

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, January 20, 2016
TIME: 5:00 p.m.
PLACE: Rosenberg City Hall
City Hall Council Chamber
2110 4th 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 December 16, 2015. (Janet Eder, Senior Administrative Specialist)

PUBLIC HEARINGS

2. Hold public hearing on a Final Plat of Jones Meadow Replat, a subdivision of a 0.752 acre tract being a replat of Jones Meadow Subdivision recorded in Film Code No. 20050149, F.B.C.M.R. in the James Lowery 1/3 League, Abstract No. 275, City of Rosenberg, Fort Bend County; Texas; 3 lots, 1 block and no reserves. (Ian Knox, Planning Administrator)

VARIANCE REQUESTS

3. Consideration of and action a Variance Request for a proposed residential addition located at 1421 5th Street (Tinker Addition, Block 26, Lot 6). (Ian Knox, Planning Administrator)

SUBDIVISION LAND PLANS AND PRELIMINARY PLATS

None

FINAL PLATS

4. Consideration of and action on a Final Plat of Greenwood Commercial Subdivision Section Three Replat No. 1, a subdivision of 6.986 acres of land being a partial replat of Reserve "A" of Greenwood Commercial Subdivision Section Three, as recorded in Slide No. 2469A of the Plat Records of Fort Bend County, Texas, being in the James Lowery Survey, Abstract No. 275, City of Rosenberg, Fort Bend County, Texas; 5 reserves and 1 block. (Travis Tanner, Executive Director of Community Development)
5. Consideration of and action on a Final Plat of Jones Meadow Replat, a subdivision of a 0.752 acre tract being a replat of Jones Meadow Subdivision recorded in Film Code No. 20050149, F.B.C.M.R. in the James Lowery 1/3 League, Abstract No. 275, City of Rosenberg, Fort Bend County; Texas; 3 lots, 1 block and no reserves. (Ian Knox, Planning Administrator)

DISCUSSION ITEMS

6. Review and discuss a presentation by Ojala Partners, LP, regarding Summer Park Planned Multi-Family Development, and take action as necessary to direct staff. (Travis Tanner, Executive Director of Community Development)
7. Consideration of and action on requests for future Agenda items. (Travis Tanner, Executive Director of Community Development)
8. Announcements.
9. 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 15th day of January 2016, at 9:45a. m. by
Anne Stark



Anne Stark / LC
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.

ITEM 1

Minutes:

- 1. Regular Planning Commission Meeting Minutes for December 16, 2015**

PLANNING COMMISSION MEETING MINUTES

DRAFT

On this the 16th day of December 2015, the Planning Commission of the City of Rosenberg, Fort Bend County, Texas, met in a regular meeting at the Rosenberg City Hall Council Chamber, 2110 4th Street, Rosenberg, Texas 77471.

COMMISSIONERS PRESENT

James Urbish	Planning Commissioner Chairperson
Lester Phipps, Jr.	Planning Commission Vice Chairperson
Wayne Poldrack	Planning Commission Secretary
Sergio Villagomez	Planning Commissioner
Charlotte Davis	Planning Commissioner

NOT PRESENT

Steven Monk	Planning Commissioner
-------------	-----------------------

STAFF PRESENT

Susan Euton	Councilor, District No. 2
Charles Kalkomey	City Engineer
Travis Tanner	Executive Director of Community Development
Ian Knox	Planning Administrator
Janet Eder	Senior Administrative Specialist

OTHERS PRESENT

Franklin Schodek	Henry Steinkamp, Inc. (Cole Avenue Division No. 1)
George Villarreal	Villa Construction (Jones Meadow)

CALL TO ORDER

Chairperson Urbish called the meeting to order at 5:02 p.m.

AGENDA

1. CONSIDERATION OF AND ACTION ON MINUTES OF THE REGULAR PLANNING COMMISSION MEETING OF NOVEMBER 18, 2015.

Action Taken: Commissioner Poldrack moved, seconded by Commissioner Villagomez to approve the minutes of the Regular Planning Commission Meeting of November 18, 2015 as presented. The motion carried unanimously by those present.

2. CONSIDERATION OF AND ACTION A PRELIMINARY 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.

Executive Summary: The Preliminary Plat of Community Focus Foundation consists of 43.8605 acres and one (1) proposed reserve. The property is located on the south side of Rohan Road, approximately 500' east of FM 2977, and within the City Limits of the City of Rosenberg.

Existing improvements are located on the eastern approximately one third (1/3) of the property. The improvements consist of a stadium and related improvements (e.g., parking). The stadium and adjoining vacant property to the west are owned by one (1) property owner. The property currently consists of two (2) tracts and the owner has chosen to plat it into one (1) reserve and would like to construct a gymnasium to the west of the stadium and use the overall property as an activity center. Platting the property will, among other things, eliminate the property line between the two (2) properties and help to avoid building setback line issues. A pre-development meeting with City staff was held several

months ago at which staff explained parking, restrooms, and other types of code requirements for the facility at hand.

The property currently has access to City water in the Rohan Road right-of-way, but lacks access to public sanitary sewer service. In the plat, the applicant has proposed to dedicate right-of-way for Rohan Road in compliance with City requirements.

There being no conflicts with applicable regulations, staff recommends approval of the Preliminary Plat of Community Focus Foundation.

Key Discussion

- Mr. Tanner presented the item and reviewed the Executive Summary.
- Vice Chairperson Phipps inquired if the City had plans to provide public sanitary sewer service.
- Mr. Tanner replied that he did not believe public sanitary sewer service to the area was included in the capital improvements plan. The property currently has access to City water in the Rohan Road right-of-way, but lacks access to public sanitary sewer service.
- Commission Poldrack inquired about the type of public sanitary sewer facility.
- Mr. Tanner replied that it would likely be a septic system.
- Commissioner Poldrack inquired about the capacity of a septic system.
- Mr. Kalkomey stated that holding tanks could be installed to store pre-treated sewer.
- Commissioner Poldrack inquired about future plans of the Community Focus Foundation.
- Mr. Tanner replied that the Community Focus Foundation planned to construct an indoor gymnasium to the west of the stadium.
- Commissioner Poldrack inquired about parking requirements.
- Mr. Tanner replied that an indoor gymnasium would be considered assembly use, therefore, one parking space would be required for every four seats. One parking space would be allowed for every 45 square feet, without fixed seating.

Action Taken: Vice Chairperson Phipps moved, seconded by Commissioner Villagomez to approve the Preliminary Plat 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. The motion carried unanimously by those present.

3. CONSIDERATION OF AND ACTION ON A PRELIMINARY PLAT OF JONES MEADOW REPLAT, A SUBDIVISION OF A 0.752 ACRE TRACT BEING A REPLAT OF JONES MEADOW SUBDIVISION RECORDED IN FILM CODE NO. 20050149, F.B.C.M.R. IN THE JAMES LOWERY 1/3 LEAGUE, ABSTRACT NO. 275, CITY OF ROSENBERG, FORT BEND COUNTY, TEXAS; 3 LOTS, 1 BLOCK AND NO RESERVES.

Executive Summary: The Preliminary Plat of Jones Meadow consists of 0.752 acres located at the northwest corner of Airport Avenue and Jones Street, within the City Limits. The subject property was originally platted as Jones Meadow in 2005 (attached for review). Jones Meadow is a single-family residential subdivision consisting of four (4) lots. The owner wishes to replat the property into three (3) duplex lots.

It should be noted that, for replats of subdivisions restricted to single-family residential use, a public hearing is generally required and certain notifications must take place in the newspaper and to property owners within the original subdivision. These notifications must occur fifteen (15) days before the hearing is held. This is pursuant to State law and the City's "Subdivision" Ordinance. However, there is no specification as to whether the hearing must occur at Preliminary or Final Plat. Because of this, and the advance notice required by law, staff will schedule the hearing and meet all notification requirements at the time of Final Plat.

As far as the proposed Plat itself is concerned, it meets the "Subdivision" Ordinance requirements pursuant to Section 25-114 related to duplex subdivisions. This section of the ordinance essentially requires minimum 8,000 square foot lots, eighty (80) feet in width, as well as building line and other requirements with which the proposed Plat appears to comply. Seeing no conflicts with applicable regulations, staff recommends approval of the Preliminary Plat of Jones Meadow Replat.

Key Discussion:

- Mr. Tanner presented the item and reviewed the Executive Summary.
- Councilor Euton inquired about public notifications.
- Mr. Tanner replied that the property owner generally notifies the subdivision property owners.
- Commissioner Poldrack inquired about deed restrictions for single-family residential use.

- Mr. Tanner replied that deed restrictions apply to residential lots within the Plat. Since the owner would like to replat the property into three (3) duplex lots, the property would then be considered duplex lots.
- Mr. George Villarreal, Villa Construction, 602 Winston Lane, Sugar Land, Texas 77479, stated that there are no deed restrictions at this time.
- Commissioner Poldrack inquired about the location of parking.
- Mr. Villarreal stated that each duplex would include a two-car garage at the front of the building.
- Chairperson Urbish inquired if the duplexes were for sale or for rent.
- Mr. Villarreal replied that the duplexes would be for rent.
- Commissioner Poldrack inquired if Jones Street was considered a collector street.
- Mr. Tanner replied that Jones Street was not a collector street.

Action taken: Commissioner Villagomez moved, seconded by Commissioner Davis, to approve the Preliminary Plat of Jones Meadow Replat, a subdivision of a 0.752 acre tract being a replat of Jones Meadow Subdivision recorded in Film Code No. 20050149, F.B.C.M.R. in the James Lowery 1/3 League, Abstract No. 275, City of Rosenberg, Fort Bend County, Texas; 3 lots, 1 block and no reserves. The motion carried unanimously by those present.

4. CONSIDERATION OF AND ACTION ON A SHORT FORM FINAL PLAT OF COLE AVENUE DIVISION NO. 1, BEING A 1.161 ACRE TRACT OF LAND BEING IN THE J.W. MOORE ¼ LEAGUE, ABSTRACT NO. 61; CITY OF ROSENBERG, FORT BEND COUNTY, TEXAS; 0 LOTS, 1 BLOCK, 2 RESERVES.

Executive Summary: The Short Form Final Plat of Cole Avenue No. 1 is 1.161 acres located southeast of Highway 90A, and directly west of the intersection of Cole Avenue and Ida Street. The tract is located in the City Limits, within one thousand feet (1000') of the centerline of U. S. Highway 90A / Avenue H east of State Highway 36 West, and therefore will be subject to the Interim Corridor Standards when developed. Access will be from Cole Avenue.

There is an existing car wash on Reserve "B" whereas Reserve "A" is likely to be developed/redeveloped. The purpose of this plat is to plat out raw acreage for commercial development, and there are no issues in conflict with the applicable regulations. Therefore staff recommends that the Planning Commission recommend approval to City Council of the Short Form Final Plat of Cole Avenue Division No. 1.

Key Discussion:

- Mr. Tanner presented the item and reviewed the Executive Summary.
- Commissioner Poldrack inquired about future plans for the Reserve.
- Mr. Tanner replied that there were no users in mind at the present time.
- Commissioner Poldrack inquired about street easement requirements and transportation plans.
- Mr. Tanner replied that there were no infrastructure issues or additional right-of-way required per the Thoroughfare Plan.
- Commissioner Villagomez inquired about drainage issues.
- Mr. Tanner replied that existing drainage issues would not be the responsibility of the new owner since the property had been developed prior to ownership. On-site detention may be needed eventually for new development.

Action Taken: Commissioner Poldrack moved, seconded by Commissioner Villagomez to recommend approval to City Council of the Short Form Final Plat of Cole Avenue Division No. 1; being a 1.161 acre tract of land being in the J.W. Moore ¼ League, Abstract No. 61; City of Rosenberg, Fort Bend County, Texas; 0 lots, 1 block, 2 reserves. The motion carried unanimously by those present.

5. CONSIDERATION OF AND ACTION ON A FINAL PLAT OF GLENMEADOW SECTION TWO REPLAT THREE, BEING 2.91 ACRES IN THE JAMES LOWERY 1/3 LEAGUE, ABSTRACT 275, CITY OF ROSENBERG, FORT BEND COUNTY, TEXAS, BEING A REPLAT OF RESERVE A, GLENMEADOW, SECTION TWO; 0 LOTS, 1 BLOCK AND 2 RESERVES.

Executive Summary: The Final Plat of Glenmeadow Section Two Replat Three consists of 2.91 acres and two (2) reserves. It is located within the City Limits on Louise Street (east side), between Avenues P and R.

Reserve "A" was originally platted in 1975 and the applicant/owner wishes to replat it into two (2) reserves to convey one (1) of the reserves for use as an office. A public hearing was required due to this being a replat. Staff finds no conflicts with applicable regulations (building lines, etc.).

The Preliminary Plat of this subdivision was approved by the Planning Commission on November 18, 2015. Seeing no conflicts with applicable regulations, and with the proposed Final Plat being consistent with the approved Preliminary Plat, staff recommends that the Planning Commission recommend approval to City Council of the Final Plat of Glenmeadow Section Two Replat Three.

Key Discussion:

- Mr. Tanner presented the item and reviewed the Executive Summary.

Action Taken: Commissioner Villagomez moved, seconded by Commissioner Davis, to recommend approval to City Council of the Final Plat of Glenmeadow Section Two Replat Three, being 2.91 acres in the James Lowery 1/3 League, Abstract 275, City of Rosenberg, Fort Bend County, Texas, being a replat of Reserve A, Glenmeadow, Section Two; 0 lots, 1 block and 2 reserves. The motion carried unanimously by those present.

6. CONSIDERATION OF AND ACTION ON A FINAL PLAT OF O'REILLY SUMMER LAKES, BEING A SUBDIVISION OF 0.9986 ACRES OF LAND IN THE WILLIAM LUSK SURVEY, ABSTRACT NO. 276, IN THE CITY OF ROSENBERG, FORT BEND COUNTY, TEXAS; 1 BLOCK AND 1 RESERVE.

Executive Summary: The Final Plat of O'Reilly Summer Lakes consists of 0.9986 acres and one (1) reserve. The Plat is located within the City Limits and in Fort Bend County MUD No. 144. Specifically, it is off of FM 2977 (east side), south of FM 762.

The plat will have access from an access easement/drive off of FM 2977 directly across from the existing drive that goes into the AutoZone and Spec's on the opposite side of FM 2977. When property to the immediate north of this plat is platted, it will share this access drive due to the easement as shown on the plat. Both sanitary and storm sewer will need to be extended from Winding Lakes Drive to serve this tract. Easements are being provided, and public infrastructure plans were submitted concurrently with the Final Plat submittal.

The Preliminary Plat of this subdivision was approved by the Planning Commission on November 18, 2015. There being no conflicts with applicable regulations or with the approved Land Plan or Preliminary Plat, staff recommends that the Planning Commission recommend approval to City Council of the Final Plat of O'Reilly Summer Lakes.

Key Discussion:

- Mr. Tanner presented the item and reviewed the Executive Summary.

Action Taken: Commissioner Poldrack moved, seconded by Commissioner Vice Chairperson Phipps to recommend approval to City Council of the Final Plat of O'Reilly Summer Lakes, being a subdivision of 0.9986 acres of land in the William Lusk Survey, Abstract No. 276, in the City of Rosenberg, Fort Bend County, Texas; 1 block and 1 reserve. The motion carried unanimously by those present.

7. CONSIDERATION OF AND ACTION ON A FINAL PLAT OF WALNUT CREEK SECTION THIRTEEN, A SUBDIVISION OF 13.985 ACRES CONTAINING 53 LOTS, 4 BLOCKS AND 0 RESTRICTED RESERVES OUT OF THE WILEY MARTIN LEAGUE, A-56, FORT BEND COUNTY, TEXAS.

Executive Summary: The Final Plat of Walnut Creek Section Thirteen is a proposed subdivision consisting of fifty-three (53) lots and four blocks on 13.985 acres of land located off of Irby Cobb Boulevard in the northeast part of the Walnut Creek Development. The proposed Plat is located in the Extraterritorial Jurisdiction (ETJ) and in Fort Bend County MUD No. 152, east of Walnut Creek Section 12.

The Planning Commission approved the Preliminary Plat of Walnut Creek Section Thirteen on May 20, 2015. Pursuant to the "Subdivision" Ordinance, the applicant requested an extension of that approval by 180 days from the date of its expiration. The request was granted on November 18th, 2015 to give the applicant an extra month to submit the Final Plat.

Seeing no conflicts with applicable regulations, and with the proposed Final Plat being consistent with the approved Preliminary Plat, staff recommends that the Planning Commission recommend approval to City Council of the Final Plat of Walnut Creek Section Thirteen.

Key Discussion:

- Mr. Tanner presented the item and reviewed the Executive Summary.
- Commissioner Poldrack inquired about the proposed Irby Cobb extension.

- Mr. Kalkomey replied that Irby Cobb Boulevard will extend across Benton and will serve as a connection to A Meyers Rd.

Action Taken: Commissioner Villagomez moved, seconded by Commissioner Poldrack to recommend approval to City Council of the Final Plat of Walnut Creek Section Thirteen, a subdivision of 13.985 acres containing 53 lots, 4 blocks and 0 restricted reserves out of the Wiley Martin League, A-56, Fort Bend County, Texas. The motion carried unanimously by those present.

8. REVIEW AND DISCUSS A PRESENTATION BY OJALA PARTNERS, LP, REGARDING SUMMER PARK PLANNED MULTI-FAMILY DEVELOPMENT, AND TAKE ACTION AS NECESSARY TO DIRECT STAFF.

Item #8 was pulled from the agenda at the request of the applicant/developer.

9. REVIEW AND DISCUSS BAGGER ICE PROPOSAL AS IT RELATES TO INTERIM CORRIDOR STANDARDS, AND TAKE ACTION AS NECESSARY TO DIRECT STAFF.

Executive Summary: Staff has been presented with the attached correspondence and renderings. The applicant, Bagger Ice, would like to place predominantly metal buildings from which ice will be sold on major corridors throughout Rosenberg. The first site they have selected is 2319 Avenue I (northwest corner of Avenue I and 7th Street). Current development on the property consists of a car wash.

Staff has placed this item on the agenda to receive direction from the Planning Commission going forward in order to work with the applicant. Recently, Interim Corridor Standards (Standards) were adopted by City Council (see attached excerpt) to replace the West Fort Bend Management District standards and to provide for minimal controls, mostly relating to new development and additions, along State Highway 36 and U. S. Highway 90A / Avenue H. City Council was given the option to not apply the Standards to State Highway 36 and U. S. Highway 90A / Avenue H, but ultimately opted to apply them based on exceptions built into the standards for these specific corridors, the ability to apply for variances, etc.

One of the minimal architectural controls under the Standards is a restriction that new commercial development façades consist of a minimum of seventy-five (75) percent masonry. This obviously serves as a deterrent for structures that are temporary in nature such as mobile offices and other similar structures. When first presented with the Bagger Ice proposal, it was an entirely metal structure, but the applicant has since revised it to include masonry skirting. *It should also be noted that, in order for the proposed site plan to work, the building must be moved to twenty-five feet (25') from the right-of-way of Avenue I and ten feet (10') from the west side property line.*

Since the Standards are relatively new, and they give the Commission the discretion to decide on unique structures such as the subject one/s, staff would like direction going forward as to whether these structures should be prohibited by the standards or if they should be allowed under certain conditions (masonry skirting, based on location, on a case by case basis, etc.). Staff is seeking the Commission's input since this relates to a policy decision on what type of development the Commission and City Council would like to encourage (or not encourage) in the future, to the *right-of-way of Avenue I and ten feet (10') from the west side property line.*

Key Discussion:

- Mr. Tanner presented the item and reviewed the Executive Summary.
- Commissioner Villagomez inquired if the property owner or Bagger Ice was promoting the proposal.
- Mr. Tanner replied that the property owner was not involved in the proposal.
- Councilor Euton inquired if the existing building construction met the City's architectural standards.
- Mr. Tanner replied that the masonry structure met the City's standards.
- Commissioner Poldrack stated that new construction should meet the City's existing architectural standards. Adding structures of this kind was not favored.
- Councilor Euton stated that the applicant needs to meet the present architectural standards.
- Commissioner Poldrack inquired about the cost of the structure.
- Mr. Tanner replied that he was not aware of the cost.
- Chairperson Urbish stated that 2319 Avenue I did not appear to be a good site for installing the structure, because of the present car wash.
- Commissioner Poldrack stated that he did not favor the Bagger Ice proposal, and that the design standards adopted by Council should continue to be followed.
- Commissioner Villagomez inquired if Bagger Ice had other designated sites.
- Mr. Tanner replied that Bagger Ice has numerous locations in mind. The design standard determined in

the beginning will serve as an example for those to follow.

- Chairperson Urbish stated that requiring seventy-five (75) percent masonry on the structure may reduce future growth in the area.
- Mr. Tanner stated that the masonry requirement would apply to new construction only, not existing.
- Commissioner Poldrack inquired if Avenue H and Avenue I were considered corridor streets.
- Mr. Tanner replied that Avenue H was considered a corridor, as well as properties to the north of Avenue I.
- Commissioner Villagomez stated that design standards need to be enforced, regardless of whether an area is older.
- Mr. Tanner stated that specific guidelines have been established by the City.
- Vice Chairperson Phipps stated that he was not in favor of the Bagger Ice proposal.

No action was taken.

10. CONSIDERATION OF AND ACTION ON REQUESTS FOR FUTURE AGENDA ITEMS.

Executive Summary: This item allows the Planning Commission the opportunity to request that items be placed on future agendas.

Key Discussion:

- Mr. Tanner presented the item and reviewed the Executive Summary.
- Mr. Tanner stated that the City has been working with the consultant who prepared the City's Comprehensive Plan regarding the shared parking and street width issues and more guidance would be received in the future.

No action was taken.

11. ANNOUNCEMENTS.

- Mr. Tanner introduced Ian Knox, Planning Administrator.
- Commissioner Poldrack encouraged Commissioners to visit the newly renovated City Hall Annex facility.

12. ADJOURNMENT.

There being no further business, Chairperson Urbish adjourned the Rosenberg Planning Commission meeting at 6:04 p.m.

Janet Eder
Senior Administrative Specialist



PLANNING COMMISSION COMMUNICATION

January 20, 2016

ITEM #	ITEM TITLE
2	Public Hearing for Final Plat of Jones Meadow Replat

MOTION

Hold public hearing on a Final Plat of Jones Meadow Replat, a subdivision of a 0.752 acre tract being a replat of Jones Meadow Subdivision recorded in Film Code No. 20050149, F.B.C.M.R. in the James Lowery 1/3 League, Abstract No. 275, City of Rosenberg, Fort Bend County; Texas; 3 lots, 1 block and no reserves.

RECOMMENDATION

Staff recommends the public hearing be held.

