

MINUTES
WEST FORT BEND MANAGEMENT DISTRICT

March 19, 2013

The Board of Directors (the "Board") of West Fort Bend Management District (the "District") met in regular session, open to the public, on March 19, 2013, at the Richmond City Hall Annex, 600 Morton Street, Richmond, Texas, inside the boundaries of the District, and the roll was called of the members of the Board:

Joey Dupuis	President
Glenn Howard	Vice President
Lane Ward	Assistant Secretary
Cliff Terrell	Secretary
Robert G. "Bob" Ray	Assistant Vice President

All of the above were present with exception of Director Dupuis, thus constituting a quorum.

Also present at the meeting were Fred Hazel with Davis Development, Chris Hotze with Hotze Development, Beth Wolf with Fort Bend County, Robert Haas with the City of Richmond; Travis Tanner and Matt Fielder with the City of Rosenberg; Adisa Harrington of Allen Boone Humphries Robinson LLP ("ABHR"); and Rachel Steele, Executive Director of the District.

Director Howard called the meeting to order at 3:03 p.m.

CONSENT AGENDA ITEMS

1-2. February 19, 2013, Meeting Minutes Financial Report and Pending Invoices

The minutes and invoices were provided to the directors in advance of the meeting. The Board reviewed the February meeting minutes, financial report and pending invoices. The Board continued review of the remaining consent agenda items. After a brief discussion, Director Terrell moved for approval of all items on the consent agenda. Director Ray seconded the motion, which passed unanimously.

REGULAR AGENDA ITEMS

3. Comments from the Public

No comments were received from the public.

4. Amend FY 2013 Budget, if necessary.

The Board took no action to amend the budget.

5. Discuss and take action on a Quiet Zone Feasibility Study.

Ms. Steele reviewed the quiet zone process with the Board. The first step in creating a quiet zone is to undertake a feasibility study to determine potential area and to indicate what crossing and roadway enhancements might be needed. Ms. Steele noted that this request to the Houston-Galveston Area Council was much like the access management planning study the District pursued last year. The District on behalf of the County and the City of Rosenberg will request that a feasibility study be undertaken for the railroad corridor along FM 762 from Crabb River Road to the Richmond city limit line. The second corridor would run thru the City of Rosenberg and consider crossings up to the Richmond city limit line. Director Ward asked that as a courtesy the George Foundation and the Wessendorf Foundation be notified of the application. Ms. Steele confirmed that she would notify the foundations. Director Terrell requested that a copy of the letter be sent to Congressman Pete Olson's office, as his office takes an active interest in quiet zones. Ms. Steele confirmed that a copy of the letter would be sent to the Congressmen's office. Director Ward asked if the City of Richmond was part of the proposal. Ms. Steele noted that a project summary was sent to City Commissioner Gillen and City Manager Teri Vela to review and discuss. Mr. Haas responded that the City of Richmond would pass on the opportunity at this time. After a brief discussion Director Ray moved that the Board approve the resolution of support for a quiet zone feasibility study request to the Houston-Galveston Area Council. Director Terrell seconded the motion, which passed unanimously.

6. Activity within the District, including permits under review issued and closed since the last meeting including signs, variance requests, and enforcement of standards (Travis Tanner-Rosenberg, Robert Haas-Richmond)

Mr. Tanner reviewed development activity that had occurred in Rosenberg since the February meeting. At this time, there are no variances to consider from the City of Rosenberg.

Mr. Haas reviewed his development report with the Board, which is attached. Mr. Haas introduced Fred Hazel with Davis Development, lead architect on the Villas at Southwest Freeway project. Mr. Hazel addressed the Board to provide a status report and details of the upcoming variance request for the project.

Mr. Hazel's report included review of the site plan, preliminary building elevations and architectural renderings of the buildings with the Board. Upon reviewing the renderings, Director Howard inquired what the building composition of the structures would consist of. Mr. Hazel responded that the elevations would be about 45% masonry. Mr. Haas expressed his concern of the structures not meeting the District's commercial building standard guideline of 80% masonry.

Mr. Hazel replied that Davis Development is considering a variance request to reduce the building materials standard for the project. Director Ward asked if there was a hardship on the property that would prevent them from fulfilling the District standard. Mr. Hazel responded that there were no physical hardships that prevented them from meeting the building masonry standard, but rather financial. Ms. Harrington noted that variances were only granted by the Board for hardships that impeded development. Ms. Harrington also noted that without a hardship present a variance request would be hard to entertain. Mr. Hazel noted that fulfilling the District's masonry requirement would not be a problem, and that Davis Development had existing projects in Pearland and Katy that met a higher masonry requirement. Mr. Hazel noted that based on location, the building materials proposed seemed to fit the area and that is why the project adopted the existing elevation. Mr. Hazel invited Mr. Haas and Ms. Steele to take site visits to the multi-family communities in Pearland and Katy to ensure the District that Davis Development could construct to the 80% masonry standard. Director Howard noted that Mr. Haas and Ms. Steele would coordinate site visits to the project areas and report back to the Board on their findings. The Board took no action on the report.

7. Review appointments and receive Committee Reports:

a. Access Management;

Ms. Steele reported that a Steering Committee was held on February 27, 2013. The project is in the data collection phase for the next two months. The consultant plans to hold public meetings in May and September. Additional information on the meetings will be provided as the dates gets closer. The Board took no action on the report.

8. Report from Advisory Board Members

No reports were given.

9. Report from Directors and District Consultants Regarding Events and Activities Attended During the Month

Director Ward noted that the I-69 Steering Committee would hold a luncheon on April 4, 2013 to signify the execution of the expansion agreement with Fort Bend County. Director Ward explained that the I-69 designation will soon apply to the existing portion of Highway 59, beginning a Loop 610 in Houston and extending south to FM 762 in Rosenberg. The Board took no action on the item.

10. Report from Executive Director on outstanding and pending District business and plan for addressing District businesses
 1. Discussion of potential projects along Highway 90A
 2. Discussion of potential projects along FM 762
 3. Discussion of potential services to Fort Bend County

Ms. Steele reviewed the proposal sheets with the Board and asked for feedback prior to submitting the documents to Fort Bend County. Director Terrell asked when the proposal would be due to Fort Bend County and Ms. Steele responded by the first part of April. Director Ward expressed concern over annexation considerations. Director Ray inquired if the Board would consider annexation of FM 723 north of the Brazos River in Rosenberg, due to the rise in commercial development that is expected for the corridor. Ms. Harrington noted that she would review the potential with Ms. Humphries and have additional findings at the April 16, 2013 Board meeting. The Board took no action on the report.

11. Convene in Executive Session pursuant to Section 551.071, Texas Government Code, to conduct a private consultation with attorney to discuss pending or contemplated litigation

The Board did not convene in executive session.

12. Reconvene in Open Session and authorize appropriate action regarding contemplated litigation

There was no need to reconvene since the Board did not meet in Executive Session.

13. Adjournment

Director Terrell moved to adjourn the meeting at 4:20 pm. Director Howard seconded the motion, which carried unanimously.



Lane Ward
Assistant Secretary,
West Fort Bend Management District

LIST OF ATTACHMENTS TO MINUTES

Minutes
Page

summary of activity in Richmond **Error! Bookmark not defined.**