

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 Alametos 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
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,

Leland Dale Terry, President

STATE OF TEXAS § COUNTY OF FORT BEND § We, Harris Fort Bend Emergency Services District No A.E. - AERIAL EASEMENT _, a Professional Engineer registered in the State of Texas do hereby certify that this plat I, Walter P. Sass, am authorized (or registered) under the laws of the State of Texas to practice the profession of 00, a political subdivision of the State of Texas, acting by surveying and hereby certify that the above subdivision is true and accurate; was prepared from an actual survey of B.L. - BUILDING LINE meets all of the requirements of the Fort Bend County to the best of my knowledge. ınd through Dale Terry, President of Harris Fort Bend the property made under my supervision on the ground; that, except as shown all boundary corners, angle points, D.E. - DRAINAGE EASEMENT mergency Services District No. 100, hereinafter referred to points of curvature and other points of reference have been marked with iron (or other objects of a permanent is Owners of the 27.32—acre tract described in the above F.B.C.C.F.N.- FORT BEND COUNTY CLERKS FILE NUMBER nature) pipes or rods having an outside diameter of not less than five eighths (5/8) inch and a length of not less and foregoing map of Harris Fort Bend ESD 100 Swiftwater than three (3) feet; and that the plat boundary corners have been tied to the Texas Coordinate System of 1983, F.B.C.D.R. - FORT BEND COUNTY DEED RECORD Rescue Facility do hereby make and establish said south central zone. subdivision and development plat of said property according F.B.C.P.R. - FORT BEND COUNTY PLAT RECORDS o all lines, dedications, restrictions and notations on said FND. - FOUND naps or plat and hereby dedicate to the use of the public forever, all streets (except those streets designated as Registered Professional Engineer I.R. - IRON ROD private streets), alleys, parks, water courses, drains, Texas Registration No. _____ I.R.C. - IRON ROD WITH CAP easements and public places shown thereon for the purposes and considerations therein expressed and do LS. LANDSCAPE nereby bind ourselves, our heirs and assigns to warrant and PG. – PAGE forever defend the title on the land so dedicated. O.P.R.R.P.F.B.C. - OFFICIAL PUBLIC RECORDS OF REAL Registered Professional Land Surveyor Further, Owners have dedicated and by these presents PROPERTY OF FORT BEND COUNTY, TEXAS o dedicate to the use of the public for public utility Texas Registration No. 4410 SCALE IN FEET purposes forever—unobstructed aerial easements. The aerial R.O.W. - RIGHT-OF-WAY sements shall extend horizontally an additional eleven STM. S.E.- STORM SEWER EASEMENT feet, six inches (11' 6") for ten feet (10' 0") perimeter S.S.E. - SANITARY SEWER EASEMENT ground easements or seven feet, six inches (7' 6") for fourteen feet (14' 0") perimeter ground easements or five SCALE: 1" = 100'SQ.FT. — SQUARE FEET eet, six inches (5' 6") for sixteen feet (16' 0") perimeter VOL. - VOLUME ground easements, from a plane sixteen feet (16' 0") BLOCK 1 above ground level upward, located adjacent to and U.E. - UTILITY EASEMENT MISSION BEND SOUTH adjoining said public utility easements that are designed W.L.E. - WATERLINE EASEMENT SECTION TWO with aerial easements (U.E. and A.E.) as indicated and SLIDE NO. 288A, F.B.C.P.R. lepicted, hereon, whereby the aerial easement totals twenty one feet, six inches (21' 6") in width. l, 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 Further, Owners have dedicated and by these presents regulations of this office as adopted by the Fort Bend County o dedicate to the use of the public for public utility CALLED 2.9885 ACRES Commissioners Court. However, no certification is hereby given as to ALMURTAZA MASJID AND urposes forever—unobstructed aerial easements. The aerial the effect of the drainage from this subdivision on the intercepting sements shall extend horizontally an additional ten feet CALLED 2.9885 ACRES CALLED 2.9885 ACRES IMAN BARGAH drainage artery or parent stream or on any other area or subdivision CALLED 1.992 ACRES 10' 0") for ten feet (10' 0") back—to—back ground HOWARD GEE AND BRITT B. WONG AND F.B.C.C.F.N. 2023059197 within the watershed. ANTONIO RIZARRI asements, or eight feet (8' 0") for fourteen feet (14' 0") RONALD GEE DANNY H. WONG F.B.C.C.F.N. 1999028415 F.B.C.C.F.N. 2022005537 back—to—back