MUD #	City/ETJ	ELECTION DISTRICT
N/A	City	3

SUPPORTING DOCUMENTS:

1. Final Plat of Jones Meadow Replat
2. Preliminary Plat of Jones Meadow Replat
3. Original Plat – Jones Meadow (2005)
4. Vicinity Map – Jones Meadow
5. Planning Commission Meeting Minute Excerpt – 12-16-15
6. Public Hearing Notice

APPROVAL

Submitted by:

Ian Knox
Planning Administrator
Community Development

Reviewed by:

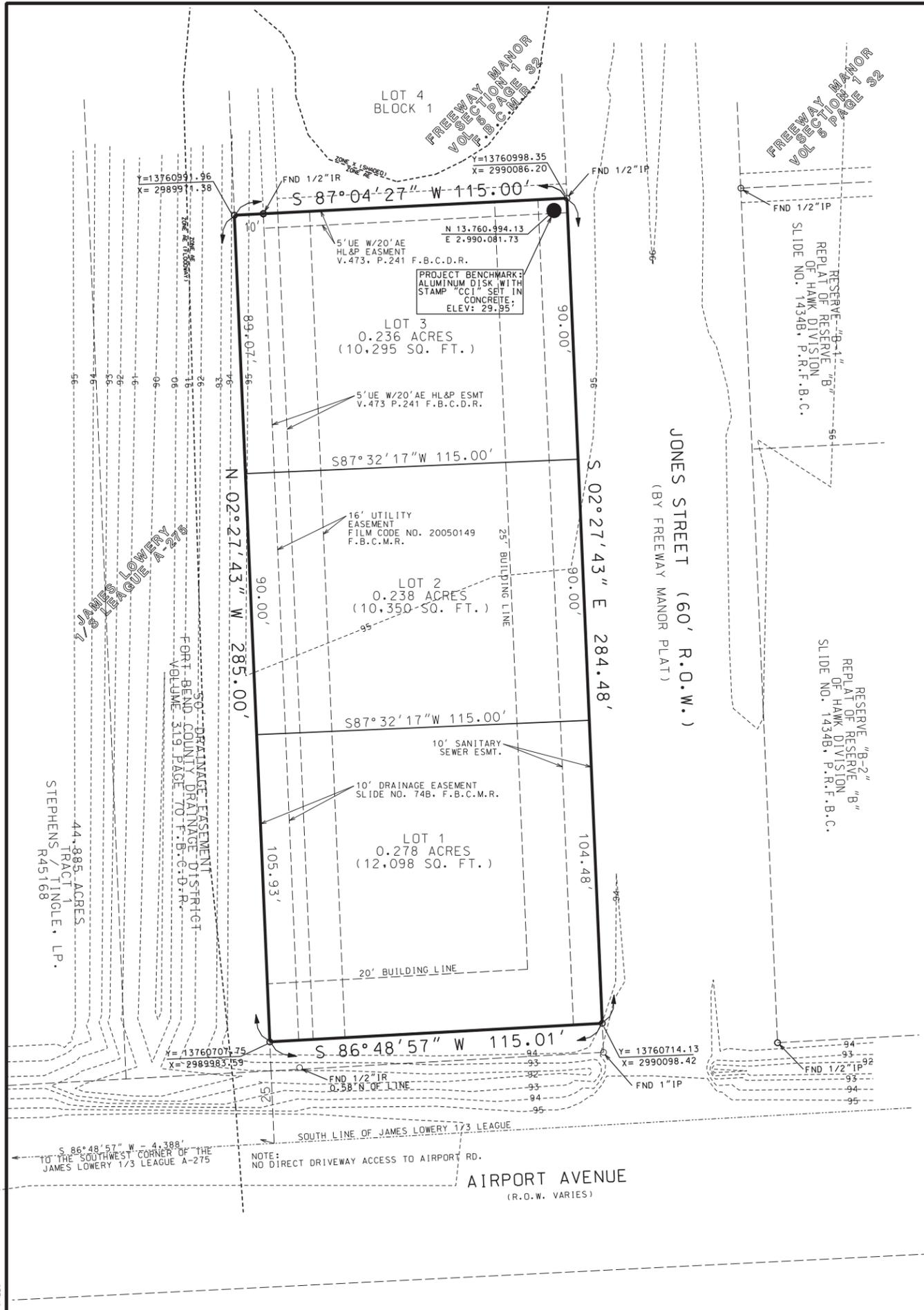
Executive Director of Community Development TLT
 City Engineer CK

EXECUTIVE SUMMARY

The purpose of this agenda item is to hold a Public Hearing on the Final Plat of Jones Meadow Replat. The Plat consists of 0.752 acres and 3 lots, 1 block and no reserves located at the northwest corner of Airport Avenue and Jones Street, within the City Limits.

The subject property was originally platted as Jones Meadow in 2005 (attached for review). The proposed replat would change the number of lots from four (4) to three (3) for the development of duplexes.

Because this is a replat of a previous subdivision, a Public Hearing is required per State law and per the City's "Subdivision" Ordinance. Additionally, notice of the hearing was published in the newspaper and sent to the property owner before the 15th day before the date of this hearing per State law. Staff recommends holding the hearing prior to the Planning Commission taking action on the plat in a subsequent Agenda item.



STATE OF TEXAS
 COUNTY OF FORT BEND

WE, GERNOT F. GAULKE AND KIM L. GAULKE, OWNERS OF THE 0.752 ACRE TRACT OF LAND DESCRIBED IN THE ABOVE AND FOREGOING MAP AS JONES MEADOW REPLAT, DO HEREBY MAKE AND ESTABLISH SAID SUBDIVISION AND DEVELOPMENT PLAT 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, WATER COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES SHOWN THEREON FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED, AND DO HEREBY BIND OURSELVES, OUR HEIRS AND ASSIGNS TO WARRANT AND FOREVER DEFEND THE TITLE TO THE LAND SO DEDICATED.

FURTHER, OWNERS HAVE DEDICATED AND BY THESE PRESENTS DO DEDICATE TO THE USE OF THE PUBLIC FOR PUBLIC UTILITY PURPOSE FOREVER UNOBSTRUCTED AERIAL EASEMENTS, THE AERIAL EASEMENTS SHALL EXTEND HORIZONTALLY AN ADDITIONAL TEN FEET (10' 0") FOR TEN FEET (10' 0") PERIMETER GROUND EASEMENTS OR SEVEN FEET, SIX INCHES (7' 6") FOR FOURTEEN FEET (14' 0") PERIMETER GROUND EASEMENTS OR FIVE FEET, SIX INCHES (5' 6") FOR SIXTEEN FEET (16' 0") PERIMETER GROUND EASEMENTS, FROM A PLANE SIXTEEN (16' 0") ABOVE THE GROUND LEVEL UPWARD, LOCATED ADJACENT TO AND ADJOINING SAID PUBLIC UTILITY EASEMENT THAT ARE DESIGNATED WITH AERIAL EASEMENTS (U. E. AND A. E.) AS INDICATED AND DEPICTED HEREON WHEREBY THE AERIAL EASEMENTS TOTALS TWENTY-ONE, SIX INCHES (21' 6") IN WIDTH.

FURTHER, OWNERS HAVE DEDICATED AND BY THESE PRESENTS DO DEDICATE TO THE USE OF THE PUBLIC FOR PUBLIC UTILITY PURPOSE FOREVER UNOBSTRUCTED AERIAL EASEMENTS, THE AERIAL EASEMENTS 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 EASEMENT, FROM A PLANE SIXTEEN (16' 0") ABOVE GROUND LEVEL UPWARD, LOCATED ADJACENT TO BOTH SIDES AND ADJOINING SAID PUBLIC UTILITY EASEMENTS THAT ARE DESIGNATED WITH AERIAL EASEMENTS (U. E. AND A. E.) AS INDICATED AND DEPICTED HEREON, WHEREBY THE AERIAL EASEMENTS TOTALS THIRTY FEET (30' 0") IN WITH.

FURTHER, WE DO HEREBY DECLARE THAT ALL PARCELS OF LAND DESIGNATED AS LOTS ON THIS PLAT ARE INTENDED FOR THE CONSTRUCTION OF DUPLEX RESIDENTIAL DWELLING UNITS THEREON AND SHALL BE RESTRICTED FOR SAME UNDER THE TERMS AND CONDITIONS OF SUCH RESTRICTIONS FILED SEPARATELY.

FURTHER, WE DO HEREBY COVENANT AND AGREE THAT ALL OF THE PROPERTY WITHIN THE BOUNDARIES OF THIS PLAT SHALL BE RESTRICTED 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.

WITNESS OUR HAND IN THE CITY OF ROSENBERG, TEXAS, THIS ___ DAY OF ___, 2016.

BY: GERNOT F. GAULKE, INDIVIDUAL BY: KIM L. GAULKE, INDIVIDUAL

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED GERNOT F. GAULKE AND KIM L. GAULKE, KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITIES THEREIN AND HEREIN SET OUT.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, ON THIS ___ DAY OF ___, 2016.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS.

MY COMMISSION EXPIRES: _____

STATE OF TEXAS
 COUNTY OF FORT BEND

THIS IS TO CERTIFY THAT THE CITY PLANNING COMMISSION OF THE CITY OF ROSENBERG, TEXAS HAS APPROVED THIS PLAT AND SUBDIVISION OF JONES MEADOW REPLAT, IN CONFORMANCE OF THE LAWS OF THE STATE OF TEXAS AND THE ORDINANCES OF THE CITY OF ROSENBERG, AS SHOWN HEREON AND AUTHORIZED THE RECORDING OF THIS PLAT ON THIS ___ DAY OF ___, 2016.

JAMES URBISH, CHAIRMAN WAYNE POLDRACK, SECRETARY

THIS IS TO CERTIFY THAT THE CITY COUNCIL OF THE CITY OF ROSENBERG, TEXAS HAS APPROVED THIS PLAT AND SUBDIVISION OF JONES MEADOW REPLAT, IN CONFORMANCE OF THE LAWS OF THE STATE OF TEXAS AND THE ORDINANCES OF THE CITY OF ROSENBERG, AS SHOWN HEREON AND AUTHORIZED THE RECORDING OF THIS PLAT ON THIS ___ DAY OF ___, 2016.

CYNTHIA A. MCONATHY LINDA CERNOSEK
 MAYOR SECRETARY

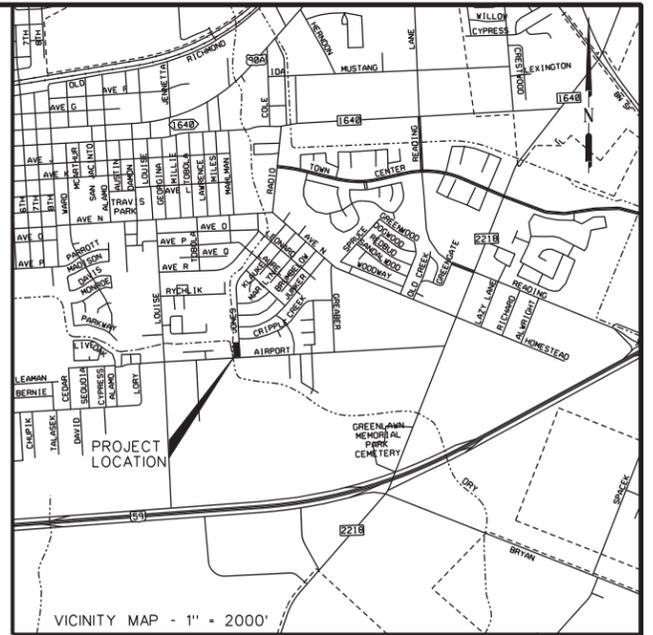
I, LAURA RICHARD, COUNTY CLERK IN AND FOR FORT BEND COUNTY, HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORDATION IN MY OFFICE ON THIS ___ DAY OF ___, 2016, AT O'CLOCK ___ M., IN PLAT NUMBER(S) ___ OF PLAT RECORDS OF SAID COUNTY.

WITNESS MY HAND AND SEAL OF OFFICE, AT RICHMOND, TEXAS THE DAY AND DATE LAST ABOVE WRITTEN.

COUNTY CLERK, FORT BEND COUNTY, TEXAS
 BY: DEPUTY

I, DAVID C. NEWELL, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND HEREBY STATE THAT THE ABOVE SUBDIVISION IS TRUE AND CORRECT, WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND AND THAT ALL BOUNDARY CORNERS, ANGLE POINTS, POINTS OF CURVATURE AND OTHER POINTS OF REFERENCE HAVE BEEN MARKED WITH IRON RODS HAVING AN OUTSIDE DIAMETER OF NOT LESS THAN FIVE EIGHTHS (5/8) INCH AND LENGTH OF NOT LESS THAN TWO (2) INCHES UNLESS OTHERWISE NOTED.

DAVID C. NEWELL
 REGISTERED PROFESSIONAL LAND SURVEYOR
 TEXAS REGISTRATION NO. 4085



LEGEND:

- FOUND MONUMENT AS NOTED
- SET 5/8" IR W/ YELLOW PLASTIC CAP STAMPED "CCI"
- UE UTILITY EASEMENT
- AE AERIAL EASEMENT
- MH MAN HOLE
- IP IRON PIPE
- IR IRON ROD
- ROW RIGHT-OF-WAY
- BL BUILDING LINE
- FND FOUND
- F.B.C.D.R. FORT BEND COUNTY DEED RECORDS
- F.B.C.M.R. FORT BEND COUNTY MAP RECORDS
- P.R.F.B.C. PUBLIC RECORDS OF FORT BEND COUNTY
- HL&P HOUSTON LIGHTING AND POWER

NOTES:

- BASIS OF BEARINGS, CONTOURS AND COORDINATES: STATE PLAIN COORDINATE SYSTEM, SOUTH CENTRAL ZONE 4204 (NAD 83) NORTH AMERICAN DATUM OF 1983. ALL DISTANCES ARE HORIZONTAL SURFACE DISTANCES AND MAY BE CONVERTED TO GRID BY DIVIDING BY A COMBINED ADJUSTMENT FACTOR OF 1.00013, BASED ON CITY OF HOUSTON CORRS STATION #1 (N29°40'13.19464" E95°32'33.36153"), (CORS 96 EPOCH 2002).
- THE MINIMUM SLAB ELEVATION SHALL BE 97.0', TWELVE INCHES (12") ABOVE THE 100 YEAR FLOOD PLAIN ELEVATION AND MAXIMUM PONDING ELEVATION EIGHTEEN INCHES (18") ABOVE NATURAL GROUND OR TWELVE INCHES (12") ABOVE TOP OF CURB AT THE FRONT OF THE LOT, WHICHEVER IS HIGHER.
- THIS PLAT LIES WHOLLY WITHIN MUNICIPAL DISTRICT NO. 94, FORT BEND SUBSIDENCE DISTRICT, FORT BEND COUNTY DRAINAGE DISTRICT, LAMAR CONSOLIDATED I.S.D. AND THE CITY LIMITS OF ROSENBERG, AND FORT BEND COUNTY.
- JONES MEADOW REPLAT LIES WITHIN (SHADED) ZONE "AE" AS PER FLOOD INSURANCE RATE MAP PANEL NO. 48157C0245 L, DATED APRIL 2, 2014, BASE FLOOD ELEVATION IS 96.0.
- BENCHMARK: A16417 LOCATED ABOUT 10.3 MILES (16.6 KM) WEST SOUTHWEST OF SUGARLAND, 8.4 MILES (13.5 KM) NORTHEAST OF BEASLY, 13.1 MILES (21.1 KM) SOUTHEAST OF SIMONTON, (CITY OF ROSENBERG SEWER TREATMENT PLANT)
- ELEVATION = 10.1 NGVD 88, BASED ON FIRM PANEL 48157C0235L, APRIL 2, 2014.
- PROJECT BENCHMARK = ALUMINUM DISK STAMPED "CCI" SET IN CONCRETE LOCATED NEAR THE NORTHEAST CORNER OF LOT 3, BLOCK 1, X=2,990,081.73 Y=13,760,994.13 ELEV=29.95
- THIS PLAT WAS PREPARED TO MEET CITY OF ROSENBERG AND FORT BEND COUNTY REQUIREMENTS.
- THIS PLAT WAS PREPARED FROM INFORMATION FURNISHED BY INTEGRITY TITLE, G.F. NO. 1518913A, EFFECTIVE DECEMBER 11, 2015. THE SURVEYOR HAS NOT ABSTRACTED THE ABOVE PROPERTY.
- APPROVAL OF THIS PLAT WILL EXPIRE ONE YEAR FROM CITY COUNCIL APPROVAL IF NOT RECORDED IN THE REAL PROPERTY RECORDS OF THE COUNTY OF FORT BEND.
- THERE ARE NO PIPELINES NOR PIPELINE EASEMENTS WITHIN THE LIMITS OF THIS SUBDIVISION.
- FIVE-EIGHTHS INCH (5/8") IRON RODS THREE FEET (3') IN LENGTH ARE SET ON ALL PERIMETER BOUNDARY CORNERS, ALL ANGLE POINTS, ALL POINTS OF CURVATURE AND TANGENCY, AND ALL BLOCK CORNERS, UNLESS OTHERWISE NOTED.
- ALL LOTS SHALL HAVE A MINIMUM OF FIVE (5') FOOT SIDE BUILDING LINE.
- THE DRAINAGE SYSTEM FOR THIS SUBDIVISION SHALL BE DESIGNED TO MEET THE REQUIREMENTS OF THE FORT BEND COUNTY DRAINAGE CRITERIA MANUAL WHICH ALLOWS STREET PONDING DURING INTENSE RAINFALL EVENTS.
- THIS PLAT LIES WITHIN FORT BEND COUNTY LIGHTING ORDINANCE ZONE NO. LZ3.
- ALL EASEMENTS ARE CENTERED ON LOT LINES UNLESS OTHERWISE INDICATED.
- ALL LOTS ARE RESTRICTED TO DUPLEX USE.
- ELEVATIONS USED FOR DELINEATING CONTOUR LINES ARE BASED UPON U.S.C. & G.S. DATUM, NVD-88 (1991 ADJ.)
- SIDEWALKS SHALL BE BUILT OR CAUSED TO BE BUILT THROUGH RESTRICTIVE COVENANTS WITHIN ALL ROAD RIGHTS-OF-WAY DEDICATED TO THE PUBLIC.

LOT SUMMARY TABLE

LOT	SQ. FT.	ACREAGE	WIDTH
1	12,098	0.278	104.48'
2	10,350	0.238	90.00'
3	10,295	0.236	90.00'

PAYMENT IN LIEU OF PARK LAND DEDICATION

NUMBER OF EXISTING DWELLING UNITS	4
NUMBER OF PROPOSED DWELLING UNITS	6
NET INCREASE IN DWELLING UNITS	2
TOTAL FEE:	\$3,400

JONES MEADOW
 REPLAT

A SUBDIVISION OF A 0.752 ACRE TRACT BEING A REPLAT OF JONES MEADOW SUBDIVISION RECORDED IN FILM CODE NO. 20050149, F.B.C.M.R. IN THE JAMES LOWERY 1/3 LEAGUE, ABSTRACT NO. 275 CITY OF ROSENBERG, FORT BEND COUNTY, TEXAS.

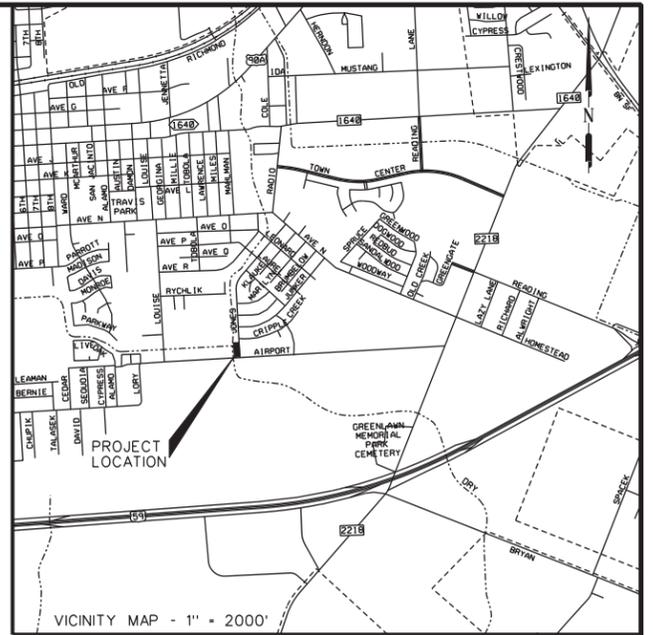
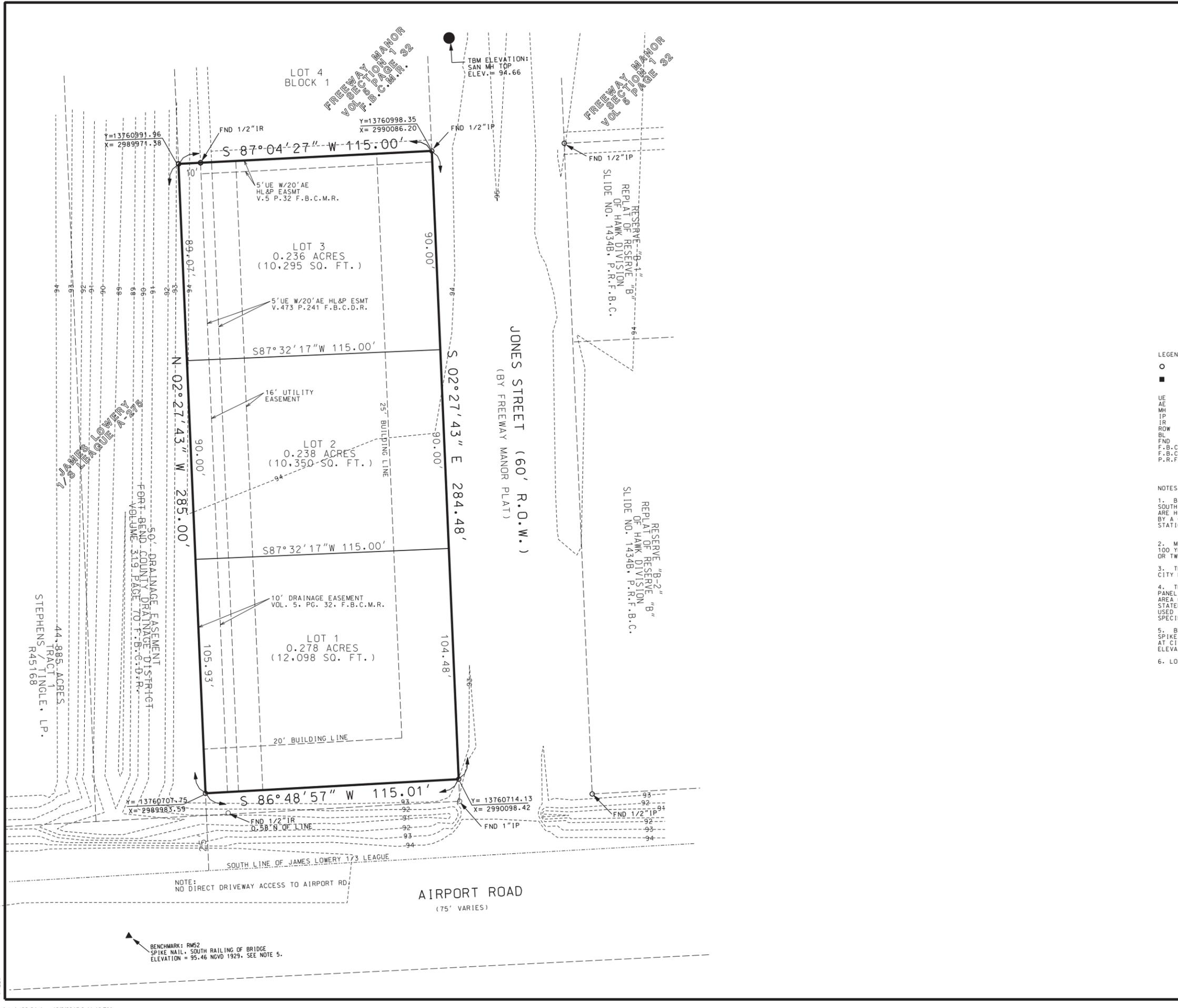
3 LOTS 1 BLOCK NO RESERVES
 JANUARY 11, 2016

SURVEYOR
Civil Concepts, Inc.
 SURVBYING & MAPPING
 CIVIL ENGINEERING

OWNERS:
 GERNOT F. GAULKE AND KIM L. GAULKE
 34 SULLIVAN'S LANDING
 MISSOURI CITY, TEXAS 77459

3425 FEDERAL STREET, PASADENA TEXAS 77504
 OFFICE: 713-947-6606 FAX: 713-947-6609

C.1
 PROJECT 98-04



- LEGEND:**
- FOUND MONUMENT AS NOTED
 - SET 5/8" IR W/ YELLOW PLASTIC CAP STAMPED "CCI"
 - UE UTILITY EASEMENT
 - AE AERIAL EASEMENT
 - MH MAN HOLE
 - IP IRON PIPE
 - IR IRON ROD
 - ROW RIGHT-OF-WAY
 - BL BUILDING LINE
 - FND FOUND
 - F.B.C.D.R. FORT BEND COUNTY DEED RECORDS
 - F.B.C.M.R. FORT BEND COUNTY MAP RECORDS
 - P.R.F.B.C. PUBLIC RECORDS OF FORT BEND COUNTY
- NOTES:**
1. BASIS OF BEARINGS AND COORDINATES: STATE PLAIN COORDINATE SYSTEM, SOUTH CENTRAL ZONE 4204 (NAD 83) NORTH AMERICAN DATUM OF 1983. ALL DISTANCES ARE HORIZONTAL SURFACE DISTANCES AND MAY BE CONVERTED TO GRID BY DIVIDING BY A COMBINED ADJUSTMENT FACTOR OF 1.00013, BASED ON CITY OF HOUSTON CORS STATION #1 (N29°40'13.19464" E95°32'33.36153"), (CORS 96 EPOCH 2002).
 2. MINIMUM SLAB ELEVATIONS SHALL BE 97.0', 1 FOOT OR TWELVE INCHES (12") ABOVE THE 100 YEAR FLOOD PLAIN ELEVATION, OR EIGHTEEN INCHES (18") ABOVE NATURAL GROUND OR TWELVE INCHES (12") ABOVE TOP OF CURB, WHICHEVER IS HIGHER.
 3. THE PROPERTY SUBDIVIDED IN THE ABOVE AND FOREGOING PLAT, LIES WITHIN THE CITY LIMIT BOUNDARIES OF THE CITY OF ROSENBERG, TEXAS.
 4. THE LOCATION OF THE SUBJECT TRACT, ON THE FEMA FLOOD INSURANCE RATE MAP PANEL NO. 48157C0220J, DATED JANUARY 3, 1997, LIES WITHIN (SHADED) ZONE "AE", AREA OF 100-YEAR FLOOD WITH AVERAGE DEPTHS OF LESS THAN ONE (1) FOOT. THIS STATEMENT IS BASED ON SCALING THE LOCATION ON THE ABOVE MENTIONED MAP AND IS USED TO DETERMINE FLOOD INSURANCE RATES ONLY AND IS NOT INTENDED TO IDENTIFY SPECIFIC FLOOD CONDITIONS. BASE FLOOD ELEVATION IS 96.0.
 5. BENCHMARK: RM52 SPIKE NAIL, SOUTH RAILING OF AIRPORT ROAD BRIDGE OVER DRY CREEK, AT CIVIC CENTER BUILDING. ELEVATION = 95.46 NGVD 1929, BASED ON FIRM PANEL 48157C0220J, JANUARY 3, 1997.
 6. LOTS ARE RESTRICTED TO DUPLEX USE.

