

2014 Annual Report



WFBMD Board Members



Board of Directors



Bob Ray
President & Chairman
Appointed by Rosenberg



Todd Johnson
Vice President
Appointed by Richmond



Joey Dupuis
Assistant Vice President
Appointed by Richmond



Anthony Sulak
Assistant Secretary
Appointed by Rosenberg



Lane Ward
Secretary
Dually appointed by
Richmond and Rosenberg

Advisory Board Members

William Benton
Ron Ewer
Tim Kaminski
Lester Jones
Michelle Leach
Vincent Morales
Sharon Wallingford



Message from the President

Welcome to the West Fort Bend District!

FY 2014 was a robust year for development in the District. As development returns from pre-recession levels the area will experience rapid growth from both the commercial and residential sectors. It is encouraging to see so many people choosing to live and work in West Fort Bend, however the District maintains its position to ensure quality commercial development is renewed with this endeavor.

The 2014 fiscal year brought many opportunities for the District. These opportunities included the Livable Centers Grant Study, as well as continuance of a two year grant from The George Foundation and Henderson Wessendorff Foundation to fund a full time Executive Director position for the District. We appreciate the opportunity for this funding. The Executive Director continues to advance and represent the interest of the District. In the past year the Executive Director presented several PowerPoint presentations to civic clubs, elected officials and local government organizations. Collaboration with the cities of Richmond and Rosenberg also resulted in the reward of a fully funded Access Management Planning Study by the Houston Galveston Area Council as well as the Texas Department of Transportation in 2012.

As you all know, the success of the District has always been based on the commitment of its members, volunteers and support team. In 2014, this level of service continued with over 800 hours of professional services and volunteer time donated to the District.

The District continues to maintain the rights-of-way along US 59 and Highway 90A. In 2014, the District collected over 100,000 pounds of litter and trash from these rights-of-way. This continues to be a beneficial service to the community and the District will continue to pursue it.

Looking at our progress we have renewed focus in our mission for the future. The District is realizing its role in community development for the first time with the work of the Executive Director and a Board of Director's that is ardently committed to its mission: to establish an environment that encourages growth and improves quality of life for west Fort Bend.

Bob Ray
President and Chairman



History of the District



The West Fort Bend Management District is the largest management district of its size in Texas, encompassing over 140 square miles. The District is one of more than 35 management districts in the Greater Houston area and one of seven located within Fort Bend County. In its ninth year of operation, the District represents both the cities of Richmond and Rosenberg as detailed in Senate Bill 1820, which was signed into law by Governor Perry in 2005.

One of the District's greatest asset is its prized geographic location in Fort Bend County. The area can be characterized as a gateway ready for development. As shown in this annual report there has been considerable commercial growth across the District.



