

August 19, 2021

Fort Bend County Commissioners Court
Commissioner Andy Meyers, Precinct 3
1517 Eugene Heimann Circle
Richmond, TX 77469

Re: Trails of Katy Sec 6 Plat

Dear Commissioner Meyers:

The proposed residential development of Trails of Katy Sec 6 consists of 7.94 acres of land, 58 lots, 1 block, and 8 reserves. The subdivision lies within the City of Houston Extra Territorial Jurisdiction and Fort Bend County limits. The residential section is located at the southwest intersection of Kingsland Boulevard and Cane Island Parkway. The final plat was approved by the City of Houston on August 5, 2021.

We respectfully request the Court consider granting the following variances:

1. Minimum lot size requirement: *The minimum lot area for lots serviced by sanitary sewer shall not be less than 5000 square feet* requirement per Section Sec 5.14.E.4 of the Fort Bend County Regulations of Subdivision. This variance request will allow for a unique housing product to be developed with compensating open space amenities creating a sense of community. This design proposes smaller lots with a reduced yard space in exchange for an increased living area. The distinctive shape of the tract limits the design opportunities, and we believe this design provides the highest and best use of the land. The site is at the intersection of two major thoroughfares which creates an ideal location for this type of development.

To the west of the tract, there is a large corridor of pipeline easements that serves as a buffer to the nearby single-family residential neighborhood. The tract is surround by undeveloped land to the immediate north and east of the tract. We believe this type of development will pair well with the anticipated intensity of non-residential land uses to the north and to the east of the tract.

2. Building separation (shared lot lines only): *A minimum distance of 10 feet shall be provided between sides of residential structures* per Sec 5.12.C.5. If the variance is granted, this will allow for a zero setback between units, with a much greater building separation distance between buildings structures. This residential development will consist of two-unit, four-unit and five-unit townhomes. Each townhouse will sit on its own platted lot. While the units will share lot and building lines at no point will there be a separation distance of less than 10 feet between each building structure. The separation between building structure varies from 10 – 35 feet.

It is for these various reasons, granting the variance will not be detrimental to the public welfare or injurious to the neighboring property. The development will include a diversity of housing product to meet the ever-growing demand of providing typical living spaces on smaller lots with less maintenance. Additionally, the



2322 West Grand Parkway North,
Suite 150
Katy, Texas 77449
Tel: 832-913-4000
Fax: 832-913-4001
www.jonescarter.com

proposed development will be consistent with the existing development in the area and will be harmonious to the Trails of Katy overall development.

Please let me know of any questions. Thank you for your time.

Sincerely,

Mayra Hernandez, AICP
Senior Planner

MH

K:\05535\05535-0067-01 Katy Townhomes- Paving and Platting\2 Design Phase\PLANNING\Project Management\Submittals\FBCE

DISTRICT NAMES	
FBC ASSISTANCE	FBC ASSISTANCE DISTRICT No. 7
WCID	N/A
MUD	WILLOW POINT MUD
LID	N/A
OID	FORT BEND COUNTY DRAINAGE DISTRICT
SCHOOL	KATY ISD
FIRE	ESD No. 2
IMPACT FEE AREA	N/A
CITY OR CITY ETJ	HOUSTON ETJ
UTILITIES CO.	CENTERPOINT ENERGY

WARD-BROWN
PARTNERS, L.L.C.
CALLED 37.2316 AC.
C.C.F. NO. 2010020254
O.P.R.F.B.C.T.

A RESTRICTED RESERVE "A"
Restricted to Landscape, Open Space
& Incidental Utilities Purposes Only
0.0198 AC
825 Sq Ft

B RESTRICTED RESERVE "B"
Restricted to Landscape and Compensating
Open Space and Incidental Utilities
Purposes Only
0.28 AC
12,197 Sq Ft

C RESTRICTED RESERVE "C"
Restricted to Drainage & Detention
Purposes Only
1.89 AC
82,392 Sq Ft

D RESTRICTED RESERVE "D"
Restricted to Landscape, Open Space
and Incidental Utilities Purposes Only
0.047 AC
2,050 Sq Ft

E RESTRICTED RESERVE "E"
Restricted to Landscape and Compensating
Open Space and Incidental Utilities
Purposes Only
0.07 AC
3,179 Sq Ft

F RESTRICTED RESERVE "F"
Restricted to Lift Station
Purposes Only
0.27 Acres
11,558 Sq Ft

G RESTRICTED RESERVE "G"
Restricted to Landscape and Compensating
Open Space and Incidental Utilities
Purposes Only
0.0801 AC
3,492 Sq Ft

H RESTRICTED RESERVE "H"
Restricted to Landscape and Compensating
Open Space and Incidental Utilities
Purposes Only
0.31 AC
13,395 Sq Ft

WARD-BROWN PARTNERS, L.L.C.
CALLED 37.2316 AC.
C.C.F. NO. 2010020254
O.P.R.F.B.C.T.