IN LIEU OF PAYMENT PARK LAND DEDICATION

NUMBER OF EXISTING DWELLING UNITS	4
NUMBER OF PROPOSED DWELLING UNITS	6
NET NUMBER OF DWELLING UNITS	2

TOTAL FEES: \$1,700

PRELIMINARY PLAT OF JONES MEADOW REPLAT

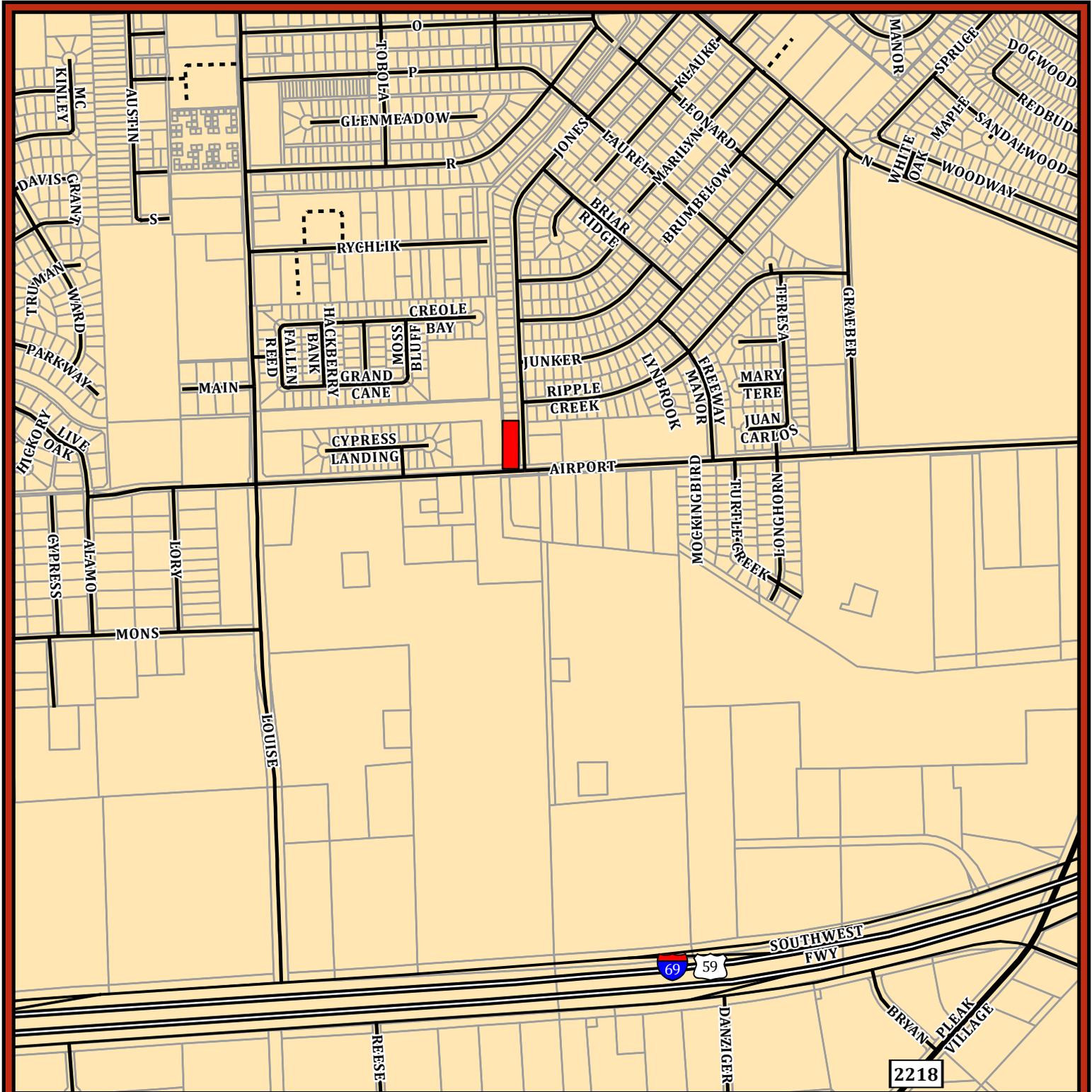
A SUBDIVISION OF A 0.752 ACRE TRACT BEING A REPLAT OF JONES MEADOW SUBDIVISION RECORDED IN FILM CODE NO. 20050149, F.B.C.M.R. IN THE JAMES LOWERY 1/3 LEAGUE, ABSTRACT NO. 275 CITY OF ROSENBERG, FORT BEND COUNTY, TEXAS.

3 LOTS 1 BLOCK NO RESERVES
NOVEMBER 25, 2015
REVISED: NOVEMBER 30, 2015

OWNERS:
GERNOT F. GAULKE AND KIM GAULKE
34 SULLIVAN'S LANDING
MISSOURI CITY, TEXAS 77459

SURVEYOR
Civil Concepts, Inc.
SURVEYING & MAPPING
CIVIL ENGINEERING
3425 FEDERAL STREET, PASADENA, TEXAS 77504
OFFICE: 713-947-6606 FAX: 713-947-6609

C.1
PROJECT 98-04



Jones Meadow Replat City of Rosenberg, Texas

The 2014 Aerial Imagery Data is the sole property of Houston-Galveston Area Council, which reserves all rights thereto. Use or reproduction of this data is strictly prohibited absent written consent from the Houston-Galveston Area Council, which may be contacted at www.h-gac.com.

- Interstate
- US Highway
- State Highway
- Public Road
- Private Road
- Railroad
- Brazos River
- Rosenberg City Limits
- Rosenberg ETJ



Scale:
1:11,207
or
1 inch = 933.9 feet

Created by: City of Rosenberg Planning - Ian Knox
Date Created: December 29, 2015
Original Size: 8.5" x 11"
R:\Maps\Templates\8_5x11_Portrait.mxd

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of geographic features.



2218

months ago at which staff explained parking, restrooms, and other types of code requirements for the facility at hand.

The property currently has access to City water in the Rohan Road right-of-way, but lacks access to public sanitary sewer service. In the plat, the applicant has proposed to dedicate right-of-way for Rohan Road in compliance with City requirements.

There being no conflicts with applicable regulations, staff recommends approval of the Preliminary Plat of Community Focus Foundation.

Key Discussion

- Mr. Tanner presented the item and reviewed the Executive Summary.
- Vice Chairperson Phipps inquired if the City had plans to provide public sanitary sewer service.
- Mr. Tanner replied that he did not believe public sanitary sewer service to the area was included in the capital improvements plan. The property currently has access to City water in the Rohan Road right-of-way, but lacks access to public sanitary sewer service.
- Commissioner Poldrack inquired about the type of public sanitary sewer facility.
- Mr. Tanner replied that it would likely be a septic system.
- Commissioner Poldrack inquired about the capacity of a septic system.
- Mr. Kalkomey stated that holding tanks could be installed to store pre-treated sewer.
- Commissioner Poldrack inquired about future plans of the Community Focus Foundation.
- Mr. Tanner replied that the Community Focus Foundation planned to construct an indoor gymnasium to the west of the stadium.
- Commissioner Poldrack inquired about parking requirements.
- Mr. Tanner replied that an indoor gymnasium would be considered assembly use, therefore, one parking space would be required for every four seats. One parking space would be allowed for every 45 square feet, without fixed seating.

Action Taken: Vice Chairperson Phipps moved, seconded by Commissioner Villagomez to approve the Preliminary Plat 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. The motion carried unanimously by those present.

3. CONSIDERATION OF AND ACTION ON A PRELIMINARY PLAT OF JONES MEADOW REPLAT, A SUBDIVISION OF A 0.752 ACRE TRACT BEING A REPLAT OF JONES MEADOW SUBDIVISION RECORDED IN FILM CODE NO. 20050149, F.B.C.M.R. IN THE JAMES LOWERY 1/3 LEAGUE, ABSTRACT NO. 275, CITY OF ROSENBERG, FORT BEND COUNTY, TEXAS; 3 LOTS, 1 BLOCK AND NO RESERVES.

Executive Summary: The Preliminary Plat of Jones Meadow consists of 0.752 acres located at the northwest corner of Airport Avenue and Jones Street, within the City Limits. The subject property was originally platted as Jones Meadow in 2005 (attached for review). Jones Meadow is a single-family residential subdivision consisting of four (4) lots. The owner wishes to replat the property into three (3) duplex lots.

It should be noted that, for replats of subdivisions restricted to single-family residential use, a public hearing is generally required and certain notifications must take place in the newspaper and to property owners within the original subdivision. These notifications must occur fifteen (15) days before the hearing is held. This is pursuant to State law and the City's "Subdivision" Ordinance. However, there is no specification as to whether the hearing must occur at Preliminary or Final Plat. Because of this, and the advance notice required by law, staff will schedule the hearing and meet all notification requirements at the time of Final Plat.

As far as the proposed Plat itself is concerned, it meets the "Subdivision" Ordinance requirements pursuant to Section 25-114 related to duplex subdivisions. This section of the ordinance essentially requires minimum 8,000 square foot lots, eighty (80) feet in width, as well as building line and other requirements with which the proposed Plat appears to comply. Seeing no conflicts with applicable regulations, staff recommends approval of the Preliminary Plat of Jones Meadow Replat.

Key Discussion:

- Mr. Tanner presented the item and reviewed the Executive Summary.
- Councilor Euton inquired about public notifications.
- Mr. Tanner replied that the property owner generally notifies the subdivision property owners.
- Commissioner Poldrack inquired about deed restrictions for single-family residential use.

- Mr. Tanner replied that deed restrictions apply to residential lots within the Plat. Since the owner would like to replat the property into three (3) duplex lots, the property would then be considered duplex lots.
- Mr. George Villarreal, Villa Construction, 602 Winston Lane, Sugar Land, Texas 77479, stated that there are no deed restrictions at this time.
- Commissioner Poldrack inquired about the location of parking.
- Mr. Villarreal stated that each duplex would include a two-car garage at the front of the building.
- Chairperson Urbish inquired if the duplexes were for sale or for rent.
- Mr. Villareal replied that the duplexes would be for rent.
- Commissioner Poldrack inquired if Jones Street was considered a collector street.
- Mr. Tanner replied that Jones Street was not a collector street.

Action taken: Commissioner Villagomez moved, seconded by Commissioner Davis, to approve the Preliminary Plat of Jones Meadow Replat, a subdivision of a 0.752 acre tract being a replat of Jones Meadow Subdivision recorded in Film Code No. 20050149, F.B.C.M.R. in the James Lowery 1/3 League, Abstract No. 275, City of Rosenberg, Fort Bend County, Texas; 3 lots, 1 block and no reserves. The motion carried unanimously by those present.

4. CONSIDERATION OF AND ACTION ON A SHORT FORM FINAL PLAT OF COLE AVENUE DIVISION NO. 1, BEING A 1.161 ACRE TRACT OF LAND BEING IN THE J.W. MOORE ¼ LEAGUE, ABSTRACT NO. 61; CITY OF ROSENBERG, FORT BEND COUNTY, TEXAS; 0 LOTS, 1 BLOCK, 2 RESERVES.

Executive Summary: The Short Form Final Plat of Cole Avenue No. 1 is 1.161 acres located southeast of Highway 90A, and directly west of the intersection of Cole Avenue and Ida Street. The tract is located in the City Limits, within one thousand feet (1000') of the centerline of U. S. Highway 90A / Avenue H east of State Highway 36 West, and therefore will be subject to the Interim Corridor Standards when developed. Access will be from Cole Avenue.

There is an existing car wash on Reserve "B" whereas Reserve "A" is likely to be developed/redeveloped. The purpose of this plat is to plat out raw acreage for commercial development, and there are no issues in conflict with the applicable regulations. Therefore staff recommends that the Planning Commission recommend approval to City Council of the Short Form Final Plat of Cole Avenue Division No. 1.

Key Discussion:

- Mr. Tanner presented the item and reviewed the Executive Summary.
- Commissioner Poldrack inquired about future plans for the Reserve.
- Mr. Tanner replied that there were no users in mind at the present time.
- Commissioner Poldrack inquired about street easement requirements and transportation plans.
- Mr. Tanner replied that there were no infrastructure issues or additional right-of-way required per the Thoroughfare Plan.
- Commissioner Villagomez inquired about drainage issues.
- Mr. Tanner replied that existing drainage issues would not be the responsibility of the new owner since the property had been developed prior to ownership. On-site detention may be needed eventually for new development.

Action Taken: Commissioner Poldrack moved, seconded by Commissioner Villagomez to recommend approval to City Council of the Short Form Final Plat of Cole Avenue Division No. 1; being a 1.161 acre tract of land being in the J.W. Moore ¼ League, Abstract No. 61; City of Rosenberg, Fort Bend County, Texas; 0 lots, 1 block, 2 reserves. The motion carried unanimously by those present.

5. CONSIDERATION OF AND ACTION ON A FINAL PLAT OF GLENMEADOW SECTION TWO REPLAT THREE, BEING 2.91 ACRES IN THE JAMES LOWERY 1/3 LEAGUE, ABSTRACT 275, CITY OF ROSENBERG, FORT BEND COUNTY, TEXAS, BEING A REPLAT OF RESERVE A, GLENMEADOW, SECTION TWO; 0 LOTS, 1 BLOCK AND 2 RESERVES.

Executive Summary: The Final Plat of Glenmeadow Section Two Replat Three consists of 2.91 acres and two (2) reserves. It is located within the City Limits on Louise Street (east side), between Avenues P and R.

Reserve "A" was originally platted in 1975 and the applicant/owner wishes to replat it into two (2) reserves to convey one (1) of the reserves for use as an office. A public hearing was required due to this being a replat. Staff finds no conflicts with applicable regulations (building lines, etc.).

NOTICE OF PUBLIC HEARING

REPLAT

LOTS 1 THROUGH 4, BLOCK 1 OF JONES MEADOW SUBDIVISION

REQUEST FOR A REPLAT FROM FOUR (4) SINGLE-FAMILY LOTS INTO THREE (3) DUPLEX LOTS, LOTS 1 THROUGH 4, BLOCK 1 OF JONES MEADOW SUBDIVISION.

ONE (1) PUBLIC HEARING SHALL BE HELD AT WHICH ALL PERSONS INTERESTED IN THE PROPOSED REPLAT SHALL BE GIVEN AN OPPORTUNITY TO BE HEARD.

ROSENBERG CITY HALL COUNCIL CHAMBER; 2110 4TH STREET

PLANNING COMMISSION; 5:00 P.M., JANUARY 20, 2016

DETAILS OF THE PROPOSED REPLAT MAY BE OBTAINED BY CONTACTING THE PLANNING DEPARTMENT AT 832-595-3500.



PLANNING COMMISSION COMMUNICATION

January 20, 2016

ITEM #	ITEM TITLE
3	Variance Request – 1421 5 th Street

MOTION

Consideration of and action on a Variance Request for a proposed residential addition located at 1421 5th Street (Tinker Addition, Block 26, Lot 6).

RECOMMENDATION

Staff recommends Planning Commission review to determine if a hardship exists based on the four (4) criteria for a variance as outlined in the Code of Ordinances, Section 25-8.

MUD #	City/ETJ	ELECTION DISTRICT
N/A	City	3

SUPPORTING DOCUMENTS:

1. Variance Request Application Materials
2. Vicinity Map
3. Surrounding Area Photos
4. Code of Ordinances (Ch. 25) Excerpts

APPROVAL

Submitted by:

Ian Knox
Planning Administrator
Community Development

Reviewed by:

Executive Director of Community Development *TLT*
 City Engineer

EXECUTIVE SUMMARY

A Variance Request has been submitted for a proposed residential addition at 1421 5th Street. An aerial map of the property, application materials, and photos are attached for review. The property is located at the northeast corner of 5th Street and Avenue M.

The subdivision in which the subject property is located was platted in 1908. It does not appear to have any platted building lines or setbacks. The current "Subdivision" Ordinance (Code of Ordinances, Ch. 25, Sec. 25-68), however, requires a 15' side building line on corner single-family residential lots that side upon minor streets. This requirement appears to have been in place since 2005 and, to staff's knowledge, has been enforced consistently since that time.

In this case, the applicant has proposed to build an addition over the required setback of fifteen feet (15') from the avenue M right-of-way. The existing building already encroaches into the required setback due to being constructed in 1920 (per fort Bend Central Appraisal District records), but the addition would increase the extent to which it encroaches in the setback.

Variances must be evaluated by the Planning Commission based on the four (4) criteria outlined in the Code (Sec. 25-8). Following is staff's analysis of each of the criteria.

(1) There are special circumstances or conditions affecting the land involved such that the strict application of the provisions of this chapter would deprive the applicant of the reasonable use of his land;

EXECUTIVE SUMMARY

Staff cannot identify any special circumstances or conditions affecting the land involved as it relates to the specific proposed addition and variance. The existing subdivision and house pre-date current City ordinances, so their nonconformity should be allowed to stand. However, the addition/variance would increase the nonconformity.

(2) The granting of the variance will not be detrimental to the public safety or welfare, or injurious to other property in the area;

Staff cannot identify any safety concerns or specific negative impacts associated with this request, other than potentially setting a precedent for future building lines.

(3) The granting of the variance will not have the effect of preventing the orderly subdivision of other lands in the area in accordance with the provisions of this chapter; and

The granting of the variance should not prevent orderly subdivisions in the area. New subdivisions are viewed differently from older subdivisions with lesser or nonexistent building lines in that they are required to have building lines in accordance with current City codes.

(4) A more appropriate design solution exists which is not currently allowed in this chapter.

It is possible that a more appropriate design solution exists, such as placing an addition in an area not currently affected by the required setbacks; however there is a small number of similar expansions in this subdivision.

Staff recommends that Planning Commission review the request, determine if it conforms to the criteria for a variance, and make a recommendation to City Council.



Planning Department
Variance Request Application

Submit this application and the appropriate (completed) documents to the Planning Department at the City Hall Annex, located at 2220 Fourth Street. See the attached schedule for submittal deadlines. Contact 832-595-3500 for assistance.

Project Name: residential adetion
Date: 12/8/15

Applicant / Project Manager's Information (Primary Contact for the Project):

Contact & Company: Marissa Shastan
Street Address: 1421 5th St. City: Rosenberg
State: TX Zip Code: 77471 E-Mail Address: MARI.SHASTA@YAHO.O.COM
Phone Number: 281-773-1192 Fax Number: NA

Property Location:

City Extraterritorial Jurisdiction

Geographic Location (List major streets, bayous, creeks, and adjacent subdivisions):

Requesting Variance from [i.e. Subdivision Regulations; Section 25-65(b)(1)]:

Side Set back

Submittal Fees:

Variance \$200.00

Pursuant to Sec. 25-8 of the Rosenberg Code of Ordinances, the applicant has the responsibility of proving that compliance with the Ordinance will create undue hardship*, and the following conditions must be present for consideration:

1. There are special circumstances affecting the land involved such that the strict application of the provisions of this ordinance would deprive the applicant of the reasonable use of this land.
2. The granting of the variance will not be detrimental to the public safety or welfare or injurious to other property in the area.
3. The granting of the variance will not have the effect of preventing the orderly subdivision of other lands in the area in accordance with the provisions of this ordinance.
4. A more appropriate design solution exists which is not currently allowed in this ordinance.

* Economic hardship (financial impact) to the subdivider, standing alone, shall not be deemed to constitute undue hardship.

No variance will be granted unless an undue hardship exists. No application will be deemed complete unless the applicant has explained in detail and demonstrated that ALL FOUR conditions have been met. On a separate sheet, please clearly label by number the condition, and then proceed to demonstrate in writing how this application meets each condition.

This is to certify that the information on this form is complete, true, and correct and the undersigned is authorized to make this application.

