD, email or other method within 2 days of application. Send to bdsreq@fulsheartexas.gov.

PLATTED: If it is within a recorded subdivision, provide a **copy of the plat** with the subdivision name and recording information. Any partial or non-surveyed parcel or tract, extracted from a recorded deed, will require a certified legal description as noted above.

Subdivision Name RI ROGERS RD (PLAT APPROVED NOT RECORDED)
Block _____ Lot(s) _____; Block _____ Lot(s) _____; Block _____ Lots(s) _____

SURVEY ATTACHED

Posting Requirements:

Notice of required Public Hearings shall be provided by the **applicant** by way of a sign posted on the land that is the subject of the application. One sign shall be posted for each 200 feet of frontage along a public street, with a maximum of 2 signs required per frontage. Signs shall be located so that the lettering is visible from the street. Where the land does not have frontage on a public street, signs shall be posted on the nearest public street with an attached notation indicating the location of the land subject to the application. The sign shall state "The property has requested a Zoning Change, 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." Include time(s), date(s) and location(s) of the Public Hearing.

ACKNOWLEDGEMENTS:

I certify that the above 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 above proposal before the 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 zoning request.

*I understand that all recommendations of the 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 Zoning Commission are considered recommendations to the City Council and that I may be heard **by the City Council** at the prescribed Council hearing date 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 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. I / We respectfully request approval and adoption of the proposed zoning / land use of property, within the City of Fulshear, as identified in this application.*

Signature of Owner/Agent*  Date 15 Jun 20
(circle one) BRUCET. FEHR Phone. No. 7137970904

*Note: An Agent must furnish a signed Letter of Authorization from the owner when submitting this application.

ZONING CHANGE APPLICATION CHECKLIST

Applicant must complete and submit this checklist when filing an application.

ZONING CHANGE APPLICATION DATA:

- Applicant Name, Address, City, State, Zip Code, Area Code, Telephone Number
- Confirmed Ownership (Sources: Appraisal district records; recently recorded deed, etc.)
- Nature of request complete and understood

Applicable Property Description:

- Address: Number & Street
- Subdivision: Name ___ Block(s) ___ Lot(s) -Provide copy of plat-
- Survey: Name ___ Abstract No. ___ Tract(s)
- Certified Metes & Bounds Legal Description

___ If there is more than one rezoning category, a legal description / metes and bounds must describe each requested zoning district.

- Total land area to be rezoned
- Development information completed
- Existing land use-identified
- Proposed new land use – identified
- Reason supporting proposed change -completed
- Signatures of owner and /or applicant
- Signed Letter of Authorization -if applicable
- Zoning Change Fee made out to the City of Fulshear \$600.00 plus \$15.00 per acre

City of Fulshear
Checklist and Timeline for a Rezone or Amendment to the Official Zoning Map
as of 12/2019 pre CDO
Application for Amendment

Review and recommendation by City Manager

Prepare staff report

Mail to Applicant before public hearing (on or before) 2/2/2020

P&Z Notice of public hearing

Publish (on or before) 1/27/2020

Mail to owners within 200 feet (on or before) 1/28/2020

Posting of a sign (on or before) 1/27/2020

Public Hearing 2/7/2020

P&Z meeting and recommendation

City Council Notice of public hearing

Publish (on or before) 2/2/2020

Mail to owners within 200 feet (on or before) 2/3/2020

Posting of a sign (on or before) 2/2/2020

Public Hearing 2/18/2020



Johnny Bonaccorso
Escrow Officer

Stewart Title Company
30525 First Street, Ste B
Fulshear, TX 77441
(281) 346-1333 Phone
Fax
johnny.bonaccorso@stewart.com

October 21, 2019

City of Fulshear

File No.: 17157035810-2

To Whom It May Concern:

This company certifies that a diligent search of the Real Property Records of Stewart Title Company's abstract plant has been made, as to the herein described property, and as of 8:00 A.M. on the 13th day of October, 2019, the last Deed that we find, of record, reflects the record owner to be:

R1 ROGERS ROAD, LLC

Legal Description:

A TRACT OR PARCEL OF LAND CONTAINING 9.9225 ACRES (432,225 SQUARE FEET) SITUATED IN THE CHURCHILL FULSHEAR LEAGUE, ABSTRACT No. 29, FORT BEND COUNTY, TEXAS AND BEING OUT OF A CALLED 13.013 ACRE TRACT (PARENT TRACT) CONVEYED TO SAVANNAH NURSERY & GARDENS, LLC, RECORDED IN COUNTY CLERK FILE No. (C.C.F. No.) 2013111625, OFFICIAL PUBLIC RECORDS FORT BEND COUNTY, TEXAS (O.P.R.F.B.C.T.) AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS: (BEARINGS ARE BASED IN C.C.F. No. 2013111625, O.P.R.F.B.C.T.)

BEGINNING at a set 1/2" iron rod with orange plastic cap stamped "Precision Surveyors" (hereinafter called "set 1/2" iron rod") for the Southeast corner of herein described Tract, from which the intersection of the westerly right-of-way (ROW) line of FM 359 Road South (100' ROW) and the north ROW line of Rogers Road (60' ROW) Bears N89°59'26"E, 477.08';

THENCE S 89°59'26" W, 433.48', along the common South line of herein described Tract, the south line of said called 13.013 acre tract (parent tract) and the north ROW line of said Rogers Road, to a found capped iron rod for the Southwest corner of herein described Tract;

THENCE N 00°00'35" W, 700.99' (call N00°04'33"W, 700.76'), departing the north ROW line of said Rogers Road and along the common west line of said called 13.013 acre tract (parent tract) and the West line of herein described Tract, to a found capped iron rod for the Northwest corner of herein described Tract;

THENCE N 68°03'30" E, 533.88' (call 534.49'), along the common northerly line of said called 13.013 acre tract (parent tract) and the Northerly line of herein described Tract, to a found capped iron rod in the westerly ROW line of said FM 359 Road South for the Northeast corner of herein described Tract;

THENCE S 22°00'44" E, 559.73', along the common easterly line of said called 13.013 acre tract (parent tract), the Easterly line of herein described Tract and the westerly ROW line of said FM 359 Road South, to a found 5/8" iron rod at the beginning of a curve to the left for an Interior corner of herein described Tract;

THENCE in a Southeasterly direction continuing along the common easterly line of said called 13.013 acre tract (parent tract), the Easterly line of herein described Tract, the westerly ROW line of said FM 359 Road

South and said curve to the left having a RADIUS of 1959.86', DELTA of 00°33'19", LENGTH of 18.99', CHORD BEARING of S22°16'05"E and a CHORD LENGTH of 18.99', to a found capped iron rod for an Exterior corner of herein described Tract;

THENCE S 89°59'26" W, 278.65', departing the westerly ROW line of said FM 359 Road South, severing said called 13.013 acre tract (parent tract) and along a South line of herein described Tract, to a set 1/2" iron rod for an Interior corner of herein described Tract;

THENCE S 00°00'34" E, 363.86', continuing severing said called 13.013 acre tract (parent tract) and along an East line of herein described Tract to the POINT OF BEGINNING containing 9.9225 acres (432,225 square feet) of land, more or less.

Subject to the following:

1. Restrictions:

Those recorded in/under County Clerk's File Nos. 2017115988 and 2018005953 of the Official Public Records of Fort Bend County, Texas; but omitting any covenants, condition, or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code or (b) relates to handicap, but does not discriminate against handicapped persons.

2. Easements/Other Exceptions:

A blanket easement granted to CenterPoint Energy Houston Electric, LLC, as reflected by instrument recorded under Clerk's File No. 2005116496 of the Official Public Records of Fort Bend County, Texas.

Proposed easement for use of detention pond to be constructed on said tract, subject to terms and conditions as set out therein, as reflected by instruments recorded under County Clerk's File Nos. 2017115988 and 2018005953 of the Official Public Records of Fort Bend County, Texas.

A shared access easement located along the South property line, as reflected by instruments recorded under County Clerk's File Nos. 2017115988 and 2018005953 of the Official Public Records of Fort Bend County, Texas.

Reciprocal Easement, Restrictive Covenants and Development Agreement filed for record in the office of the County Clerk of Fort Bend County, Texas, on October 23, 2017, under County Clerk's File Nos. 2017115988 and 2018005953.

Rights of tenants, and assigns, as tenants only, under currently effective lease agreements.

3. Liens/Misc:

Vendors Lien retained in Deed dated October 16, 2017, recorded in/under County Clerk's File No. 2017115986 of the Official Public Records, securing the payment of one note in the principal amount of \$712,500.00, bearing interest and payable as therein provided to the order of Icon Bank of Texas, and additionally secured by Deed of Trust of even date therewith executed by R1 ROGERS ROAD, LLC and recorded in/under County Clerk's File No. 2017115987 and corrected in/under County Clerk's File No. 2018005952 of the Official Public Records of Fort Bend County, Texas.

The Company requires for its review, satisfactory copy of the Certificate of Formation and Operating Agreement from R1 ROGERS ROAD, LLC and any amendments thereto, a certificate of good standing and satisfactory evidence of authority of the officers, managers or members to execute the documents.

No examination has been made as to Abstracts of Judgments, State or Federal Tax Liens, the status of taxes, tax suits or paving assessments.

This letter is issued for platting purposes only. Liability of Stewart Title Company for mistakes or errors in this

letter is hereby limited to the cost of said letter.

The letter is issued with the express understanding, evidenced by the acceptance thereof, that Stewart Title Company does not undertake to give or express any opinion as to the validity or effect of the instruments listed, and this letter is neither a guaranty or warranty of title.

Liability hereunder is limited to the amount paid for same. This report is furnished solely as an accommodation to the party requesting same and should not be relied upon, as a warranty or representation as to the title to the property described herein and may not be given to or used by any third party. Stewart Title Company assumes no liability whatsoever for the accuracy of this report, nor for any omission or error with respect hereto. **You agree to release, indemnify and hold harmless Stewart Title Company because of any negligence by Stewart Title Company (whether sole, joint or otherwise) for any claim, loss, liability or damages arising out of this report.** This report is not title insurance. If a policy of title insurance is purchased, any liability thereunder shall be determined solely by the terms of such policy.

Sincerely,
Stewart Title Company

A handwritten signature in cursive script that reads "Quinn A. Tuma".

