

October 28, 2024

Fort Bend County Commissioners Court
Commissioner Dexter L. McCoy
Fort Bend County Precinct 4
1517 Eugen Heimann Cir, Suite 300
Richmond, TX 77469

Re: Harris Fort Bend ESD 100 Swiftwater Rescue Facility

Dear Commissioner McCoy:

The proposed development of Harris Fort Bend ESD 100 Swiftwater Rescue Facility consists of 27.32 acres within Fort Bend County and the City of Houston's ETJ. The City of Houston's Planning Commission approved the plat based on the conditions and requirements listed in the Action CPC 101 Form dated October 3rd, 2024 (Plat App. No. 2024-1871).

On behalf of Harris-Fort Bend Emergency Service District No. 100, a political subdivision of the State of Texas, we request the Court to consider granting the following request:

1. A variance to the block length of a residential street shall not exceed 1,400 feet per Section 5.5.A.2. of Fort Bend County Regulations of Subdivision.
2. A variance to terminate a stub street with a temporary cul-de-sac until the street is extended into the adjacent development or properties per Section 5.6.B.1 of Fort Bend County Regulations of Subdivision.

As a background for this future development, the Houston Swift Water Rescue Facility will be used to train first responders, including Fire, EMS, Police, and Military personnel, in responding to a variety of scenarios related to emergency water rescue. As we know, the Greater Houston Area is prone to hurricanes and severe flooding. The facility will also train city and power utility crews working in flood conditions.

Moreover, according to the World Health Organization, there are over 300,000 annual drowning deaths worldwide. In the United States, drowning is the second leading cause of unintentional injury death in children aged 1–14 years. According to the Children Safety Network, almost 1,000 children drown in the United States each year, and nearly half of those are infants and toddlers. Accordingly, the training facility will also conduct training to prevent child drowning.

The Swift Water Rescue Facility is envisioned to be the largest and most comprehensive in the world. The facility will have 4 training areas, a lake, two channels, and an urban flood rescue simulator. The facility will present unique scenarios in boat and lake training, including wading and beginner ropes work. Swiftwater rescue training will include a variety of scenarios that include self-rescue/swim, ropes rescue, strainers, bridge pylons, snatches from aqueducts, and rescue from vehicles. The urban flood rescue simulator will provide an additional set of scenarios including low-head dam rescue, search of buildings, boat rescue from structures, lily padding, FEMA searches, and hazard identification. The property will also have office buildings for administrative work and classroom training, a housing village, parking, and space for boat storage. The Houston facility is expected to serve first responders throughout the region, country, and perhaps the world, who could benefit from the specialized training.

Requiring the extension of Ferrara Drive to Bellaire Blvd would create a significant redesign that would prohibit the training that would be conducted for these rescue simulations and would create a substantial risk of harm for emergency trainees and active responders when crossing the road to enter the training sites. This variance request aims to maintain a buffer between the residential neighborhood and the Swift Water training grounds, preserving the community's welfare and aligning with Fort Bend County and City of Houston's economic goals.

Furthermore, to terminate Ferrara Drive with a Cul-De-Sac would prohibit some of the training that Harris-Fort Bend ESD 100 would like to conduct. The apparent justifications to terminate a stub-street with a Cul-De-Sac is mainly to benefit emergency vehicles and local residents as a turn-around. Since this development is owned and operated by Harris-Fort Bend ESD No. 100, they have no objection to keeping Ferrara Drive as a stub-street. Since the length of this stub-street is only 110' and equal to 1 lot length, there is no reason for any traffic besides the residents of 16618 & 16702 Espinosa Dr., Houston, TX to use this small road segment. Additionally, Espinosa Dr, Colima Dr, Caracas Dr, and Alameos Dr, provide adequate traffic circulation and distribution to the neighborhood.

We respectfully request your consideration and approval of this variance request. Should you have any questions, please feel free to contact me.