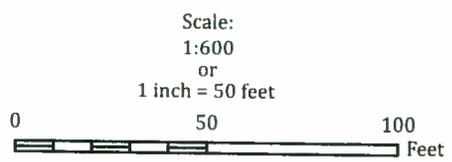
Marissa D. Shastan 12/08/15
Signature of Applicant Date



**1421 5th St
City of Rosenberg, Texas**

 FBCAD 2015 Parcels (3rd Quarter)

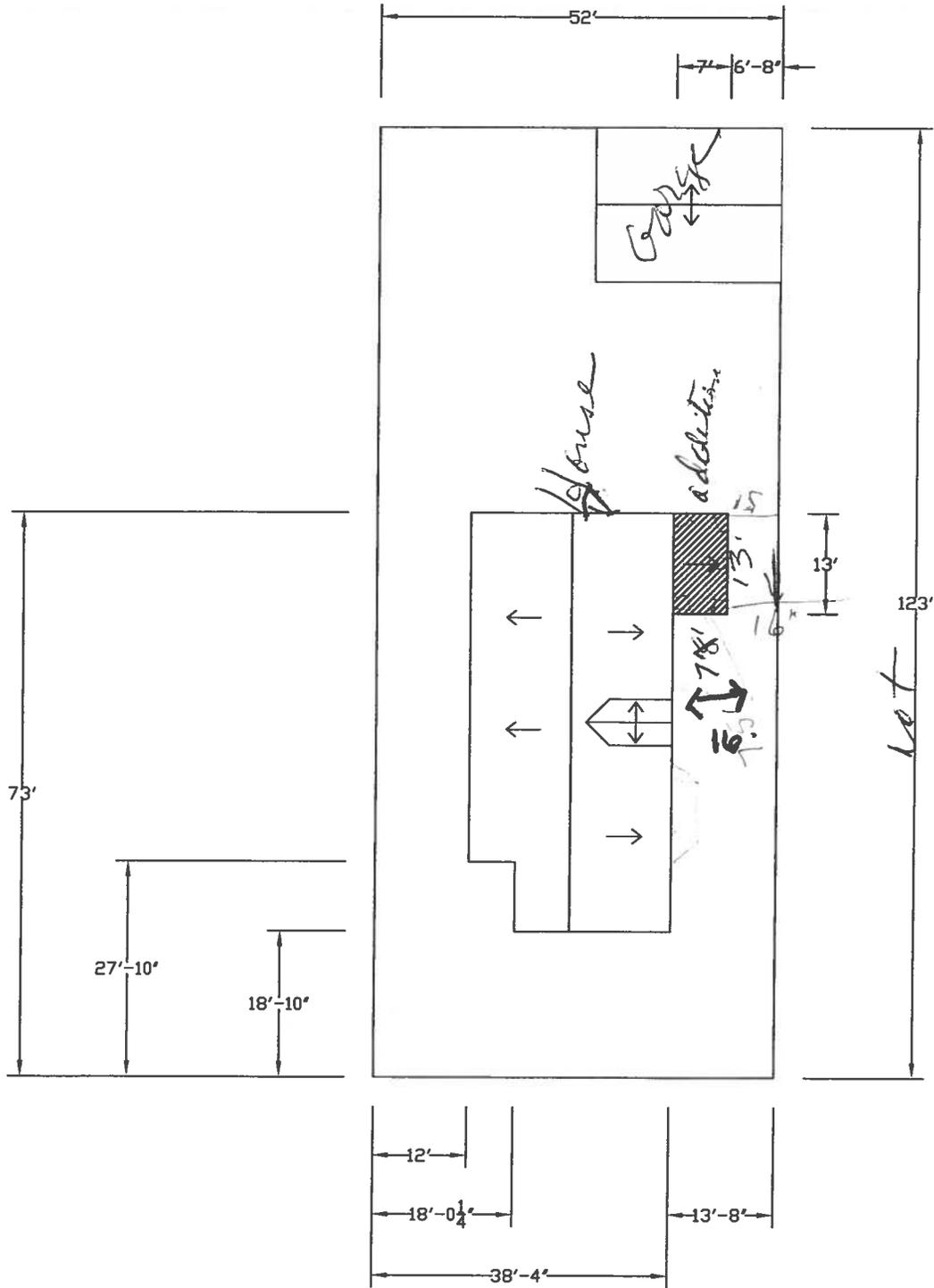
The 2014 Aerial Imagery Data is the sole property of Houston-Galveston Area Council, which reserves all rights thereto. Use or reproduction of this data is strictly prohibited absent written consent from the Houston-Galveston Area Council, which may be contacted at www.h-gac.com.



Created by: City of Rosenberg GIS - Paul M. Jones
Date Created: November 30, 2015
Original Size: 8.5" x 11"
R:\Maps\Custom\Code_Enforcement\2015\1421_5th_St.mxd

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of geographic features.



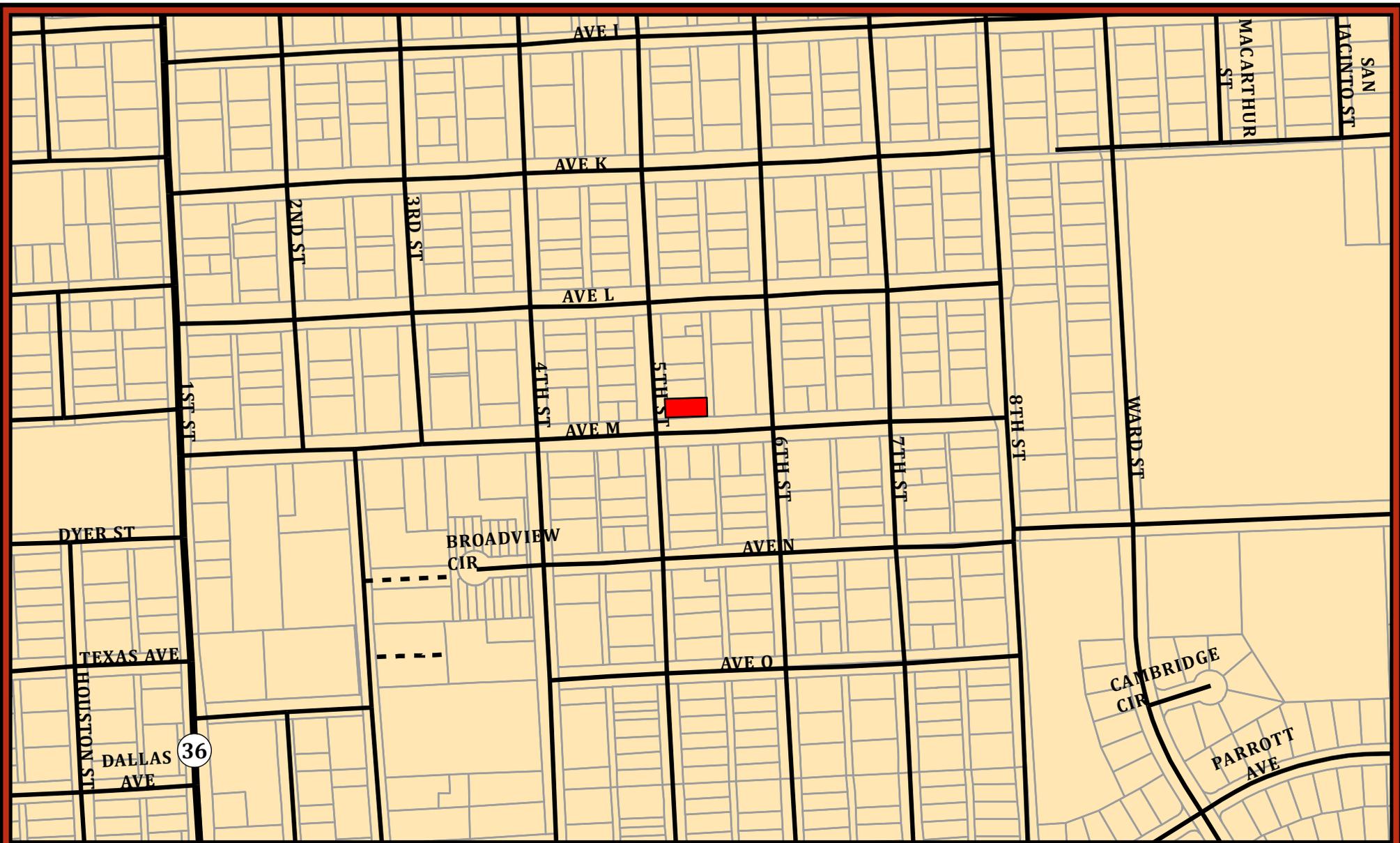


A-2

Proposed Roof Plan

Closet Addition

Project
 1421 5Th. Street,
 Rosenberg, Tx. 77471

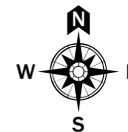


- Interstate
- US Highway
- State Highway
- Public Road
- Private Road
- Railroad
- Brazos River
- Rosenberg City Limits
- Rosenberg ETJ

The 2014 Aerial Imagery Data is the sole property of Houston-Galveston Area Council, which reserves all rights thereto. Use or reproduction of this data is strictly prohibited absent written consent from the Houston-Galveston Area Council, which may be contacted at www.h-gac.com.

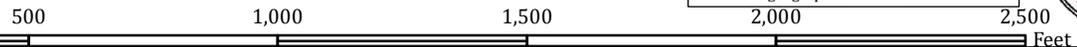
1421 5th St City of Rosenberg, Texas

Scale:
1:4,599
or
1 inch = 383.3 feet



Created by: City of Rosenberg Planning - Ian Knox
Date Created: December 29, 2015
Original Size: 8.5" x 11"
R:\Maps\Templates\8_5x11_Landscape.mxd

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of geographic features.

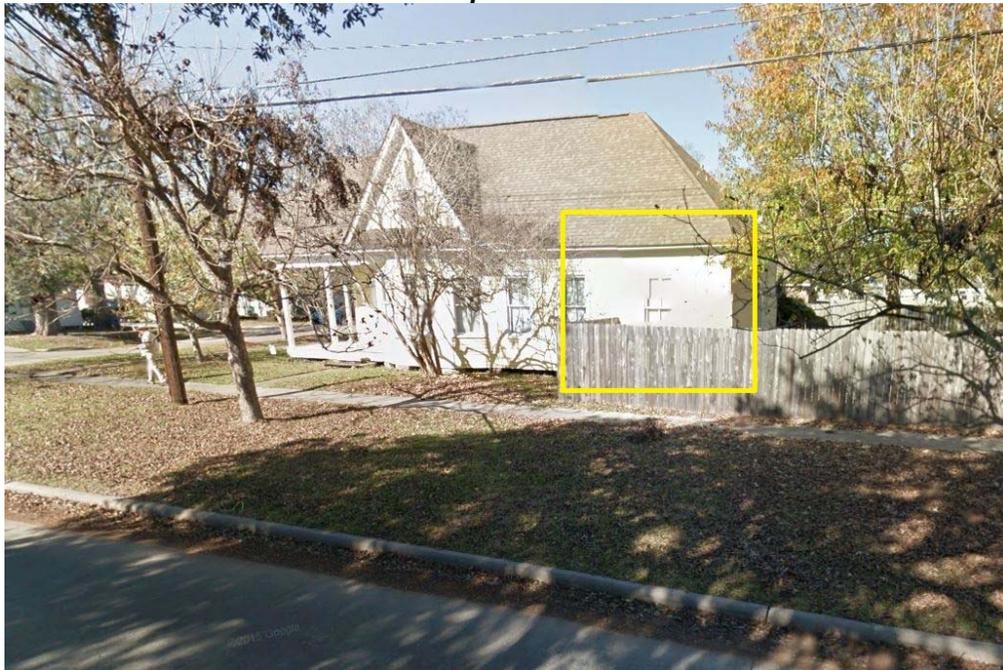


Surrounding Area Photos

Subject Property – 1421 5th St.



Area of requested variance



Southeast Corner



Northwest Corner



Sec. 25-8. - Variances.

- (a) The commission shall review the variance request and make a recommendation to the city council. The city council may then authorize a variance from these regulations when in its opinion undue hardship will result from requiring strict compliance. The applicant shall have the responsibility of proving that compliance would create a hardship. In granting a variance, the city council may prescribe conditions that it deems necessary or desirable to the public interest. Any conditions that are prescribed shall be deemed continuing and shall be placed of record in the office of the county clerk either on the face of the subdivision plat or as an attachment thereto. The city council shall take into account the nature of the proposed use of land involved and existing uses of the land in the vicinity, the number of persons who will reside or work in the proposed subdivision, and the probable effect of such variance upon traffic conditions and upon public health, safety, convenience, and welfare in the vicinity. No variance will be granted unless the city council finds that an undue hardship exists. The following conditions must be present for consideration:
- (1) There are special circumstances or conditions affecting the land involved such that the strict application of the provisions of this chapter would deprive the applicant of the reasonable use of his land;
 - (2) The granting of the variance will not be detrimental to the public safety or welfare, or injurious to other property in the area;
 - (3) The granting of the variance will not have the effect of preventing the orderly subdivision of other lands in the area in accordance with the provisions of this chapter; and
 - (4) A more appropriate design solution exists which is not currently allowed in this chapter.
- (b) A variance may not be granted in such cases where the only evidence for the granting of the variance is the loss of a potential profit at the time of the lot development and build out. Economic hardship to the subdivider, standing alone, shall not be deemed to constitute undue hardship.
- (c) Such recommendations of the commission and findings of the city council, together with the specific facts on which such findings are based, shall be incorporated in the official minutes of the commission and the city council meetings at which such variance is recommended or granted. Variances may be granted only when in harmony with the general purpose and intent of this chapter so that the public health, safety and welfare may be secured and substantial justice done. The city council may reach a conclusion that a hardship exists if it finds that:
- (1) The applicant complies strictly with the provisions of this chapter, and no other reasonable use of the property may be made except for the use that is proposed and recommended;
 - (2) The hardship to which the applicant complains is one suffered by the applicant rather than by neighbors or the general public;
 - (3) The hardship relates to the applicant's land, rather than personal circumstances;
 - (4) The hardship is unique to the property, rather than one shared by many surrounding properties; and
 - (5) The hardship is not the result of the applicant's own actions or neglectful conduct.
- (d) In granting variances, the city may impose such reasonable conditions as will ensure that the use of the property to which the variance applies will be as compatible as practicable with the surrounding properties. All conditions as are imposed shall be placed of record on the face of the subdivision plat or may, as an alternative thereof, be placed of record by separate instrument duly filed for record with the subdivision plat in the office of the county clerk.
- (e) A variance may, at the sole discretion of the city council, be issued for an indefinite duration or for a specified period of time.
- (f) All conditions imposed by the city council are enforceable in the same manner as any other applicable requirement of this Code.

(Ord. No. 2005-24, § 1, 10-18-05)

Sec. 25-68. - Building lines—Single-family lots.

Building lines or setback lines shall be established for all single-family residential lots and so indicated on all subdivision plats as stipulated below:

- (1) Corner lots. The setback lines for corner lots shall be as follows:
 - a. A minimum building setback of twenty-five (25) feet shall be provided on the front and fifteen (15) feet on the side of all corner lots where such lots side upon minor streets.
 - b. A minimum building setback of twenty-five (25) feet shall be provided on the front and twenty (20) feet on the side of all corner lots where such lots side upon collector streets.
 - c. A minimum building setback of twenty-five (25) feet shall be provided on the front and twenty-five (25) feet on the side of all corner lots where such lots side upon major thoroughfares.
- (2) Corner lots less than fifty (50) feet in width. The setback lines for corner lots less than fifty (50) in width shall be as follows:
 - a. A minimum building setback of twenty-five (25) feet shall be provided on the front and five (5) feet on the side of all corner lots where such lots sides upon a street containing the required right-of-way for its classification according to the City of Rosenberg's Thoroughfare Plan.
 - b. This provision shall not apply to a lot within a townhouse subdivision or patio home subdivision as defined by this chapter.
- (3) Interior lots. A minimum building setback of twenty-five (25) feet shall be provided on the front and five (5) feet on each side of all interior lots fronting on minor and collector streets and major thoroughfares.

(Ord. No. 2005-24, § 1, 10-18-05; Ord. No. 2010-12, § 2, 4-6-10)



PLANNING COMMISSION COMMUNICATION

January 20, 2016

ITEM #	ITEM TITLE
4	Final Plat of Greenwood Commercial Subdivision Section Three Replat No. 1

MOTION

Consideration of and action on a Final Plat of Greenwood Commercial Subdivision Section Three Replat No. 1, a subdivision of 6.986 acres of land being a partial replat of Reserve "A" of Greenwood Commercial Subdivision Section Three, as recorded in Slide No. 2469A of the Plat Records of Fort Bend County, Texas, being in the James Lowery Survey, Abstract No. 275, City of Rosenberg, Fort Bend County, Texas; 5 reserves and 1 block.

RECOMMENDATION

Staff recommends a recommendation of approval to City Council of the Final Plat of Greenwood Commercial Subdivision Section Three Replat No. 1.

MUD #	City/ETJ	ELECTION DISTRICT
N/A	City	1

SUPPORTING DOCUMENTS:

1. Final Plat of Greenwood Commercial Subdivision Section Three Replat No. 1
2. Preliminary Plat Greenwood Commercial Subdivision Section Three Replat No. 1
3. Planning Commission Meeting Minute Excerpt – 09-16-15

APPROVAL

Submitted by:

Travis Tanner

Travis Tanner
Executive Director of
Community Development

Reviewed by:

___ Executive Director of Community Development

X City Engineer *OK*

EXECUTIVE SUMMARY

The Final Plat of Greenwood Commercial Subdivision Section Three Replat No. 1 consists of 6.986 acres, and is a partial replat of Reserve "A" of Greenwood Commercial Subdivision Section Three, located at the northwest corner of Reading Road and FM 2218.

Greenwood Commercial Subdivision Section Three was platted in 2003 with the subject property being one (1) commercial reserve (Reserve "A"). The owner/applicant wishes to plat or subdivide the original Reserve "A" into five (5) reserves, providing for access and utilities to each of the proposed reserves. The plat includes some private utilities for which there must be a recorded agreement to ensure future maintenance. A Public Hearing was previously held on September 16, 2015 pursuant to State law and the City's "Subdivision" Ordinance regarding replats.

Based on the scope of the development, a traffic impact analysis (TIA) was previously submitted for the City Engineer's review. In particular there is a proposed second curb cut off of Reading Road southeast of the existing median opening. The City's review of the TIA determined that a second curb cut would be permitted on Reading road, provided it is a right-in only with a dedicated right turn lane. Plans for the turn lane must be approved prior to Final Plat approval by City Council.

The Planning Commission approved the Preliminary Plat of Greenwood Commercial Subdivision Section Three

EXECUTIVE SUMMARY

Replat No. 1 on September 16, 2015 following the aforementioned public hearing. Seeing no conflicts with applicable regulations, and with the proposed Final Plat being consistent with the approved Preliminary Plat, staff recommends that the Planning Commission recommend approval to City Council of the Final Plat of Greenwood Commercial Subdivision Section Three Replat No. 1.

STATE OF TEXAS
 COUNTY OF FORT BEND
 CITY OF ROSENBERG

We, FINLAM 1, LTD., a Texas limited partnership, acting by and through Devinder Singh Lamba, President of FL GP, INC., a Texas corporation, its General Partner, owners of the 6.986 acre tract described in the above and foregoing map of GREENWOOD COMMERCIAL SUBDIVISION, SECTION THREE REPLAT NO. 1, do hereby make and establish said subdivision and development plot 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, water courses, drains, easements and public places shown thereon for the purposes and considerations therein expressed; and do hereby bind ourselves, our heirs and assigns to warrant and forever defend the title to the land so dedicated.

FURTHER, We do hereby dedicate for public utility purposes an unobstructed aerial easement five (5) feet in width from a plane twenty (20) feet above the ground level upward, located adjacent to all public utility easements shown hereon.

FURTHER, We do hereby covenant and agree that all of the property within the boundaries of this plat shall be restricted 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.

IN TESTIMONY WHEREOF, FINLAM 1, LTD., a Texas limited partnership, has caused these presents to be signed by Devinder Singh Lamba, President of FL GP, INC., a Texas corporation, its General Partner this _____ day of _____, 2016.

FINLAM 1, LTD.
 a Texas limited partnership.

By: FL GP, INC., a Texas corporation,
 its General Partner

By: _____
 Devinder Singh Lamba, President

STATE OF TEXAS
 COUNTY OF FORT BEND

BEFORE ME, the undersigned authority, on this day personally appeared Devinder Singh Lamba, President of FL GP, INC., a Texas corporation, General Partner of FINLAM 1, LTD., a Texas limited partnership known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein and herein set out, and as the act and deed of said limited partnership.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 2016.

 Notary Public in and for _____ County, Texas
 (affix Notary Seal)

I, Martin T. Roe, am authorized under the laws of the State of Texas to practice the profession of surveying and hereby certify that the above subdivision is true and correct, was prepared from an actual survey of the property made under my supervision on the ground and that all boundary corners, angles points of curvature and other points of reference have been marked with a 5/8" minimum diameter iron rod and a length of not less than three (3) feet, unless otherwise shown.

 Martin T. Roe, Registered Professional Land Surveyor
 Texas Registration No. 2106 Seal

This is to certify that the Planning Commission of the City of Rosenberg, Texas has approved this plat and subdivision of GREENWOOD COMMERCIAL SUBDIVISION SECTION THREE REPLAT NO. 1 in conformance with the laws of the State of Texas and the ordinances of the City of Rosenberg as shown hereon and authorizes the recording of this plat this _____ day of _____, 2016.

James Urbish, Chairman
 Wayne Poldrack, Secretary

This is to certify that the City Council of the City of Rosenberg, Texas has approved this plat and subdivision of GREENWOOD COMMERCIAL SUBDIVISION SECTION THREE REPLAT NO. 1 in conformance with the laws of the State of Texas and the ordinances of the City of Rosenberg as shown hereon and authorizes the recording of this plat this _____ day of _____, 2016.

Cynthia McConathy, Mayor
 Linda Cernosek, City Secretary

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 _____, 2016 at _____ o'clock _____m. In plot number _____ of the plot records of Fort Bend County, Texas.

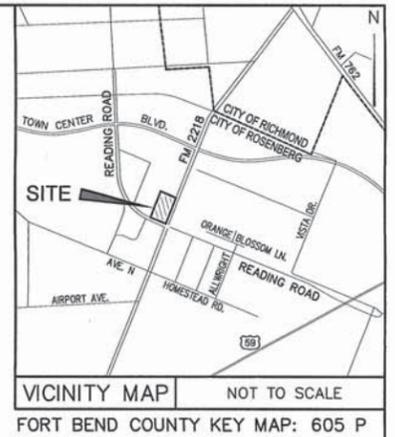
Witness my hand and seal of office at Richmond, Texas the day and date last above written.