FORT BEND COUNTY, TEXAS
CALLED 0.09 AC.
(EXHIBIT "A")
C.C.F. NO. 2017121842
O.P.R.F.B.C.T.

COUNTY OF
FORT BEND
CALLED
0.0234 AC.
C.C.F. NO.
2015142110
O.P.R.F.B.C.T.

FORT BEND
COUNTY,
TEXAS
CALLED
5.469 AC.
(PARCEL 5)
C.C.F. NO.
2018111443
O.P.R.F.B.C.T.

GENERAL NOTES:
BL "Building Line"
C.C.F. "County Clerk's File"
DE "Drainage Easement"
D.R.F.B.C.T. "Deed Records, Fort Bend County, Texas"
Esmt "Easement"
FBCMUD "Fort Bend County Municipal Utility District"
No. "Number"
O.R.F.B.C.T. "Official Records, Fort Bend County, Texas"
O.P.R.F.B.C.T. "Official Public Records, Fort Bend County, Texas"
P.R.F.B.C.T. "Plot Records, Fort Bend County, Texas"
ROW "Right-of-Way"
SSE "Sanitary Sewer Easement"
Sq. ft "Square Feet"
Stm SE "Storm Sewer Easement"
UE "Utility Easement"
WLE "Water Line Easement"
• "Set 3/4-inch Iron Rod (with Cap Stamped"Jones|Carter Property Corner") as per certification"

- All block corner and cul-de-sac return to tangent radii are twenty-five feet (25).
- All cul-de-sac radii are fifty feet (50'), unless otherwise indicated.
- All easements are centered on lot lines unless shown otherwise.
- Unless otherwise indicated the building lines (BL) whether one or more, shown on this subdivision plot are established to evidence compliance with the applicable provisions of Chapter 42, Code of Ordinances, City of Houston, Texas, in effect at the time this plat was approved, which may be amended from time to time.
- Single Family residential shall mean the use of a lot with one building for and containing not more than two separate units with facilities for living, sleeping, cooking and eating there in. A lot upon which is located a free-standing building containing one dwelling unit and a detached secondary dwelling unit of not more than 900 square feet also shall be considered single family residential. A building that contains one dwelling unit on one lot that is connected by a party wall to another building containing one dwelling unit on an adjacent lot shall be single family residential.
- Each lot shall provide a minimum of two off-street parking spaces per unit. In those instances where a secondary unit is provided, only one additional space shall be provided.
- The coordinates shown hereon are Texas State Plane, South Central Zone, NAD 83 (grid) based upon GPS observations. To convert the coordinates shown hereon to surface coordinates, apply a combined scale factor of 0.99998896.
- All lots shall have adequate wastewater collection service.
- The building line requirements established by Chapter 42 are minimum standards. Where deed restrictions provide for a greater building setback, the deed restrictions shall control over the provisions of this division.
- Areas identified as compensating open space shall be restricted for the use of the owners of property in and residents of the subdivision. Areas identified as compensating open space shall be owned, managed and maintained under a binding agreement among the owners of the property in the subdivision.
- Per the Flood Insurance Rate Map (FIRM) No. 48157C0040L with an effective date of April 2, 2014 and revision letter 16-06-1376P-480301 with an effective date of February 14, 2017, for Fort Bend County, Texas, Trails of Katy Sec 6 is located within Zone "X", Zone "X" Shaded, & Zone "AE". Zone "X" is defined as areas determined to be outside the 0.2% annual chance floodplain. Zone "X" Shaded is defined as areas of 0.2% annual chance flood hazard, areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile. Zone "AE" is defined as special flood hazard areas with base flood elevation or depth.
- Absent written authorization by the affected utilities, all utility and aerial easements must be kept unobstructed from any non-utility improvements or obstructions by the property owner. Any unauthorized improvements or obstructions may be removed by any public utility at the property owner's expense. While wooden posts and paneled wooden fences along the perimeter and back to back easements and alongside rear lots lines are permitted, they too may be removed by public utilities at the property owner's expense should they be an obstruction. Public Utilities may put said wooden posts and paneled wooden fences back up, but generally will not replace with new fencing.
- Elevations shown hereon are based on NGS monument M 1506, being 3.8 miles West of Katy from junction of U.S. Highway 90 & Pin Oak Road, monument being 36 foot West of centerline of Pederson Road, also being 26 foot South-Southwest of end of a 32 inch pipe culvert, also being 13 foot South of a fence corner and power pole, also being 2 foot north-northeast of a fence. Access to datum point is through a 5 inch logo cap, with a published elevation of 155.65' (NAVD 88).
- This plat is located in lighting zone L23 according to the "Order for Regulation of Outdoor Lighting".
- Contours shown hereon are based upon NAVD88 datum.
- This tract is located within the extraterritorial jurisdiction of the City of Houston, Fort Bend County, Texas, Willow Point Municipal Utility District , Katy Independent School District, and Fort Bend County Drainage District, and Fort Bend County Assistance District No. 7 and ESD No. 2.
- Site Plans shall be submitted to Fort Bend County and any other applicable jurisdiction for review and approval. Development Permits and all other applicable permits shall be obtained from Fort Bend County prior to beginning construction.
- All property to drain into the drainage easement only through an approved drainage structure. All drainage easements to be kept clear of fences, buildings, vegetation and other obstructions to the operation and maintenance of the facility.
- The drainage system for this subdivision is designed in accordance with the Fort Bend County Drainage Criteria Manual which allows street ponding with intense rainfall events.
- The top of all floor slabs shall be a minimum elevation of 143.16' feet above mean sea level (NAVD 88 datum). In addition, no top of slab elevation shall be less than 24 inches above the lowest top of curb adjacent to the lot in which it lies. In the absence of a curb the top of slab elevation shall be no less than 24 inches above the highest natural ground along the perimeter of the building foundation and 12 inches above any down gradient roadway or drainage restraint, whichever is higher.