Please see the attached support letter from Harris-Fort Bend ESD No. 100 and proposed site plan.

Sincerely,



Thomas J. Forschner, SIT
Survey Project Manager

October 28, 2024

Fort Bend County Commissioners Court
Commissioner Dexter L. McCoy
Fort Bend County Precinct 4
1517 Eugen Heimann Cir, Suite 300
Richmond, TX 77469

Re: Harris Fort Bend ESD 100 Swiftwater Rescue Facility

Dear Commissioner McCoy:

Harris-Fort Bend ESD No. 100 supports the variance request for Section 5.6.B.1 of Fort Bend County Regulations of Subdivision, which states to terminate a stub street with a temporary cul-de-sac until the street is extended into the adjacent development or properties. Based on the current street configuration of Mission West Sec 1, Harris-Fort Bend ESD No. 100 has sufficient road access to efficiently circulate throughout the neighborhood. We have no need for a Cul-De-Sac to terminate at the stub-street of Ferrara Dr.

If there is any information or assistance I might provide in furtherance hereof, please contact me.

Thank you for your attention.

Sincerely,

By:


Leland Dale Terry, President

We, Harris Fort Bend Emergency Services District No. 100, a political subdivision of the State of Texas, acting by and through Dale Terry, President of Harris Fort Bend Emergency Services District No. 100, hereinafter referred to as "the District," of the one part, and the County of Harris and foregoing map of Harris Fort Bend ESD 100 Swiftwater Rescue Facility do hereby make and establish said subdivision and development plan of said property according to all lines, dedications, restrictions and notations on said maps or plat and hereby dedicate to the use of the public forever, all streets (except those streets designated as "private streets"), alleys, parks, squares, courses, drains, easements and other things as shown therefor; and for purposes and considerations therein expressed; and do hereby bind ourselves, our heirs and assigns to warrant and forever defend the title on the land so dedicated.

Further, Owners have dedicated and by these presents do dedicate to the use of the public for public utility purposes for the substitution of aerial cables, the easements shown 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 and, in addition, adjacent to both sides of the existing public utility easements that are designed with aerial easements (U.E. and A.E.) as indicated and depicted herein, whereby the aerial easement totals thirty feet (30' 0") in width.

Further, we do hereby dedicate to the public a strip of land twenty (20) feet wide on each side of the center line of any and all bayous, creeks, gullies, ravines, draws, and drainage ditches located in said subdivision, as easement for drainage purposes, giving the City of Fulshear, Fort Bend County, or any other governmental agency, the right to enter upon said easement at any and all times for the purpose of construction and maintenance of drainage facilities and structures.

Further, we do hereby acknowledge the receipt of the "Orders for Regulation of Outdoor Lighting in the Unincorporated Areas of Fort Bend County Texas", and do hereby covenant and agree and shall comply with this order as adopted by Fort Bend County Commissioners Court on March 23, 2004, and any subsequent amendments.

this _____ day of _____, 2024.

Harris Fort Bend Emergency Services District No. 100,
A political subdivision of the State of Texas

By: _____
Dale Terry, President

STATE OF TEXAS §
COUNTY OF FORT BEND §

Given under my hand and seal of office, this _____ day
of _____, 2024.

Notary Public in and for the State of Texas
County of Fort Bend
My commission expires: _____

