

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, February 18, 2015
TIME: 4:00 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 January 21, 2015. (Janet Eder, Secretary II)

PUBLIC HEARINGS

2. Hold public hearing on a Short Form Final Plat of Brazos Plaza Partial Replat No. 2, a subdivision of 2.5532 acres of land out of the Robert E. Handy Survey, Abstract Number 187, City of Rosenberg, Fort Bend County, Texas, being a replat of Restricted Reserve "C" Brazos Plaza Slide No. 20070179 P.R.F.B.C. & being a replat of Restricted Reserve "F" Brazos Plaza Partial Replat No. 1, Slide No. 20110039 Plat Records, Fort Bend County, Texas; containing 1 reserve and 1 block. (Travis Tanner, Executive Director of Community Development)

VARIANCE REQUESTS

None

SUBDIVISION LAND PLANS AND PRELIMINARY PLATS

None

FINAL PLATS

3. Consideration of and action on a Short Form Final Plat of Brazos Plaza Partial Replat No. 2, a subdivision of 2.5532 acres of land out of the Robert E. Handy Survey, Abstract Number 187, City of Rosenberg, Fort Bend County, Texas, being a replat of Restricted Reserve "C" Brazos Plaza Slide No. 20070179 P.R.F.B.C. & being a replat of Restricted Reserve "F" Brazos Plaza Partial Replat No. 1, Slide No. 20110039 Plat Records, Fort Bend County, Texas; 1 reserve and 1 block. (Travis Tanner, Executive Director of Community Development)

DISCUSSION ITEMS

4. Review and discuss a presentation by Kilday Operating, LLC, regarding Campanile at Seabourne Creek, and take action as necessary. (Travis Tanner, Executive Director of Community Development)
5. Consideration of and action on requests for future Agenda items and staff report regarding the following (Travis Tanner, Executive Director of Community Development):
 - Fourth Quarter 2014 Residential Development Report
 - Facilities Assessment
6. Announcements.
7. 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 PAGE TO FOLLOW]

DATED AND POSTED this the 13th day of February 2015, at 10:15 a m. by
Anne Staff



Anne Staff/LC
Attest:
Linda Cernosek, TRMC, City Secretary

[Signature]
Approved for Posting:
Robert Gracia, 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 January 21, 2015**

PLANNING COMMISSION MEETING MINUTES

DRAFT

On this the 21st day of January 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

Pete Pavlovsky	Planning Commission Chairperson
Lester Phipps, Jr.	Planning Commission Vice Chairperson
Wayne Poldrack	Planning Commission Secretary
Alicia Casias	Planning Commissioner
Mike Parsons	Planning Commissioner
James Urbish	Planning Commissioner

STAFF PRESENT

Cynthia McConathy	Councilor, At Large Position Two
Travis Tanner	Executive Director of Community Development
Charles Kalkomey	City Engineer
Janet Eder	Secretary II

OTHERS PRESENT

Jordan Konesheck	Pape-Dawson Engineers
------------------	-----------------------

CALL TO ORDER

Chairperson Pavlovsky called the meeting to order at 4:00 pm.

AGENDA

1. CONSIDERATION OF AND ACTION ON MINUTES OF THE REGULAR PLANNING COMMISSION MEETING OF DECEMBER 17, 2014.

Action Taken: Vice Chairperson Phipps moved, seconded by Commissioner Parsons, to approve the minutes of the Regular Planning Commission Meeting of December 17, 2014, as written. The motion carried unanimously.

2. HOLD PUBLIC HEARING ON A SHORT FORM FINAL PLAT OF BRAZOS TOWN CENTER COLLISION, A SUBDIVISION OF 2.2375 ACRES OF LAND BEING A PARTIAL REPLAT OF RESERVE "E", REPLAT OF RESERVE "C", FORT BEND BUSINESS CENTER, SECTION TWO (SLIDE NO. 2008A; F.B.C.P.R.), IN THE ROBERT HANDY SURVEY, ABSTRACT NO. 187, CITY OF ROSENBERG, FORT BEND COUNTY, TEXAS; 1 BLOCK, 1 RESERVE.

Executive Summary: The Short Form Final Plat of Brazos Town Center Collision is a proposed replat consisting of 2.2375 acres and only one (1) non-residential reserve. The property is located on the east side of FM 2218, slightly north of its intersection with Reading Road. The tract is in the City Limits and in Fort Bend County MUD No. 167.

Because it is a partial replat of a previous subdivision, a public hearing is required per State law and the City's "Subdivision" Ordinance. That being said, staff recommends holding the hearing prior to the Planning Commission taking action on the Plat in a subsequent Agenda item.

Chairperson Pavlovsky opened the public hearing at 4:03 p.m. After three calls for speakers, no one stepped forward. Chairperson Pavlovsky closed the public hearing at 4:03 p.m.

3. HOLD PUBLIC HEARING ON A FINAL PLAT OF THE RESERVE AT BRAZOS TOWN CENTER SECTION FOUR BEING 27.6398 ACRE TRACT OF LAND BEING A PARTIAL REPLAT OF RESERVE "H", BLOCK 4, THE VILLAGES AT ROSENBERG (SLIDE NO. 1945 A&B; F.B.C.P.R.) CONVEYED TO FIGURE FOUR PARTNERS, LTD. (F.B.C.C.F. NO. 2013159055) IN THE JANE H. LONG LEAGUE, ABSTRACT NO. 55, CITY OF ROSENBERG, FORT BEND COUNTY, TEXAS; 4 RESERVES, 104 LOTS, 3 BLOCKS.

Executive Summary: This Agenda item consists of the required public hearing on the proposed Final Plat of The Reserve at Brazos Town Center Section Four. The property is located off of Town Center Boulevard, north of its intersection with Vista Drive. It is located within the City Limits; in Fort Bend County MUD No. 167; and immediately west of The Reserve at Brazos Town Center Section Three, which has been recorded. The Plat consists of approximately 27.6 acres, with 104 single-family residential lots and four (4) reserves.

Because it is a partial replat of a previous subdivision, a public hearing is required per state law and the City's "Subdivision" Ordinance. That being said, staff recommends holding the hearing prior to the Planning Commission taking action on the Plat in a subsequent Agenda item.

Chairperson Pavlovsky opened the public hearing at 4:04 p.m. After three calls for speakers, no one stepped forward. Chairperson Pavlovsky closed the public hearing at 4:04 p.m.

4. **HOLD PUBLIC HEARING ON A FINAL PLAT OF THE TOWNHOMES AT BRAZOS TOWN CENTER, A 20.0427 ACRE TRACT OF LAND BEING ALL OF RESTRICTED RESERVE "A", BRAZOS TOWN CENTER, SECTION TWO (PLAT NO. 20050239; F.B.C.P.R.) IN THE JANE H. LONG LEAGUE, ABSTRACT NO. 55, AND IN THE SIMON JONES SURVEY, ABSTRACT NO. 271, CITY OF ROSENBERG, FORT BEND COUNTY, TEXAS; 5 RESERVES, 139 LOTS, 3 BLOCKS.**

Executive Summary: This Agenda item consists of the required public hearing on the proposed Final Plat of The Townhomes at Brazos Town Center. The subject property is located off of Town Center Boulevard, north of its intersection with Commercial Drive. It is located within the City Limits and in Fort Bend County MUD No. 167. The Plat consists of approximately 20 acres, with 139 townhome lots and five (5) reserves.

Because it is a partial replat of a previous subdivision, a public hearing is required per State law and the City's "Subdivision" Ordinance. That being said, staff recommends holding the hearing prior to the Planning Commission taking action on the Plat in a subsequent Agenda item.