Quinn A. Tuma
Commercial Title Examiner

Total Parking (incl. accessible): 249
 Accessible Parking: 10
 Retail Parking Ratio:
 4/1000 x 6,933sf = 28 spaces
 Industrial Parking Ratio:
 2.88/1000 x 16,734sf = 221 spaces

01 Parking Notes

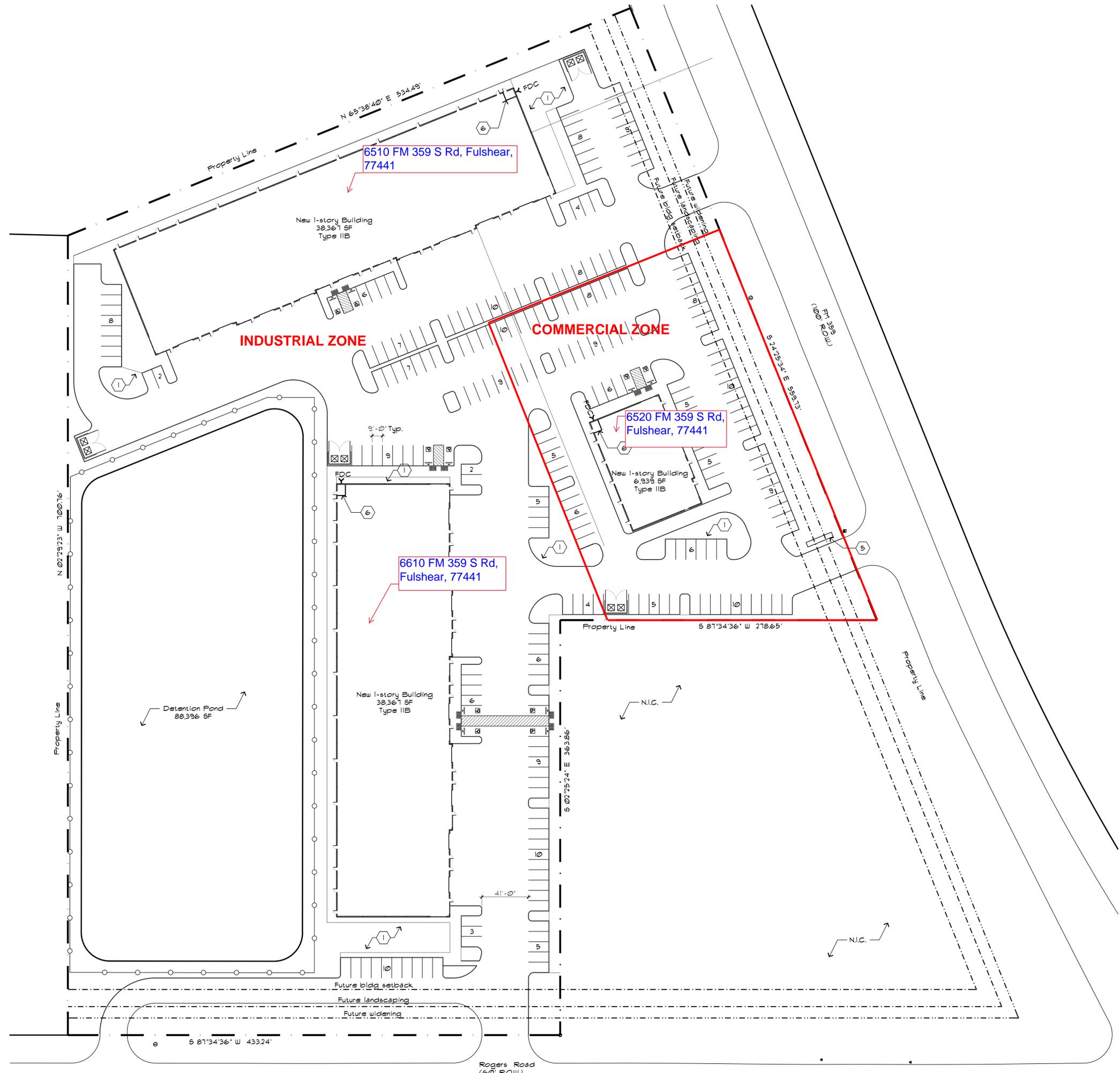
1. Landscape Areas
2. Sidewalk
3. 4'-6" wide stamped concrete pedestrian connection sidewalk
4. Grease trap, re: Civil 4 MEP
5. Monument Sign
6. Fire Riser Room

06 Keyed Notes

1. GC to coordinate all fencing installation with owner and security vendor.
2. Refer to Civil for site dimension plan.

11 General Notes

16 Site Plan
 1"=40'-0"



6510 FM 359 S Rd, Fulshear, 77441

6520 FM 359 S Rd, Fulshear, 77441

6610 FM 359 S Rd, Fulshear, 77441

N 02°29'23" W 1000.16'

Property Line

Property Line
 N 65°38'40" E 534.49'

New 1-story Building
 38,367 SF
 Type IIB

INDUSTRIAL ZONE

COMMERCIAL ZONE

New 1-story Building
 6,933 SF
 Type IIB

New 1-story Building
 38,367 SF
 Type IIB

Detention Pond
 88,396 SF

Property Line
 S 81°34'36" W 278.65'

S 07°15'24" E 363.86'

S 74°25'24" E 559.13'

(100' F.O.C.M.)

Property Line

Future bldg setback
 Future landscaping
 Future widening

S 81°34'36" W 433.24'

Rogers Road
 (60' ROW)

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

AGENDA OF:	February 7, 2020		
DATE SUBMITTED:	January 24, 2020	DEPARTMENT:	Planning and Development
PREPARED BY:	Zach Goodlander, Director of Development Services,	PRESENTER:	Zach Goodlander, Director of Development Services,
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 Polo Ranch North Boulevard Street Dedication Preliminary Plat**
- 2. Consideration and possible action to recommend approval of the Polo Ranch Section 7 Preliminary Plat**
- 3. Consideration and possible action to recommend approval of the Polo Ranch Section 11 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 Golden Manor Drive Extension and Reserves Final Plat was recommended for approval as submitted. The Polo Ranch Section 4 Final Plat and Bonterra at Cross Creek Ranch Section 11A have each made corrections, per the City Engineer review, and been resubmitted.

RECOMMENDATION

Staff recommends the Planning & Zoning Commission approve the plats under consideration.



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: 01/24/2020

Date Received by the City of Fulshear: _____

Subdivision: Polo Ranch North Blvd

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: 4.690

Number of Streets: 1

Number of Lots: 0

Number and Types of Reserves: 0

Total Acres in Reserve: 0.00

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: Adam I. Garcia

Telephone: (713) 358-8116

Fax Number: _____

Email Address: adgarcia@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

2nd Review of plats - \$100.00 (each additional review)

TOTAL PLATTING FEE 558.63

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.

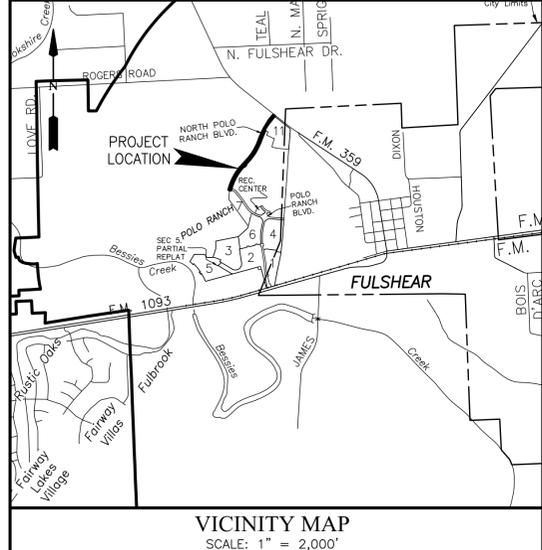
Adam I. Garcia

01/24/2020

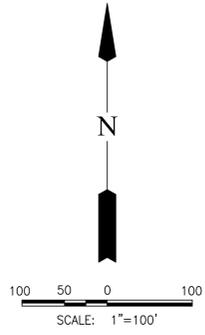
SIGNATURE

TYPED OR PRINTED NAME/TITLE

DATE



VICINITY MAP
SCALE: 1" = 2,000'
KEY MAP NO. 522L



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
- STW.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
- R.O.W. INDICATES RIGHT-OF-WAY
- P.O.B. INDICATES POINT OF BEGINNING
- F.N. INDICATES FILE NUMBER
- VOL. INDICATES VOLUME
- PG. INDICATE PAGE

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

CALLED 131.863 ACRES
FULSHEAR EQUINE, LLC
F.N. 2012149212, F.B.C.O.P.R.
DESCRIBED IN
F.N. 2006025582, F.B.C.O.P.R.

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

CALLED 105.365 ACRES
LOUIS A. WATERS
F.N. 9573102
F.B.C.O.R.

CALLED 41.2 ACRES
FULSHEAR INVESTMENTS
F.N. 9573103
F.B.C.O.R.

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

NOTES:

1. BENCHMARK: NGS HGCD 66: A STAINLESS STEEL ROD IN SLEEVE ACCESSED THROUGH A LOGO CAP STAMPED HGCD 66 1986. THE POINT IS LOCATED AT THE EAST SIDE OF FM 1463 +/- 625 FEET SOUTHEAST OF THE INTERSECTION OF FM 1463 AND CORBITT ROAD AND +/- 55 FEET EAST OF THE EASTERN EDGE OF PAVEMENT LINE OF FM 1463.
ELEVATION = 136.60 FEET NAVD88 (2001) FBC LIDAR DATUM
SURFACE COORDINATES: N 13829189.587 E 2969677.555
2. T.B.M. INDICATES TEMPORARY BENCHMARK: TBM-L14: TOP OF A 5/8 IRON ROD WITH PLASTIC CAP STAMPED "LIA CONTROL" LOCATED +/- 5 FEET EAST OF THE EASTERLY EDGE OF PAVEMENT OF SPRIGG STREET. THE POINT IS LOCATED +/- 0.21 MILES SOUTH OF THE INTERSECTION OF N. FULSHEAR DRIVE AND SPRIGG STREET.
ELEVATION = 143.56 FEET NAVD88 (2001) FBC LIDAR DATUM
SURFACE COORDINATES: N 13819484.557 E 2950993.430
3. ELEVATIONS FOR DELINEATING CONTOUR LINES ARE BASED UPON NAVD-88.
4. 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.
5. THIS PLAT WAS PREPARED TO MEET THE CITY OF FULSHEAR AND FORT BEND COUNTY REQUIREMENTS.
6. THIS PLAT WAS PREPARED FROM INFORMATION FURNISHED BY CHARTER TITLE COMPANY, ORDER NO. 2020-0016, DATED JANUARY 14, 2020. THE SURVEYOR HAS NOT ABSTRACTED THE ABOVE PROPERTY.
7. 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.
8. THIS SUBDIVISION LIES WITHIN UNSHADED 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 CHARGE FLOODPLAIN; LIA DOES NOT WARRANT NOR SUBSCRIBE TO THE ACCURACY OR SCALE OF SAID MAPS.
9. 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.
10. THERE ARE NO PIPELINES NOR PIPELINE EASEMENTS WITHIN THE LIMITS OF THE SUBDIVISION.
11. 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.
12. ONE-FOOT RESERVE DEDICATED 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 THIS DEDICATION BEING THAT WHEN THE ADJACENT PROPERTY IS SUBDIVIDED OR RESUBDIVIDED IN A RECORDED SUBDIVISION 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, HIS HEIRS, ASSIGNS OR SUCCESSORS.