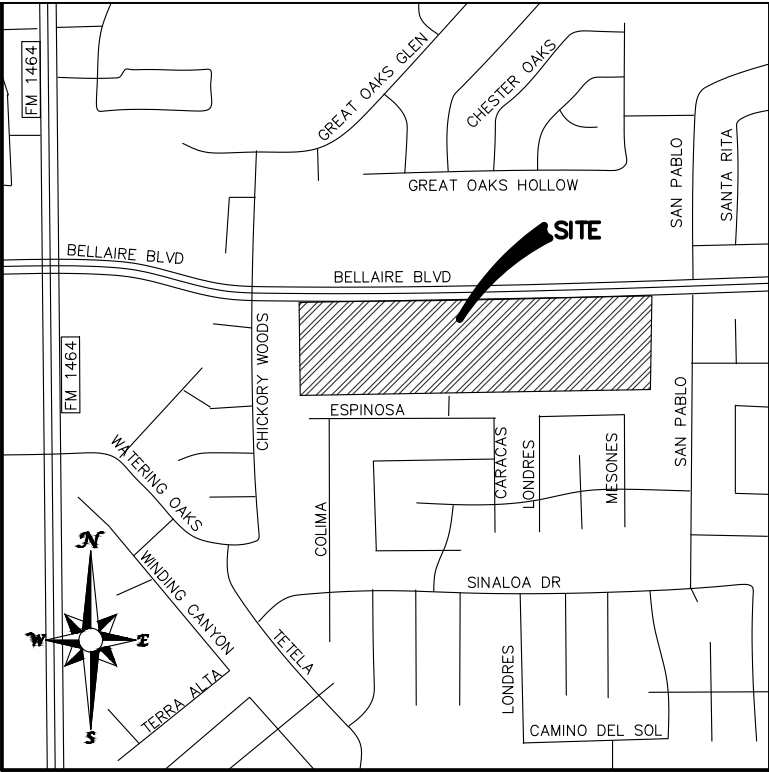
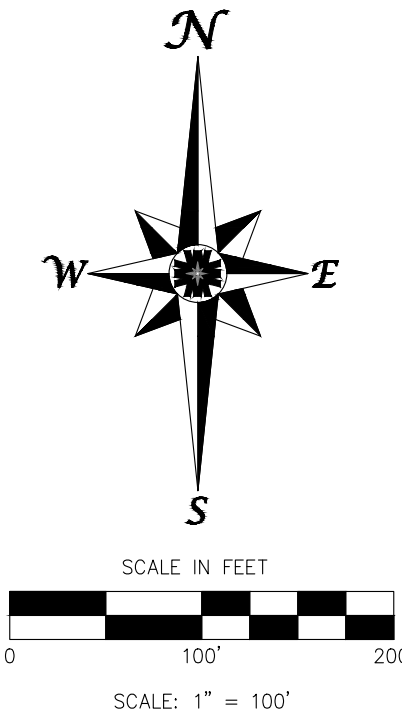
authorized the recording of this plat this _____, day of _____, 2024.

By: Lisa M. Clark or M. Sonny Garza By: Jennifer Ostlind, AICP
Chair Vice-Chairman Secretary

Registered Professional Engineer
Texas Registration No. _____

Walter P. Sass
Registered Professional Land Surveyor
Texas Registration No. 4410

A.E. – AERIAL EASEMENT
B.L. – BUILDING LINE
D.E. – DRAINAGE EASEMENT
F.B.C.C.F.N. – FORT BEND COUNTY CLERKS' FILE NUMBER
F.B.C.D.R. – FORT BEND COUNTY DEED RECORD
F.B.C.P.R. – FORT BEND COUNTY PLAT RECORDS
FND. – FOUND
I.R. – IRON ROD
I.R.C. – IRON ROD WITH CAP
LS. – LANDSCAPE
PG. – PAGE
O.P.R./R.P.F.B.C. – OFFICIAL PUBLIC RECORDS OF REAL
PROPERTY OF FORT BEND COUNTY, TEXAS
R.O.W. – RIGHT-OF-WAY
STM. S.E. – STORM SEWER EASEMENT
S.S.E. – SANITARY SEWER EASEMENT
SQ.FT. – SQUARE FEET
VOL. – VOLUME
U.E. – UTILITY EASEMENT
W.L.E. – WATERLINE EASEMENT



VICINITY MAP
N.T.S.
Key Map No. 527F

I, J. Stacy Slawinski, P.E., Fort Bend County Engineer, do hereby certify that the plat of this subdivision complies with all the existing rules and regulations of this office as adopted by the Fort Bend County Commissioners Court. However, no certification is hereby given as to the effect of the drainage from this subdivision on the intercepting drainage artery or parent stream or on any other area or subdivision within the watershed.