Chairperson Pavlovsky opened the public hearing at 4:05 p.m. After three calls for speakers, no one stepped forward. Chairperson Pavlovsky closed the public hearing at 4:05 p.m.

5. **CONSIDERATION OF AND ACTION ON A PRELIMINARY PLAT OF THE TRAILS AT SEABOURNE PARKE SECTION TWO, A SUBDIVISION OF 22.691 ACRES LOCATED IN THE G.M. STONE 1/3 LEAGUE SURVEY, ABSTRACT 312, CITY OF ROSENBERG, FORT BEND COUNTY, TEXAS (FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 147); 108 LOTS, 6 BLOCKS.**

Executive Summary: The Preliminary Plat of The Trails at Seabourne Parke Section Two consists of approximately 22.7 acres and 108 residential lots. It is located south of J. Meyers Road and off of Heath Ridge, Oak Briar, and Cottage Creek Lanes, immediately southwest of The Trails at Seabourne Parke Section One. The Plat is within the City Limits and located 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. The Land Plan was approved before the current standards relating to lot size. The Plat conforms to the approved Land Plan dated June 2003 (see attached). Recordation of plats in this development last occurred in 2005. The development was recently assigned to a new developer, LGI Homes, that wishes to develop in accordance with the previously approved Land Plan. A Plat of this subdivision was approved by the Planning Commission and City Council in 2006 and 2007, but was never subsequently recorded and therefore expired, hence the new Preliminary Plat submittal.

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 Two. 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, due to conditions that have changed over the last several years since platting last occurred, must be modified to address needed road improvements before any infrastructure permits are released for the subdivision. This agreement shall be in place prior to final plat approval by City Council.

Key Discussion:

- Mr. Tanner presented the item and reviewed the Executive Summary.
- Chairperson Pavlovsky inquired about a house under construction and whether it was a part of this development.
- Mr. Tanner stated that the construction was not a part of this development. Mr. Tanner stated that an

existing subdivision had not been built out, so there are a lot of existing lots where homes have not been constructed. The recorded lots can be built on and permits may be obtained in the subdivision. All infrastructure is in place for those lots.

- Chairperson Pavlovsky inquired if the developer was required to upgrade the development and required to provide wider front lots.
- Mr. Tanner replied that it was not required. The developer, however, must comply with the approved land plan that is in place.
- Chairperson Pavlovsky inquired about the life span of this development agreement.
- Mr. Tanner replied that this development does not have a time limitation.
- Commissioner Parsons inquired about obtaining a summary, showing the subdivisions that are grandfathered and the number of lots remaining. Commissioner Parsons referred to any developments that do not comply with the newest standards.
- Mr. Tanner replied that no developments comply with current standards except for Stonecreek Estates. Originally, the subdivisions were required to have 50' lots. Later, the requirement changed to at least 50 percent 60' lots. Now, all 60' lots are required. Only the one recent development that staff knows of has been approved by the City with all 60' lots.
- Commissioner Parsons stated that it would be interesting to know the number of 50' lots remaining that have been approved by the City to be built on.
- Councilor McConathy asked what Commissioner Parson's expectation was.
- Commissioner Parsons replied that it would be interesting to know the number of approved 50' lots remaining.
- Commissioner Parsons asked if there was a timeline for how long land plans are vested.
- Mr. Tanner replied that there are timelines in the more recently established development agreements.
- Commissioner Parsons inquired about the time span.
- Mr. Tanner replied that the development agreement was for approximately ten to twelve years. Should standards change after this period of time, the developers must comply with the current standards.
- Commissioner Parsons inquired about the validity of the land plan after a change of ownership when the land plan dates back to 2003.
- Mr. Tanner replied that it is State law that a change of ownership does not affect the approved land plan.
- Commissioner Parsons inquired about a limit of allowable years.
- Mr. Tanner replied that limitations have been established in development agreements, but not in this particular one.
- Commissioner Parsons stated that a ten to twelve year limit is not in the City's best interest, especially with the pace that Rosenberg is growing.
- Chairperson Pavlovsky replied that it depends on the size of the development.
- Commissioner Parsons believes that the City should look at the growth of the area.
- Mr. Tanner explained that MUD No. 184, Stonecreek Estates, is a good example. If the City began considering a five-year time span, then the developer would have to be given a reasonable expectation.
- Commissioner Casias inquired if LGI Homes was the same builder that developed Sunrise Meadows.
- Mr. Tanner replied that it was.
- Commissioner Casias inquired about the road improvements.
- Mr. Tanner replied that the developer must submit information regarding road improvements and that Mr. Kalkomey could address this agreement.
- Commissioner Parsons inquired if a developer could escrow money for improvements and if the developer could be required to submit money up-front once established?
- Mr. Kalkomey replied that the developer would make the road improvements per the agreement before Section Two was approved. Mr. Kalkomey intends to make a recommendation to have the road improvements in place, however the agreement has not been executed yet.
- Commissioner Parsons inquired about the size of these homes, and if the homes will be starter homes.
- Chairperson Pavlovsky asked if there were any more questions or comments.

Action Taken: Vice Chairperson Phipps moved, seconded by Commissioner Urbish, to approve the Preliminary Plat of The Trails at Seabourne Parke Section Two, a subdivision of 22.691 acres located in the G.M. Stone 1/3 League Survey, Abstract 312, City of Rosenberg, Fort Bend County, Texas (Fort Bend County Municipal Utility District No. 147); 108 lots, 6 blocks. The motion carried by a vote of four "ayes", one "no" and one abstention.

Ayes: Chairperson Pavlovsky, Vice Chairperson Phipps, Commissioners Casias and Urbish. **No:** Commissioner Poldrack. **Abstention:** Commissioner Parsons.

Additional Discussion:

- Chairperson Pavlovsky asked the Commissioners about the language in the agreement and how comfortable it was for them at getting this done right. Commissioners present agreed to Chairperson

Pavlovsky's question raised.

- Mr. Kalkomey replied that this is the first step in getting completed.

6. CONSIDERATION OF AND ACTION ON A SHORT FORM FINAL PLAT OF BRAZOS TOWN CENTER COLLISION, A SUBDIVISION OF 2.2375 ACRES OF LAND BEING A PARTIAL REPLAT OF RESERVE "E", REPLAT OF RESERVE "C," FORT BEND BUSINESS CENTER, SECTION TWO (SLIDE NO. 2008A; F.B.C.P.R.), IN THE ROBERT HANDY SURVEY, ABSTRACT NO. 187, CITY OF ROSENBERG, FORT BEND COUNTY, TEXAS; 1 BLOCK, 1 RESERVE.

Executive Summary: As discussed in the previous public hearing Agenda item related to this Plat, the Short Form Final Plat of Brazos Town Center Collision is a proposed replat consisting of 2.2375 acres and only one (1) non-residential reserve. The property is located on the east side of FM 2218, slightly north of its intersection with Reading Road. The tract is in the City Limits and in Fort Bend County MUD No. 167.

The Developer's most recently approved Conceptual Plan indicates this tract will consist of commercial development, which is consistent with the Plat submittal. Staff finds no issues with this Plat to be in conflict with the "Subdivision" Ordinance or with the Development Agreement, as amended. It has been submitted as a Short Form Final Plat, eliminating the necessity to submit a Preliminary Plat, because it does not require the extension of any streets or utilities. Staff recommends that the Planning Commission recommend approval to City Council of the Short Form Final Plat of Brazos Town Center Collision.

Key Discussion:

- Mr. Tanner presented the item and reviewed the Executive Summary.
- Commissioner Parsons inquired about the use of the land.
- Mr. Tanner stated that a collision center will be built on the land.