Mission Statement

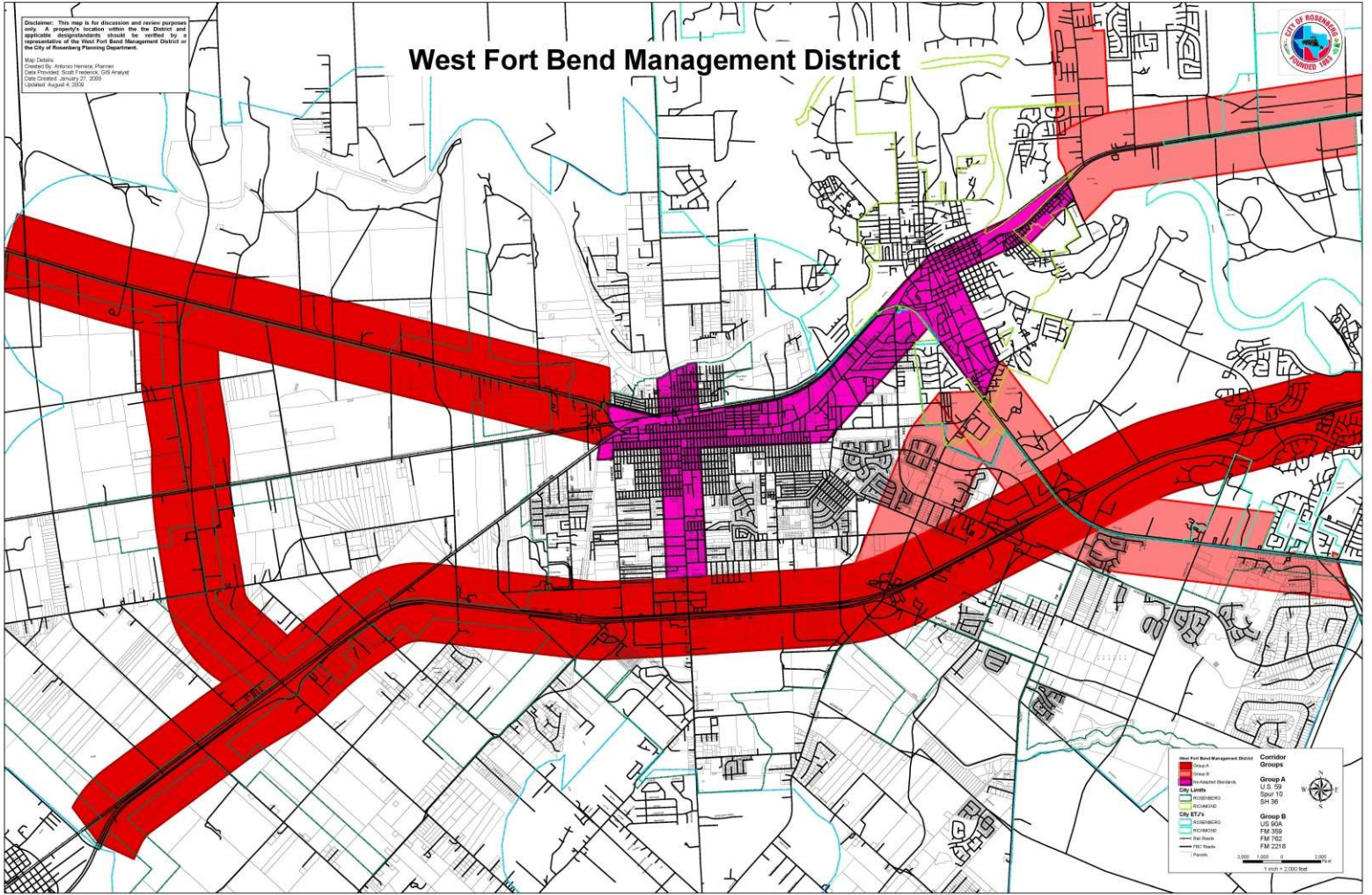


Establish an economic climate that encourages sustainable growth and improves the quality of life of citizens.

Disclaimer: This map is for discussion and review purposes only. A property's location within the fire district and applicable designations should be verified by a representative of the West Fort Bend Management District or the City of Rosenberg Planning Department.

Map Created:
Created By: Antonio Hernandez, Planner
Data Provided: South Fort Bend, GIS Analyst
Date Created: January 27, 2020
Updated: August 6, 2020

West Fort Bend Management District



Vision



- Corridor beautification and improvement
- Corridor maintenance
- Corridor planning
- Corridor special projects

Vision



Development Standards Role in Development

- Building Materials
- Landscaping
- Screening
- Lighting
- Setbacks



City Standards vs. WFBMD Standards



Applies to Property	City = Within the City Limits	MD = Within MD Boundaries which includes the City and the City's ETJ
Landscape Standards	10% of parking area must be landscaped. At least 50% of required landscaping shall be islands.	1 - 3.5 caliper, 65 gal. tree for every 40' along property lines; double row of 5 gal. ligustrums (Note: water wise plants are now accepted and actually encouraged) along all parking areas; planting islands with 2 trees at end of all parking bays; planter diamond every 4 parking spaces.
Tree Preservation	None	Certain Trees over 18 inches require preservation efforts and tree removal requires review and some replacement provisions.
Front building setbacks	25'	25-35 ft. Depending on the street.
Interior building setbacks	10'	10'
Commercial building setbacks	Commercial Buildings over 50 ft. in height shall require 30 ft. setback. Industrial buildings over 60 ft. in height require 60 ft. setback.	
Front parking setbacks	10'	25-35'
Parking Lots	Asphalt or concrete paving required.	Concrete paving required.
Building Exterior Façade Materials	None	80% Masonry. Note: Industrial applications vary and do not require 80% masonry.
Screening	Off-street parking areas (including loading docks, access roads and drives) that are adjacent to an area used for residential purposes may require screening by means of a six-foot wall or opaque fence.	Masonry dumpster enclosure; screening of utility areas & rooftop equip. Also detention areas and parking lots, loading docks, require screening by landscaping or other methods.
Fencing Materials	None	Masonry, concrete, wrought iron or tubular metal. Chain link may be acceptable in Industrial Districts.
Lighting	Requires lighting of parking areas and to confine lighting with no spill over.	Requires lighting of parking and public areas and includes: Specific Standards if minimum lighting and to prevent light trespassing onto adjacent properties, especially into residential areas, and reduce light pollution.