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

Approved by the Commissioners' Court of Fort Bend County, Texas, this _____ day of _____, 2024.

Vincent M. Morales, Jr. Grady Prestage

KP George
County Judge

W. A. Andy Meyers
Commissioner, Precinct 3

Dexter E. McCoy
Commissioner, Precinct 4

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 _____, 2024,

at _____ o'clock ____m. in plot 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 for
Fort Bend County, Texas

By: _____
Deputy

HARRIS FORT BEND ESD 100 SWIFTWATER RESCUE FACILITY

A SUBDIVISION OF 27.32 ACRES (1,190,125 SQ. FT.)
SITUATED IN THE TEXAS TRUNK R.R. CO. SURVEY
ABSTRACT NO. 422
CITY OF HOUSTON, E.T.J.
FORT BEND COUNTY, TEXAS.

1 BLOCK 1 RESERVES

REASON FOR REPLAT:
CREATE (1) ONE UNRESTRICTED RESERVE

OWNER:
HARRIS-FORT BEND
EMERGENCY SERVICES DISTRICT NO. 100
A POLITICAL SUBDIVISION OF THE STATE OF TEXAS
16003 BELLAIRE BOULEVARD
HOUSTON, TEXAS 77083
713-984-8222

Date : OCTOBER 2024 Job No. : LD084

NOTES:

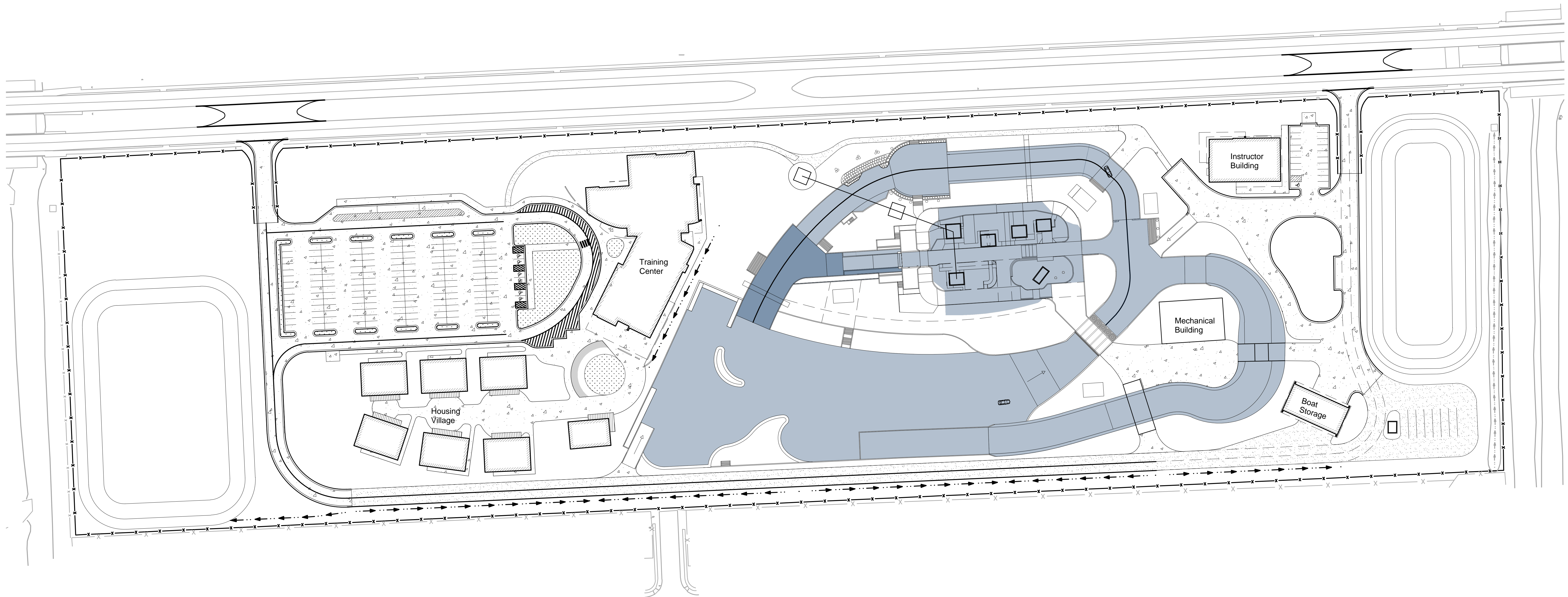
1. The coordinates shown hereon are Texas South Central Zone No. 4204 State Plane GRID Coordinates (NAD83) and not brought to SURFACE Coordinates by applying the following combined correction factors: 101.596.
2. All elevations shown hereon are based on Harris County Floodplain Reference Marker No. 1900555, Elev=136.32' (NAVD'83, 2001 ADJ.)
3. With respect to instruments of record within this plat, surveyor relied on City Planning Letter issued by Charter Title Company effective date September 19, 2024, Order No. 2024-0539.
4. State 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.
5. The top of all floor slabs shall be minimum of above mean sea level. In the absence of a curb, the additional elevation shall be at least 12 inches above the lowest top of curb adjacent to the lot in which it lies. In the absence of a curb, the top slab elevation shall be not less than 24 inches above the natural ground around along the perimeter of the building foundation and 12 inches above any down gradient roadway or drainage restraint, whichever is higher.
6. All drainage easements to be kept clear of fences, buildings, vegetation and other obstructions to the operations and maintenance of the drainage facility.
7. All property to drain into the drainage easement only through an approved drainage structure.
8. This property lies within Unshaded Zone "x" as shown on the Flood Insurance Rate Map No. 4815700135L, revised April 2, 2014.