Action Taken: Commissioner Parsons moved, seconded by Commissioner Casias, to recommend approval to City Council of the Short Form Final Plat of Brazos Town Center Collision, a subdivision of 2.2375 acres of land being a partial replat of Reserve "E", replat of Reserve "C", Fort Bend Business Center, Section Two (Slide No. 2008A; F.B.C.P.R.), in the Robert Handy Survey, Abstract No. 187, City of Rosenberg, Fort Bend County, Texas; 1 block, 1 reserve. The motion carried unanimously.

7. CONSIDERATION OF AND ACTION ON A FINAL PLAT OF THE RESERVE AT BRAZOS TOWN CENTER SECTION FOUR, BEING 27.6398 ACRE TRACT OF LAND BEING A PARTIAL REPLAT OF RESERVE "H", BLOCK 4, THE VILLAGES AT ROSENBERG (SLIDE NO. 1945 A&B; F.B.C.P.R.) CONVEYED TO FIGURE FOUR PARTNERS, LTD. (F.B.C.C.F. NO. 2013159055) IN THE JANE H. LONG LEAGUE, ABSTRACT NO. 55, CITY OF ROSENBERG, FORT BEND COUNTY, TEXAS; 4 RESERVES, 104 LOTS, 3 BLOCKS.

Executive Summary: The Final Plat of The Reserve at Brazos Town Center Section Four is located off of Town Center Boulevard, north of its intersection with Vista Drive. It is located within the City Limits; in Fort Bend County MUD No. 167; and immediately west of The Reserve at Brazos Town Center Section Three, which has been recorded. The Plat consists of approximately 27.6 acres, with 104 single-family residential lots and four (4) reserves.

The typical lot size for the subdivision is 50 feet in width. This is per the approved Land Plan, which was most recently amended on September 30, 2014 (see attached). Per the amended Development Agreement, homes in the subdivision will also be a minimum of 51 percent masonry construction, which is noted on the Plat.

The Preliminary Plat of this subdivision was approved by the Planning Commission on November 19, 2014. The proposed Final Plat is not in conflict with any applicable regulations, with the approved Land Plan for Brazos Town Center, or with the approved Preliminary Plat. That being said, staff recommends that the Planning Commission recommend approval to City Council of the Final Plat of The Reserve at Brazos Town Center Section Four.

Key Discussion:

- Mr. Tanner presented the item and reviewed the Executive Summary.
- Chairperson Pavlovsky asked if there were any questions.

Action Taken: Commissioner Parsons moved, seconded by Commissioner Casias, to recommend approval to City Council of the Final Plat of The Reserve at Brazos Town Center Section Four, being 27.6398 acre tract of land being a partial replat of Reserve "H", Block 4, The Villages at Rosenberg (Slide No. 1945 A&B; F.B.C.P.R.) conveyed to Figure Four Partners, Ltd. (F.B.C.C.F. No. 2013159055) in the Jane H. Long League, Abstract No. 55, City of Rosenberg, Fort Bend County, Texas; 4 reserves, 104 lots, 3 blocks. The motion carried unanimously.

8. **CONSIDERATION OF AND ACTION ON A FINAL PLAT OF THE RESERVE AT BRAZOS TOWN CENTER SECTION FIVE, A 22.1380 ACRE TRACT OF LAND IN THE ROBERT HANDY SURVEY, ABSTRACT NO. 187, CITY OF ROSENBERG, FORT BEND COUNTY, TEXAS; 3 RESERVES, 73 LOTS, 2 BLOCKS.**

Executive Summary: The Final Plat of The Reserve at Brazos Town Center Section Five is located off of Town Center Boulevard, to the east of its intersection with FM 2218. It is located within the City Limits and in Fort Bend County MUD No. 167. The Plat consists of approximately 22.14 acres, with 73 single-family residential lots and three (3) reserves.

The typical lot size for the subdivision is fifty-five (55') feet in width. This is per the approved Land Plan, as amended on September 30, 2014 (see attached). Per the amended Development Agreement, residences in the subdivision must also be a minimum of three (3) sides masonry exterior and 2,000 square feet in size.

The Preliminary Plat of this subdivision was approved by the Planning Commission on October 15, 2014. The proposed Final Plat is not in conflict with any applicable regulations, with the approved Land Plan or Development Agreement for Brazos Town Center, or with the approved Preliminary Plat. That being said, staff recommends that the Planning Commission recommend approval to City Council of the Final Plat of The Reserve at Brazos Town Center Section Five.

Key Discussion:

- Mr. Tanner presented the item and reviewed the Executive Summary.
- Commissioner Parsons inquired about building a wall to block railroad noise.
- Mr. Tanner explained that the development is not located next to the railroad.

Action Taken: Commissioner Casias moved, seconded by Commissioner Parsons, to recommend approval to City Council of the Final Plat of The Reserve at Brazos Town Center Section Five, a 22.1380 acre tract of land in the Robert Handy Survey, Abstract No. 187, City of Rosenberg, Fort Bend County, Texas; 3 reserves, 73 lots, 2 blocks. The motion carried unanimously.

9. **CONSIDERATION OF AND ACTION ON A FINAL PLAT OF THE TOWNHOMES AT BRAZOS TOWN CENTER, A 20.0427 ACRE TRACT OF LAND BEING A REPLAT OF RESTRICTED RESERVE "A", BRAZOS TOWN CENTER, SECTION TWO (PLAT NO. 20050239; F.B.C.P.R.) IN THE JANE H. LONG LEAGUE, ABSTRACT NO. 55, AND IN THE SIMON JONES SURVEY, ABSTRACT NO. 271, CITY OF ROSENBERG, FORT BEND COUNTY, TEXAS; 5 RESERVES, 139 LOTS, 3 BLOCKS.**

Executive Summary: The Final Plat of The Townhomes at Brazos Town is located off of Town Center Boulevard, north of its intersection with Commercial Drive. It is located within the City Limits and in Fort Bend County MUD No. 167. The Plat consists of approximately 20.04 acres, with 139 townhome lots and five (5) reserves.

The typical lot size for the subdivision is twenty-four (24) to twenty-eight (28) feet in width. This is per the approved Land Plan, as amended on September 30, 2014 (see attached). Per the amended Development Agreement, the subdivision must comply with the following, among other things:

- Residences shall be a minimum of 1,700 square feet in size;
- Residences shall have three-sided masonry exterior with a landscape buffer between buildings;
- Minimum fifty-foot (50') street right-of-way width;
- Minimum twenty-seven-foot (27') pavement width measured from inside of curb to inside of curb;
- Minimum twenty-foot (20') front building lines on all lots; and,
- A two-car garage shall be required on each lot.

The Planning Commission approved the Preliminary Plat of this subdivision on October 15, 2014. The proposed Final Plat is not in conflict with any applicable regulations, with the approved Land Plan or Development Agreement for Brazos Town Center, or with the approved Preliminary Plat. That being said, staff recommends that the Planning Commission recommend approval to City Council of the Final Plat of The Townhomes at Brazos Town Center.

Key Discussion:

- Mr. Tanner presented the item and reviewed the Executive Summary.
- Commissioner Parsons inquired if any property was not platted in Brazos Town Center.
- Mr. Tanner stated yes.
- Commissioner Parson inquired about plans for building a road by Wal-Mart or by the post office, like Town Center.
- Mr. Kalkomey stated that there are no plans for building a road.

- Commissioner Parsons inquired if adequate right-of-way was available to build a road by the post office and Office Depot.
- Commissioner Parsons inquired about a possibility to connect the road.
- Mr. Kalkomey stated that the road is a public road and it is meant to go back into the property, however, the City of Richmond does not have any plans for connecting it to Rosenberg.
- Chairperson Pavlovsky asked if there were any more questions.