**PRELIMINARY PLAT OF
POLO RANCH BOULEVARD NORTH
STREET DEDICATION**

A SUBDIVISION OF 4.690 ACRES OF LAND SITUATED IN
THE CHURCHILL FULSHEAR SURVEY, ABSTRACT 29,
FORT BEND COUNTY, TEXAS.

0 LOTS 0 RESERVES 0 BLOCKS
JANUARY 24, 2020 JOB NO. 2457-1021C.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
PH: (832) 698-1831

SURVEYOR:

ENGINEER:

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

LJA Engineering, Inc.
2929 Briarpark Drive
Suite 600
Houston, Texas 77042

Phone 713.953.5200
Fax 713.953.5026
FRN - F-1386

CURVE TABLE					
CURVE	RADIUS	DELTA	ARC	CHORD BEARING	CHORD
C1	25.00'	90°00'38"	39.27'	S 83°50'41" W	35.36'
C2	750.00'	107°23'20"	135.99'	S 33°38'42" W	135.80'
C3	1970.00'	7°43'15"	265.47'	S 24°35'24" W	265.27'
C4	2030.00'	22°55'09"	812.03'	S 32°11'21" W	806.63'
C5	1970.00'	29°56'45"	1029.62'	S 28°40'33" W	1017.94'
C6	2030.00'	29°56'45"	1060.98'	N 28°40'33" E	1048.95'
C7	1970.00'	22°55'09"	788.03'	N 32°11'21" E	782.79'
C8	2030.00'	6°32'39"	231.86'	N 24°00'06" E	231.73'
C9	750.00'	11°33'56"	151.39'	N 33°03'23" E	151.14'
C10	25.00'	89°59'19"	39.26'	N 06°09'18" W	35.35'
C11	2000.00'	18°06'35"	632.15'	S 29°47'04" W	629.53'
C12	2000.00'	22°55'09"	800.03'	N 32°11'21" E	794.71'
C13	2000.00'	29°56'45"	1045.30'	S 28°40'33" W	1033.45'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 51°09'00" E	150.00'
L2	S 43°38'55" W	168.37'
L3	S 13°42'10" W	8.96'
L4	N 76°17'50" W	60.00'
L5	N 13°42'10" E	8.96'
L6	N 43°38'55" E	168.37'
L7	N 13°42'10" E	8.96'

Data\Time : Wed, 22 Jun 2020 - 1:54pm
Fcm\Name : I:\Projects\A\PLATTING\2457\FINEL\A\Plat\North.dwg
CAD : JWP MYLAR CHECK:

February 4, 2020

Engineering Review

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

For Information only:

1. This plat will create approximately 2900 linear foot of right-of-way for North Polo Ranch Blvd. 100-foot width and 60-foot width.
2. This plat will begin where the Right-of-way for Polo Ranch Blvd where it intersects F.M. 359 on the Northeast and end where it intersects Lou Waters Parkway on the Southwest.

Recommendations:

I recommend that the Preliminary Plat of the Polo Ranch Boulevard North Street Dedication be denied approval with the following considerations:

- A) The property line of the back (East line of Section 11) needs to be shown on the plat where it intersects F.M. 359. It appears that distance from the property line to the Southeast line of North Polo Ranch Blvd. is fairly close.
- B) Any of the future tie-ins to North Polo Ranch Blvd need to be shown on this Preliminary Plat as future in light dashed lines so the Planning Commission understands the whole picture.





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: 01/24/2020

Date Received by the City of Fulshear: _____

Subdivision: Polo Ranch Sec 7

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: 8.960

Number of Streets: 1

Number of Lots: 40

Number and Types of Reserves: 3

Total Acres in Reserve: 0.77

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: Adam I. Garcia

Telephone: (713) 358-8116

Fax Number: _____

Email Address: adgarcia@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

2nd Review of plats - \$100.00 (each additional review)

TOTAL PLATTING FEE 752.00

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.

Adam I. Garcia

01/24/2020

SIGNATURE

TYPED OR PRINTED NAME/TITLE

DATE

Path\Name : I:\Projects\PLATTING\2457\INPL\PL06 Ranch Sec 7.dwg
Date\Time : Thu, 23 Jan 2020 10:23:35am
MPLAR CHECK
CAD

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 NICK LUTTON, VICE PRESIDENT OF LAND, BEING OFFICERS OF CENTURY LAND HOLDINGS OF TEXAS, LLC, A COLORADO LIMITED LIABILITY COMPANY, D/B/A GRAND VIEW BUILDERS, OWNERS OF THE 8.690 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING PLAT OF POLO RANCH SECTION 7, 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 FORGOING SUBDIVISION OF POLO RANCH SECTION 7 WHERE BUILDING SETBACK LINES OR PUBLIC UTILITY EASEMENTS ARE TO BE ESTABLISHED OUTSIDE THE BOUNDARIES OF THE ABOVE AND FORGOING 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 VICE PRESIDENT OF LAND, NICK LUTTON, 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: _____
NICK LUTTON, VICE PRESIDENT OF LAND

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 NICK LUTTON, VICE PRESIDENT OF LAND, 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 7 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 7 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.

JEFF W. ROBERTS, MAYOR

DIANA GORDON OFFORD, 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 8.960 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 8.960 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 WITH CAP STAMPED "LJA SURVEY" PREVIOUSLY SET FOR THE NORTHWEST CORNER OF POLO RANCH SECTION 6, A SUBDIVISION OF RECORD UNDER PLAT NUMBER 20190244 OF THE PLAT RECORDS OF SAID FORT BEND COUNTY, TEXAS (F.B.C.P.R.) AND IN THE SOUTH RIGHT OF WAY LINE OF LOU WATERS PARKWAY AS SHOWN ON POLO RANCH BOULEVARD SECTION 2 AND LOU WATERS PARKWAY STREET DEDICATION, A SUBDIVISION OF RECORD UNDER PLAT NUMBER 20190242, F.B.C.P.R., SAID POINT BEING THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, DEPARTING THE SOUTH RIGHT-OF-WAY LINE OF SAID LOU WATERS PARKWAY AND ALONG THE WEST LINE OF SAID POLO RANCH SECTION 6 THE FOLLOWING FIVE (5) COURSES:

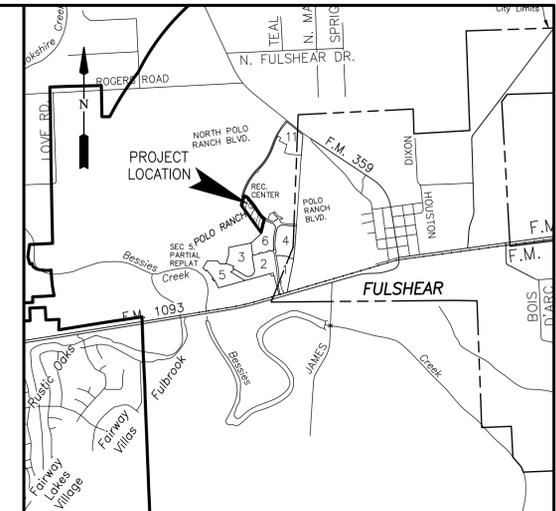
1. SOUTH 14' 14' 56" WEST, 164.08 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" PREVIOUSLY SET FOR CORNER;
2. SOUTH 57' 24' 01" WEST, 29.74 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" PREVIOUSLY SET FOR CORNER, THE BEGINNING OF A NON-TANGENT CURVE;
3. 73.78 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 84' 32' 55", AND A CHORD WHICH BEARS SOUTH 09' 40' 28" WEST, 67.27 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" PREVIOUSLY SET FOR CORNER;
4. SOUTH 21' 11' 38" EAST, 25.82 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" PREVIOUSLY SET FOR CORNER;
5. SOUTH 14' 14' 56" WEST, 202.85 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "1535-4035" FOUND MARKING A WESTERLY RE-ENTRANT CORNER OF SAID 219.527 ACRE TRACT;

THENCE NORTH 36' 01' 29" WEST, DEPARTING THE WEST LINE OF SAID POLO RANCH SECTION 6, ALONG A WESTERLY LINE OF SAID 219.527 ACRE TRACT, 1,188.42 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER;

THENCE, NORTH 13' 42' 10" EAST, DEPARTING SAID WESTERLY LINE, 295.89 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" PREVIOUSLY SET FOR THE MOST WESTERLY SOUTHWEST CORNER OF THE AFOREMENTIONED LOU WATERS PARKWAY AS SHOWN ON THE AFOREMENTIONED POLO RANCH BOULEVARD SECTION 2 AND LOU WATERS PARKWAY STREET DEDICATION, THE BEGINNING OF A TANGENT CURVE;

THENCE WITH THE SOUTH RIGHT OF WAY LINE OF SAID LOU WATERS PARKWAY THE FOLLOWING SEVEN (7) COURSES:

1. 39.86 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 91' 21' 24", AND A CHORD WHICH BEARS NORTH 59' 22' 53" EAST, 35.77 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" PREVIOUSLY SET FOR CORNER;
2. SOUTH 74' 56' 25" EAST, 10.78 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" PREVIOUSLY SET FOR CORNER, THE BEGINNING OF A TANGENT CURVE;
3. 170.58 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 270.00 FEET, A CENTRAL ANGLE OF 36' 11' 51", AND A CHORD WHICH BEARS SOUTH 56' 50' 30" EAST, 167.75 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" PREVIOUSLY SET FOR CORNER;
4. SOUTH 38' 44' 35" EAST, 171.38 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" PREVIOUSLY SET FOR CORNER, THE BEGINNING OF A TANGENT CURVE;
5. 223.98 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 2,970.00 FEET, A CENTRAL ANGLE OF 04' 19' 15", AND A CHORD WHICH BEARS SOUTH 36' 34' 57" EAST, 223.93 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" PREVIOUSLY SET FOR CORNER;
6. SOUTH 34' 25' 19" EAST, 247.08 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" PREVIOUSLY SET FOR CORNER, THE BEGINNING OF A TANGENT CURVE;
7. 267.89 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 830.00 FEET, A CENTRAL ANGLE OF 18' 29' 35", AND A CHORD WHICH BEARS SOUTH 43' 40' 07" EAST, 266.73 FEET TO THE POINT OF BEGINNING AND CONTAINING 8.960 ACRES OF LAND.



VICINITY MAP
SCALE: 1" = 3,000'

KEY MAP NO. 522L

PRELIMINARY PLAT OF POLO RANCH SECTION 7

A SUBDIVISION OF 8.960 ACRES OF LAND SITUATED IN
THE CHURCHILL FULSHEAR SURVEY, ABSTRACT 29,
FORT BEND COUNTY, TEXAS.

40 LOTS 5 RESERVES (0.918 ACRES) 2 BLOCKS

JANUARY 24, 2020 JOB NO. 2457-1070C.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

CALLED 41.2 ACRES
FULSHEAR INVESTMENTS
F.N. 9573103
F.B.C.O.R.