EXHIBIT A

TRAILS OF KATY SEC 6

A SUBDIVISION OF 7.94 ACRES OF LAND

OUT OF THE

THOMAS CRESAP SURVEY, A-369

FORT BEND COUNTY, TEXAS

58 LOTS

8 RESERVES

1 BLOCK

AUGUST 2021

ENGINEER/PLANNER:



OWNER:
VENTANA DEVELOPMENT KATY LTD.
410 BROOKS STREET
SUGAR LAND, TX 77498
713-781-5553

Texas Board of Professional Engineers Registration No. F-489
Texas Board of Professional Land Surveying Registration No. 10861-04
630 West Loop South, Suite 150 • Dallas, TX 75201 • (214) 777-5337

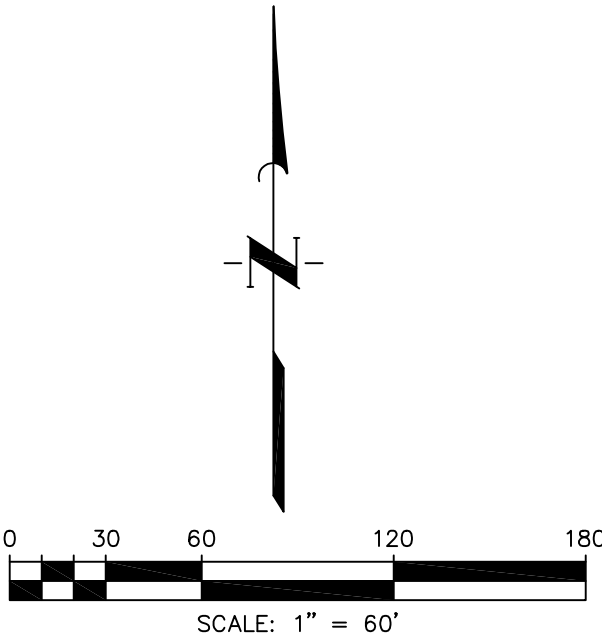
SHEET 1 OF 2

LOT SIZES<5000 SF--SUBURBAN AREA		
BLOCK NO.	LOT NO.	LOT AREA
BLOCK 1	1	3,287
	2	2,438
	3	2,447
	4	3,366
	5	3,366
	6	2,448
	7	2,448
	8	3,366
	9	3,162
	10	2,040
	11	2,231
	12	2,005
	13	3,589
	14	2,763
	15	1,943
	16	2,248
	17	2,476
	18	4,514
	19	3,177
	20	2,049
	21	2,228