Action Taken: Commissioner Poldrack moved, seconded by Vice Chairperson Phipps, to recommend approval to City Council of the Final Plat of The Townhomes at Brazos Town Center, a 20.0427 acre tract of land being a replat of restricted Reserve "A", Brazos Town Center, Section Two (Plat No. 20050239; F.B.C.P.R.) in the Jane H. Long League, Abstract No. 55, and in the Simon Jones Survey, Abstract No. 271, City of Rosenberg, Fort Bend County, Texas; 5 reserves, 139 lots, 3 blocks. The motion carried unanimously.

10. REVIEW AND DISCUSS THE PROPOSED ROSE MEADOWS DEVELOPMENT, AND TAKE ACTION AS NECESSARY TO DIRECT STAFF.

Executive Summary: The developer of Rose Ranch (Fort Bend County MUD No. 66) and their land planner have approached City staff regarding continued development of the property. The last residential plat that was filed in this development was in 2005 (Section One, 165 lots). The subdivision is built out and development has essentially been dormant since that time.

The existing Land Plan was approved under previous City ordinances relating to lot size, etc., but the developer may want to significantly change the layout, necessitating compliance with current City ordinances. A revised Land Plan has not been submitted at this time. However, the developer has requested the opportunity to discuss this item with the Planning Commission. At this time they are referring to the development as "Rose Meadows," hence the title of the Agenda item.

Key Discussion:

- Mr. Tanner stated that the proposed Rose Meadows Development discussion has been postponed to a later agenda.
- Commissioner Parsons inquired about how much would need to be changed to comply with current standards.
- Mr. Tanner replied if the layout changed significantly, it would have to come into compliance if not developing per the previously approved plan.
- Commissioner Parson inquired about minor changes.
- Mr. Kalkomey replied that it would be difficult to make the developer change from 50' to 60' lots. At this time, a request to change the existing land plan has not been submitted by the developer.
- Chairperson Pavlovsky asked if there were any more questions.

No action taken.

11. CONSIDERATION OF AND ACTION ON REQUESTS FOR FUTURE AGENDA ITEMS AND STAFF REPORT REGARDING THE FOLLOWING:

- **REPORT ON COMPREHENSIVE PLAN UPDATE.**

Executive Summary: The Staff Report of Current Activities consists of projects that staff is currently working on as well as other updates that are relevant to the Planning Commission. This item also allows the Planning Commission the opportunity to request that items be placed on future agendas. At the meeting, staff will provide an overview of recent activities related to the Comprehensive Plan update.

Key Discussion:

- Mr. Tanner presented the item and stated that the City continues to work with the consultant for the Comprehensive Plan and that further discussions would occur at the February 2015 Planning Commission Meeting, which will coincide with the mid-point update to City Council. Mr. Tanner stated that the consultant is currently working on the Thoroughfare Plan component. The submittal deadline for the Second Chapter of the Thoroughfare Plan is February 3, 2015, and this information will be discussed at the next Planning Commission meeting. Mr. Tanner stated that the initial public input of the plan has been completed and it has been very successful. A meeting is planned with Mr. Kalkomey and developers regarding a change in the required street width and its effect on raw land, if approved.
- Commissioner Parsons inquired about special instructions for accessing the City's Comprehensive Plan web site.
- Mr. Tanner replied that instructions were available on the web site, but the public input has been

completed at this time. Mr. Tanner stated that a report could be generated to summarize the input gathered.

- Commissioner Parsons inquired about transportation impact fees.
- Mr. Tanner suggested that the Comprehensive Plan consultant is looking at similar measures such as concurrency standards.
- Commissioner Parsons suggested that a study be conducted on transportation impact fees.
- Commissioner Parsons inquired about the number of starter homes remaining.
- Mr. Tanner replied that this information might be difficult to obtain, but that staff would try to get relevant information to the Commission.
- Councilor McConathy suggested that an agenda item be added with a template of developer agreement expectations.

No action was taken.

12. ANNOUNCEMENTS.

No announcements at this time.

13. ADJOURNMENT.

There being no further business, Chairperson Pavlovsky adjourned the Rosenberg Planning Commission meeting at 4:53 p.m.

Janet Eder
Secretary II



PLANNING COMMISSION COMMUNICATION

February 18, 2015

ITEM #	ITEM TITLE
2	Public Hearing for Short Form Final Plat of Brazos Plaza Partial Replat No. 2

MOTION

Hold public hearing on a Short Form Final Plat of Brazos Plaza Partial Replat No. 2, a subdivision of 2.5532 acres of land out of the Robert E. Handy Survey, Abstract Number 187 City of Rosenberg, Fort Bend County, Texas being a replat of Restricted Reserve "C" Brazos Plaza Slide No. 20070179 P.R.F.B.C. & being a replat of Restricted Reserve "F" Brazos Plaza Partial Replat No. 1 Slide No. 20110039 Plat Records, Fort Bend County, Texas; containing 1 reserve and 1 block.

RECOMMENDATION

Staff recommends the public hearing be held.

MUD #	City/ETJ	ELECTION DISTRICT
N/A	City	4

SUPPORTING DOCUMENTS:

1. Short Form Final Plat of Brazos Plaza Partial Replat No. 2.

APPROVAL

Submitted by:

Travis Tanner

Travis Tanner, AICP
Executive Director of Community
Development

Reviewed by:

___ Executive Director of Community Development

X City Engineer *OK*

EXECUTIVE SUMMARY

The Short Form Final Plat of Brazos Plaza Partial Replat No. 2 is a proposed replat consisting of 2.5532 acres and only one (1) commercial reserve. The property is located on the north side of US59/ I-69, slightly southwest of its intersection with Reading Road. The tract is in the City Limits and in the West Fort Bend Management District (District) and therefore will be subject to the District's standards when developed.

Because this is a replat of a previous subdivision, a public hearing is required per state law and the City's "Subdivision" Ordinance. That being said, 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, Gopal P. Bathija, President, being an officer of Reading GP, LLC, a Texas limited liability company, General Partner of READING GW, LTD, a Texas limited partnership, owners of the 2.5532 acre tract described in the above and foregoing map of BRAZOS PLAZA PARTIAL REPLAT NO. 2, 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, 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.

FURTHER, We do hereby dedicate to the public a strip of land twenty (20) feet wide on each side of the center line of any and all bays, creeks, gullies, ravines, draws, and drainage ditches located in said subdivision, as easements for drainage purposes. Fort Bend County and any other governmental agency shall have the right to enter upon said easement at any and all times for the purposes of construction and maintenance of drainage facilities and structures.

FURTHER, We do hereby covenant and agree that all of the property within the boundaries of this subdivision and adjacent to any drainage easement, ditch, gully, creek or natural drainage way shall hereby be restricted to keep such drainage ways and easements clear of fences, buildings, excessive vegetation and other obstructions to the operations and maintenance of the drainage facility and that such abutting property shall not be permitted to drain directly into this easement except by means of an approved drainage structure.

FURTHER, We do hereby acknowledge the receipt of the "Orders for Regulation of Outdoor Lighting in the Unincorporated Areas of Fort Bend County, Texas", and do hereby covenant and agree and shall comply with this order as adopted by Fort Bend County Commissioners Court on March 23, 2004.

IN TESTIMONY WHEREOF, READING GW, LTD., a Texas limited partnership has caused these presents to be signed by Gopal P. Bathija, President of Reading GP, LLC, a Texas limited partnership, its General Partner, hereunto authorized, this ____ day of _____, 2015.

READING GW, LTD., a Texas limited partnership
By: Reading GP, LLC, a Texas limited liability company
Its General Partner

Gopal P. Bathija, President

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared, Gopal P. Bathija, President of Reading GP, LLC, General Partner of READING GW, LTD, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that they 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 corporation.