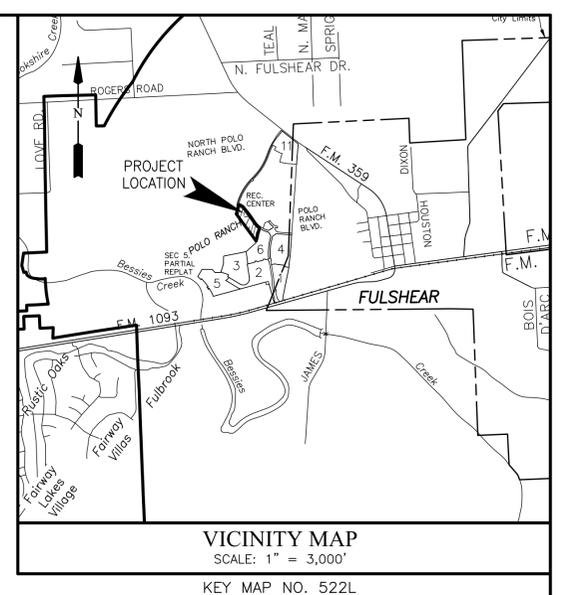
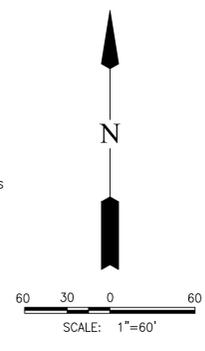
CALLED 131.863 ACRES
FULSHEAR EQUINE, LLC
F.N. 2012149212, F.B.C.O.P.R.
DESCRIBED IN
F.N. 2006025582, F.B.C.O.P.R.

CALLED 131.863 ACRES
FULSHEAR EQUINE, LLC
F.N. 2012149212, F.B.C.O.P.R.
DESCRIBED IN
F.N. 2006025582, F.B.C.O.P.R.

CALLED 27.806 ACRES
FULSHEAR EQUINE, LLC
F.N. 2008115118
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
- 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
- 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



LINE	BEARING	DISTANCE
L1	S 74°56'25" E	10.78'
L2	S 57°24'01" W	29.74'
L3	S 21°11'38" E	25.82'
L4	S 55°34'41" W	7.95'
L5	N 53°57'44" E	19.13'
L6	S 53°57'44" W	1.82'
L7	N 34°25'19" W	58.21'
L8	S 41°03'38" E	20.00'
L9	N 50°34'06" W	68.53'
L10	S 36°01'29" E	1180.11'
L11	S 21°11'38" E	47.89'
L12	S 05°34'31" W	20.00'

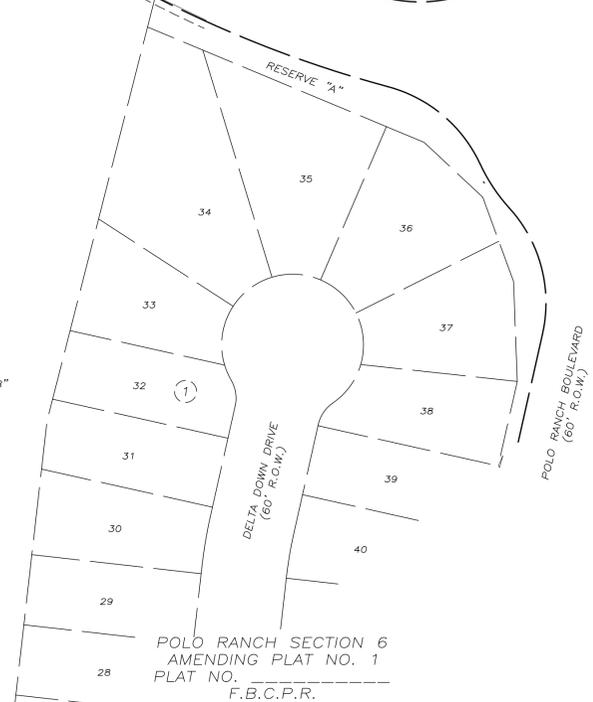
CURVE	RADIUS	DELTA	ARC	CHORD BEARING	CHORD
C1	25.00'	91°21'24"	39.86'	N 59°22'53" E	35.77'
C2	270.00'	36°11'51"	170.58'	S 56°50'30" E	167.75'
C3	2970.00'	4°19'15"	223.98'	S 36°34'57" E	223.93'
C4	830.00'	18°29'35"	267.89'	S 43°40'07" E	266.73'
C5	50.00'	84°32'55"	73.78'	S 09°40'28" W	67.27'
C6	500.00'	1°36'57"	14.10'	S 54°46'12" W	14.10'
C7	25.00'	91°36'57"	39.97'	N 80°13'48" W	35.85'
C8	25.00'	90°00'00"	39.27'	S 08°57'44" W	35.36'
C9	25.00'	44°50'22"	19.56'	S 58°27'27" E	19.07'
C10	50.00'	265°09'17"	231.77'	S 1°55'00" W	73.38'
C11	25.00'	40°44'55"	17.78'	N 15°39'49" W	17.41'
C12	25.00'	61°25'41"	26.80'	N 66°45'07" W	25.54'
C13	50.00'	250°09'42"	218.31'	N 27°36'53" E	81.83'
C14	25.00'	8°44'01"	3.81'	S 31°40'16" E	3.81'
C15	25.00'	90°00'00"	39.27'	S 81°02'16" E	35.36'
C16	25.00'	88°23'01"	38.56'	N 09°46'13" E	34.85'

SECTION	45' LOTS	50' LOTS	60' LOTS
1			37
2		42	
3	71		
4			66
5	54		
6		52	
TOTAL	125	94	103

- NOTES:
- BENCHMARK: NGS HGCD 66; A STAINLESS STEEL ROD IN SLEEVE ACCESSED THROUGH A LOGO CAP STAMPED HGCD 66 1986. THE POINT IS LOCATED AT THE EAST SIDE OF FM 1463 +/- 625 FEET SOUTHEAST OF THE INTERSECTION OF FM 1463 AND CORBITT ROAD AND +/- 55 FEET EAST OF THE EASTERN EDGE OF PAVEMENT LINE OF FM 1463.
ELEVATION = 136.60 FEET NAVD88 (2001 ADJ)
SURFACE COORDINATES: N 13829189.587 E 2969677.555
 - T.B.M. INDICATES TEMPORARY BENCHMARK: TBM-L14: TOP OF A 5/8 IRON ROD WITH PLASTIC CAP STAMPED "LIA CONTROL" LOCATED +/- 5 FEET EAST OF THE EASTERLY EDGE OF PAVEMENT OF SPRIGG STREET. THE POINT IS LOCATED +/- 0.21 MILES SOUTH OF THE INTERSECTION OF N. FULSHEAR DRIVE AND SPRIGG STREET.
ELEVATION = 143.56 FEET NAVD88 (2001 ADJ)
SURFACE COORDINATES: N 13819484.557 E 2950993.430
 - 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.
 - ELEVATIONS FOR DELINEATING CONTOUR LINES ARE BASED UPON NAVD-88.
 - 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, ORDER NO. 2020-0014, DATED JANUARY 13, 2020. THE SURVEYOR HAS NOT ABSTRACTED THE ABOVE PROPERTY.
 - THIS PLAT LIES WHOLLY WITHIN FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 174, FORT BEND SUBSIDIENCE DISTRICT, FORT BEND COUNTY DRAINAGE DISTRICT, LAMAR CONSOLIDATED INDEPENDENT SCHOOL DISTRICT, THE CITY OF FULSHEAR AND FORT BEND COUNTY.
 - THIS SUBDIVISION LIES WITHIN UNSHADED 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 FORT BEND COUNTY, TEXAS.
 - ALL LOTS SHOWN ON THIS PLAT ARE SUBJECT TO A 5 FOOT SIDE YARD BUILDING LINE.
 - 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.
 - THE MINIMUM SLAB ELEVATION FOR ALL BUILDINGS LOCATED WITHIN THE BOUNDARIES OF THIS PLAT SHALL BE THE HIGHER OF (1) 2.0 FEET ABOVE THE 500-YEAR WATER SURFACE ELEVATION FOR THE RECEIVING STREAM OR IN THE ABSENCE OF A 500-YEAR WATER SURFACE ELEVATION, 4.0 FEET ABOVE THE EXISTING BASE FLOOD ELEVATION (2) 2.5 FEET ABOVE THE 100-YEAR WATER SURFACE ELEVATION (3) 2.0 FEET ABOVE TOP OF CURB OR EXISTING GROUND.

RESERVE	ACREAGE	SQ.FT.	TYPE
A	0.424	18,452	RESTRICTED TO LANDSCAPE/OPEN SPACE
B	0.132	5,737	RESTRICTED TO LANDSCAPE/OPEN SPACE
C	0.073	3,167	RESTRICTED TO OPEN SPACE/DRAINAGE
D	0.017	760	RESTRICTED TO OPEN SPACE/DRAINAGE
E	0.272	11,843	RESTRICTED TO OPEN SPACE/DRAINAGE
TOTAL	0.918	39,959	

P.O.B.
NAD83 GRID COORDINATES
X: 2,947,863.43
Y: 11,581,072.13



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

February 4, 2020

Engineering Review

Preliminary Plat
Polo Ranch Section 7
City of Fulshear, Texas

For Information only:

1. This plat will create 40 Lots in two (2) Blocks with five (5) Reserves that cover a total acreage of 8.960 acres.
2. The typical lot in this section is 50-foot in width along with a depth of at least 120-foot and a 20-foot Front Building Line.
3. Access to this section is provided by Chantilly Manor from Lou Waters Parkway.

Recommendations:

I recommend that this Preliminary Plat of Polo Ranch Section 7 be denied approval with the following considerations:

- A) Lot 8, Block 2 needs to be checked as to lot width and area. It appears to be undersized.





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: 01/24/2020

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: 15.361

Number of Streets: 4

Number of Lots: 67

Number and Types of Reserves: 3

Total Acres in Reserve: 2.03

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: Adam I. Garcia

Telephone: (713) 358-8116

Fax Number: _____

Email Address: adgarcia@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

2nd Review of plats - \$100.00 (each additional review)

TOTAL PLATTING FEE 926.51

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.

Adam I. Garcia

01/24/2020

SIGNATURE

TYPED OR PRINTED NAME/TITLE

DATE

Path Name : I:\Projects\PLATTING\2457\INPL\PL\06 Ranch 11.dwg Date Time : Thu, 23 Jan 2020 - 4:56pm

MTL:AR CHECK

CAD:

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 NICK LUTTON, VICE PRESIDENT OF LAND, BEING OFFICERS OF CENTURY LAND HOLDINGS OF TEXAS, LLC, A COLORADO LIMITED LIABILITY COMPANY, D/B/A GRAND VIEW BUILDERS, OWNERS OF THE 15.361 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 FORGOING 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 FORGOING 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 VICE PRESIDENT OF LAND, NICK LUTTON, 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: _____
NICK LUTTON, VICE PRESIDENT OF LAND

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 NICK LUTTON, VICE PRESIDENT OF LAND, 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.