	22	2,049
	23	3,176
	24	3,175
	25	2,050
	26	2,245
	27	2,073
	28	3,199
	29	3,177
	30	2,050
	31	2,242
	32	2,050
	33	3,177
	34	3,383
	35	2,460
	36	2,460
	38	2,972
	39	2,972
	41	3,384
	42	3,096
	43	3,525
	44	3,133
	45	2,040
	46	2,231
	47	2,040
	48	3,162
	49	3,162
	50	2,040
	51	2,231
	52	2,040
	53	3,162
	54	3,162
	55	2,040
	56	2,231
	57	2,040
	58	3,177
TOTAL NUMBER OF LOTS<5000 SF		57
TOTAL AREA OF LOTS <5000 SF		153,803

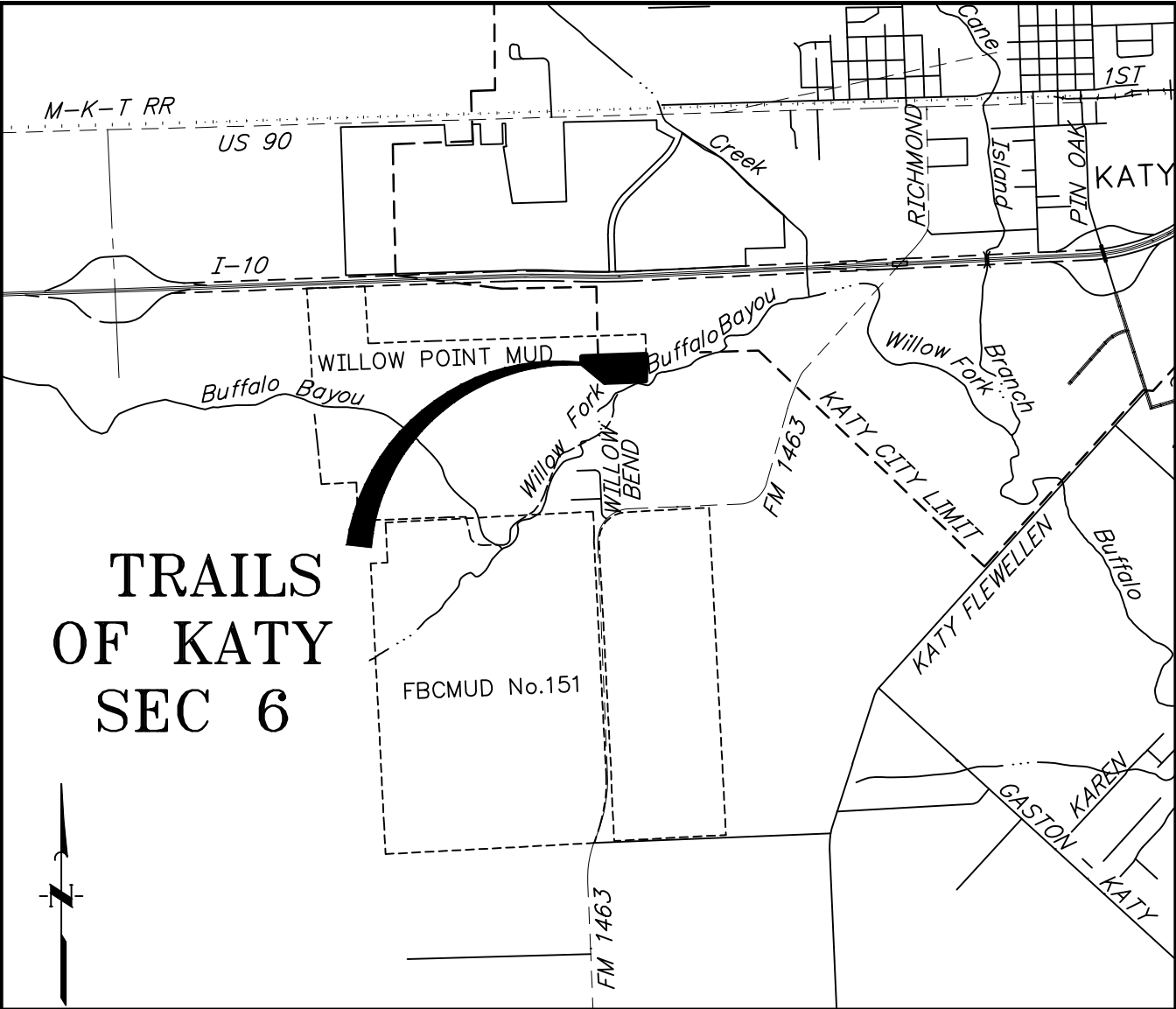
COMPENSATING OPEN SPACE TABLE
A. TOTAL NUMBER OF LOTS<5000 SF: 57
B. TOTAL AREA OF LOTS <5000 SF: 153,803 SF
C. AVERAGE LOT SIZE<5000 SF (B/A): 2,698 SF
D. COMPENSATING OPEN SPACE REQUIRED PER LOT (BASED ON C): 500.0
E. COMPENSATING OPEN SPACE REQUIRED (A X D): 28,500 SF
F. TOTAL AREA OF COMPENSATING OPEN SPACE PROVIDED RESERVES B, E, G AND H: 32,263 SF