GIVEN UNDER MY HAND AND SEAL OFFICE, this ____ day of _____, 2015

Notary Public in and for the State of Texas
My Commission expires:

We, International Bank of Commerce, owner and holder of a lien against the property described in the plat known as BRAZOS PLAZA PARTIAL REPLAT NO. 2, said lien being evidenced by instrument of record in the Clerk's File No. 2015009155 of the O.P.R.O.P. of Fort Bend County, Texas, do hereby in all things subordinate our interest in said property to the purposes and effects of said plat and the dedications and restrictions shown herein to said subdivision plat and We hereby confirm that we are the present owner of said lien and have not assigned the same nor any part thereof.

Print Name:
Title:

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared, _____, International Bank of Commerce, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OFFICE, this ____ day of _____, 2015

Notary Public in and for the State of Texas
My Commission expires:

I, Harry H. Hovis, IV, 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 iron (or other suitable permanent ferrous metal) pipes or rods and a length of not less than three (3) feet, except where corners were found.

Harry H. Hovis IV
Registered Professional Land Surveyor
Texas Registration No. 4827

This is to certify that the Planning Commission of the City of Rosenberg, Texas has approved this plat and subdivision of BRAZOS PLAZA PARTIAL REPLAT NO. 2 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 _____, 2015.

Pete Pavlovsky, Chairman
Wayne Paldrack, Secretary

NOTES:
1. B.L. Indicates Building Line;
U.E. Indicates Utility Easement;
STM.S.E. Indicates Storm Sewer Easement;
S.S.E. Indicates Sanitary Sewer Easement;
D.E. Indicates Drainage Easement;
P.R.F.B.C. indicates Plat Record Fort Bend County;
Vol. indicates Volume;
Pg. indicates Page;
indicates Set 5/8" I.R. W/Cap unless otherwise noted

2. BENCHMARK: NGS L 1219
A Brass Disk Stamped L 1219 1973, set vertically in the North Brick wall of the First Baptist Church Building, in Rosenberg, along State Highway 36 (1st Street) about midway between Avenues I and J, 0.7 foot East of the Northwest corner of the building, 36.7 feet East of the East curb of the Highway, about 4 feet higher than the street and 3.5 feet above the ground.
Elevation = 106.14' (NAVD 88, 1991 ADJ)

3. Project Benchmark: Brass Disk set in concrete in the Southwesterly right-of-way line of Industrial Parkway X: 2,998,662.07 Y: 13,759,226.59
Elevation = 95.47 Feet

4. Elevations used for delineating contour lines are based upon U.S.C. & G.S. Datum, NAVD-88 (1991 ADJ)

5. This plat was prepared to meet City of Rosenberg and Fort Bend County Requirements.

6. This plat was prepared from information furnished by Fidelity National Title Agency, Inc., G.F. No. FAH14009158/14009260, Dated: January 21, 2015. The surveyor has not abstracted the above property.

7. This plat lies wholly within Fort Bend Subdivision District, Fort Bend County Drainage District, Lamar Consolidated L.S.D. and the City Limits of Rosenberg, and Fort Bend County.

8. BRAZOS PLAZA PARTIAL REPLAT NO. 2 Lies within Unshaded Zone "X" as per Flood Insurance Rate Map, Community Panel Number 480232 0245 L, Dated April 2, 2014.

9. Approval of this plat will expire one year from the City Council Approval if not recorded in the Real Property Records of the County of Fort Bend.

10. There are no pipelines nor pipeline easements within the limits of the subdivision.

11. 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.

12. The minimum slab elevation shall be 96.5', 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 Reserve, whichever is higher.

13. All lots shall have a minimum of five (5) foot side building line unless otherwise shown.

14. 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 is to certify that the City Council of the City of Rosenberg, Texas has approved this plat and subdivision of BRAZOS PLAZA PARTIAL REPLAT NO. 2 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 _____, 2015.

Vincent M. Morales, Jr., 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 ____ day of _____, 2015 at ____ o'clock ____ m., in slide numbers ____ of the plat 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
Deputy

By: _____

INDUSTRIAL PARKWAY (60' R.O.W.)
VOL. 26, PG. 6 P.R.F.B.C.

RESTRICTED DETENTION RESERVE "C"

RESTRICTED RESERVE "A"
BRAZOS PLAZA
SLIDE NO. 20070179
P.R.F.B.C.

RESTRICTED RESERVE "B"
BRAZOS PLAZA PARTIAL
REPLAT NO. 20110039
SLIDE NO. 20110039
P.R.F.B.C.

RESTRICTED RESERVE "E"
BRAZOS PLAZA PARTIAL
REPLAT NO. 20110039
SLIDE NO. 20110039
P.R.F.B.C.

RESTRICTED TO COMMERCIAL USE
(RESTRICTED TO 2.5532 ACRES, 111,216 SQ.FT.)

INDUSTRIAL PARKWAY (60' R.O.W.)
VOL. 26, PG. 6 P.R.F.B.C.

RESTRICTED RESERVE "D"
BRAZOS PLAZA
SLIDE NO. 20070179
P.R.F.B.C.

RESTRICTED RESERVE "A"
BRAZOS PLAZA
SLIDE NO. 20070179
P.R.F.B.C.

RESTRICTED RESERVE "B"
BRAZOS PLAZA PARTIAL
REPLAT NO. 20110039
SLIDE NO. 20110039
P.R.F.B.C.

RESTRICTED RESERVE "E"
BRAZOS PLAZA PARTIAL
REPLAT NO. 20110039
SLIDE NO. 20110039
P.R.F.B.C.

RESTRICTED RESERVE "A"
BRAZOS PLAZA
SLIDE NO. 20070179
P.R.F.B.C.

RESTRICTED RESERVE "B"
BRAZOS PLAZA PARTIAL
REPLAT NO. 20110039
SLIDE NO. 20110039
P.R.F.B.C.

RESTRICTED RESERVE "E"
BRAZOS PLAZA PARTIAL
REPLAT NO. 20110039
SLIDE NO. 20110039
P.R.F.B.C.

RESTRICTED RESERVE "A"
BRAZOS PLAZA
SLIDE NO. 20070179
P.R.F.B.C.

RESTRICTED RESERVE "B"
BRAZOS PLAZA PARTIAL
REPLAT NO. 20110039
SLIDE NO. 20110039
P.R.F.B.C.

RESTRICTED RESERVE "E"
BRAZOS PLAZA PARTIAL
REPLAT NO. 20110039
SLIDE NO. 20110039
P.R.F.B.C.

RESTRICTED RESERVE "A"
BRAZOS PLAZA
SLIDE NO. 20070179
P.R.F.B.C.

RESTRICTED RESERVE "B"
BRAZOS PLAZA PARTIAL
REPLAT NO. 20110039
SLIDE NO. 20110039
P.R.F.B.C.

RESTRICTED RESERVE "E"
BRAZOS PLAZA PARTIAL
REPLAT NO. 20110039
SLIDE NO. 20110039
P.R.F.B.C.

RESTRICTED RESERVE "A"
BRAZOS PLAZA
SLIDE NO. 20070179
P.R.F.B.C.

RESTRICTED RESERVE "B"
BRAZOS PLAZA PARTIAL
REPLAT NO. 20110039
SLIDE NO. 20110039
P.R.F.B.C.

RESTRICTED RESERVE "E"
BRAZOS PLAZA PARTIAL
REPLAT NO. 20110039
SLIDE NO. 20110039
P.R.F.B.C.

RESTRICTED RESERVE "A"
BRAZOS PLAZA
SLIDE NO. 20070179
P.R.F.B.C.