JEFF W. ROBERTS, MAYOR

DIANA GORDON OFFORD, 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 15.361 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 15.361 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, 718.88 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER;

THENCE, NORTH 87° 01' 08" WEST, DEPARTING SAID COMMON LINE, 193.52 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER;

THENCE, NORTH 86° 18' 23" WEST, 50.11 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER;

THENCE, NORTH 85° 33' 36" WEST, 49.70 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER;

THENCE, NORTH 84° 09' 43" WEST, 49.96 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER;

THENCE, NORTH 81° 50' 24" WEST, 49.97 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER;

THENCE, NORTH 79° 43' 09" WEST, 49.97 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER;

THENCE, NORTH 76° 32' 17" WEST, 99.92 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER;

THENCE, NORTH 70° 45' 46" WEST, 73.73 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER;

THENCE, NORTH 18° 00' 31" EAST, 155.26 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER;

THENCE, NORTH 23° 32' 18" EAST, 50.75 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER;

THENCE, NORTH 66° 27' 42" WEST, 180.00 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER;

THENCE, NORTH 23° 32' 18" EAST, 74.48 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER;

THENCE, NORTH 66° 27' 42" WEST, 120.00 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER;

THENCE, NORTH 23° 32' 18" EAST, 152.90 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER;

THENCE, NORTH 60° 39' 27" WEST, 98.27 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER, THE BEGINNING OF A TANGENT CURVE;

THENCE, 39.98 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 91° 37' 13", AND A CHORD WHICH BEARS SOUTH 73° 31' 57" WEST, 35.85 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER, THE BEGINNING OF A REVERSE CURVE;

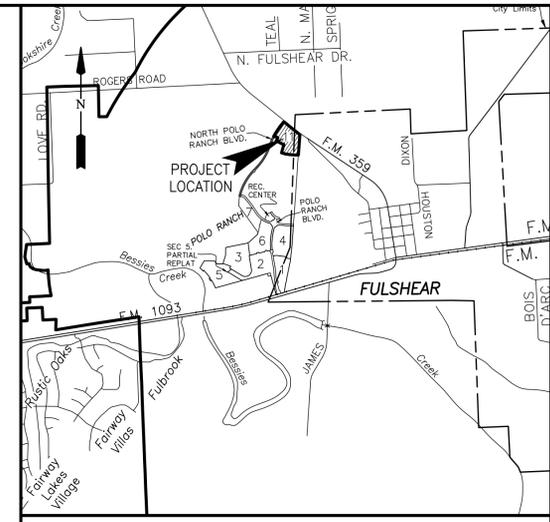
THENCE, 25.04 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 1,970.00 FEET, A CENTRAL ANGLE OF 00° 43' 42", AND A CHORD WHICH BEARS NORTH 28° 05' 11" EAST, 25.04 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER, THE BEGINNING OF A COMPOUND CURVE;

THENCE, 135.99 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 750.00 FEET, A CENTRAL ANGLE OF 10° 23' 20", AND A CHORD WHICH BEARS NORTH 33° 38' 42" EAST, 135.80 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER;

THENCE, NORTH 38° 50' 21" EAST, 434.39 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER, THE BEGINNING OF A TANGENT CURVE;

THENCE, 39.27 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90° 00' 38", AND A CHORD WHICH BEARS NORTH 83° 50' 41" EAST, 35.36 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER IN THE NORTH LINE OF THE AFOREMENTIONED 219.527 ACRE TRACT, COMMON TO THE SOUTH RIGHT-OF-WAY LINE OF SAID 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 SAID COMMON LINE, 648.52 FEET TO THE POINT OF BEGINNING AND CONTAINING 15.361 ACRES OF LAND.



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

PRELIMINARY PLAT OF POLO RANCH SECTION 11

A SUBDIVISION OF 15.361 ACRES OF LAND SITUATED IN THE CHURCHILL FULSHEAR LEAGUE, ABSTRACT 29 FORT BEND COUNTY, TEXAS.

67 LOTS 3 RESERVES (2.031 ACRES) 2 BLOCK

JANUARY 24, 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

Plot Name: I:\Proj\sk\PLATTING\2457\INPLT\Polo Ranch 11.dwg Date: Thu, 23 Jun 2020 4:58pm

WTAR CHECK

CAD

WTAR CHECK

SECTION	45' LOTS	50' LOTS	60' LOTS
1			37
2		42	
3	71		
4			66
5	54		
6		52	
7		40	
TOTAL	125	134	103

RESERVE TABLE			
RESERVE	ACREAGE	SQ.FT.	TYPE
A	1.834	79,884	RESTRICTED TO LANDSCAPE/OPEN SPACE
B	0.142	6,190	RESTRICTED TO LANDSCAPE/OPEN SPACE
C	0.055	2,411	RESTRICTED TO OPEN SPACE
TOTAL	2.031	88,485	

CURVE TABLE					
CURVE	RADIUS	DELTA	ARC	CHORD BEARING	CHORD
C1	1970.00'	0°43'42"	25.04'	N 28°05'11" E	25.04'
C2	750.00'	10°23'20"	135.99'	N 33°38'42" E	135.80'
C3	25.00'	90°00'38"	39.27'	N 83°50'41" E	35.36'
C4	25.00'	91°37'13"	39.98'	S 73°31'57" W	35.85'
C5	1200.00'	24°53'43"	521.41'	S 73°06'18" E	517.32'
C6	300.00'	11°06'24"	58.15'	S 29°05'30" W	58.06'
C7	300.00'	8°39'23"	45.33'	N 00°07'08" E	45.28'
C8	50.00'	87°49'03"	76.64'	N 48°21'22" E	69.35'
C9	1300.00'	9°07'53"	207.18'	S 83°10'10" E	206.96'
C10	25.00'	95°51'29"	41.83'	S 12°43'42" E	37.12'
C11	1170.00'	3°03'04"	62.30'	S 62°10'59" E	62.30'
C12	25.00'	92°45'12"	40.47'	N 69°54'54" E	36.19'
C13	330.00'	11°06'24"	63.97'	N 29°05'30" E	63.87'
C14	25.00'	26°42'17"	11.65'	N 211°7'33" E	11.55'
C15	50.00'	261°43'19"	228.40'	S 41°11'56" E	75.63'
C16	25.00'	95°01'01"	24.01'	S 62°09'13" W	23.09'
C17	270.00'	11°06'24"	52.34'	S 29°05'30" W	52.26'
C18	25.00'	92°45'12"	40.47'	S 22°50'18" E	36.19'
C19	1170.00'	16°20'16"	333.62'	S 77°23'02" E	332.50'
C20	25.00'	98°39'23"	43.05'	N 45°07'08" E	37.92'
C21	25.00'	60°52'42"	26.56'	N 34°38'54" W	25.33'
C22	50.00'	252°21'24"	220.22'	N 61°05'27" E	80.72'
C23	25.00'	11°28'42"	5.01'	S 01°31'48" W	5.00'
C24	330.00'	8°39'23"	49.86'	S 00°07'08" E	49.81'
C25	25.00'	30°26'24"	13.28'	S 10°46'22" E	13.13'
C26	50.00'	156°43'46"	136.77'	S 52°22'19" W	97.95'
C27	25.00'	38°07'53"	16.64'	N 68°19'44" W	16.33'
C28	1330.00'	6°35'21"	152.98'	N 84°06'00" W	152.87'
C29	25.00'	41°44'39"	18.21'	S 78°19'21" W	17.81'
C30	50.00'	285°38'35"	231.82'	N 10°16'20" E	73.35'
C31	25.00'	43°59'39"	19.20'	S 58°54'12" E	18.73'
C32	1270.00'	6°36'48"	146.59'	S 84°12'26" E	146.50'
C33	25.00'	88°02'21"	38.41'	N 48°28'00" E	34.75'
C34	25.00'	90°00'00"	39.27'	N 40°33'10" W	35.36'
C35	1230.00'	16°34'46"	355.92'	N 77°15'47" W	354.68'
C36	25.00'	87°29'18"	38.17'	S 67°16'57" W	34.57'
C37	25.00'	87°29'18"	38.17'	N 20°12'21" W	34.57'
C38	1230.00'	3°17'33"	70.68'	N 62°18'13" W	70.67'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 86°18'23" W	50.11'
L2	N 85°33'36" W	49.70'
L3	N 84°09'43" W	49.96'
L4	N 81°50'24" W	49.97'
L5	N 79°43'09" W	49.97'
L6	N 70°45'46" W	73.73'
L7	N 23°32'18" E	50.75'
L8	N 23°32'18" E	74.48'
L9	N 60°39'27" W	98.27'
L10	S 85°33'10" E	67.24'
L11	N 55°21'18" W	12.00'
L12	N 85°47'27" E	18.50'
L13	N 37°34'55" W	10.25'
L14	N 23°32'18" E	47.93'
L15	S 23°32'18" W	47.93'
L16	S 85°33'10" E	6.69'
L17	N 04°12'33" W	55.65'
L18	N 85°33'10" W	12.24'
L19	N 85°33'10" W	10.00'
L20	N 13°10'48" W	102.67'
L21	N 04°26'50" E	619.12'

CALLLED 131.863 ACRES
FULSHEAR EQUINE, LLC.
F.N. 2012149212, F.B.C.O.P.R.
DESCRIBED IN
F.N. 2006025582, F.B.C.O.P.R.

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

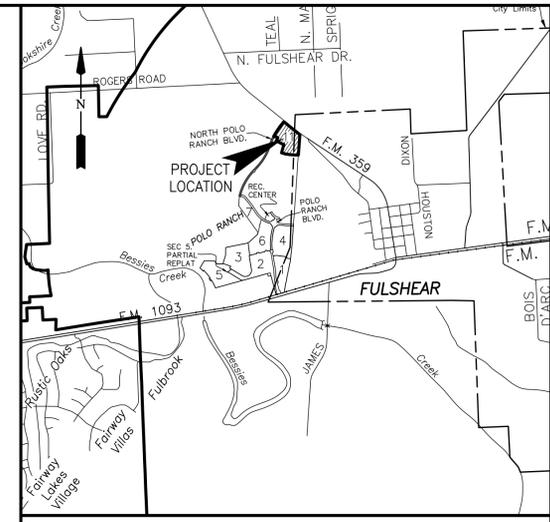
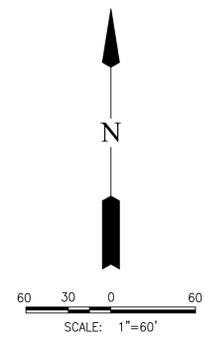
CALLLED 219.527 ACRES
CENTURY LAND HOLDINGS OF TEXAS, LLC.
F.N. 2018074664
F.B.C.O.P.R.