 Laura Richard, County Clerk Fort Bend County, Texas

By: _____
 Deputy

NOTES:

- BL INDICATES BUILDING LINE; S.P.S. INDICATES SURFACE PARKING SETBACK; U.E. INDICATES UTILITY EASEMENT; A.E. INDICATES AERIAL EASEMENT; STM. S.E. INDICATES STORM SEWER EASEMENT; W.L.E. INDICATES WATER LINE EASEMENT; S.S.E. INDICATES SANITARY SEWER EASEMENT; H.L. & P.E. INDICATES HOUSTON LIGHTING AND POWER EASEMENT; D.E. INDICATES DRAINAGE EASEMENT; P.L. INDICATES PROPERTY LINE; F.B.C.P.R. INDICATES FORT BEND COUNTY PLAT RECORDS; F.B.C.D.R. INDICATES FORT BEND COUNTY DEED RECORDS; F.B.C.C.F. INDICATES FORT BEND COUNTY CLERK FILE.
- BENCHMARK:
 CITY OF ROSENBERG VERTICAL CONTROL MONUMENT RS 35 - TOP OF BRONZE DISK IN CONCRETE (NORTHEAST CORNER OF TYPE "C" INLET LOCATED ON THE NORTHEAST SIDE OF ORANGE BLOSSOM LANE, APPROXIMATELY 100 FEET EAST OF ALLMIGHT STREET).
 NAVD-88, 2001 ADJUSTMENT
 ELEVATION = 95.20 FEET
- PROJECT BENCHMARK (TBM-1)
 "X" ON INLET ON NORTH SIDE OF READING ROAD, 170' EAST OF SOUTHWEST CORNER OF GREENWOOD COMMERCIAL SUBDIVISION, SECTION 3 REPLAT NO. 1, RESERVE "A-5".
 X = 2,995,913.319
 Y = 13,762,867.418
 ELEVATION = 95.56 (NAVD-88, 2001 ADJUSTMENT)
- ELEVATIONS USED FOR DELINEATING CONTOUR LINES ARE BASED UPON U.S.C. & G.S. DATUM, NAVD-88 (2001 ADJ.)
- THIS PLAT WAS PREPARED TO MEET CITY OF ROSENBERG AND FORT BEND COUNTY REQUIREMENTS.
- THIS PLAT WAS PREPARED FROM INFORMATION FURNISHED BY STARTEX TITLE COMPANY, LLC, G.F. NO. 073156800, EFFECTIVE DATE NOVEMBER 11, 2015. THE SURVEYOR HAS NOT ABSTRACTED THE ABOVE PROPERTY.
- ALL PROPERTY WITHIN THIS PLAT IS SUBJECT TO RESTRICTIVE COVENANTS RECORDED IN SLIDE NO. 2469A OF THE PLAT RECORDS OF FORT BEND COUNTY, VOLUME 583, PAGE 108 OF THE DEED RECORDS OF FORT BEND COUNTY, AND UNDER FORT BEND COUNTY CLERK'S FILE NO. 2003012380.
- THIS PLAT LIES WHOLLY WITHIN FORT BEND SUBSIDENCE DISTRICT, FORT BEND COUNTY DRAINAGE DISTRICT, WEST FORT BEND MANAGEMENT DISTRICT, LAMAR CONSOLIDATED I.S.D., AND THE CITY LIMITS OF ROSENBERG, AND FORT BEND COUNTY.
- GREENWOOD COMMERCIAL SUBDIVISION, SECTION THREE REPLAT NO. 1 LIES WITHIN UNSHADED ZONE "X" (AN AREA DETERMINED TO BE OUTSIDE OF THE 500-YEAR FLOODPLAIN) AS PER FLOOD INSURANCE RATE MAP, MAP NUMBER 481570024SL DATED APRIL 2, 2014.
- APPROVAL OF THIS PLAT WILL EXPIRE ONE YEAR FROM CITY COUNCIL APPROVAL IF NOT RECORDED IN THE REAL PROPERTY RECORDS OF THE COUNTY OF FORT BEND.
- THERE ARE NO PIPELINES NOR PIPELINE EASEMENTS WITHIN THE LIMITS OF THE SUBDIVISION.
- FIVE-EIGHTHS INCH (5/8") IRON RODS THREE FEET (3') IN LENGTH ARE SET ON ALL PERIMETER BOUNDARY CORNERS, ALL ANGLE POINTS, ALL POINTS OF CURVATURE AND TANGENCY, AND ALL BLOCK CORNERS, UNLESS OTHERWISE NOTED.
- THE MINIMUM SLAB ELEVATION SHALL BE 97.50, TWELVE INCHES (12") ABOVE THE 100-YEAR FLOOD PLAIN ELEVATION AND MAXIMUM PONDING ELEVATION, EIGHTEEN INCHES (18") ABOVE NATURAL GROUND, OR TWELVE INCHES (12") ABOVE THE TOP OF CURB AT THE FRONT OF THE LOT, WHICHEVER IS HIGHER.
- THE DRAINAGE SYSTEM FOR THIS SUBDIVISION SHALL BE DESIGNED TO MEET THE REQUIREMENTS OF THE FORT BEND COUNTY DRAINAGE CRITERIA MANUAL WHICH ALLOWS STREET PONDING DURING INTENSE RAINFALL EVENTS.
- THIS PLAT LIES WITHIN FORT BEND COUNTY LIGHTING ORDINANCE ZONE NO. L23.
- ALL EASEMENTS ARE CENTERED ON LOT LINES UNLESS OTHERWISE INDICATED.
- THE COORDINATES SHOWN HEREON ARE TEXAS STATE PLANE COORDINATES, SOUTH CENTRAL ZONE (SURFACE NAVD 83) AND MAY BE CONVERTED TO GRID BY MULTIPLYING BY THE SCALE FACTOR OF 0.99987019.
- SIDEWALKS SHALL BE BUILT OR CAUSED TO BE BUILT THROUGH RESTRICTIVE COVENANTS WITHIN ALL ROAD RIGHTS-OF-WAY DEDICATED TO THE PUBLIC.
- SITE PLANS SHALL BE SUBMITTED TO THE CITY OF ROSENBERG FOR STAFF REVIEW AND APPROVAL PRIOR TO CONSTRUCTION. DRIVEWAY REQUIREMENTS FOR THE LOCATIONS, WIDTHS AND OFFSET FROM AN INTERSECTION AND ANY EXISTING DRIVEWAYS OR PROPOSED DRIVEWAYS, SHALL CONFORM TO THE DESIGN STANDARDS OF THE CITY OF ROSENBERG.
- NO OWNER OF THE LAND SUBJECT TO AN EASEMENT MAY PLACE, BUILD OR CONSTRUCT ANY PERMANENT BUILDING, STRUCTURE OR OBSTRUCTION OF ANY KIND OVER, UNDER OR UPON THE EASEMENT, PROVIDED THAT SUCH OWNER MAY CROSS OR COVER THE EASEMENT WITH A PAVED DRIVEWAY/PARKING LOT UNDER THE FOLLOWING CONDITIONS: THE DRIVEWAY SHALL BE JOINED AT THE BOUNDARY LINE OF THE EASEMENT TO LIMIT THE AMOUNT OF PAVING THAT MUST BE REMOVED TO PROVIDE ACCESS, AND THERE SHALL BE NO OBLIGATION OF THE CITY TO REPLACE/REPAIR ANY PAVING REMOVED IN THE EXERCISE OF THIS EASEMENT.
- STORMWATER DETENTION FOR THIS REPLAT IS PROVIDED FOR BY INSTRUMENT ENTITLED "DECLARATION OF COVENANTS, RESTRICTIONS, EASEMENTS, CHARGES AND LIENS ON AND FOR READING ROAD DETENTION POND ASSOCIATION" RECORDED IN FORT BEND COUNTY CLERK'S FILE NO. 2003012380.
- STORMWATER DRAINAGE FOR THIS REPLAT IS PROVIDED BY INSTRUMENT ENTITLED "STORM WATER AGREEMENT" RECORDED IN FORT BEND COUNTY CLERK'S FILE NO. 2003019031.
- RESERVES A-1 THRU A-5 ARE SUBJECT TO AND A PARTY TO CERTAIN PRIVATE EASEMENTS SHOWN HEREON FOR WATER, SANITARY AND STORM DRAINAGE FACILITIES SERVING THE ENTIRE DEVELOPMENT AND COLLECTIVELY OPERATED AND MAINTAINED BY ROSENBERG COMMERCIAL PARK. ALL PRIVATE EASEMENTS AND PRIVATE FACILITIES ARE DEPICTED ON THE OVERALL UTILITY PLAN APPROVED BY THE CITY OF ROSENBERG FOR THIS DEVELOPMENT. COVENANTS AND RESTRICTIONS BY ROSENBERG COMMERCIAL PARK ARE RECORDED UNDER FILE _____ OF THE COUNTY CLERK OF FORT BEND COUNTY, TEXAS.
- SUBJECT TO THE WEST FORT BEND MANAGEMENT DISTRICT DEVELOPMENT STANDARDS.
 WEST FORT BEND MANAGEMENT DISTRICT REQUIRES A TREE SURVEY AND TREE PRESERVATION PLAN PRIOR TO REMOVAL OF ANY TREES 18" IN DIAMETER OR GREATER FROM PROPERTY.
 WEST FORT BEND MANAGEMENT DISTRICT SHALL BE NOTIFIED PRIOR TO ANY SITE CLEARING OR CONSTRUCTION.
 SITE PLANS SHALL BE SUBMITTED TO THE CITY OF ROSENBERG AND WEST FORT BEND MANAGEMENT DISTRICT FOR STAFF REVIEW AND APPROVAL PRIOR TO CONSTRUCTION.
 THIS PLAT WAS PREPARED TO MEET CITY OF ROSENBERG, FORT BEND COUNTY, AND WEST FORT BEND MANAGEMENT DISTRICT REQUIREMENTS.
- THIS PROPERTY IS SUBJECT TO "STORM WATER AGREEMENT" RECORDED IN FORT BEND COUNTY CLERK'S FILE NO. 2003019031.



AREA SUMMARY			
RESERVE NO.	RESTRICTED USE	ACREAGE	SQUARE FOOTAGE
RESERVE "A-1"	COMMERCIAL	1.623	70,706
RESERVE "A-2"	COMMERCIAL	1.012	44,073
RESERVE "A-3"	COMMERCIAL	1.012	44,073
RESERVE "A-4"	COMMERCIAL	1.421	61,908
RESERVE "A-5"	COMMERCIAL	1.893	82,451
PUBLIC	RIGHT-OF-WAY	0.025	1,080
TOTAL		6.986	304,291

GREENWOOD COMMERCIAL SUBDIVISION SECTION THREE REPLAT NO. 1

5 RESERVES 1 BLOCK
 A SUBDIVISION OF 6.986 ACRES OF LAND BEING A PARTIAL REPLAT OF RESERVE "A" OF GREENWOOD COMMERCIAL SUBDIVISION SECTION THREE, AS RECORDED IN SLIDE NO. 2469A OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS, BEING IN THE JAMES LOWERY SURVEY, ABSTRACT NO. 275, CITY OF ROSENBERG, FORT BEND COUNTY, TEXAS.

DATE: JANUARY 11, 2016

REASON FOR REPLAT:
 THIS PLAT IS A PARTIAL REPLAT OF RESTRICTED RESERVE "A", GREENWOOD COMMERCIAL SUBDIVISION, SECTION THREE TO SUBDIVIDE IT INTO FIVE RESERVES RESTRICTED TO COMMERCIAL USE.

ENGINEER

M MILLER & ASSOCIATES
 Consulting • Engineers • Surveying
 Firm No. F-3240

3664 Walnut Bend Lane • Suite C100 • Houston, Texas 77042-4851
 Phone 713/977-4700 Fax 713/977-4701

OWNER
 FINLAM 1, LTD.
 P.O. BOX 42022
 HOUSTON, TEXAS 77242
 713/870-2496

SURVEYOR

ROE SURVEYING COMPANY
 FIRM REGISTRATION NO. 1015190
 5019 HARDWAY ST.
 HOUSTON, TEXAS 77092
 PHONE 713/957-3311
 JOB NO. 1505-2135

GREEN GATE DRIVE
(60' R.O.W.)

GREENWOOD SECTION THREE
(SLIDE NO. 723A, F.B.C.P.R.)

16" U.E.
(SLIDE NO. 723A,
F.B.C.P.R.)

RESERVE "D"
DETENTION/ACCESS
(SLIDE NO. 1952B, F.B.C.P.R.)

RESERVE "A"
COMMERCIAL OFFICE

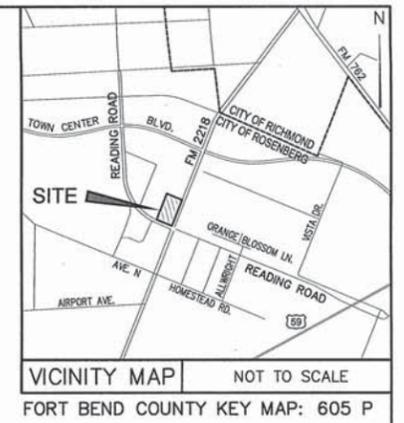
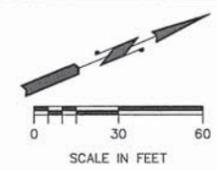
0.025 ACRE (1,080 SQ.FT.)
IS HEREBY DEDICATED TO THE
PUBLIC FOR RIGHT-OF-WAY
PURPOSES

20' S.S.E.
(SLIDE NO. 1952B,
F.B.C.P.R.)

SUBURBAN ESTATES
(VOL. 300 PG. 114,
F.B.C.D.R.)

CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD DISTANCE
C-1	25.00'	18.54'	42°29'39"	N 88°58'57" W	18.12'
C-2	60.00'	43.49'	42°29'39"	N 88°58'57" W	43.49'
C-3	25.00'	18.54'	42°29'39"	S 88°58'57" E	18.12'
C-4	60.00'	43.49'	42°29'39"	S 88°58'57" E	43.49'

READING ROAD APARTMENTS
(SLIDE NO. 2424B, F.B.C.P.R.)
RESERVE "A"
RESTRICTED TO MULTI-FAMILY



- LEGEND**
- BUILDING LINE (B.L.)
 - SURFACE PARKING SETBACK (S.P.S.)
 - PRIVATE EASEMENT
 - PRIVATE ALLEY
 - 15' PUBLIC WATER LINE EASEMENT (W.L.E.)
 - 5'X5' PUBLIC WATER METER EASEMENT (5'X5' W.M.E.)
 - PRIVATE UTILITY EASEMENT
 - CONTOUR LINE WITH ELEVATION
 - o DENOTES SET 5/8" IRON ROD, UNLESS OTHERWISE NOTED

NOTE: SEE SHEET 1 FOR NOTES.

X=2,995,361.649
Y=13,762,941.408

X=2,995,609.847
Y=13,763,546.449

TBM-1

READING ROAD
(90' R.O.W.)

X=2,995,757.906
Y=13,762,775.54

STATE OF TEXAS
0.0126 ACRE
F.B.C.C.F. NO.
2011038572

X=2,995,804.145
Y=13,762,794.668

X=2,996,040.131
Y=13,763,369.939

GREENWOOD COMMERCIAL SUBDIVISION SECTION THREE REPLAT NO. 1

5 RESERVES 1 BLOCK

A SUBDIVISION OF 6.986 ACRES OF LAND BEING A PARTIAL REPLAT OF RESERVE "A" OF GREENWOOD COMMERCIAL SUBDIVISION SECTION THREE, AS RECORDED IN SLIDE NO. 2469A OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS, BEING IN THE JAMES LOWERY SURVEY, ABSTRACT NO. 275, CITY OF ROSENBERG, FORT BEND COUNTY, TEXAS.

SCALE: 1" = 30'

DATE: JANUARY 11, 2016

ENGINEER
MILLER & ASSOCIATES
 Consulting - Engineers - Surveying
 Firm No. P-3240
 3664 Walnut Bend Lane • Suite C100 • Houston, Texas 77042-4851
 Phone 713/977-4700 Fax 713/977-4701

OWNER
 FINLAM 1, LTD.
 P.O. BOX 42022
 HOUSTON, TEXAS 77042
 713/870-2496

SURVEYOR
 ROE SURVEYING COMPANY
 FIRM REGISTRATION NO. 1015190
 5019 HARDWAY ST.
 HOUSTON, TEXAS 77082
 PHONE 713/957-3311
 JOB NO. 1505-2135
 SHEET 2 OF 2 SHEETS

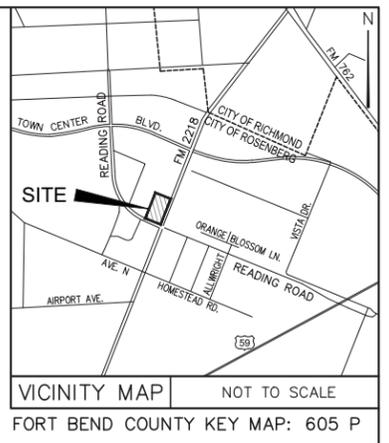
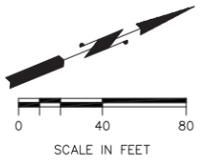
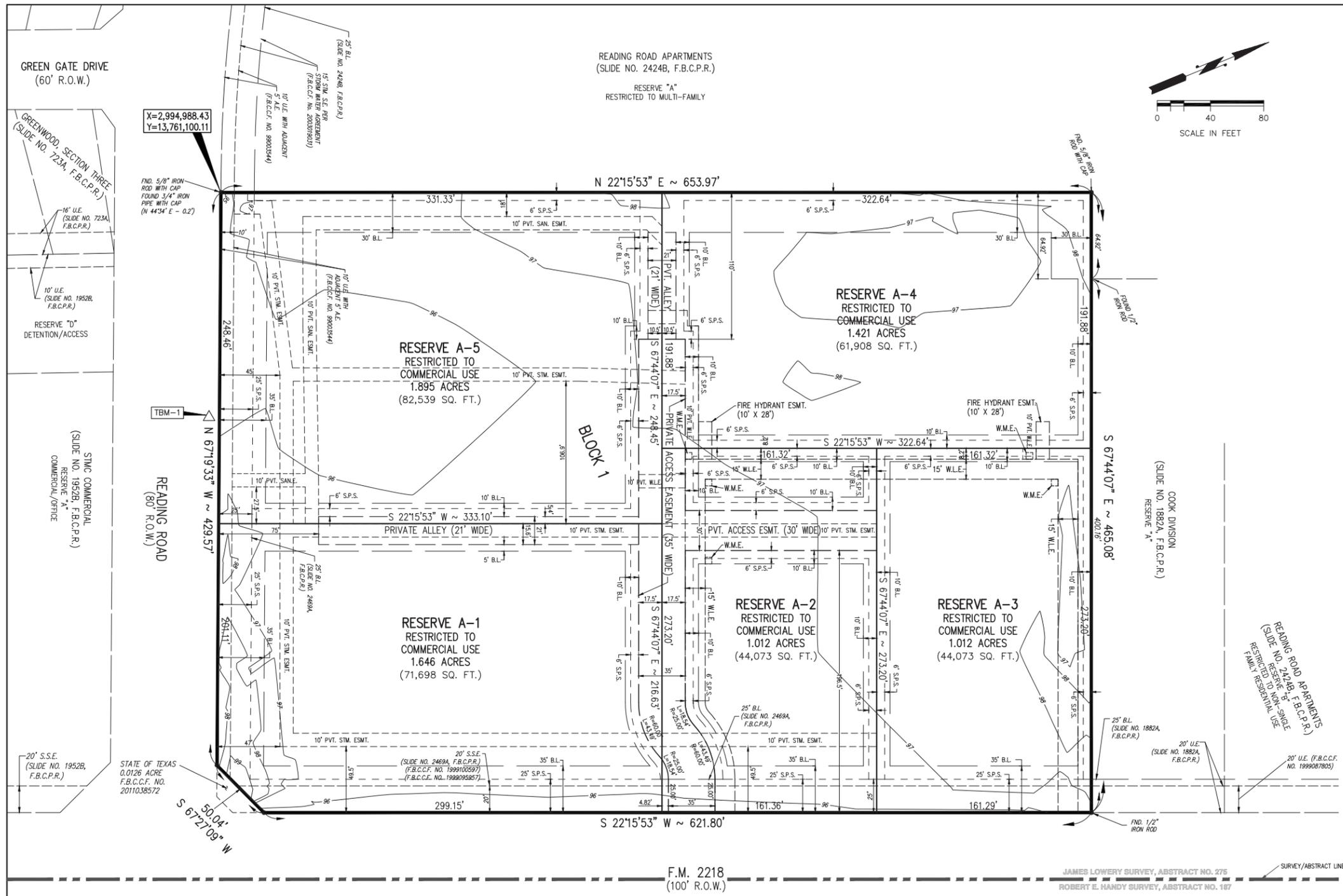
JAMES LOWERY SURVEY, ABSTRACT NO. 275
ROBERT E. HANDY SURVEY, ABSTRACT NO. 187
SURVEY/ABSTRACT LINE
F.M. 2218
(100' R.O.W.)

FORT BEND BUSINESS CENTER
SECTION TWO
REPLAT OF RESERVE "C"
(SLIDE NO. 2008A, F.B.C.P.R.)
RESERVE "D"

BRAZOS TOWN CENTER COLLISION
(PLAT NO. 20150108, F.B.C.P.R.)
RESERVE "A"

20' S.S.E. & W.L.E.
(SLIDE NO. 1461B, F.B.C.P.R.)

READING ROAD
(R.O.W. WIDTH VARIES)



- LEGEND**
- BUILDING LINE (B.L.)
 - - - SURFACE PARKING SETBACK (S.P.S.)
 - - - PRIVATE ACCESS EASEMENT
 - - - PRIVATE ALLEY
 - - - 15' PUBLIC WATER LINE EASEMENT (W.L.E.)
 - 5'X5' PUBLIC WATER METER EASEMENT (W.M.E.)
 - - - PRIVATE UTILITY EASEMENT
 - 96 — CONTOUR

AREA SUMMARY

RESERVE NO.	RESTRICTED USE	ACREAGE	SQUARE FOOTAGE
RESERVE "A-1"	COMMERCIAL	1.646	71,698
RESERVE "A-2"	COMMERCIAL	1.012	44,073
RESERVE "A-3"	COMMERCIAL	1.012	44,073
RESERVE "A-4"	COMMERCIAL	1.421	61,908
RESERVE "A-5"	COMMERCIAL	1.895	82,539
TOTAL		6.986	304,291

PRELIMINARY PLAT
GREENWOOD COMMERCIAL SUBDIVISION
SECTION THREE REPLAT NO. 1

5 RESERVES 1 BLOCK

A SUBDIVISION OF 6.986 ACRES OF LAND BEING A PARTIAL REPLAT OF RESERVE "A" OF GREENWOOD COMMERCIAL SUBDIVISION SECTION THREE, AS RECORDED IN SLIDE NO. 2469A OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS, BEING IN THE JAMES LOWERY SURVEY, ABSTRACT NO. 275, CITY OF ROSENBERG, FORT BEND COUNTY, TEXAS.

SCALE: 1" = 40' DATE: SEPTEMBER 8, 2015

REASON FOR REPLAT:
 THIS PLAT IS A PARTIAL REPLAT OF RESTRICTED RESERVE "A", GREENWOOD COMMERCIAL SUBDIVISION, SECTION THREE TO SUBDIVIDE IT INTO FIVE RESERVES RESTRICTED TO COMMERCIAL USE.

OWNER

FINLAM 1, LTD.
 818 Seagler Road
 Houston, TX 77042-1562
 713/870-2496

ENGINEER

MILLER & ASSOCIATES
 Consulting • Engineers • Surveying
 Firm No. F-3240

SURVEYOR

ROE SURVEYING COMPANY
 5019 HARDWAY ST.
 HOUSTON, TEXAS 77092
 PHONE 713/957-3311

Staff has no objection to the proposed changes. We would recommend that the Development Agreement be formally amended by City Council action to update the Land Plan exhibit. The latter would take place before Council approval of any future Walnut Creek plats east of Benton Road. Staff recommends approval of the revised Land Plan of Walnut Creek.