Line Table		
Line	Bearing	Distance
L1	N02°02'01"W	11.00'
L2	N02°04'14"W	102.90'
L3	S02°04'14"E	152.00'
L4	S89°20'58"E	50.00'
L5	N87°57'59"E	244.62'
L6	N02°02'01"W	25.00'
L7	N87°57'59"E	415.15'
L8	N02°02'01"W	25.00'
L9	S38°17'43"W	27.73'
L10	N02°02'01"W	39.95'
L11	N19°43'55"W	58.60'
L12	N46°07'06"W	73.22'
L13	S46°43'17"E	45.02'
L14	S42°37'36"E	31.38'
L17	N87°57'59"E	20.00'
L18	N88°47'27"W	51.08'
L19	S39°57'20"W	4.61'
L20	N41°47'00"W	2.08'
L21	N01°55'01"W	33.09'
L22	N39°57'20"E	76.21'

Curve Table					
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	300.00'	2°41'04"	14.06'	S89°18'30"W	14.05'
C2	300.00'	2°41'04"	14.06'	N89°18'30"E	14.05'
C3	30.00'	90°02'12"	47.14'	S42°56'53"W	42.44'
C4	25.00'	87°16'44"	38.08'	S45°42'36"E	34.51'
C5	50.00'	250°31'44"	218.63'	N33°13'51"E	81.65'
C6	25.00'	70°31'44"	30.77'	N56°46'09"W	28.87'
C7	25.00'	70°31'44"	30.77'	N52°42'07"E	28.87'
C8	50.00'	250°31'44"	218.63'	S37°17'53"E	81.65'
C9	25.00'	90°02'12"	39.29'	S42°56'53"W	35.37'
C10	30.00'	89°57'48"	47.10'	S47°03'07"E	42.41'



DISTRICT NAMES	
FBC ASSISTANCE	FBC ASSISTANCE DISTRICT NO. 7
WCID	N/A
MUD	WILLOW POINT MUD
LID	N/A
OID	FORT BEND COUNTY DRAINAGE DISTRICT
SCHOOL	KATY ISD
FIRE	FIRE DISTRICT WILLOWFORK
IMPACT FEE AREA	N/A
CITY OR CITY ETJ	HOUSTON ETJ
UTILITIES CO.	CENTERPOINT ENERGY



VICINITY MAP
NTS KEY MAP 483H

WARD-BROWN
PARTNERS, L.L.C.
CALLED 37.2316 AC.
C.C.F. NO. 2010020254
O.P.R.F.B.C.T.

WARD-BROWN PARTNERS, L.L.C.
CALLED 37.2316 AC.
C.C.F. NO. 2010020254
O.P.R.F.B.C.T.

FORT BEND COUNTY, TEXAS
CALLED 0.09 AC.
(EXHIBIT "A")
C.C.F. NO. 2017121842
O.P.R.F.B.C.T.

COUNTY OF
FORT BEND
CALLED
0.0234 AC.
C.C.F. NO.
2015142110
O.P.R.F.B.C.T.