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

CALLLED 14.456 ACRES
CORPORON INVESTMENT, INC.
F.N. 2005099822
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
 - 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:**
1. BENCHMARK: NGS MONUMENT HGCD 66; TOP OF A STAINLESS STEEL ROD THAT IS ENCASED IN A 5 INCH PVC PIPE WITH A LOGO CAP STAMPED HGCD 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
 2. 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 KAY FULSHEAR ROAD AND FM 1463.
ELEV. = 139.15 FEET NAVD88
TO ADJUST TO FORT BEND CO. LIDAR DATUM ADD 0.39 FEET.
 3. ELEVATIONS FOR DELINEATING CONTOUR LINES ARE BASED UPON NAVD-88.
 4. THE COORDINATES SHOWN HEREON ARE TEXAS SOUTH CENTRAL ZONE NO. 4204 TEXAS COORDINATE SYSTEM (NAD83) AND MAY BE BROUGHT TO SURFACE BY APPLYING THE FOLLOWING COMBINED SCALE 1,00011591065.
 5. THIS PLAT WAS PREPARED TO MEET THE CITY OF FULSHEAR AND FORT BEND COUNTY REQUIREMENTS.
 6. THIS PLAT WAS PREPARED FROM INFORMATION FURNISHED BY STEWART TITLE COMPANY FILE NO. 2018-0326, DATED OCTOBER 3, 2018. THE SURVEYOR HAS NOT ABSTRACTED THE ABOVE PROPERTY.
 7. THIS PLAT LIES WHOLLY WITHIN FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 174, FORT BEND SUBSIDIENCE DISTRICT, FORT BEND COUNTY DRAINAGE DISTRICT, LAMAR CONSOLIDATED INDEPENDENT SCHOOL DISTRICT, THE CITY OF FULSHEAR AND FORT BEND COUNTY.
 8. 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.
 9. 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.
 10. THERE ARE NO PIPELINES NOR PIPELINE EASEMENTS WITHIN THE LIMITS OF THE SUBDIVISION.
 11. FIVE-EIGHTHS (5/8") INCH IRON RODS THREE (3') FEET IN LENGTH WITH PLASTIC CAP MARKED "LJA SURVEY" ARE SET ON ALL PERIMETER BOUNDARY CORNERS, UNLESS OTHERWISE NOTED.
 12. 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.

**PRELIMINARY PLAT OF
POLO RANCH
SECTION 11**

A SUBDIVISION OF 15.361 ACRES OF LAND SITUATED IN
THE CHURCHILL FULSHEAR LEAGUE, ABSTRACT 29
FORT BEND COUNTY, TEXAS.

67 LOTS 3 RESERVES (2.031 ACRES) 2 BLOCK

JANUARY 24, 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

SHEET 2 OF 2

February 4, 2020

Engineering Review

Preliminary Plat
Polo Ranch Section 11
City of Fulshear, Texas

For Information only:

1. This plat will create 67 Lots in two (2) Block with three (3) Reserves that cover a total acreage of 15.361 acres.
2. The typical lots in this section are 45-foot and 50-foot in width along with a depth of at least 120-foot and a 20-foot Front Building Line.
3. Access to this section is provided by Palomino Ranch Path from Polo Ranch North Boulevard.

Recommendations:

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

- A) Note #6 needs to be updated to reflect the current City Planning Letter.
- B) A note is required calling out the side Lot Building Lines.



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

AGENDA OF: February 7, 2020 DATE SUBMITTED: January 16, 2020 PREPARED BY: Kerry Sigler Building Official	AGENDA ITEM: DEPARTMENT: Planning & Development Zach Goodlander PRESENTER: Director of Planning & Development
SUBJECT: Variance Request for a Monument Sign at 27500 Fulshear Bend Drive	
ATTACHMENTS: Application and Related Documents	

EXECUTIVE SUMMARY

Bayleigh Kempainen, on behalf of KISD has made an application for a monument sign variance for a non-conforming sign located within the Master Planned Community sign district. The monument sign in question was previously approved through the plan review process by an interim City Official and the monument sign has been constructed at this time. KISD is seeking formal relief through the variance process of a non-conforming sign. The current sign does not comply with Chapter 28, Section 28-4, (4), (a), (1), (2) size restrictions. Overall dimensions of the existing monument structure are approximately twenty-three (23) feet in height and sixteen (16) feet in width. The dimensions for the actual message board area to be approximately fifty-two (52) square feet which is less than the allowable seventy-two (72) square feet. The message board area will be a manual letter board with no electronically changeable messaging system. Chapter 28, Section 28-4, (4), (a), (1), (2) specifically states;

(4)

Master planned community sign district. As noticed on the maps in section 28-3, there are several master planned sign districts within the city limits and extraterritorial jurisdiction (ETJ) of the city. These districts coincide with the boundaries of currently platted master planned communities. Additional master planned community districts may be added through council action at a later date. Generally, aside from destination signage designating the entrances to master planned communities, all signs within this district shall be constructed in one of two formats as discussed below. However, the developer of the master planned community may submit a formal master signage plan as detailed below.

a. *Monument signs.*

1. Monument signs shall be constructed to substantially appear as a solid mass, such as cylinder, block, rectangle, or square, from ground level to the highest portion of the sign, otherwise commonly known as monument signs. **The bottom portion of the sign shall rest flush against the ground, allowing no space between the ground and the bottom of the sign structure.** The portion of the sign containing the message shall not exceed 72 total square feet of area. **The total height of the sign, including the sign structure and the portion**

containing the message of the sign, shall not exceed ten feet. The total width of the sign, including the sign structure and the portion containing the message of the sign, shall not exceed 12 feet. If one commercial property contains more than ten different businesses and has more than 350 feet of road frontage, the property shall be allowed two monument signs at that location, both of which must comply in all respects with this chapter.

2. Each monument sign shall be permitted a decorative cap which shall not be included in the total sign height restrictions recited above. Each decorative cap shall be no more than two feet in height and shall extend beyond the permitted width of each such sign by no more than one foot on each side. Any decorative cap permitted by this subsection shall be purely ornamental and shall be constructed of construction materials identical to or similar to the construction materials used in the construction of the sign or the construction of the building located on the premises.

- **Completed Sign Variance Application:** Completed Application from the Owner/Owner's Representative. (See Item 1)
- **Sign Details:** A picture of the existing monument sign structure which does not include the message board currently, site map with sign location, an example page of current KISD High School monument signs, and a detail sheet with dimensions of the existing monument structure. (See Item 2)
- **Application Fee:** Fee has been paid by applicant.

STAFF RECOMMENDATION

Bayleigh Kempainen/KISD is requesting relief through a variance approval to allow for a constructed sign that does not comply with Chapter 28-Signs in the code of ordinances.

1. City Staff has no opinion to this request but has determined it will not be injurious to the public health, safety, morals, and general welfare of the community.
2. The use and value of the areas adjacent to the property will not be affected in a substantially adverse manner.
3. The sign will comply with the existing Outdoor Lighting Ordinance.

HARDSHIP: It shall be incumbent upon an applicant to conclusively prove at the hearing that, if compelled to meet the provisions of this Ordinance, the applicant cannot secure reasonable use of the property; that the hardship claimed results from the application of the provisions of this Ordinance; that the hardship claimed is suffered by the property directly; and not merely by other properties; that the hardship claimed is not the result of the applicant's own actions.

Please Note: Monetary or cosmetic reasons will not pass the hardship standard.

ITEM 1

Completed Sign Variance Application



CITY OF FULSHEAR

DEVELOPMENT SERVICES

PO Box 279 / 29255 FM 1093 #12C
Fulshear, Texas 77441
Phone: 281-346-8860 ~ Fax: 281-346-8237
www.fulsheartexas.gov

SIGN VARIANCE APPLICATION

APPLICATION FEE: \$75.00 NON-REFUNDABLE

APPLICATION DATE: 01/08/2020

ADDRESS OF PREMISES AFFECTED: 27500 Fulshear Bend Dr.

LEGAL DESCRIPTION: Monument Sign for KISD High School #9 (Jordan High School)

OWNERS INFORMATION:

NAME Katy Independent School District
ADDRESS 6301 South Stadium Lane CITY, STATE, ZIP Katy, TX 77494
EMAIL hectoracampbell@katyisd.org PHONE NUMBER 281-396-6000

APPLICANTS NAME (if different than owner) Bayleigh Kempainen
ADDRESS 11 Greenway Plaza, Suite 22
CITY Houston STATE TX
ZIP CODE 77046 EMAIL bayleigh.kempainen@pbk.com PHONE NUMBER 713-965-0608

EXPLAIN REQUEST: (fully explain the existing conditions that make this request necessary)
The monument sign constructed for Jordan High School (High School #9) exceeds the height limitations of the City of Fulshear. This sign was constructed after a sign permit was submitted and approved. While under construction, the height violation was discovered warranting this variance application.

Status of the Project: Existing Under Construction Proposed

Have there been previous variance requests for this property? No

Are there similar situations in the area? Because Jordan High School is close to FM1463, Addresses: Walmart Super Center there are many larger signs in close proximity.

26824 FM1093 (2.2 miles away from HS)
Have you informed your Home Owners Association? No or Neighbors? No

Request Proposal and Description: Provide a description of the existing and or proposed physical property improvements relative to this case (ie: materials, structure type and height, dimensions, etc.) Please also supply and identify photos where applicable, to support your case: Jordan High School Monument Sign in constructed in masonry compliant with all Johnson Development requirements. There is a manual letter board, not a digital display incorporated in the sign for school announcements. The overall height of the monument sign is 12' above grade. This monument sign is identical to all other Katy Independent School District monument signs.