2014 Areas of Emphasis



Continue Mowing and Maintenance Projects

- US 59 from Rabbs Bayou to FM 762
- Hwy 90A from Pitts Rd. to the Brazos River
- Railroad trestle on Highway 90A

Corridor Standards

- Monitoring commercial development to ensure that district architectural & landscaping standards are met.

Community Planning

- Apache Corporation grant award of 250 trees
- Houston-Galveston Area Council grant award for an access management planning study for Hwy 90A, F.M. 762 and FM 1640.
- Livable Centers Grant to study the Hwy 90A Corridor in Rosenberg

Wayside Horns Project

- Formed Wayside Horns Committee to work with the Cities of Richmond and Rosenberg as well as other community stakeholders to implement a plan to install wayside horns.



District Successes



- The District approved development and redevelopment standards along the Highway 90A corridor between FM 359 and the Brazos River Bridge resulting in several businesses beautification and implementation of the District landscaping and architectural standards.
- Coordination with the cities of Rosenberg and Richmond to adopt common uniform signage standards to emphasize public safety, improve the corridors' visual environment and to protect property values.
- HGAC 2012-2013 Access Management Study which evaluated roadway corridors in the community to determine if consolidated entry points between the roadway and adjacent land uses can maximize safety & efficiency.
- Received Livable Centers Planning Study Grant in the amount of \$35,000 to study the redevelopment of the Highway 90 Corridor in Rosenberg.
- Apache Tree Grant of over 250 trees to be used for landscaping projects within the District.
- Landscape Master Plan – Collaboration of efforts between the cities and the community and reflects a landscape palette to enhance the aesthetics of the area and promote additional economic development.
- TxDOT Transportation Enhancement Grant for US 59/FM 762 Landscaping Project in the amount of \$1.3 Million. This project has been delayed due to the I 69 expansion.
- Working with Fort Bend County, City of Richmond and City of Rosenberg to coordinate efforts on a Wayside Horns Project along the FM 762 and Highway 90 corridors.
- Assisted with getting Highway 59 designated as an Interstate Highway I 69.



FY 2014 Financial Summary*



FY 14 Beginning Balance	\$127,905
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FY 14 Revenues	\$190,000
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Rosenberg Dev Corp	\$40,000
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City of Rosenberg – Livable Centers Grant	\$35,000
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Richmond Dev Corp	\$40,000
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The George Foundation Grant	\$50,000
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Henderson Wessendorf	\$25,000
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FY 14 Expenditures	\$209,154
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FY 14 Ending Balance	\$108,741
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*Fiscal year ending September 30, 2014



2014 Development Summary



Development & Re-Development

- Taco Bell (Richmond)
- Rudy's (Richmond)
- Carmax (Richmond)
- Elephant Auto Group (Rosenberg)
- River Pointe Center (Richmond)
- Venue Apartments (Richmond)
- Fort Bend County Library Admin Building (Richmond)
- Clayton Oaks (Richmond)
- El Rancho Restaurant (Richmond)
- KMO Retirement (Richmond)
- Pennywise (Richmond)
- Aldi (Rosenberg)
- Freddy's (Richmond)
- Jack in the Box (Rosenberg)
- McDonalds (Rosenberg)
- Rosenberg Business Park (Rosenberg)

McDonald's Hwy 36 (with WFBMD Standards)



McDonald's Hwy 90A



Stripes on Minonite/FM 2977 (with WFBMD Standards)



Stripes on Avenue I/FM 1640 (No WFBMD Standards)



For more Information:



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Go to www.wfbmd.org

West Fort Bend Management District

Executive Director

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