FORT BEND
COUNTY,
TEXAS
CALLED
5.469 AC.
(PARCEL 5)
C.C.F. NO.
2018111443
O.P.R.F.B.C.T.

EXISTING
CANE
ISLAND
PARKWAY
RIGHT-OF-WAY

PART OF A
0.94 ACRE TRACT
CANE ISLAND PARKWAY
C.C.F. NO. 2019033274
O.P.R.F.B.C.T.

THOMAS CRESAP SURVEY, ABSTRACT 369
CHARLES W. SCHRMPF SURVEY, ABSTRACT 412

REMAINING ACREAGE
VENTANA DEVELOPMENT KATY,
LTD.
CALLED 57.52 AC.
C.C.F. NO. 2015071440
O.P.R.F.B.C.T.

Line Table		
Line	Bearing	Distance
L1	N02°02'01"W	11.00'
L2	N02°04'14"W	102.90'
L3	S02°04'14"E	152.00'
L4	S89°20'58"E	50.00'
L5	N87°57'59"E	244.62'
L6	N02°02'01"W	25.00'
L7	N87°57'59"E	415.15'
L8	N02°02'01"W	25.00'
L9	S38°17'43"W	27.73'
L10	N02°02'01"W	39.95'
L11	N19°43'55"W	58.60'
L12	N46°07'06"W	73.22'
L13	S46°43'17"E	45.02'
L14	S42°37'36"E	31.38'
L17	N87°57'59"E	20.00'
L18	N88°47'27"W	51.08'
L19	S39°57'20"W	4.61'
L20	N41°47'00"W	2.08'
L21	N01°55'01"W	33.09'
L22	N39°57'20"E	76.21'

Curve Table						
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH	TANGENT
C1	300.00'	2°41'04"	14.06'	S89°18'30"W	14.05'	7.03'
C2	300.00'	2°41'04"	14.06'	N89°18'30"E	14.05'	7.03'
C3	30.00'	90°02'12"	47.14'	S42°56'53"W	42.44'	30.02'
C4	25.00'	87°16'44"	38.08'	S45°42'36"E	34.51'	23.84'
C5	50.00'	250°31'44"	218.63'	N33°13'51"E	81.65'	70.71'
C6	25.00'	70°31'44"	30.77'	N56°46'09"W	28.87'	17.68'
C7	25.00'	70°31'44"	30.77'	N52°42'07"E	28.87'	17.68'
C8	50.00'	250°31'44"	218.63'	S37°17'53"E	81.65'	70.71'
C9	25.00'	90°02'12"	39.29'	S42°56'53"W	35.37'	25.02'
C10	30.00'	89°57'48"	47.10'	S47°03'07"E	42.41'	29.98'