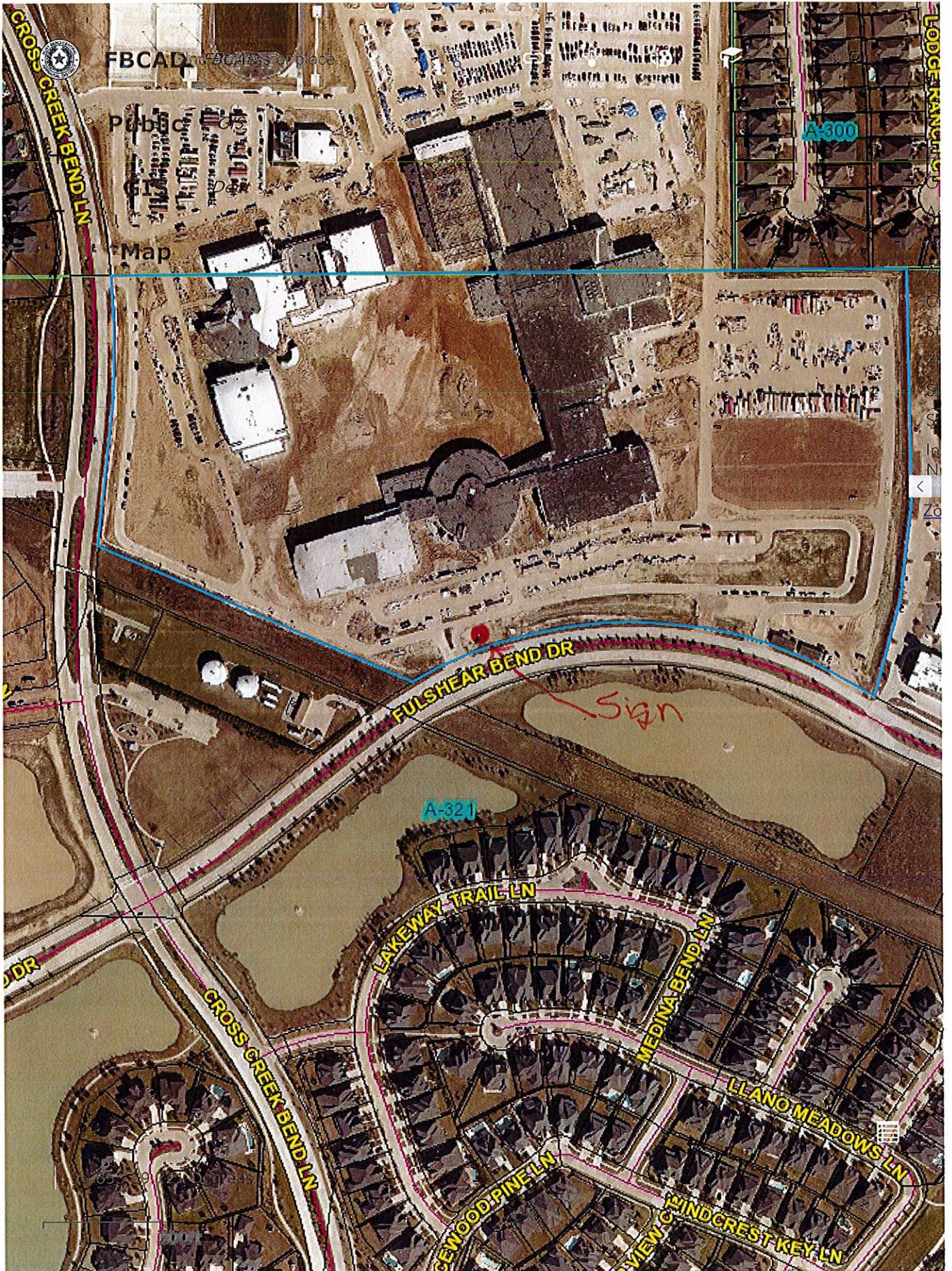
Acknowledgement: I certify that the information herein provided is true and correct to the best of my knowledge and belief, and that I, or my authorized representative, will cause this case to be presented in public hearing before the Planning Commission, unless I withdraw same prior to the City's posting of public notice. Should I initiate withdrawal after public notice is posted, I understand that the Board action shall constitute denial of the case, and the filing fee will be non-refundable. I understand that if I receive approval, I must still obtain approval from all other required departments within the City and that I must obtain required permits within 180 days from the date of the Board approval.

Signed by the Applicant/Owner Agent: Bayleigh Kempainen Date: 01/08/2020

ITEM 2

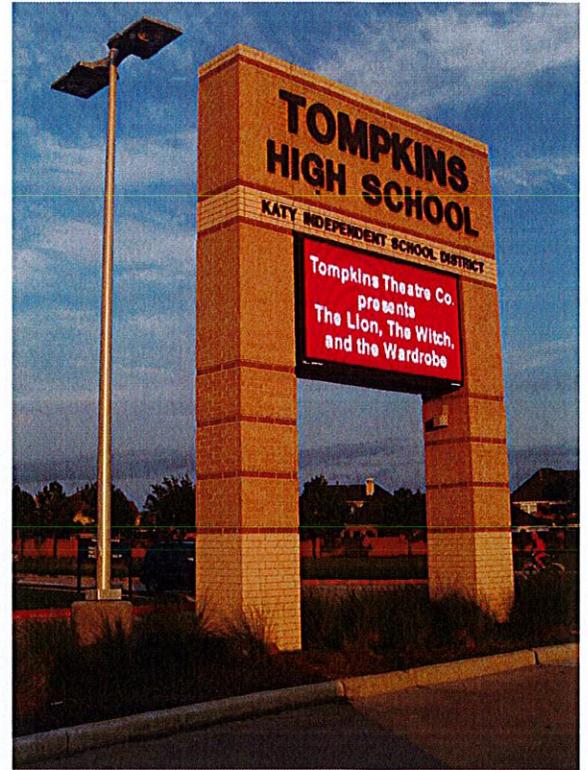
Sign Details







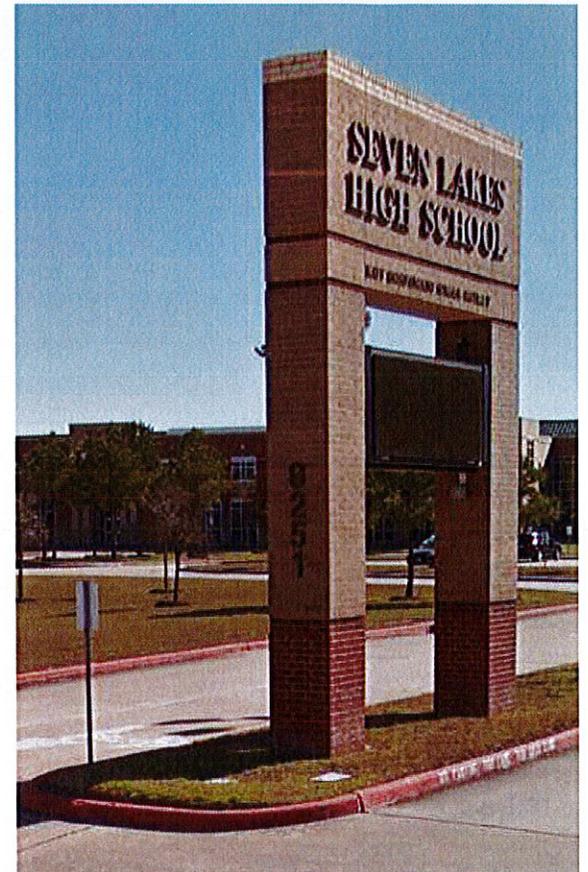
PAETOW HIGH SCHOOL



TOMPKINS HIGH SCHOOL



CINCO RANCH HIGH SCHOOL

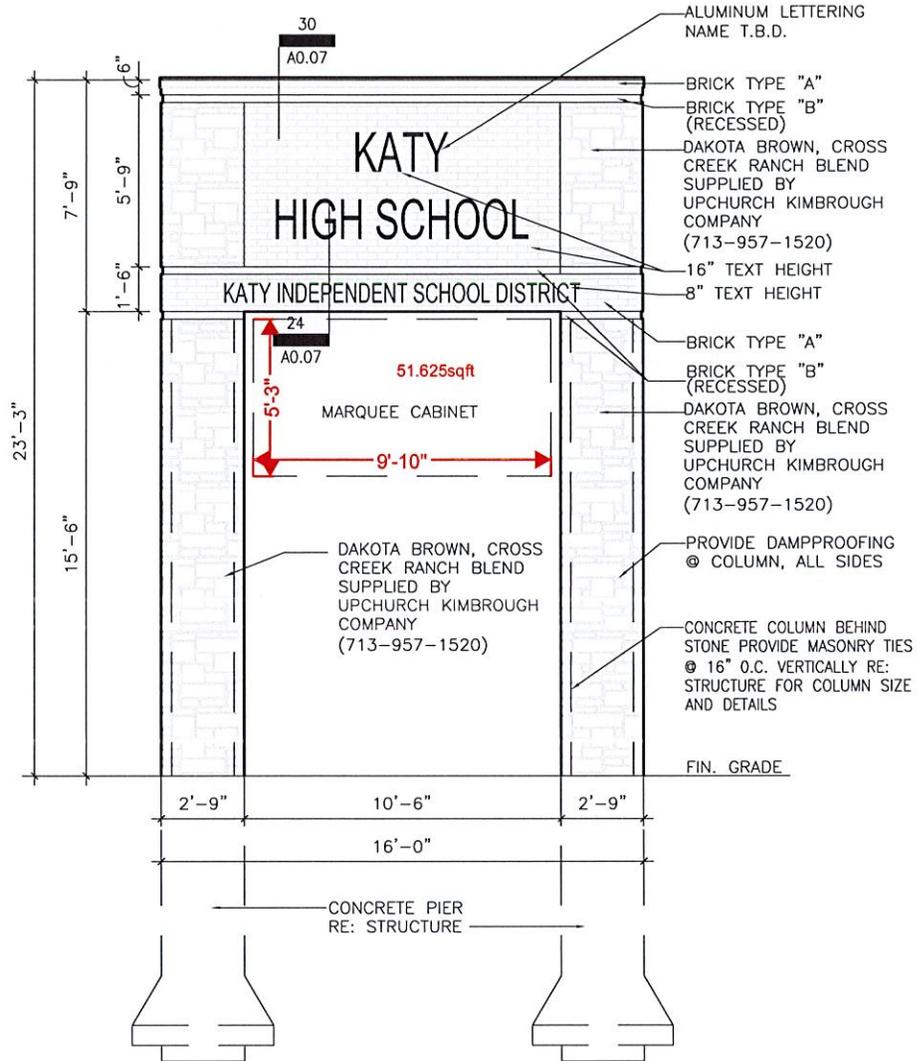


SEVEN LAKES HIGH SCHOOL



KATY HIGH SCHOOL

MONUMENT SIGNS AT OTHER KISD HIGH SCHOOLS



1 Marquee Elevation

1/4" = 1'



PBK
11 Greenway Plaza
22nd Floor
Houston, Texas 77046
[P] 713/965-0608
[F] 713/961-4571
[W] www.PBK.com

PROJECT:	PROJECT NO. : 1796	
Katy High School #9 Katy Independent School District		
Date:	04/24/2018	RE: Clarification 10
Drawn by:	EK	Checked by: JM

DRAWING NUMBER	SK - 01
DRAWING RE:	23/A0.07

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

AGENDA OF: February 7, 2020	AGENDA ITEM:
DATE SUBMITTED: January 17, 2020	DEPARTMENT: Planning & Development Zach Goodlander
PREPARED BY: Kerry Sigler Building Official	PRESENTER: Director of Planning & Development
SUBJECT:	Variance Request for an additional Wall Sign and a Projecting Logo Sign located at 4030 FM 1463 Road Suite #109
ATTACHMENTS:	Application and Related Documents

EXECUTIVE SUMMARY

Mr. Jan’s Math Class LLC has requested a variance to Chapter 28-Signs, Section 28-4, (4), (b), of the Code of Ordinances. This property is in the City of Fulshear ETJ, Master Planned Community Sign District, specifically a strip center at 4030 FM 1463 end cap suite #109. The wording of the current Ordinance does not specifically speak to end cap suites where the entrance wall to the business is located facing the interior of the property and it also has a wall that is parallel to a public street. Mr. Jan’s Math Class LLC is seeking relief for a second wall sign above the entrance door facing the interior property for business identification. This sign complies with the design and construction standards of a wall/façade sign. Staff is looking for direction in interpreting the current Ordinance as it should be applied to end cap spaces. Staff is certain end cap scenarios will be addressed with the ongoing Ordinance revisions and likely will allow for business entrance wall identification with limitations.