9. There are no pipelines or pipeline easements within the plot boundaries are shown here on.
10. This plot lies within Lightly Zone No. 3 of the Fort Bend County Lighting Ordinance.
11. This property lies wholly within Fort Bend County, Fort Bend County Drainage District, Fort Bend County MUD 30, Harris-Fort Bend Count ESD 100, Fort Bend ISD and the ETJ of City of Houston.
12. Sidewalks shall be built or caused to be built not less than 5 feet in width on both sides of all dedicated rights-of-way within said plot and on the contiguous right-of-way of all perimeter roads surrounding said plot, in accordance with the A.D.A.
13. 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.
14. Unless otherwise indicated, the building lines (B.L.), whether one or more, shown on this subdivision plan are established to comply with compliance with the applicable provisions of Chapter 42, Code of Ordinances, City of Houston, Texas, in effect at the time this plot was approved, which may be amended from time to time.
15. 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 owner and no utility authorized improvements or obstructions may be removed by any public utility at the property owner's expense. Back wooden posts and paneled wooden fences along the perimeter and back, while easements and adjacent 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 back wooden posts and paneled wooden fences back up, but generally will not replace with new fences.

SURVEYOR:
WEISSER
Engineering & Surveying
19500 Park Row | Houston, Texas 77084
T.B.P.E.L.S. Reg. No. 10194324 | T.B.P.E. Reg. No. F-68
www.weissereng.com | 281.579.7300

ENGINEER:

REASON FOR REPLAT:
CREATE (1) ONE UNRESTRICTED RESERVE



LEGEND:

CONCRETE PAVING

GRAVEL

LANDSCAPING

HOUSTON SWIFTWATER

LD084 - Harris Fort Bend ESD 100 Swiftwater Rescue Facility

Legend

Feature 1

Texas Complete Remodeling



27.32-Acre-Harris Fort Bend ESD 100
Swiftwater Rescue Facility