Key Discussion:

- Mr. Tanner presented the item and reviewed the Executive Summary.
- Commissioner Villagomez inquired if the remaining undeveloped part of the Walnut Creek subdivision was owned by the same/previous owner.
- Mr. Tanner stated that remaining Walnut Creek was owned by the same owner.
- Commissioner Poldrack inquired if the City was required to allow 50' lots in the Walnut Creek subdivision.
- Mr. Tanner stated that the proposed 50' lots are the same proportion as the lots previously proposed to be located on the south side of Dry Creek.
- Commissioner Poldrack inquired about the price range of homes built on 50' lots.
- Mr. Mark Janik, 1122 Heron Way, Sugar Land, Texas stated that the current development agreement allows homes to be built on 50' lots. The homes range in price from \$200,000-250,000. Mr. Janik stated that 85 homes were sold last year, and 90 homes have been sold as of this year.
- Commissioner Poldrack inquired about the minimum square footage.
- Mr. Janik stated that homes built on 50' lots range in price from \$200,000 to \$250,000, while homes built on 60' lots range in price from \$250,000 to \$325,000. Mr. Janik stated that Friendswood Development requires quality homes. Future plans of Friendswood Development include the construction of a one-million dollar bridge across the Creek and the construction of half a boulevard south to Ricefield Road. Mr. Janik stated that Friendswood Development spoke with Mr. Kalkomey and the County about building a connection road even though Friendswood Development does not own the property. The connection road would connect Benton Road with Ricefield Road, allowing more mobility for residents living in the subdivision.
- Commissioner Villagomez inquired about the start of construction.
- Mr. Janik explained that development would begin once the City approves the Land Plan of Walnut Creek. Lowering the speed limit on FM 2977 had been discussed also.
- Chairperson Urbish inquired about who is responsible for maintaining the drill sites.
- Mr. Janik stated that Friendswood Development owns the drill sites, but no one was currently maintaining them. The drill sites will be deeded to the Homeowner's Association (HOA) once all homes are sold.
- Commissioner Poldrack inquired if the developer controlled the HOA.
- Mr. Janik explained that once the subdivision reached 70% capacity, homeowners would be asked to participate on the HOA Board. The primary purpose of having homeowners participate on the HOA Board is managing the HOA dues from getting too high. Having a homeowner on the HOA Board provides an easy transition from the developer.
- Commissioner Poldrack inquired about HOA dues.
- Mr. Janik replied that HOA dues are approximately \$550.00 per year, a reasonable price for a nice subdivision.

Action Taken: Commissioner Poldrack moved, seconded by Vice Chairperson Phipps to approve the revised Land Plan for Walnut Creek, 516.0 acres of land out of the Eugene Wheat Survey, A-396 Fort Bend County, Texas. The motion carried unanimously by those present.

5. CONSIDERATION OF AND ACTION ON A PRELIMINARY PLAT OF GREENWOOD COMMERCIAL SUBDIVISION SECTION THREE REPLAT NO. 1, A SUBDIVISION OF 6.986 ACRES OF LAND BEING A PARTIAL REPLAT OF RESERVE "A" OF GREENWOOD COMMERCIAL SUBDIVISION SECTION THREE, AS RECORDED IN SLIDE NO. 2469A OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS, BEING IN THE JAMES LOWERY SURVEY, ABSTRACT NO. 275, CITY OF ROSENBERG, FORT BEND COUNTY, TEXAS; 5 RESERVES, 1 BLOCK.

Executive Summary: This agenda item consists of the Preliminary Plat of Greenwood Commercial Subdivision Section Three Replat No. 1. As discussed, the site consists of 6.986 acres, being a partial replat of Reserve "A" of Greenwood Commercial Subdivision Section Three.

As discussed, Greenwood Commercial Subdivision Section Three was platted in 2003 with the subject property being one (1) commercial reserve (Reserve "A"). The owner/applicant wishes to plat or subdivide the original Reserve "A" into five (5) reserves, providing for access and utilities to each of the proposed reserves. The plat includes some private utilities for which there must be a recorded agreement to ensure future maintenance. The plat is also currently subject to the

West Fort Bend Management District standards. Because it is a replat of a previous subdivision, the prior Public Hearing had to be held pursuant to State law and the City's "Subdivision" Ordinance.

Based on the scope of this development, a traffic impact analysis (TIA) was submitted for the City Engineer's review. In particular there is a proposed second curb cut off of Reading Road southeast of the existing median opening. The review of the TIA will determine the conditions under which a curb cut might be permitted in that location. City approval of the TIA, including a determination of any required improvements, will be necessary before Final Plat approval. However, staff has no objection at this time to proceeding with the Preliminary Plat with the condition of approval of the TIA before Final Plat.

Key Discussion:

- Mr. Tanner presented the item and reviewed the Executive Summary.
- Commissioner Poldrack inquired if the replat was for marketing purposes.
- Mr. Tanner replied that the developer intended to subdivide the property in to five (5) different reserves, all of which need access and utilities.
- Commissioner Villagomez inquired if a replat of the property would be an issue ten years from now.
- Mr. Tanner replied that a replat of the property and construction documents of the turn lane would be required at time of submittal.

Action Taken: Vice Chairperson Phipps moved, seconded by Commissioner Poldrack to approve the Preliminary Plat of Greenwood Commercial Subdivision Section Three Replat No. 1, a subdivision of 6.986 acres of land being a partial replat of Reserve "A" of Greenwood Commercial Subdivision Section Three, as recorded in Slide No. 2469A of the Plat Records of Fort Bend County, Texas, being in the James Lowery Survey, Abstract No. 275, City of Rosenberg, Fort Bend County, Texas; 5 reserves, 1 block. **The motion carried by a vote of three "ayes" to one "no". AYES: Chairperson Urbish, Vice Chairperson Phipps and Commissioner Poldrack. NO: Commissioner Villagomez.**

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.

Executive Summary: The Preliminary Plat of The Trails at Seabourne Parke Section Four consists of 21.641 acres and 103 single-family residential lots. It is located south of J. Meyer Road off of Park Thicket Lane, immediately east of The Trails at Seabourne Parke Section One. It is generally in the northeast quadrant of The Trails at Seabourne Parke adjoining Seabourne Creek to the east. The Plat is located within the City Limits and in Fort Bend County MUD No. 147.

All proposed lots are fifty feet (50') in width and a minimum of 6,000 square feet in size since the Land Plan was approved before the current standards relating to lot size. The Plat is in general conformance with the approved Land Plan dated June 2003 (see attached) in terms of density and lot size. The development was assigned to LGI Homes in 2014, and they are developing in accordance with the previously approved Land Plan.

There being no conflicts with applicable regulations or with the original Land Plan, staff recommends approval of the Preliminary Plat of The Trails at Seabourne Parke Section Four. In addition to the Utility Agreement and Land Plan, this Plat/development is subject to a Road Improvement Agreement related to

improvements to J Meyer Road that was recently amended to address the needed improvements before approval of the Final Plat of The Trails at Seabourne Parke Section Two or any subsequent plats. That said, completion and acceptance of the road improvements by the City will be a condition of Final Plat approval.

Key Discussion:

- Mr. Tanner presented the item and reviewed the Executive Summary.
- Commissioner Poldrack inquired about the type of homes built.
- Mr. Tanner replied that the homes would be a similar product, but with more masonry.
- Commissioner Poldrack inquired if homes were subject to masonry requirements.
- Mr. Tanner replied that the homes were not subject to current masonry requirements; only those homes without an approved land plan are.
- Commissioner Poldrack inquired about the size of homes.
- Mr. Tanner replied that he could research the size. The homes would likely include more masonry than before, and would also include some hardiplank.
- Commissioner Villagomez inquired about past property maintenance issues.



PLANNING COMMISSION COMMUNICATION

January 20, 2016

ITEM #	ITEM TITLE
5	Final Plat of Jones Meadow Replat

MOTION

Consideration of and action on a Final Plat of Jones Meadow Replat, a subdivision of a 0.752 acre tract being a replat of Jones Meadow Subdivision recorded in Film Code No. 20050149, F.B.C.M.R. in the James Lowery 1/3 League, Abstract No. 275, City of Rosenberg, Fort Bend County; Texas; 3 lots, 1 block and no reserves.

RECOMMENDATION

Staff recommends a recommendation of approval to City Council of the Final Plat of Jones Meadow Replat.

MUD #	City/ETJ	ELECTION DISTRICT
N/A	City	3

SUPPORTING DOCUMENTS:

1. Final Plat of Jones Meadow Replat (Please refer to Agenda item No. 2)
2. Preliminary Plat of Jones Meadow Replat (Please refer to Agenda item No. 2)
3. Original Plat – Jones Meadow (2005) (Please refer to Agenda item No. 2)
4. Planning Commission Meeting Minute Excerpt – 12-16-15 (Please refer to Agenda item No. 2)
5. Vicinity Map (Please refer to Agenda item No. 2)

APPROVAL

Submitted by:

Ian Knox
Planning Administrator
Community Development

Reviewed by:

- Executive Director of Community Development TLT
 City Engineer OK

EXECUTIVE SUMMARY

As discussed in Agenda Item No. 2, the Final Plat of Jones Meadow consists of 0.752 acres located at the northwest corner of Airport Avenue and Jones Street, within the City Limits. The subject property was originally platted as Jones Meadow in 2005 (attached for review). Jones Meadow is a single-family residential subdivision consisting of four (4) lots. The owner wishes to replat the property into three (3) duplex lots.

The proposed plat meets the "Subdivision" Ordinance requirements pursuant to Section 25-114 related to duplex subdivisions. This section of the ordinance essentially requires minimum eight-thousand (8,000) square foot lots, eighty (80) feet in width, as well as building line and other requirements with which the proposed plat complies.

The Planning Commission approved the Preliminary Plat of Jones Meadow Replat on December 16, 2015. Seeing no conflicts with applicable regulations, and with the proposed Final Plat being consistent with the approved Preliminary Plat, staff recommends that the Planning Commission recommend approval to City Council of the Final Plat of Jones Meadow Replat.



PLANNING COMMISSION COMMUNICATION

January 20, 2016

ITEM #	ITEM TITLE
6	Summer Park Planned Multi-Family Development Discussion

MOTION

Review and discuss a presentation by Ojala Partners, LP, regarding Summer Park Planned Multi-Family Development, and take action as necessary to direct staff.

RECOMMENDATION

Staff has no recommendation for this item.

MUD #	City/ETJ	ELECTION DISTRICT
144	City	4

SUPPORTING DOCUMENTS:

1. Aerial Overview Map
2. Standard at Summer Park Preliminary Site Plan and Elevations
3. Resolution No. R-1403 – MUD No. 144 Planned Unit Development (P.U.D.)

APPROVAL

Submitted by:

Travis Tanner

Travis Tanner, AICP
Executive Director of Community
Development

Reviewed by:

___ Executive Director of Community Development

___ City Engineer

EXECUTIVE SUMMARY

Ojala Partners, LP has requested the opportunity to be placed on a Planning Commission and City Council agenda to discuss a proposed "tax credit," multi-family residential development in Summer Park (MUD No. 144). Staff is told that the tax credit program requires a resolution of support from City Council.

This being a development-related issue, staff thought it would be appropriate if it first came to the Planning Commission to gain additional input before taking it to City Council. Tract #85 (11.88 acres) in the attached aerial overview map shows the location of the subject property.

It should be noted that Summer Park/Lakes is part of an approved Planned Unit Development (P.U.D.) and multi-family is already an allowed use on the subject property. However, any multi-family developments must meet requirements per the P.U.D. The P.U.D. requirements are attached for review and have a number of standards related to multi-family (e.g., 21 units per acre, 3 stories, 80% masonry construction).

The purpose of this agenda item is for the applicant to present the project and gain feedback from the Commission, as they have requested, before going any further (i.e., City Council agenda). A detailed site plan has not been submitted at this time, so staff has not had the opportunity to fully review the project.



TRACT 81-3
0.97 ACRES

TRACT 81-2
1.06 ACRES

TRACT 85
11.88 ACRES

TRACT 81-4
1.02 ACRES

TRACT 82-2
2.67 ACRES



TRACT 81-5
1.01 ACRES

TRACT 82-1
1.79 ACRES

TRACT 83
1.91 ACRES

TRACT 75
3.22 ACRES



TRACT 81-6
0.95 ACRES

TRACT 84
15.47 ACRES

TRACT 81-1
20.86 ACRES

SUMMER LAKES

Benton Rd.

Reading Rd.

TRACT 80-1
10.28 ACRES



TRACT 80-2
2.16 ACRES

SUMMER PARK



Spacek Rd.





PROJECT DATA	
Units:	120 Units
Leasing:	4,800 s.f.
Parking:	190 spaces
Density:	Approx 5.7 Acres Approx 21 units/acre

Dog Run/
Waterfront Trail

Leasing

Pool
courtyard

L-1



The Standard at Summer Park
Rosenberg, TX

OjalaHoldings

Conceptual Site Plan
Scheme 2
1" = 100' - 0"



01.2016	2015089.00	sm
<small>Copyright © JHP 2015 Not for Regulatory Approval, Permit or Construction: John Schrader Registered Architect of State of Texas, Registration No. 17828</small>		



Multifamily Breezeway Building



Leasing Building

RESOLUTION NO. R-1403

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ROSENBERG, TEXAS, PROVIDING FOR AMENDMENT NO. 1 TO FORT BEND MUNICIPAL UTILITY DISTRICT NO. 144'S PLANNED UNIT DEVELOPMENT (PUD) LAND PLAN FOR WATERFORD PARK AND SUMMER LAKES, OF APPROXIMATELY 365 ACRES, LOCATED ON THE SOUTH SIDE OF US HIGHWAY 59, AND ON BOTH SIDES OF READING ROAD.

* * * * *

WHEREAS, the City Council has received a submission by Fort Bend Municipal Utility District No. 144 Summer Creek Development, Ltd., and CL Waterford, LLC, requesting the inclusion of five (5) "Limited Control Tracts" to the Land Plan for the Municipal Utility District No. 144 (MUD No. 144) Planned Unit Development (PUD); and,

WHEREAS, the additional five (5) "Limited Control Tracts" are being included in order to apply signage and landscaping development standards uniformly to the entire MUD No. 144 PUD; and,

WHEREAS, PUD Amendment No. 1 to the MUD No. 144 PUD will replace Exhibit "N" in the Amended and Restated Water and Wastewater Services Agreement; now, therefore,

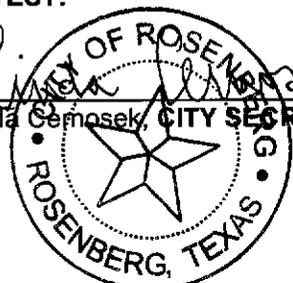
BE IT RESOLVED BY THE COUNCIL OF THE CITY OF ROSENBERG:

Section 1. City Council hereby approves PUD Amendment No. 1 attached hereto as Exhibit "A" and made a part hereof for all purposes.

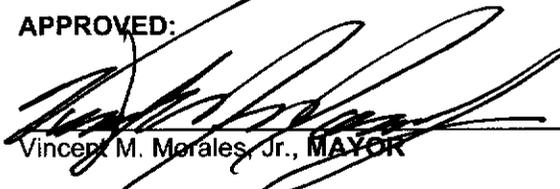
Section 2. Said PUD Amendment No. 1 will serve as a new Exhibit "N" to the Amended and Restated Water Supply and Wastewater Services Contract, by and among the City of Rosenberg, Texas, Fort Bend County Municipal Utility District No. 144, Summer Creek Development, Ltd., and CL Waterford, LLC.

PASSED, APPROVED, AND RESOLVED this 1st day of November 2011.

ATTEST:


Linda Cemosek, CITY SECRETARY


APPROVED:


Vincent M. Morales, Jr., MAYOR



**A ±390.412 Acre PUD
in the City of Rosenberg
hereinafter referred
to as the “MUD 144 PUD”.**

Amendment 1

Prepared for:

Fort Bend County Municipal Utility
District No. 144 (“MUD 144”)
C/o Schwartz, Page and Harding
1300 Post Oak Blvd.
Suite 1400
Houston, TX 77056

**Includes property within MUD 144
owned/controlled by:**

C.L. Realty L.L.C., CL Waterford
L.L.C.& Summer Creek Development,
Ltd (“Owners”)
C/o Sam Yager Inc.
800 Bering Drive Suite, 225
Houston Texas, 77057

Prepared by:

SLA STUDIO•LAND
Planners and Landscape Architects

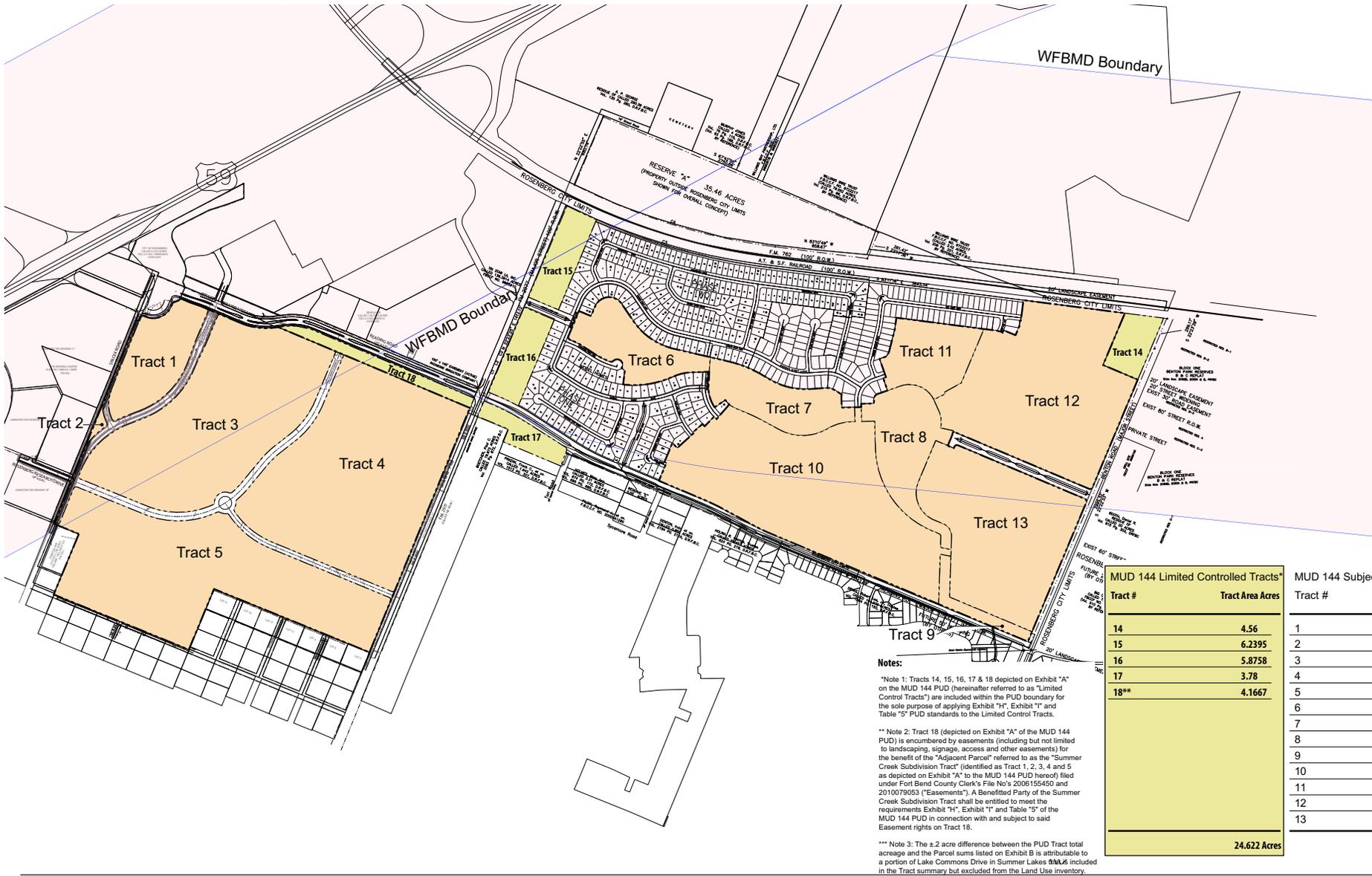
1900 West Loop South
Studio 1900
Houston, Texas 77027

p 713.787.0719
f 713.787.5190
c 713.206.9392

October 26 , 2011

PUD Table of Contents

1. Exhibit A: Revised-PUD Tract & Boundary Plan
2. Exhibit B: Revised- Land Use & Parcel Plan
3. Exhibit C: Revised- Parcel Utilization Plan
4. Exhibit D: Revised- Parks and Open Space Plan
5. Exhibit E: Revised- Street Hierarchy Plan
6. Exhibit F: Residential Street Hierarchy Sections
7. Exhibit G: Commercial Street Hierarchy Sections
8. Exhibit H: MUD 144 Sign Hierarchy Overall Project
9. Exhibit I: MUD 144 Sign Hierarchy Commercial Residential
10. PUD Proposed Land Use Table 1
11. Table 3-A: Open Space-Parks
12. Table 3-B: Open Space-Parks
13. Table 4: Proposed PUD-City of Rosenberg Standards Table 4
14. Table 5: Proposed PUD- WFBMD Standards Table 5



MUD 144 Limited Controlled Tracts*	
Tract #	Tract Area Acres
14	4.56
15	6.2395
16	5.8758
17	3.78
18**	4.1667
24.622 Acres	

MUD 144 Subject Tracts	
Tract #	Tract Area
1	12.44
2	0.46
3	50.61
4	59.94
5	54.82
6	11.03
7	11.77
8	13.97
9	2.93
10	53.76
11	10.89
12	45.96
13	37.21
365.79 Acres***	

Notes:

*Note 1: Tracts 14, 15, 16, 17 & 18 depicted on Exhibit "A" on the MUD 144 PUD (hereinafter referred to as "Limited Control Tracts") are included within the PUD boundary for the sole purpose of applying Exhibit "H", Exhibit "I" and Table "D" PUD standards to the Limited Control Tracts.