RESTRICTED RESERVE "B"
BRAZOS PLAZA PARTIAL
REPLAT NO. 20110039
SLIDE NO. 20110039
P.R.F.B.C.

RESTRICTED RESERVE "E"
BRAZOS PLAZA PARTIAL
REPLAT NO. 20110039
SLIDE NO. 20110039
P.R.F.B.C.

RESTRICTED RESERVE "A"
BRAZOS PLAZA
SLIDE NO. 20070179
P.R.F.B.C.

RESTRICTED RESERVE "B"
BRAZOS PLAZA PARTIAL
REPLAT NO. 20110039
SLIDE NO. 20110039
P.R.F.B.C.

RESTRICTED RESERVE "E"
BRAZOS PLAZA PARTIAL
REPLAT NO. 20110039
SLIDE NO. 20110039
P.R.F.B.C.

RESTRICTED RESERVE "A"
BRAZOS PLAZA
SLIDE NO. 20070179
P.R.F.B.C.

RESTRICTED RESERVE "B"
BRAZOS PLAZA PARTIAL
REPLAT NO. 20110039
SLIDE NO. 20110039
P.R.F.B.C.

RESTRICTED RESERVE "E"
BRAZOS PLAZA PARTIAL
REPLAT NO. 20110039
SLIDE NO. 20110039
P.R.F.B.C.

RESTRICTED RESERVE "A"
BRAZOS PLAZA
SLIDE NO. 20070179
P.R.F.B.C.

RESTRICTED RESERVE "B"
BRAZOS PLAZA PARTIAL
REPLAT NO. 20110039
SLIDE NO. 20110039
P.R.F.B.C.

RESTRICTED RESERVE "E"
BRAZOS PLAZA PARTIAL
REPLAT NO. 20110039
SLIDE NO. 20110039
P.R.F.B.C.

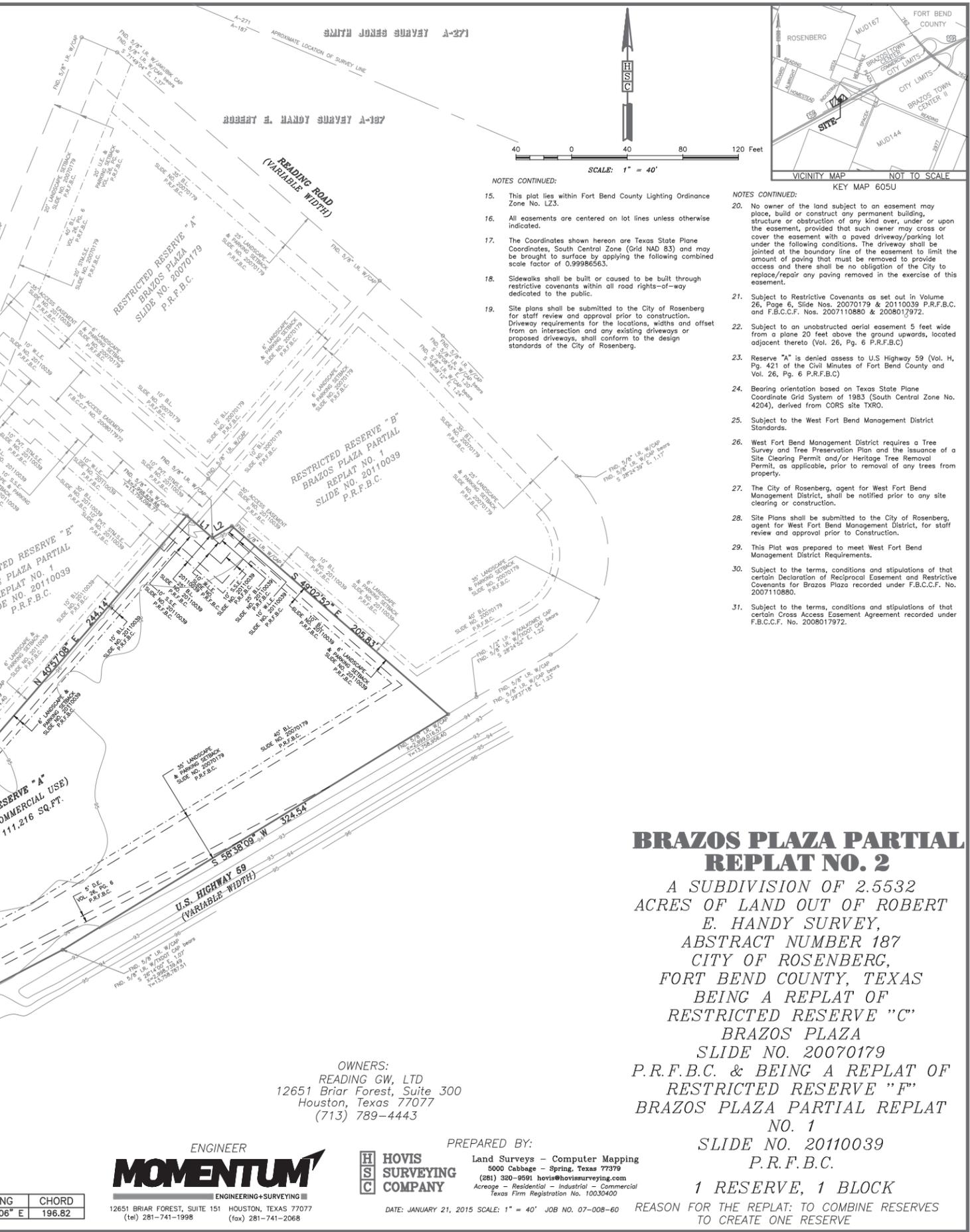
RESTRICTED RESERVE "A"
BRAZOS PLAZA
SLIDE NO. 20070179
P.R.F.B.C.

RESTRICTED RESERVE "B"
BRAZOS PLAZA PARTIAL
REPLAT NO. 20110039
SLIDE NO. 20110039
P.R.F.B.C.

RESTRICTED RESERVE "E"
BRAZOS PLAZA PARTIAL
REPLAT NO. 20110039
SLIDE NO. 20110039
P.R.F.B.C.

LINE	DISTANCE	BEARING
L1	24.22'	S 49°02'52" E
L2	16.30'	N 58°58'51" E
L3	39.20'	N 62°29'06" E
L4	7.99'	N 22°05'06" E

CURVE	RADIUS	DELTA	ARC	TANGENT	BEARING	CHORD
C1	285.00	40°24'00"	200.96	104.86	N 42°17'06" E	196.82



BRAZOS PLAZA PARTIAL REPLAT NO. 2
A SUBDIVISION OF 2.5532 ACRES OF LAND OUT OF ROBERT E. HANDY SURVEY, ABSTRACT NUMBER 187 CITY OF ROSENBERG, FORT BEND COUNTY, TEXAS BEING A REPLAT OF RESTRICTED RESERVE "C" BRAZOS PLAZA SLIDE NO. 20070179 P.R.F.B.C. & BEING A REPLAT OF RESTRICTED RESERVE "F" BRAZOS PLAZA PARTIAL REPLAT NO. 1 SLIDE NO. 20110039 P.R.F.B.C.
1 RESERVE, 1 BLOCK
REASON FOR THE REPLAT: TO COMBINE RESERVES TO CREATE ONE RESERVE



PLANNING COMMISSION COMMUNICATION

February 18, 2015

ITEM #	ITEM TITLE
3	Short Form Final Plat of Brazos Plaza Partial Replat No. 2

MOTION

Consideration of and action on a Short Form Final Plat of Brazos Plaza Partial Replat No. 2, a subdivision of 2.5532 acres of land out of the Robert E. Handy Survey, Abstract Number 187 City of Rosenberg, Fort Bend County, Texas being a replat of Restricted Reserve "C" Brazos Plaza Slide No. 20070179 P.R.F.B.C. & being a replat of Restricted Reserve "F" Brazos Plaza Partial Replat No. 1 Slide No. 20110039 Plat Records, Fort Bend County, Texas; containing 1 reserve and 1 block.

