

# NOTICE OF PLANNING COMMISSION MEETING

NOTICE IS HEREBY GIVEN THAT THE PLANNING COMMISSION OF THE CITY OF ROSENBERG, FORT BEND COUNTY, TEXAS, WILL MEET IN REGULAR SESSION OPEN TO THE PUBLIC AS FOLLOWS:

**DATE:** Wednesday, April 20, 2016  
**TIME:** 5:00 p.m.  
**PLACE:** Rosenberg City Hall  
City Hall Council Chamber  
2110 4<sup>th</sup> Street  
Rosenberg, Texas 77471  
**PURPOSE:** Rosenberg Planning Commission Meeting

Call to order: Council Chamber

## AGENDA

### MINUTES

1. Consideration of and action on minutes of the Regular Planning Commission Meeting for March 16, 2016. (Janet Eder, Senior Administrative Specialist)
2. Consideration of and action on revised minutes of the Regular Planning Commission Meeting for February 17, 2016. (Janet Eder, Senior Administrative Specialist)

### PUBLIC HEARINGS

3. Hold public hearing on a Preliminary Plat of Mons Plaza Partial Replat No. 1, a subdivision of 6.4700 acres or 281,835 square feet of land, being a replat of Restricted Reserves "A" and "C", Mons Plaza, recorded under Plat No. 20060289, Fort Bend County Plat Records, situated in the Henry Scott League, Abstract No. 83, City of Rosenberg, Fort Bend County, Texas; 1 block and 1 reserve. (Travis Tanner, Executive Director of Community Development)

### VARIANCE REQUESTS

None

### SUBDIVISION LAND PLANS AND PRELIMINARY PLATS

4. Consideration of and action on a Land Plan of Paragon Outlets Rosenberg, being a 63.521 acre tract of land lying in the R. E. Handy Survey, Abstract 187 in Fort Bend County, Texas, being all of unrestricted Reserve "B" and part of Reserve "C" of the Reading Center, as recorded in Slide Numbers 1680A and 1680B of the Plat Records of Fort Bend County, Texas, and also being all of unrestricted Reserve "A" and all of unrestricted Reserve "C" of Reading Center Phase Two, as recorded in Slide Numbers 1955B and 1956A the Plat Records of Fort Bend County, Texas. (Travis Tanner, Executive Director of Community Development)
5. Consideration of and action on a Preliminary Plat of Mons Plaza Partial Replat No. 1, a subdivision of 6.4700 acres or 281,835 square feet of land, being a replat of Restricted Reserves "A" and "C", Mons Plaza, recorded under Plat No. 20060289, Fort Bend County Plat Records, situated in the Henry Scott League, Abstract No. 83, City of Rosenberg, Fort Bend County, Texas; 1 block and 1 reserve. (Travis Tanner, Executive Director of Community Development)
6. Consideration of and action on a Preliminary Plat of the Trails at Seabourne Parke Section Four, a subdivision of 21.641 acres located in the G.M. Stone 1/3 League Survey, Abstract 312, City of Rosenberg, Fort Bend County, Texas, (Fort Bend County Municipal District No. 147); 103 lots, 3 reserves and 4 blocks. (Ian Knox, Planning Administrator)
7. Consideration of and action on a Preliminary Plat of Tran Plaza, a subdivision of 9.9985 acres (435,538 sq. ft.) tract of land situated in the S.A. and M.G.R.R. Company Survey, Abstract 330, City of Rosenberg, Fort Bend County, Texas, said 9.9985 acre tract being out of and part of Lot 60 and a portion of Lot 69 of the Slavin and George Subdivision, recorded in Volume 64, Page 252 of the Deed Records of Fort Bend County, Texas; 1 block, 1 reserve. (Ian Knox, Planning Administrator)

#### **FINAL PLATS**

8. Consideration of and action on a Final Plat of Community Focus Foundation, a subdivision of 43.8605 acres of land out of William Lusk Survey, Abstract Number 276, City of Rosenberg, Fort Bend County, Texas; 1 reserve and 1 block. (Ian Knox, Planning Administrator)
9. Consideration of and action on a Final Plat of The Trails at Seabourne Parke Section Four, a subdivision of 21.641 acres located in the G.M. Stone 1/3 League Survey, Abstract 312, City of Rosenberg, Fort Bend County Texas (Fort Bend County Municipal Utility District No. 147); 103 lots, 3 reserves and 4 blocks. (Ian Knox, Planning Administrator)
10. Consideration of and action on a Final Plat of Tran Plaza, a subdivision of 9.9985 acres (435,538 sq. ft.) tract of land situated in the S.A. and M.G.R.R. Company Survey, Abstract 330, City of Rosenberg, Fort Bend County, Texas, said 9.9985 acre tract being out of and part of Lot 68 and a portion of Lot 69 of the Slavin and George Subdivision, recorded in Volume 64, Page 252 of the Deed Records of Fort Bend County, Texas; 0 lots, 1 reserve (9.9985 acres) and 1 block. (Ian Knox, Planning Administrator)

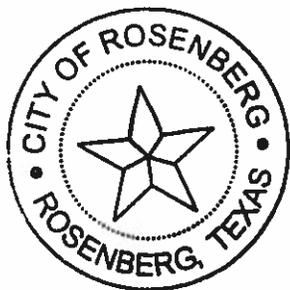
#### **DISCUSSION ITEMS**

11. Review and discuss proposed revisions to Code of Ordinances, Chapter 25, Article III, Section 25-68, Building lines – Single-family lots, and Chapter 6, Article XV. – Building and Setback Lines, and take action as necessary to direct staff. (Travis Tanner, Executive Director of Community Development)
12. Review and discuss potential transition from paper distribution of the Planning Commission Agenda and related documentation to an electronic distribution, and take action as necessary to direct staff. (Travis Tanner, Executive Director of Community Development)
13. Consideration of and action on requests for future Agenda items. (Travis Tanner, Executive Director of Community Development)
14. Announcements.
15. Adjournment.

**The Planning Commission reserves the right to adjourn into Executive Session at any time during the course of this meeting to discuss any of the matters listed above, as authorized by Texas Government Code, Section 551.071 (Consultation with Attorney).**

[EXECUTION TO FOLLOW]

DATED AND POSTED this the 14<sup>th</sup> day of April, 2016, at 4:15 p. m. by Linda Cernosek



Linda Cernosek

Attest:  
Linda Cernosek, TRMC, City Secretary

John Maresh

Approved for Posting:  
John Maresh, Interim City Manager

**Reasonable accommodation for the disabled attending this meeting will be available; persons with disabilities in need of special assistance at the meeting should contact the City Secretary at (832) 595-3340. There may be a quorum of City Council Members attending this meeting.**