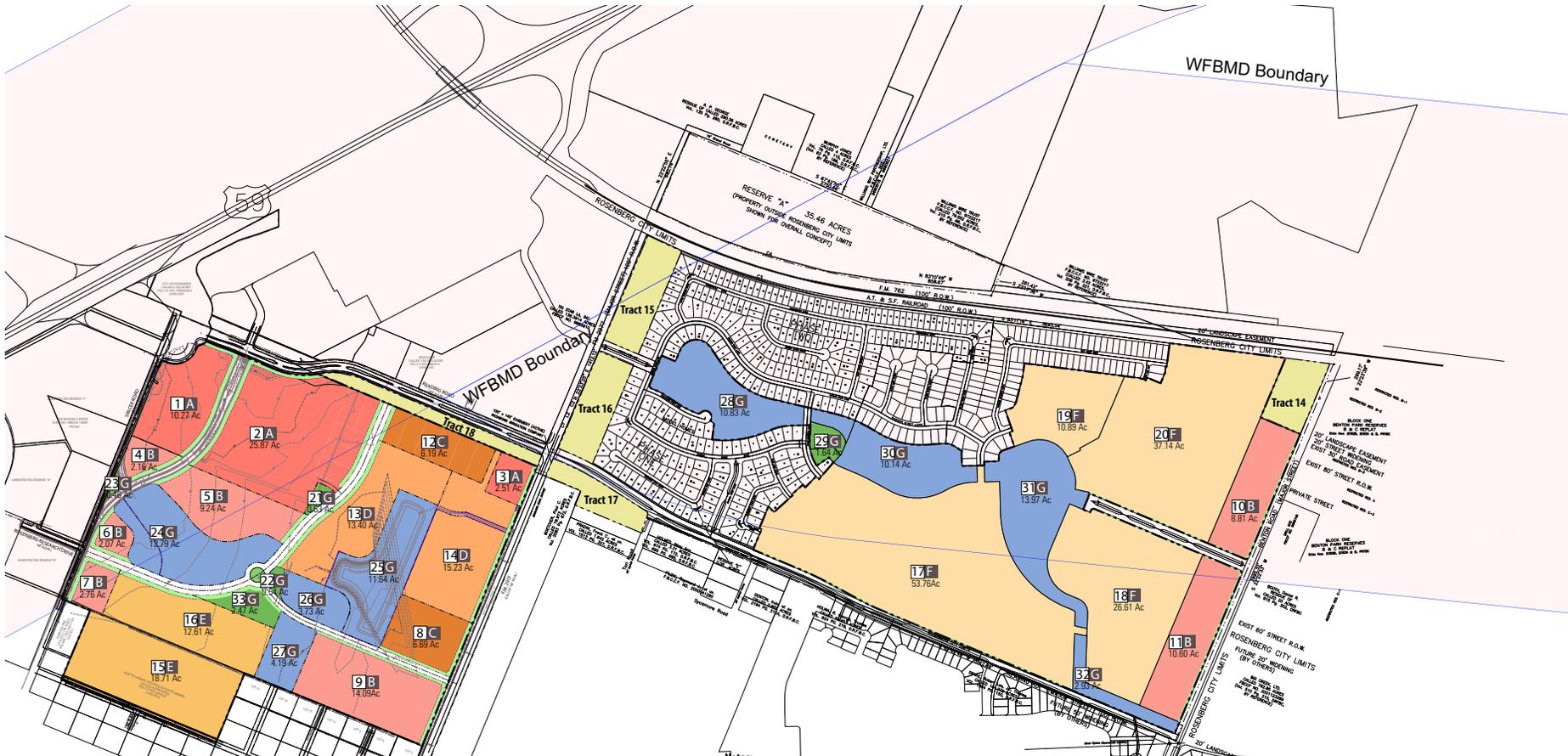
** Note 2: Tract 18 (depicted on Exhibit "A" of the MUD 144 PUD) is encumbered by easements (including but not limited to landscaping, signage, access and other easements) for the benefit of the "Adjacent Parcel" referred to as the "Summer Creek Subdivision Tract" (identified as Tract 1, 2, 3, 4 and 5 as depicted on Exhibit "A" to the MUD 144 PUD heretofore filed under Fort Bend County Clerk's File No's 2006155450 and 2010079053 ("Easements"). A Benefitted Party of the Summer Creek Subdivision Tract shall be entitled to meet the requirements Exhibit "H", Exhibit "I" and Table "D" of the MUD 144 PUD in connection with and subject to said Easement rights on Tract 18.

*** Note 3: The ±2 acre difference between the PUD total acreage and the Parcel sums listed on Exhibit B is attributable to a portion of Lake Commons Drive in Summer Lakes BML#6 included in the Tract summary but excluded from the Land Use inventory.

PUD Tract & Boundary Plan: Exhibit A

S L A Studio • Land
 Land Planning • Landscape Architecture

Fort Bend County Municipal Utility District No. 144 PUD
 SY1902
 April 8, 2010
 Revised June 18, 2010
 Revised July 22, 2010
 Revised October 26, 2011



Notes:

*Note 1: Tracts 14, 15, 16, 17 & 18 depicted on Exhibit "A" on the MUD 144 PUD (hereinafter referred to as "Limited Control Tracts") are included within the PUD boundary for the sole purpose of applying Exhibit "H", Exhibit "T" and Table "5" PUD standards to the Limited Control Tracts.

** Note 2: Tract 18 (depicted on Exhibit "A" of the MUD 144 PUD) is encumbered by easements (including but not limited to landscaping, signage, access and other easements) for the benefit of the "Adjacent Parcel" referred to as the "Summer Creek Subdivision Tract" (identified as Tract 1, 2, 3, 4 and 5 as depicted on Exhibit "A" to the MUD 144 PUD heretofore filed under Fort Bend County Clerk's File No's 2008155450 and 2010079053 ("Easements"). A Benefitted Party of the Summer Creek Subdivision Tract shall be entitled to meet the requirements Exhibit "H", Exhibit "T" and Table "5" of the MUD 144 PUD in connection with and subject to said Easement rights on Tract 18.

*** Note 3: The ±.2 acre difference between the PUD Tract total acreage and the Parcel sums listed on Exhibit B is attributable to a portion of Lake Commons Drive in Summer Lakes that is included in the Tract summary but excluded from the Land Use inventory.

Parcel Key

Parcel Number
Land Use Key

Tract #	Tract Area Acres
14	4.56
15	6.2395
16	5.8758
17	3.78
18**	4.1667
	24.622 Acres

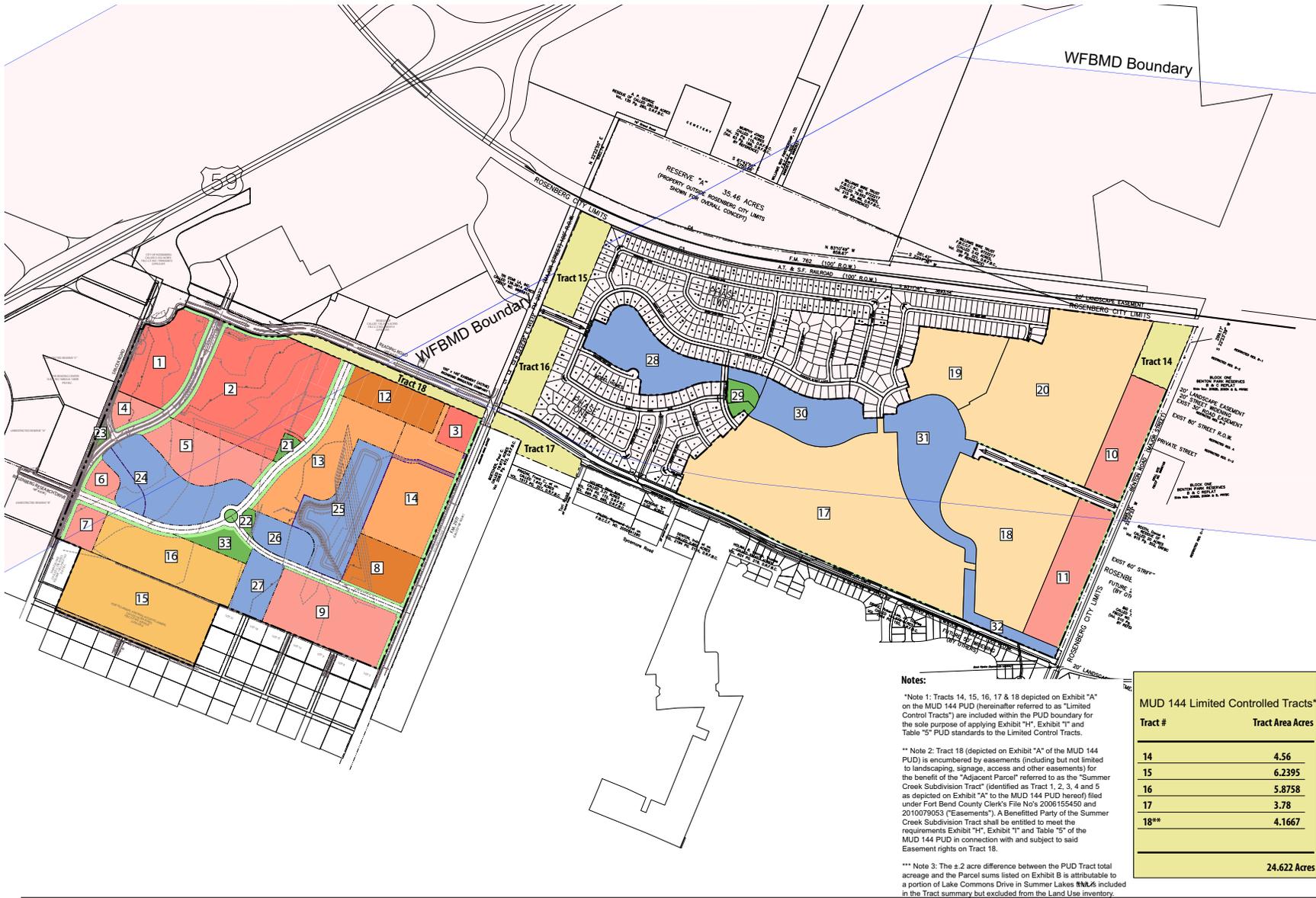
Land Use Key	Land Uses Permitted								Parcel Areas		
	SF	DUP	PH	TH	MF	COM	RET	CH		SCH	OFF*
A Commercial											38.65
B Commercial/Residential	✓			✓		✓	✓	✓	✓	✓	49.74
C Multi-family/Commercial	✓				✓	✓		✓	✓	✓	12.90
D Multi-family/Residential				✓	✓						28.63
E Residential	✓	✓	✓	✓				✓	✓	✓	31.32
F Residential	✓		✓								128.40
G Park Space/Detention								✓	✓	✓	75.96
											365.60 Acres

* OFF - Other public city, county, state & federal facilities
CH - Church
SCH - School

Land Use & Parcel Plan: Exhibit B

S.L.A. Studio • Land
Land Planning • Landscape Architecture

Fort Bend County Municipal Utility District No. 144 PUD
SY1902
April 8, 2010
Revised June 18, 2010
Revised July 22, 2010
Revised October 26, 2011



Parcel	Gross Square Footage	* Permissible Dwelling Units
1	111,840	
2	281,724	
3	27,334	
4	23,522	13
5	100,624	54
6	22,542	12
7	30,056	16
8	72,854	140
9	153,440	140
10	95,941	51
11	115,434	61
12	67,409	149
13		322
14		346
15		109
16		73
17		242
18		120
19		49
20		167
Total	1,102,721	2,064

MUD 144 Limited Controlled Tracts*	
Tract #	Tract Area Acres
14	4.56
15	6.2395
16	5.8758
17	3.78
18**	4.1667
Total	24.622 Acres

Notes:

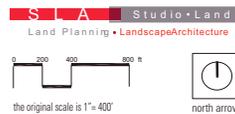
*Note 1: Tracts 14, 15, 16, 17 & 18 depicted on Exhibit "A" on the MUD 144 PUD (hereinafter referred to as "Limited Control Tracts") are included within the PUD boundary for the sole purpose of applying Exhibit "H", Exhibit "I" and Table "C" PUD standards to the Limited Control Tracts.

** Note 2: Tract 18 (depicted on Exhibit "A" of the MUD 144 PUD) is encumbered by easements (including but not limited to landscaping, signage, access and other easements) for the benefit of the "Adjacent Parcel" referred to as the "Summer Creek Subdivision Tract" (identified as Tract 1, 2, 3, 4 and 5 as depicted on Exhibit "A" to the MUD 144 PUD hereof) filed under Fort Bend County Clerk's File No's 2006155450 and 2010079053 ("Easements"). A Benefitted Party of the Summer Creek Subdivision Tract shall be entitled to meet the requirements Exhibit "H", Exhibit "I" and Table "C" of the MUD 144 PUD in connection with and subject to said Easement rights on Tract 18.

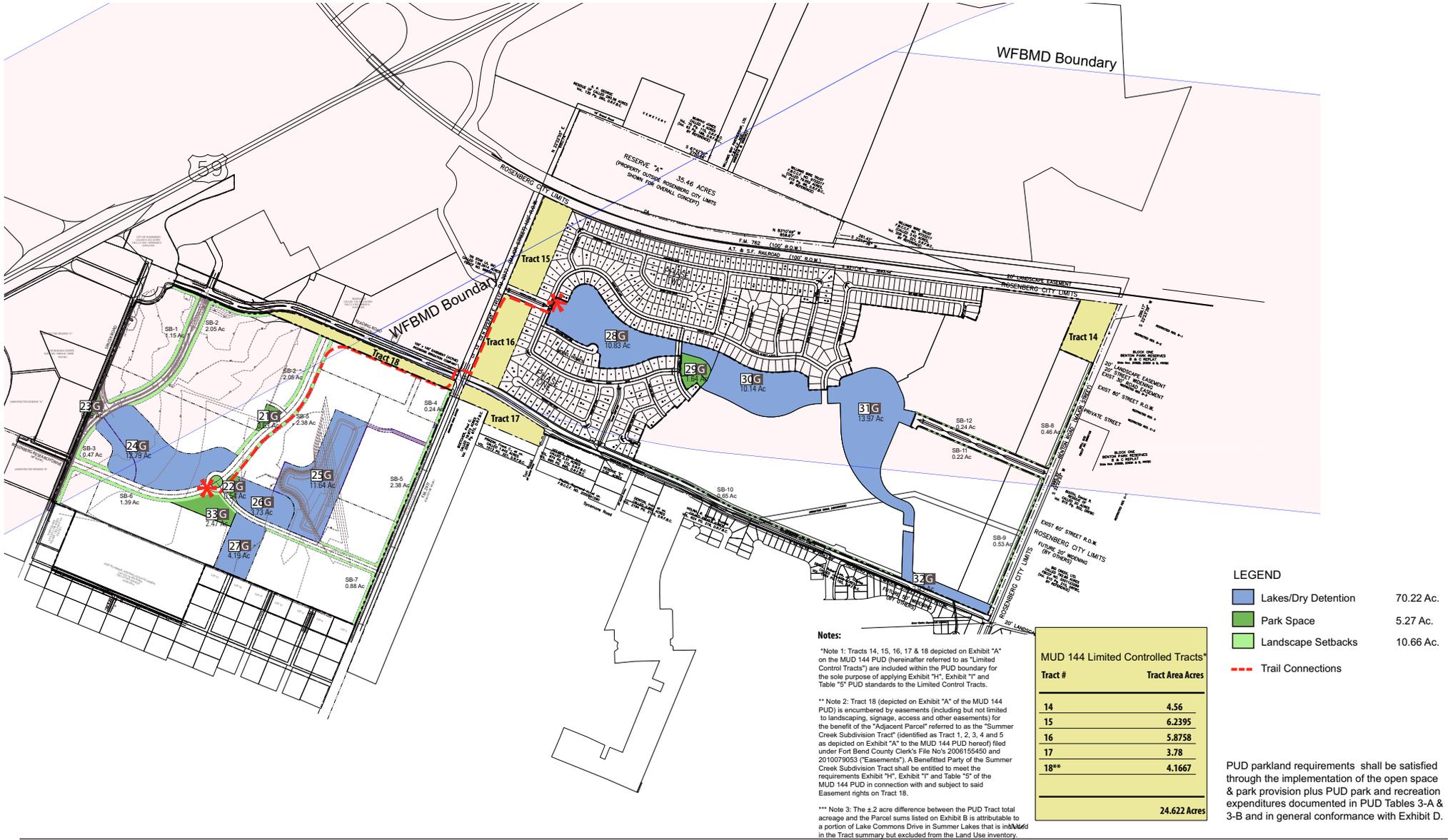
*** Note 3: The ±.2 acre difference between the PUD total acreage and the Parcel sums listed on Exhibit B is attributable to a portion of Lake Commons Drive in Summer Lakes ~~N/A~~ included in the Tract summary but excluded from the Land Use inventory.

Parcel Utilization Plan: Exhibit C

* Yields shown by parcel are approximations. Variations in these numbers are permissible. The maximum total number of 2064 dwelling units permitted in the PUD may not be exceeded without amending the PUD.



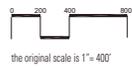
Fort Bend County Municipal Utility District No. 144 PUD
 SY1902
 April 8, 2010
 Revised June 18, 2010
 Revised July 22, 2010
 Revised October 26, 2011



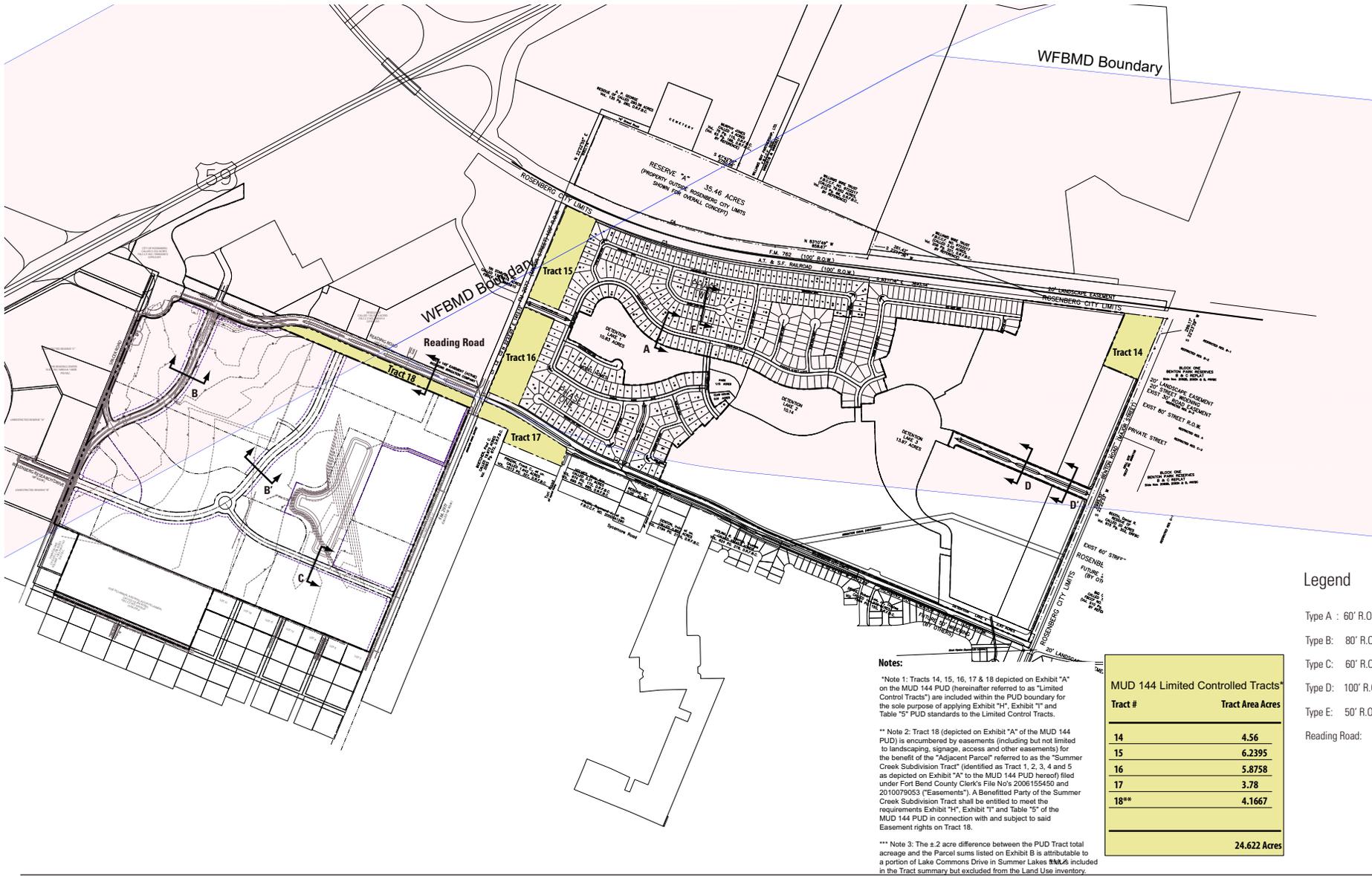
Parks and Open Space Plan: Exhibit D

S L A Studio • Land

Land Planning • Landscape Architecture



Fort Bend County Municipal Utility District No. 144 PUD
 SY1902
 April 8, 2010
 Revised June 18, 2010
 Revised July 22, 2010
 Revised October 26, 2011



- Legend**
- Type A : 60' R.O.W. Residential Collector
 - Type B: 80' R.O.W. Collector-Divided
 - Type C: 60' R.O.W. Minor Commercial
 - Type D: 100' R.O.W. Collector-Divided
 - Type E: 50' R.O.W. Residential Minor Typical
 - Reading Road: 100' R.O.W. Collector-Divided

MUD 144 Limited Controlled Tracts*	
Tract #	Tract Area Acres
14	4.56
15	6.2395
16	5.8758
17	3.78
18**	4.1667
	24.622 Acres

Notes:

*Note 1: Tracts 14, 15, 16, 17 & 18 depicted on Exhibit "A" on the MUD 144 PUD (hereinafter referred to as "Limited Control Tracts") are included within the PUD boundary for the sole purpose of applying Exhibit "H", Exhibit "I" and Table "C". PUD standards to the Limited Control Tracts.

** Note 2: Tract 18 (depicted on Exhibit "A" of the MUD 144 PUD) is encumbered by easements (including but not limited to landscaping, signage, access and other easements) for the benefit of the "Adjacent Parcel" referred to as the "Summer Creek Subdivision Tract" (identified as Tract 1, 2, 3, 4 and 5 as depicted on Exhibit "A" to the MUD 144 PUD hereof) filed under Fort Bend County Clerk's File No's 2006155450 and 2010079053 ("Easements"). A Benefited Party of the Summer Creek Subdivision Tract shall be entitled to meet the requirements Exhibit "H", Exhibit "I" and Table "C" of the MUD 144 PUD in connection with and subject to said Easement rights on Tract 18.

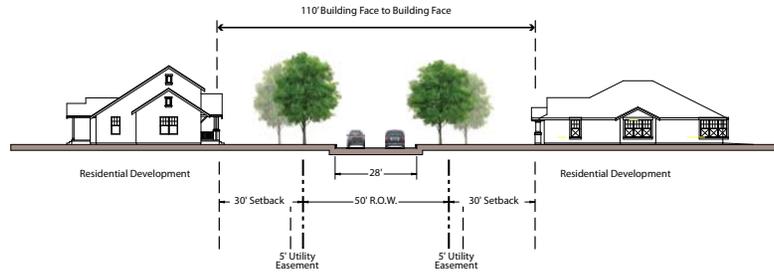
*** Note 3: The ±.2 acre difference between the PUD total acreage and the Parcel sums listed on Exhibit B is attributable to a portion of Lake Commons Drive in Summer Lakes ~~N/A~~ included in the Tract summary but excluded from the Land Use inventory.

Street Hierarchy Plan: Exhibit E



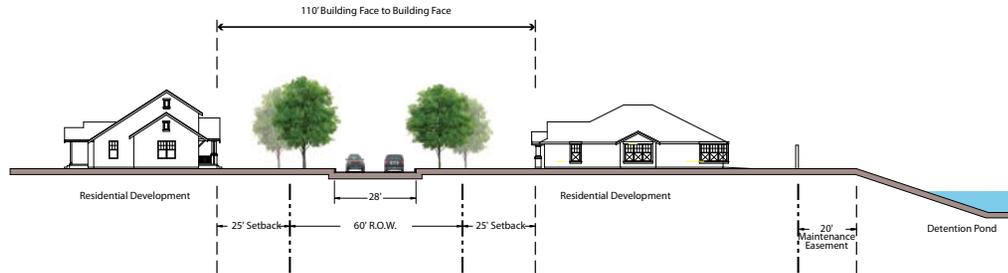
Fort Bend County Municipal Utility District No. 144 PUD
 SY1902
 April 8, 2010
 Revised June 18, 2010
 Revised July 22, 2010
 Revised October 26, 2011

The Summer Lakes 50' ROW permitted in the D.A. places the utilities in an easement within the front 5' of the lot but uses a 30' setback to compensate for the difference. This produces the exact same 110' Building Face to Building Face dimension and has the identical 28' street paving section as the City's residential streets.