RECOMMENDATION

Staff recommends approval of the Short Form Final Plat of Brazos Plaza Partial Replat No. 2.

MUD #	City/ETJ	ELECTION DISTRICT
N/A	City	4

SUPPORTING DOCUMENTS:

1. Short Form Final Plat of Brazos Plaza Partial Replat No. 2.

APPROVAL

Submitted by:

Travis Tanner

Travis Tanner, AICP
Executive Director of Community
Development

Reviewed by:

Executive Director of Community Development
 City Engineer *OK*

EXECUTIVE SUMMARY

As discussed in the prior agenda item, the Short Form Final Plat of Brazos Plaza Partial Replat No. 2 is a proposed replat consisting of 2.5532 acres and only one (1) commercial reserve. The property is located on the north side of US59/I-69, slightly southwest of its intersection with Reading Road. The tract is in the City Limits and in the West Fort Bend Management District (District) and therefore will be subject to the District's standards when developed. It has frontage on US59/I-69, but will only have access from Industrial Parkway.

The purpose of the replat in this case is simply to remove a property line between two (2) reserves, creating one (1) reserve instead of two (2). It has been submitted as a Short Form Final Plat, eliminating the necessity to submit a Preliminary Plat, because it does not require the extension of any streets or utilities. There being no issues in conflict with the "Subdivision" Ordinance, staff recommends that the Planning Commission recommend approval to City Council of the Short Form Final Plat of Brazos Plaza Partial Replat No. 2.

STATE OF TEXAS
COUNTY OF FORT BEND

We, Gopal P. Bathija, President, being an officer of Reading GP, LLC, a Texas limited liability company, General Partner of READING GW, LTD, a Texas limited partnership, owners of the 2.5532 acre tract described in the above and foregoing map of BRAZOS PLAZA PARTIAL REPLAT NO. 2, 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, 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.

FURTHER, We do hereby dedicate to the public a strip of land twenty (20) feet wide on each side of the center line of any and all bays, creeks, gullies, ravines, draws, and drainage ditches located in said subdivision, as easements for drainage purposes. Fort Bend County and any other governmental agency shall have the right to enter upon said easement at any and all times for the purposes of construction and maintenance of drainage facilities and structures.

FURTHER, We do hereby covenant and agree that all of the property within the boundaries of this subdivision and adjacent to any drainage easement, ditch, gully, creek or natural drainage way shall hereby be restricted to keep such drainage ways and easements clear of fences, buildings, excessive vegetation and other obstructions to the operations and maintenance of the drainage facility and that such abutting property shall not be permitted to drain directly into this easement except by means of an approved drainage structure.

FURTHER, We do hereby acknowledge the receipt of the "Orders for Regulation of Outdoor Lighting in the Unincorporated Areas of Fort Bend County, Texas", and do hereby covenant and agree and shall comply with this order as adopted by Fort Bend County Commissioners Court on March 23, 2004.

IN TESTIMONY WHEREOF, READING GW, LTD., a Texas limited partnership has caused these presents to be signed by Gopal P. Bathija, President of Reading GP, LLC, a Texas limited partnership, its General Partner, hereunto authorized, this ___ day of _____, 2015.

READING GW, LTD., a Texas limited partnership

By: Reading GP, LLC, a Texas limited liability company
Its General Partner

By: Gopal P. Bathija, President

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared, Gopal P. Bathija, President of Reading GP, LLC, General Partner of READING GW, LTD, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that they 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 corporation.

GIVEN UNDER MY HAND AND SEAL OFFICE, this ___ day of _____, 2015

Notary Public in and for the State of Texas
My Commission expires:

We, International Bank of Commerce, owner and holder of a lien against the property described in the plat known as BRAZOS PLAZA PARTIAL REPLAT NO. 2, said lien being evidenced by instrument of record in the Clerk's File No. 2015009155 of the O.P.R.O.P. of Fort Bend County, Texas, do hereby in all things subordinate our interest in said property to the purposes and effects of said plat and the dedications and restrictions shown herein to said subdivision plat and We hereby confirm that we are the present owner of said lien and have not assigned the same nor any part thereof.

By: _____
Print Name: _____
Title: _____

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared, _____, International Bank of Commerce, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OFFICE, this ___ day of _____, 2015

Notary Public in and for the State of Texas
My Commission expires:

I, Harry H. Hovis, IV, 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 iron (or other suitable permanent ferrous metal) pipes or rods and a length of not less than three (3) feet, except where corners were found.

Harry H. Hovis IV
Registered Professional Land Surveyor
Texas Registration No. 4827

This is to certify that the Planning Commission of the City of Rosenberg, Texas has approved this plat and subdivision of BRAZOS PLAZA PARTIAL REPLAT NO. 2 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 _____, 2015.

Pete Pavlovsky, Chairman
Wayne Paldrack, Secretary

- NOTES:
1. B.L. Indicates Building Line; U.E. Indicates Utility Easement; STM.S.E. Indicates Storm Sewer Easement; S.S.E. Indicates Sanitary Sewer Easement; D.E. Indicates Drainage Easement; P.R.F.B.C. indicates Plat Record Fort Bend County; Vol. indicates Volume; Pg. indicates Page; indicates Set 5/8" I.R. W/Cap unless otherwise noted

2. BENCHMARK: NGS L 1219 A Brass Disk Stamped L 1219 1973, set vertically in the North Brick wall of the First Baptist Church Building, in Rosenberg, along State Highway 36 (1st Street) about midway between Avenues I and J, 0.7 foot East of the Northwest corner of the building, 36.7 feet East of the East curb of the Highway, about 4 feet higher than the street and 3.5 feet above the ground. Elevation = 106.14' (NAVD 88, 1991 ADJ)
3. Project Benchmark: Brass Disk set in concrete in the Southwesterly right-of-way line of Industrial Parkway X: 2,998,662.07 Y: 13,759,226.59 Elevation = 95.47 Feet
4. Elevations used for delineating contour lines are based upon U.S.C. & G.S. Datum, NAVD-88 (1991 ADJ)
5. This plat was prepared to meet City of Rosenberg and Fort Bend County Requirements.
6. This plat was prepared from information furnished by Fidelity National Title Agency, Inc., G.F. No. FAH14009158/14009260, Dated: January 21, 2015. The surveyor has not abstracted the above property.
7. This plat lies wholly within Fort Bend Subdivision District, Fort Bend County Drainage District, Lamar Consolidated L.S.D. and the City Limits of Rosenberg, and Fort Bend County.
8. BRAZOS PLAZA PARTIAL REPLAT NO. 2 Lies within Unshaded Zone "X" as per Flood Insurance Rate Map, Community Panel Number 480232 0245 L, Dated April 2, 2014.
9. 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.
10. There are no pipelines nor pipeline easements within the limits of the subdivision.
11. 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.
12. The minimum slab elevation shall be 96.5', 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 Reserve, whichever is higher.
13. All lots shall have a minimum of five (5) foot side building line unless otherwise shown.
14. 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 is to certify that the City Council of the City of Rosenberg, Texas has approved this plat and subdivision of BRAZOS PLAZA PARTIAL REPLAT NO. 2 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 _____, 2015.