Mr. Jan’s Math Class LLC is also seeking a variance to allow a projecting sign containing the business logo on the corner of their end cap. Chapter 28, Section 28-4, (4), (a), (b), does not list a projecting sign as an allowable use nor does it strictly prohibit the use. Staff interprets the absence of an allowable use as prohibited. Mr. Jan’s Math Class LLC is seeking relief of this interpretation.

Chapter 28, Section 28-4, (4), (a), (b), specifically states;

(4) *Master planned community sign district.* As noticed on the maps in section 28-3, there are several master planned sign districts within the city limits and extraterritorial jurisdiction (ETJ) of the city. These districts coincide with the boundaries of currently platted master planned communities. Additional master planned community districts may be added through council action at a later date. Generally, aside from destination signage designating the entrances to master planned communities, all signs within this district shall be constructed in one of two formats as discussed below. However, the developer of the master planned community may submit a formal master signage plan as detailed below.

a. *Monument signs.*

1. Monument signs shall be constructed to substantially appear as a solid mass, such as cylinder, block, rectangle, or square, from ground level to the highest portion of the sign, otherwise commonly known as monument signs. The bottom portion of the sign shall rest flush against the ground, allowing no space between the ground and the bottom of the sign structure. The portion of the sign containing the message shall not exceed 72 total square feet of area. The total height of the sign, including the sign structure and the portion containing the message of the sign, shall not exceed ten feet. The total width of the sign, including the sign structure and the portion containing the message of the sign, shall not exceed 12 feet. If one commercial property contains more than ten different businesses and has more than 350 feet of road frontage, the property shall be allowed two monument signs at that location, both of which must comply in all respects with this chapter.

2. Each monument sign shall be permitted a decorative cap which shall not be included in the total sign height restrictions recited above. Each decorative cap shall be no more than two feet in height and shall extend beyond the permitted width of each such sign by no more than one foot on each side. Any decorative cap permitted by this subsection shall be purely ornamental and shall be constructed of construction materials identical to or similar to the construction materials used in the construction of the sign or the construction of the building located on the premises.

3. It shall be prohibited for monument signs on separate properties to be located within 50 linear feet of each other. It shall be prohibited for monument signs on the same property to be located within 100 linear feet of each other.

b. *Facade or wall signs.*

Facade or wall signs shall be allowed only on a wall or facade that is parallel to a public street, and only so long as the total sign area does not exceed ten percent of the area of the facade or wall on which it is mounted or painted, provided that for buildings with two or more tenants, the total sign area for a facade or wall sign shall be limited to ten percent of the facade or wall area on which it is mounted or painted that is attributable to the applicable tenant's lease. Facade or wall signs may be mounted or painted upon the wall and must be maintained in good condition at all times. The sign shall contain only information identifying the business located on the site. A mounted wall sign shall not project more than 12 inches from the building wall to which it is attached.

- **Completed Sign Variance Application:** Completed Application from the Owner/Owner's Representative. (See Item 1)
- **Sign Details:** A detail sheet with dimensions depicting the requested wall sign and projecting sign which includes a photo of the business, site plan showing property location. (See Item 2)
- **Application Fee:** Fee has been paid by applicant.

STAFF RECOMMENDATION

Mr. Jan's Math Class LLC is requesting relief through a variance approval to allow for an additional wall sign which is not currently addressed in Chapter 28-Signs of the code of ordinances.

1. City Staff has no objection to this request as end cap scenarios will be addressed in the ongoing Ordinance revision process.
2. City Staff has determined it will not be injurious to the public health, safety, morals, and general welfare of the community.
3. The use and value of the areas adjacent to the property will not be affected in a substantially adverse manner.
4. The sign will comply with the existing Outdoor Lighting Ordinance.

Mr. Jan's Math Class LLC is requesting relief through a variance approval to allow for a projecting sign in the Master Planned Community Sign District.

1. City Staff has no opinion to this request but has determined it will not be injurious to the public health, safety, morals, and general welfare of the community.
2. The use and value of the areas adjacent to the property will not be affected in a substantially adverse manner.
3. The sign will comply with the existing Outdoor Lighting Ordinance.

HARDSHIP: It shall be incumbent upon an applicant to conclusively prove at the hearing that, if compelled to meet the provisions of this Ordinance, the applicant cannot secure reasonable use of the property; that the hardship claimed results from the application of the provisions of this Ordinance; that the hardship claimed is suffered by the property directly; and not merely by other properties; that the hardship claimed is not the result of the applicant's own actions.

Please Note: Monetary or cosmetic reasons will not pass the hardship standard.

ITEM 1

Completed Sign Variance Application



CITY OF FULSHEAR

DEVELOPMENT SERVICES

PO Box 279 / 29255 FM 1093 #12C
Fulshear, Texas 77441
Phone: 281-346-8860 ~ Fax: 281-346-8237
www.fulsheartexas.gov

SIGN VARIANCE APPLICATION

APPLICATION FEE: \$75.00 NON-REFUNDABLE

APPLICATION DATE: 1/10/20

ADDRESS OF PREMISES AFFECTED: 4030 FM 1463 Rd. #109, Katy, Tx. 77494

LEGAL DESCRIPTION: _____

OWNERS INFORMATION:

NAME Mr. Jan's Math Class LLC
ADDRESS 4030 FM 1463 Rd. #109 CITY, STATE, ZIP Katy, Tx. 77494
EMAIL andyjan45@gmail.com PHONE NUMBER 832-270-5742

APPLICANTS NAME (if different than owner) _____
ADDRESS _____
CITY _____ STATE _____
ZIP CODE _____ EMAIL _____ PHONE NUMBER _____

EXPLAIN REQUEST: (fully explain the existing conditions that make this request necessary
Our building side faces 1463, but our front door (front facade)
is facing the parking lot. Also the building does not give
enough room for our logo to go on sign. Attached is the
requested final design. All signs add stay under 10% of facade.

Status of the Project: Existing Under Construction Proposed

Have there been previous variance requests for this property? No

Are there similar situations in the area? Yes, the Walgreens has 2 sign w/ an variance.

Addresses: 4010 FM 1463, Katy, Tx. 77494

Have you informed your Home Owners Association? None or Neighbors? None

Request Proposal and Description: Provide a description of the existing and or proposed physical property improvements relative to this case (ie: materials, structure type and height, dimensions, etc.) Please also supply and identify photos where applicable, to support your case:

Acknowledgement: I certify that the information herein provided is true and correct to the best of my knowledge and belief, and that I, or my authorized representative, will cause this case to be presented in public hearing before the Planning Commission, unless I withdraw same prior to the City's posting of public notice. Should I initiate withdrawal after public notice is posted, I understand that the Board action shall constitute denial of the case, and the filing fee will be non-refundable. I understand that if I receive approval, I must still obtain approval from all other required departments within the City and that I must obtain required permits within 180 days from the date of the Board approval.

Signed by the Applicant/Owner Agent:



Date:

1/10/20

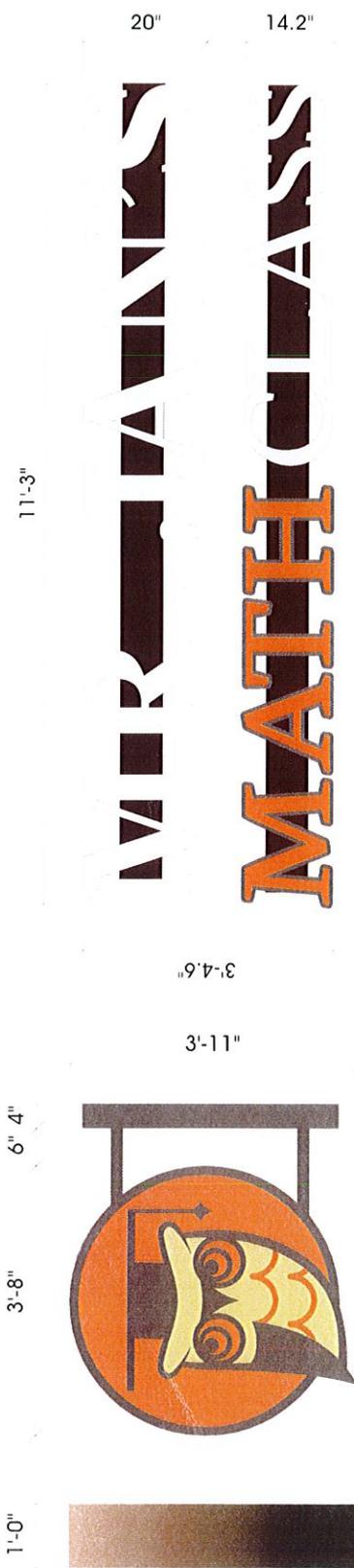
ITEM 2

Sign Details

DATE: DECEMBER 2, 2019
 SCALE: AS SHOWN
 SALE REP: BILLY NGUYEN
 DRAWN BY: TUYEN NGUYEN
 DRAWN #: G12022
 NOTES & CHANGES

CLIENT: MR. JAN'S MATH CLASS
 ANDY JAN
 LOCATION OF PROJECT: 4030 FM 1463 ROAD
 KATY, TX 77494
 APPROVALS

CLIENT:
 DATE:
 LANDLORD:
 DATE:
 SALE REP:
 DATE:



SPECIFICATION

- *LOGO, MATH: WHITE ACRYLIC #7328 WITH VINYL GRAPHIC OVERLAY, ORANGE TO MATCH PMS 021 C & BROWN TO MATCH PMS 109 C
- *"MR. JAN'S, CLASS": WHITE ACRYLIC #7328 WITH DUAL COLOR PERFORATED FILM OVERLAY APPEARING DARK GRAY IN DAYTIME AND COOL WHITE IN NIGHT TIME
- *CHANNEL LETTERS TO BE MOUNTED ON 7" x 7" RACEWAY PAINT TO MATCH "ESPRESSO - NICHIIHA"
- *INSTALLATION: COMPLY TO ALL APPLICABLE CITY & NATIONAL CODES
- *ATTACHMENTS: 3/8" x 5" NON-FERROUS BOLTS