ground easements or seven feet (7°0") for VOL. 1859, PG, 1786 CALLED 2.989 ACRES F.B.C.D.R. sixteen feet (16' 0") back—to—back ground easements, CALLED 2.989 ACRES FORT BEND COUNTY MUNICIPAL rom a plane sixteen feet (16' 0") above ground level SUNLAKE LIMITED UTILITY DISTRICT NO. 30 CALLED 1.1558 ACRES upward, located adjacent to both sides and adjoining said F.B.C.C.F.N. 1999028414 F.B.C.F.N. 200203477 FORT BEND COUNTY public utility easements that are designed with aerial BELLAIRE BLVD MUNICIPAL UTILITY easements (U.E. and A.E.) as indicated and depicted J. Stacy Slawinski, P.E. DISTRICT NO. 30 Fort Bend County Engineer hereon, whereby the aerial easement totals thirty feet (30' - N: 13,817,249.80 E: 3,023,457.93 F.B.C.F.N. 2002034779 FURTHER, we do hereby covenant and agree that all f the property within the boundaries of this plat shall be Approved by the Commissioners' Court of Fort Bend County, Texas, this stricted to prevent the drainage of any septic tanks into any public or private street, road or alley or any drainage ditch, either directly or indirectly. APPROXIMATELY 258' Further, we do hereby dedicate to the public a strip — 25' BUILDING LINE 10' LANDSCAPE ESMT. land twenty (20) feet wide on each side of the center ne of any and all bayous, creeks, gullies, ravines, draws, Vincent M. Morales, Jr. and drainage ditches located in said subdivision, as easement for drainage purposes. giving the City of Fulshear, Commissioner, Precinct 1 right to enter upon said easement at any and all times for the purpose of construction and maintenance of drainage 🗋 5 facilities and structures. Further, we do hereby covenant and agree that and he property within the boundaries of this plat and hereby covenant ditch aully creek or adjacent to any drainage easement, ditch, gully, creek or intural drainage way is hereby restricted to keep such ainage ways and easements clear of fences, buildings, W. A. "Andy" Meyers excessive vegetation and other obstructions to the UNRESTRICTED RESERVE "A" Commissioner, Precinct 3 pperations and maintenance of the drainage facility and 27.32 ACRES hat such abutting property shall not be permitted to drain $oldsymbol{igotime}$ directly into this easement except by means of ar (1,190,125 SQ. FT.) approved drainage structure. I, Laura Richard, County Clerk in and for Fort Bend County, hereby Further, we do hereby acknowledge the receipt of the \overline{O} certify that the foregoing instrument with its certificate of authentication was filed for Orders for Regulation of Outdoor Lighting in the Unincorporated Areas of Fort Bend County Texas", and o hereby covenant and agree and shall comply with this recordation in my office on _____ order as adopted by Fort Bend County Commissioners Court on March 23, 2004, and any subsequent amendments. IN TESTIMONY WHEREOF, Harris Fort Bend Emergency the Plat Records of Fort Bend County, Texas. Services District No. 100, a political subdivision of the State of Texas, has caused these presents to be signed by Witness my hand and seal of office. at Richmond. Texas. The day and date last above written. Harris Fort Bend Emergency Services District No. 100, 10' BUILDING LINE -A political subdivision of the State of Texas (VEHICULAR ACCESS DENIED) 13 Dale Terry, President 43 42 BLOCK 2 MISSION WEST SECTION 1 BLOCK 2 VOL. 23, PG. 17 MISSION WEST ESPINOSA DRIVE SECTION 1 (60' R.O.W.) (VOL. 23, PG. 17, F.B.C.P.R.) VOL. 23, PG. 17 F.B.C.P.R. STATE OF TEXAS \$ COUNTY OF FORT BEND \$ MISSION WEST SECTION 1 **ESPINOSA DRIVE** Before me, the undersigned authority, on this day (60' R.O.W.) (VOL. 23, PG. 17, F.B.C.P.R.) personally appeared Dale Terry, known to me to be the person whose name is subscribed to the foregoing BLOCK 1 instrument and acknowledged to me that he executed the MISSION WEST same for the purposes and considerations therein expressed SECTION 1 and in the capacity therein and herein stated, and as the VOL. 23, PG. 17 F.B.C.P.R. act and deed of said professional limited liability company. Given under my hand and seal of office, this _____day Notary Public in and for the State of Texas County of Fort Bend My commission expires: 9. There are no pipelines or pipeline easements within the plat boundaries are shown 1. The coordinates shown hereon are Texas South Central Zone No. 4204 State Plane GRID Coordinates (NAD83) and may be brought to SURFACE Coordinates by applying 10. This plat lies within Light Zone No. 3 of the Fort Bend County Lighting Ordinance.