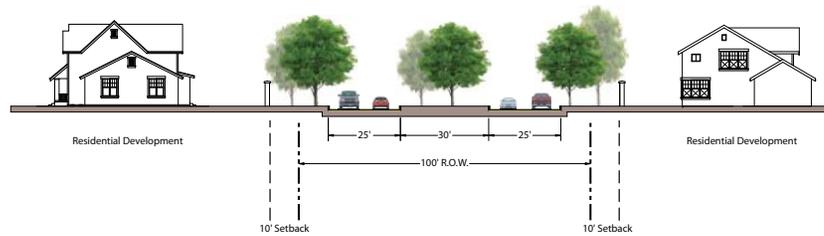


Type E 50' Right of Way - 30' Setbacks

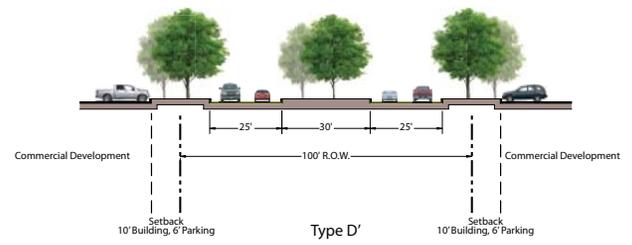
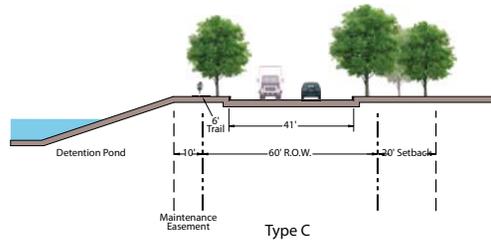
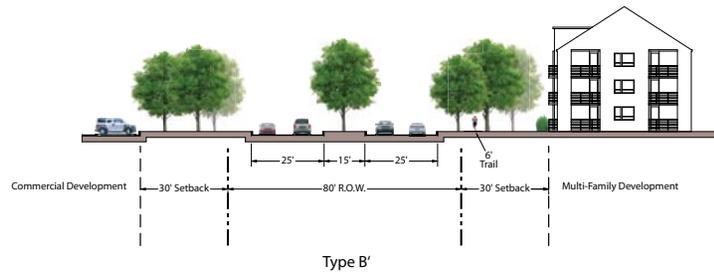
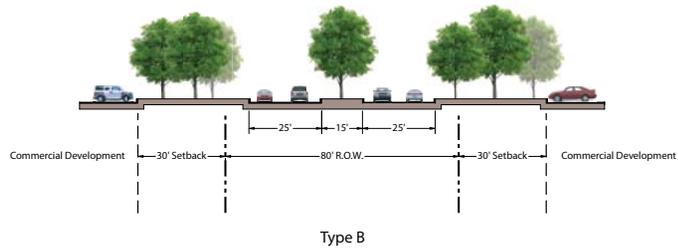
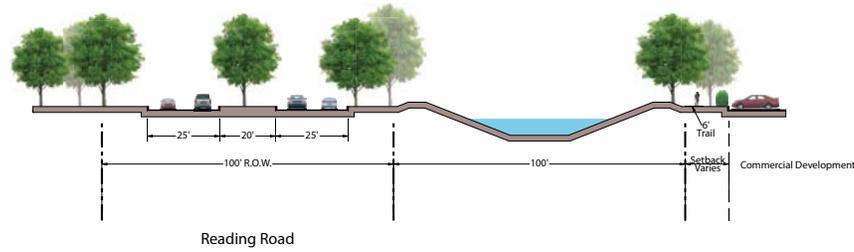
The Typical City 60' ROW places the utilities in an easement within the ROW.



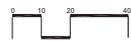
Type A 60' Right of Way - 25' Setbacks



Type D 100' Right of Way 10' Rear Landscape Setback



Street Sections-Commercial

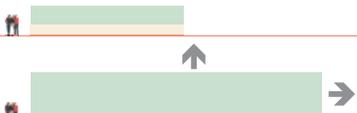


the original scale is 1"= 20'

MUD 144 Signage Hierarchy

Application	Sign Type	Sign Configuration	Sign Dimensions			Sign Locations				
			Height	Width	Base	Freeway	State Highway	Thoroughfare	Collector	Local
Project Monumentation										
	Community Entry Median or Setbacks		12'	5'	4' Max.	●	●	●		
	Community Entry Setback(s) within 10'		7'	42'	3.5' Max. (Grade)	●	●	●		
	Community Entry Setback(s) Beyond 10'		NA	NA	NA Subject to Administrative Approval	●	●	●		
	Neighborhood Median or Setbacks		7'	4'	3' Max.		●	●	●	●
Project Temporary										
	Project Information		16'	12'	4' Max.	●	●	●		
	Project Information		10'	8'	4' Max.	●	●	●	●	
	Tract Information		10'	8'	4' Max.		●	●	●	
	Project Wayfinding		9'	7'	3' Max.		●	●	●	●
	Locational Information		5'	5'	3' Max.			●	●	●

MUD 144 Signage Hierarchy

Application	Sign Type	Sign Configuration	Sign Dimensions			Sign Locations				
			Height	Width	Base	Freeway	State Highway	Thoroughfare	Collector	Local
Commercial	Multi-Tenant Retail Primary	 4' Max. Adjustment Zone	32'	18'	4' Max.	●				
	Multi-Tenant Retail Secondary	 4' Max. Adjustment Zone	16'	16'	4' Max.	●	●	●		
	Anchor-Tenant Retail	 4' Max. Adjustment Zone	12'	10'	4' Max.	●	●	●		
	Anchor-Tenant Retail	 3' Max. Adjustment Zone	6'	18'	3' Max.	●	●	●		
	Pad-Tenant Retail	 3' Max. Adjustment Zone	5'	12'	3' Max.		●	●	●	
Residential	Subdivision Entry Median		7'	14'	3.5' Max. (Grade)		●	●	●	
	Subdivision Entry Setback(s) within 20'		7'	42'	3.5' Max. (Grade)		●	●	●	
	Subdivision Entry Setback(s) Beyond 20'		NA	NA	NA Subject to Administrative Approval		●	●	●	

PUD Additional Signage Standards & Regulations:

- No sign erected under this PUD can interfere with safe traffic flows on the roads onto which any sign is hereunder permitted.
- Signs may not be located in such a manner as to obscure or otherwise interfere with the effectiveness of an official traffic sign, signal or device, or to obstruct or interfere with the driver's view of approaching, merging or intersecting traffic.
- No sign shall be so illuminated in a manner that interferes with the effectiveness of, or obscures an official traffic, device or signal.
- No Pole Mounted or Pylon Signs; product or service advertising signs; roof top banners; paper signs, streamers; flashing, moving, neon, fluorescent, iridescent, day glo signs other than temporary signs by City of Rosenberg Ordinance(s) shall be allowed. For the purposes of this ordinance, "Pole & Pylon" signs shall mean signs that are supported by visible single or multiple metal poles whether painted, galvanized or otherwise coated and are clearly visible. Poles used in the structural support of a sign may be used if they are enclosed in solid masonry cladding. Such cladded poles shall be limited in use to the Primary & Secondary Multi-Tenant sign types. Signs identifying a business, building, company, tenant or destination and/or facility and temporary signs permitted herein that advertise homebuilders and subdivision information within the PUD are not considered to be "advertising" signs as referenced herein.
- All WFBMD Fees for plan review and other services shall be paid by the PUD Owner(s) & users to the City of Rosenberg and are as follows:

Building Permit	\$ 250.00
Landscape Permit	\$ 250.00
Lighting Permit	\$ 100.00
Site Clearing Permit	\$ 100.00
Heritage Tree Removal Permit	\$ 500.00
Plat	\$ 250.00
Sign Permit	\$ 25.00

Waterford Park-Summer Lakes PUD

Aug 11, 2010

PUD Permitted Land Uses

Table 1

Tract or Parcel	Area in Acres *	Summary of Acres	% of Total Ac.	Permitted Land Uses	Permitted Yields			
					FAR	GSF	Dwelling Units	
1	10.27			Commercial/Retail	0.25	111,840		
2	25.87			Commercial/Retail	0.25	281,724		
3	2.51			Commercial/Retail	0.25	27,334		
Sub-Total Commercial/Retail		38.65	10.59%					
4	2.16			Commercial/Residential	0.2	18,818	5.8	13
5	9.24			Commercial/Residential	0.2	80,499	5.8	54
6	2.07			Commercial/Residential	0.2	18,034	5.8	12
7	2.76			Commercial/Residential	0.2	24,045	5.8	16
10	8.81			Commercial/Residential	0.2	76,753	5.8	51
11	10.6			Commercial/Residential	0.2	92,347	5.8	61
Sub-Total Commercial/Residential		35.64	9.76%					289
8	6.69			Multi-Family/Commercial	0.2	58,283	21	140
9	14.09			Commercial/Residential	0.2	122,752	5.8	82
12	6.19			Multi-Family/Commercial	0.2	53,927	21	130
Sub-Total Commercial/Residential		26.97	7.39%					352
13	13.40			Multi-Family			21	281
14	15.23			Multi-Family			21	320
Sub-Total Residential-Multi Family		28.63	7.84%					601
15	18.71			Residential			5.8	109
Sub-Total Residential-M		18.71	5.12%					109
16	12.61			Residential			5.8	73
17	53.76			Residential			4.5	242
18	26.61			Residential			4.5	120
19	10.89			Residential			4.5	49
20	37.14			Residential			4.5	167
Summer Lakes residential Units								459
Sub-Total Residential-L		141.01	38.62%					1,110
21	0.63			Open Space/Detention				
22	0.54			Open Space/Detention				
23	0.46			Open Space/Detention				
24	12.79			Open Space/Detention				
25	11.64			Open Space/Detention				
26	3.73			Open Space/Detention				
27	4.19			Open Space/Detention				
28	10.83			Open Space/Detention				
29	1.64			Open Space/Detention				
30	10.14			Open Space/Detention				
31	13.97			Open Space/Detention				
32	2.93			Open Space/Detention				
33	2			Open Space/Detention				
Sub-Total Open Space/Lake		75.49	20.68%					
Total Area	365.10 ac		100.00%					
Total Proposed Permitted Commercial GSF Permitted						966,357		
Total Proposed and Existing Dwelling Units Needed Excluding ESFC's								2460

* Parcel areas are approximate. Final plat parcel sizes may vary ±10% of those depicted in the PUD

Waterford Park-Summer Lakes PUD

Open Space-Parks

Table 3-A

	Tract or Parcel	Area in Acres	Summary of Acres	% of Total Acres	Land Use		
Open Space-Parks Analysis							
	Setback 1	1.15			Open Space Setback		
	Setback 2	2.05			Open Space Setback		
	Setback 3	0.47			Open Space Setback		
	Setback 4	0.24			Open Space Setback		
	Setback 5	2.38			Open Space Setback		
	Setback 6	1.39			Open Space Setback		
	Setback 7	0.88			Open Space Setback		
	Setback 8	0.46			Open Space Setback		
	Setback 9	0.53			Open Space Setback		
	Setback 10	0.65			Open Space Setback		
	Setback 11	0.22			Open Space Setback		
	Setback 12	0.24			Open Space Setback		
	Sub-Total Setbacks		10.66	12.54%			
	21	0.63			Open Space-Park		
	22	0.54			Open Space-Park		
	23	0.46			Open Space-Park		
	24	12.79			Open Space-Lake		
	25	11.64			Open Space-Lake		
	26	3.73			Open Space-Lake		
	27	4.19			Open Space-Lake		
	28	10.83			Open Space-Lake		
	30	10.14			Open Space-Lake		
	31	13.98			Open Space-Lake		
	32	2.93			Open Space-Lake		
	33	2.47			Open Space-Park		
	Sub-Total Open Space/Lake		70.23	82.63%			
	Sub-Total Open Space/Park		4.1	4.82%			
	Totals	84.99		100.00%			

Waterford Park-Summer Lakes PUD

Aug 11, 2010

Open Space-Parks

Table 3-B

Calculation of Units Subject to Park Dedication per Developer Agreement

	Proposed Total Dwelling Units by Max Residential & Summer Lakes DA	2,506 DUs
	Less Dwelling Units Parkland Exempt from 2005 Developer Agreement	1,800 DUs
	Net Dwelling Units subject to Park Dedication	706 DUs
3.00	People per Household Calculated Average	
706	Projected Dwelling Units in Max. Residential Case Subject to Park Dedication	

Parkland Requirements & Open Space Credit

Park Space Required by Ordinance **13.24 Ac.**

Acres in Open Space/Detention **70.23**

PUD Park credit **10.0%** **7.02 Ac.**

Recreation Center and Park in Waterford Park

Summer Lakes Recreation Center **0.64 ac**

Summer Lakes Park **1 ac**

Waterford Park Recreation Center **2.47 Ac.**

PUD Landscape Setbacks

Landscape Setbacks 10.66 ac

Total Rec Center, Park & Setbacks 10.66 ac

PUD Park-Setbacks credit **25.0%** **2.665 Ac.**

Total Open Space and Parkland Credit **13.798 Ac.**

% of Requirement Provided **104%**

Additional Park Land Needed **None**

Development Fee

706 Dwelling Units \$750 \$529,520

Summer Lakes Expenditures \$1,220,310

Waterford Park Rec. Center Investment \$500,000

PUD Investment **\$1,720,310**

Net fee required **-\$1,190,789.53**

Approved PUD-City of Rosenberg Standards

Table 4

Aug 11, 2010

Topic	Land Use	Description	City of Rosenberg Standard	MUD 144 PUD Standard	Code
1 Block Length	SF	Maximum	500 ft.<x<1,200 ft, City may inc. to 1,400	Except where property adjoins lands not in City	Sec. 25-65
2 Building Lines	MF	Front, side and rear			Sec. 6-251
	Multi-Family	Front	35'	25' Adjoining Commercial or Multi-Family	Sec. 6-251
	Multi-Family	1 Story Side Interior	30'	20' Adjoining Commercial or Multi-Family	Sec. 6-251
	Multi-Family	2 Story Side Interior	50'	20' Adjoining Commercial or Multi-Family	Sec. 6-251
	Multi-Family	Side Local Street	30'	20' Adjoining Commercial or Multi-Family	Sec. 6-251
	Multi-Family	Side Thoroughfare Street	35'	25' Adjoining Commercial or Multi-Family	Sec. 6-251
	Multi-Family	1 Story Rear Yard Alley/Interior Rear	30'	20' Adjoining Commercial or Multi-Family	Sec. 6-251
	Multi-Family	1 Story Rear Yard Amenity	NIC	5' Adjoining Amenity	Sec. 6-251
	Multi-Family	2 Story Rear Yard Alley/Interior Rear	50'	20' Adjoining Commercial or Multi-Family	Sec. 6-251
	Multi-Family	Rear Yard Collector Thoroughfare Rear	30'	25' Adjoining Commercial or Multi-Family	Sec. 6-251
3 Defined Term	All	Boulevard		Applies only to designated thoroughfares	
4 Density	MF	Maximum Units per Platted Acre	14	21 DU/Acre	Sec. 6-251
5 Floor Size	MF	Maximum	7,000 SF	17,000 SF	Sec. 6-251
6 Lot Size	PH	Minimum	6000 SF	5000 SF	Sec. 25-110
7 Lot Width	Lots, Tracts, Reserves	Minimum	60'	50' Per DA	Sec. 25-67
	SF	Minimum - Standard, Cul-de-sac/radial at ROW & ft. bldg. line	55', 45'/55'	Proposed as 45', 35/40' at platted building line	Sec. 25-110
8 Minimum Access, ROW Width	TH	1 - Minimum ROW width of 60'	Dedicated & Accessible Public St.	Retain existing variance of 50' ROW in DA	Sec. 25-88
9 Minimum Lot Size	Lots, Tracts, Reserves		7000 SF	6,000 SF per DA	Sec. 25-67
10 Minimum Setback	SF/MF - Corner Lots	50' ROW & 60' ROW	Minor: 25' front, 15' side Collector: 25' front, 20' side	Retain existing side yard variance when abutting to Collector St.	Sec. 25-68
	SF/MF/C/I-Corner & Int	Adjacent Property	N/A	15' setback for 3rd party landowners adjacent to the boundary of the PUD	Sec. 25-68
11 Number of Floors	MF	Maximum	2	3 Stories	Sec. 6-251
12 Buffers to Single Family	MF			Two-Story- 30' Buffer Setback Three Story- 40' Buffer Setback	
13 Parking	MF	Minimum Off-Street	Various		Sec. 6-254
	Multi-Family	Studio	4	1	
	Multi-Family	1 Bedroom	4	1.5	
	Multi-Family	2 Bedroom	5	2	
	Multi-Family	3 Bedroom	6	2.5	
	TH	Requirement for TH Subdivision	2.5/lot, may be reduced by garage spaces to up 2/lot	Credit on street parking where visitor parking is on private drives	Sec. 25-90

Approved PUD-City of Rosenberg Standards

Table 4

Aug 11, 2010

Topic	Land Use	Description	City of Rosenberg Standard	MUD 144 PUD Standard	Code
14 Screening	MF	Sides and Rear	8' - decorative masonry		Sec. 6-253
	Multi-Family		Street Frontages	6' Metal Picket Masonry Columns ±150' OC or Masonry	
	Multi-Family		Side Streets	6' Metal Picket Masonry Columns ±150' OC or Masonry	
	Multi-Family		Interior Sides	6' Metal Picket Masonry Columns ±150' OC or Masonry	
	Multi-Family		Rear	6' Metal Picket Masonry Columns ±150' OC or Masonry	
15 Site Plan	PUD	Approval Process	P&Z/CC	Request to process administratively, if no change to PUD Permitted uses, yields or standards requested	Sec. 6-259
16 Street Widths	PH	Access Street - Minimum ROW	60'	Retain existing variance for 50' R.O.W.	Sec. 25-108
	PH	Interior Street - Minimum ROW	60'	Retain existing variance for 50' R.O.W.	Sec. 25-108
	SF	Access Street - Minimum ROW	60'	Retain existing variance for 50' R.O.W.	Sec. 25-61
17 Total Units/Acreage	MF	Maximum Units per project	200	325 DU's Per Project	Sec. 6-251
18 Utilities	PH		All Utilities to be placed Underground	Does not include Primary 3-Phase electrical distribution, All Utilities along street frontages to be Underground	Sec. 25-111
19 Ordinances	All			The PUD shall be subject to all ordinances current at the date of PUD Approval (as modified by the PUD Ordinance)	All
20 Miscellaneous Provisions	PUD	Detention Land Use Alternate		Based upon detailed engineering, parcels designated as detention, or portions thereof, may be converted to the land use of adjoining parcels.	All
	PUD	Parcel Boundaries & Areas		The areas and configurations of the parcels depicted in the PUD documents are subject to more precise definition during the detailed planning phase. Total parcel area changes, in part or in total, within the PUD of ±10% are permitted.	All
	PUD	Parcel Subdivision		Parcels may be subdivided if resultant parcels reflect approved PUD land uses of divided parcels.	All
	PUD	Parcel Consolidation		Adjoining parcels of the same land use may be consolidated.	All
	PUD	WFBMD Plan Reviews		All plans will be reviewed by the City for conformance to the WFBMD Standards as modified by the PUD	All
Key:					
Single Family	SF				
Multi Family	MF				
Commercial	C				
Industrial	I				
Townhouse	TH				
Patio Homes	PH				

PUD- WFBMD Standards				Table 5	
					Aug 11, 2010
#	Topic	Corridor	Building/Road Type	Standard	PUD Standard
1	Building and Parking Setbacks (Front)	FM 762	Secondary Road	Buildings = 35' ; Parking Lots = 25'	Buildings = 25' ; Parking Lots = 15'
2	Building Materials	US HWY 59 and FM 762	All Commercial Buildings	80% Brick, Stucco, Stone, Glass or Combo	Add Metal
3	Building Materials	US HWY 59 and FM 762	All Commercial Buildings	Construction Plans to be reviewed and approved by District	City Review
4	Landscape Standards (Parking Setbacks)	US HWY 59 and FM 762	All Commercial Buildings	All trees and grass turf must be irrigated and fertilized	Except areas not visible to a public Right of Way or storefront.
5	Landscape Standards	US HWY 59 and FM 762	Commercial/Retail	Double Row of Wax Leaf Ligustrums or wax myrtles to be installed in 18" triangularly spaced along all property lines, cart storage areas and parking edges	Ligustrum or Wax Myrtle spaced @ 18" OC in a single row.
6	Landscape Standards	US HWY 59 and FM 762	Commercial/Retail	65 gallon live oak trees, 3.5" in diameter, 12'-14' high installed along all side property lines. Trees to be spread 40' on center	Add " spread on average" to definition
7	Landscape Standards (Parking Lots)	US HWY 59 and FM 762	Commercial/Retail	Every fourth space shall contain a six foot (6') curbed planter diamond planted with a 3.5" 65 gal. live oak tree..	An average of very tenth parking space (20 cars) shall contain a 6' curbed planter diamond. Live oaks shall be planted in each planter diamond. Trees to be 3.5" caliper, 12'-14' in height
8	Sign Criteria	US HWY 59 and FM 762	Primary Road	Max dimension of any sign placed in 35' parking setback shall be 4' x 9'. Two signs shall be permitted in tandem providing a single base of 18'	Permitted per Exhibit I
9	Sign Criteria	US HWY 59 and FM 762	Primary Road	Sign bases to be constructed of concrete	Or Masonry
10	Sign Criteria	US HWY 59 and FM 762	Primary Road	Signs shall be sheet metal (bronze color) with plexi-glass insert. A logo of the Management District must be incorporated in the lower right hand corner.	Permitted per Exhibit I
11	Sign Criteria (Prohibited Signs)	US HWY 59 and FM 762	Primary Road	Pole Mounted or Pylon Signs; Advertising Signs; Roof Top Banners; Paper Signs; Streamers; Flashing, moving, neon, fluorescent, iridescent, day-glo	Permitted per Exhibit I
12	Screening Criteria (Service and Utility Areas)	US HWY 59 and FM 762	All Buildings	All service and utility areas to be screened, trash areas and dumpsters shall be permanently fenced with masonry enclosures and solid metal gates.	Exempt Primary Transmission line, delete solid metal gates as they are impractical.
13	Screening Criteria (Rooftop Equipment)	US HWY 59 and FM 762	All Buildings	Equipment must be screened with materials that match building components	Change "match" to "complement"
14	TABLE I. FEE SCHEDULE	Entire District	All buildings & roads	Table 1 lists the fees for each individual application required by the District. In some cases only a single permit is required	City fees apply to City reviews WFBMD Fees to be paid to City if reviewed by City.
15	TABLE 2. PENALTY SCHEDULE	Entire District	All buildings & roads	The following table details the penalties associated with violations of the Standards.	Penalties shall apply to violations of modified standards in Exhibit I



PLANNING COMMISSION COMMUNICATION

January 20, 2016

ITEM #	ITEM TITLE
7	Requests for Future Agenda Items

MOTION

Consideration of and action on requests for future Agenda items.

RECOMMENDATION

N/A

MUD #	City/ETJ	ELECTION DISTRICT
N/A	N/A	N/A

SUPPORTING DOCUMENTS:

1. None

APPROVAL

Submitted by:

Travis Tanner

Travis Tanner, AICP
Executive Director of Community
Development

Reviewed by:

___ Executive Director of Community Development

___ City Engineer

EXECUTIVE SUMMARY

This item allows the Planning Commission the opportunity to request that items be placed on future agendas.

ITEM 8

Announcements.

ITEM 9

Adjournment.