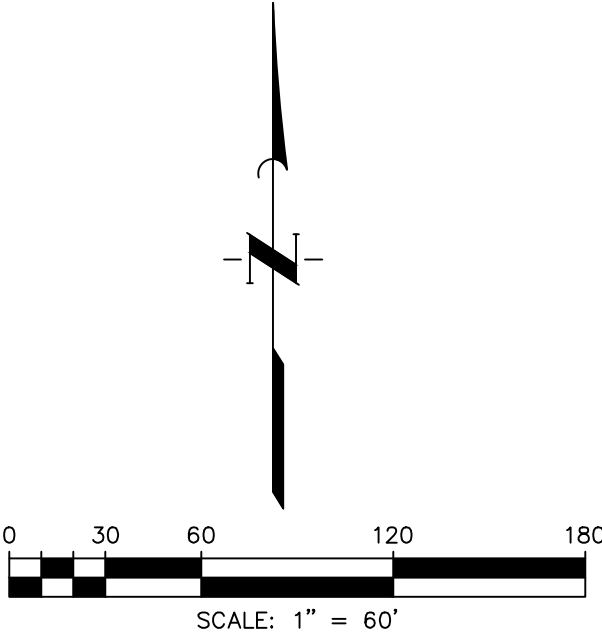


EXHIBIT B TRAILS OF KATY SEC 6

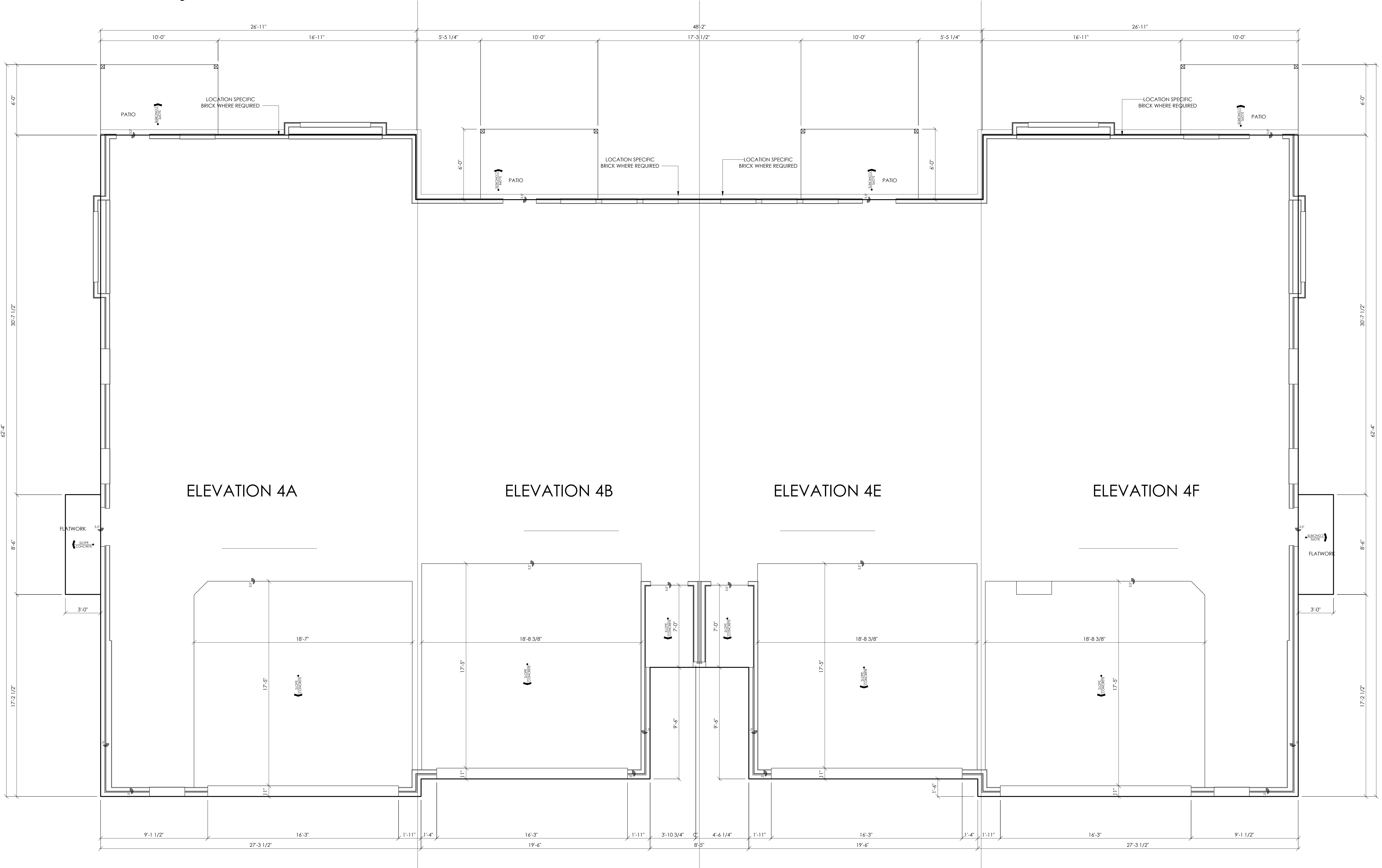
A SUBDIVISION OF 7.94 ACRES OF LAND
OUT OF THE
THOMAS CRESAP SURVEY, A-369
FORT BEND COUNTY, TEXAS
58 LOTS 8 RESERVES 1 BLOCK
JULY 2021

OWNER:
VENTANA DEVELOPMENT KATY LTD.
410 BROOKS STREET
SUGAR LAND, TX 77498
713-781-5553

ENGINEER/PLANNER:
JC JONES CARTER

Texas Board of Professional Engineers Registration No. F-439
Texas Board of Professional Land Surveying Registration No. 109861-04
6300 West Loop South, Suite 150 • Dallas, TX 75244 • 713.777.5337

Trails of Katy Exhibit C: 4- Pack



Trails of Katy Sec 6 - Exhibit D

Example of Building Structure