HARRIS FORT BEND ESD 100 SWIFTWATER RESCUE FACILITY

CAMINO DEL SOL

Grady Prestage

Dexter L. McCoy

Commissioner, Precinct 4

Commissioner, Precinct 2

VICINITY MAP

N.T.S.

Key Map No. 527F

KP George

County Judge

o'clock ___.m. in plat number ____

Laura Richard

County Clerk for

Fort Bend County, Texas

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 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

ENGINEER:

This is to certify that the Planning Commission of the City of Houston, Texas, has approved this plat and subdivision of Harris Fort Bend ESD 100 Swiftwater Rescue Facility in conformance with the laws of the State of Texas and the ordinances of the City of Houston,

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

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

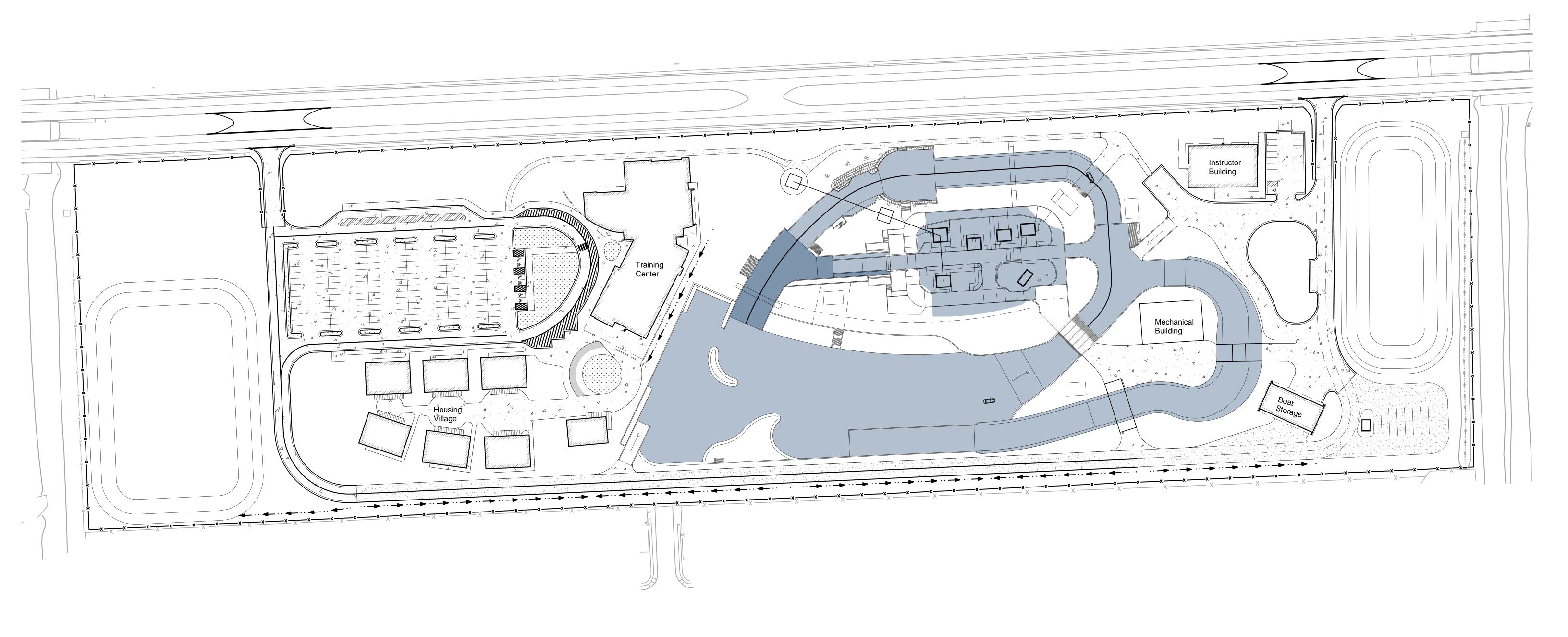
- the following combined scale: 1.000115963.
- 2. All elevations shown hereon are based on Harris County Floodplain Reference Marker No. 190055. Elev.=136.32' (NAVD'88, 2001 ADJ.)
- 3. With respect to instruments of record within this plat, surveyor relied on City Planning Letter issued by Charter Title Company effective date September 19, 2024 Oder No. 2024-0539.
- 4. 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.
- 5. The top of all floor slabs shall be minimum of ____ 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.
- 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. 48157C0135L, revised April 2, 2014.

- 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 plat and on the contiguous right—of—way of all perimeter roads surrounding said plat, in accordance with the
- 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 plat are established to evidence compliance with the applicable provisions of Chapter 42, Code of Ordinances, City of Houston, Texas, in effect at the time this plat was approved, which may be amended from time to time.
- 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 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.

SURVEYOR: WEISSER Engineering & Surveying 9500 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

Date: OCTOBER 2024 Job No.: LD084



LEGEND:

CONCRETE PAVING

GRAVEL

6 (H.H.H.)