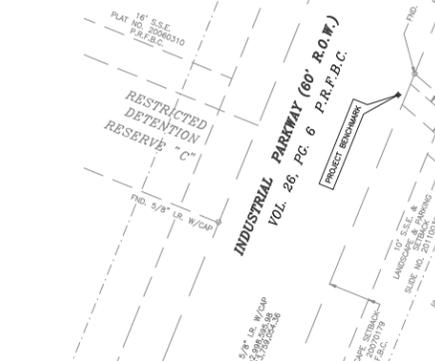
Vincent M. Morales, Jr., Mayor
Linda Cernosek, City Secretary

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 ___ day of _____, 2015 at ___ o'clock ___ m., in slide numbers _____ of the plat records of Fort Bend County, Texas.

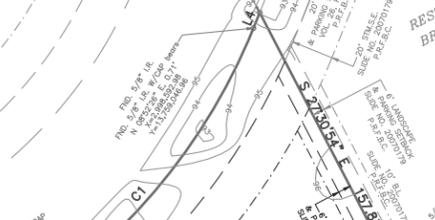
Witness my hand and seal of office, at Richmond, Texas. The day and date last above written.

Laura Richard
County Clerk Fort Bend County, Texas

By: _____
Deputy



By: _____
Deputy



By: _____
Deputy

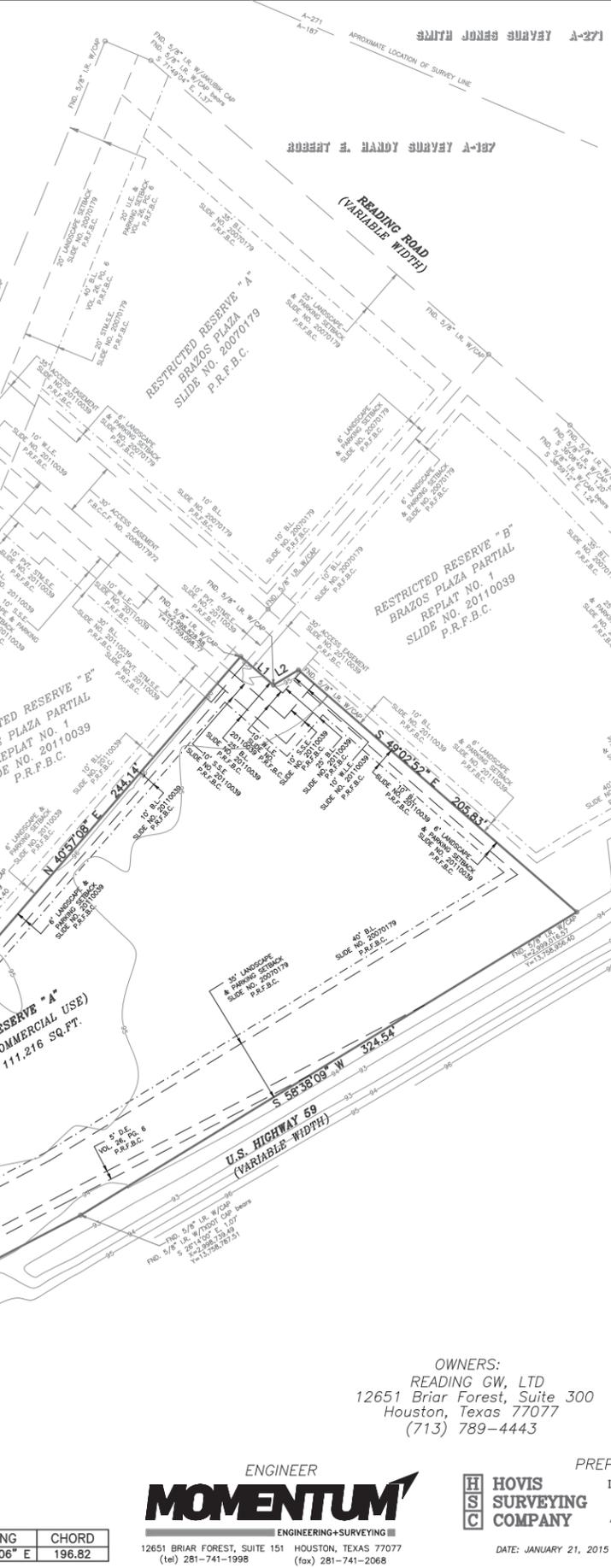


By: _____
Deputy



LINE	DISTANCE	BEARING
L1	24.22'	S 49°02'52" E
L2	16.30'	N 58°58'51" E
L3	39.20'	N 62°29'06" E
L4	7.99'	N 22°05'06" E

CURVE	RADIUS	DELTA	ARC	TANGENT	BEARING	CHORD
C1	285.00	40°24'00"	200.96	104.86	N 42°17'06" E	196.82

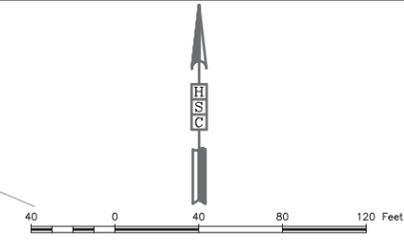


OWNERS:
READING GW, LTD
12651 Briar Forest, Suite 300
Houston, Texas 77077
(713) 789-4443

ENGINEER
MOMENTUM
ENGINEERING+SURVEYING
12651 BRIAR FOREST, SUITE 151 HOUSTON, TEXAS 77077
(tel) 281-741-1998 (fax) 281-741-2068

PREPARED BY:
HOVIS SURVEYING COMPANY
Land Surveys - Computer Mapping
5000 Gabbage - Spring, Texas 77379
(281) 320-9591 hovis@hovisurveying.com
Acreage - Residential - Industrial - Commercial
Texas Firm Registration No. 10030400

DATE: JANUARY 21, 2015 SCALE: 1" = 40' JOB NO. 07-008-60



- NOTES CONTINUED:
15. This plat lies within Fort Bend County Lighting Ordinance Zone No. LZ3.
 16. All easements are centered on lot lines unless otherwise indicated.
 17. The Coordinates shown hereon are Texas State Plane Coordinates, South Central Zone (Grid NAD 83) and may be brought to surface by applying the following combined scale factor of 0.99996563.
 18. Sidewalks shall be built or caused to be built through restrictive covenants within all road rights-of-way dedicated to the public.
 19. 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.



- NOTES CONTINUED:
20. 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 jointed 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.
 21. Subject to Restrictive Covenants as set out in Volume 26, Page 6, Slide Nos. 20070179 & 20110039 P.R.F.B.C. and F.B.C.C.F. Nos. 2007110880 & 2008017972.
 22. Subject to an unobstructed aerial easement 5 feet wide from a plane 20 feet above the ground upwards, located adjacent thereto (Vol. 26, Pg. 6 P.R.F.B.C.)
 23. Reserve "A" is denied access to U.S Highway 59 (Vol. H, Pg. 421 of the Civil Minutes of Fort Bend County and Vol. 26, Pg. 6 P.R.F.B.C.)
 24. Bearing orientation based on Texas State Plane Coordinate Grid System of 1983 (South Central Zone No. 4204), derived from CORS site TXR0.
 25. Subject to the West Fort Bend Management District Standards.
 26. West Fort Bend Management District requires a Tree Survey and Tree Preservation Plan and the issuance of a Site Clearing Permit and/or Heritage Tree Removal Permit, as applicable, prior to removal of any trees from property.
 27. The City of Rosenberg, agent for West Fort Bend Management District, shall be notified prior to any site clearing or construction.
 28. Site Plans shall be submitted to the City of Rosenberg, agent for West Fort Bend Management District, for staff review and approval prior to construction.
 29. This Plat was prepared to meet West Fort Bend Management District Requirements.
 30. Subject to the terms, conditions and stipulations of that certain Declaration of Reciprocal Easement and Restrictive Covenants for Brazos Plaza recorded under F.B.C.C.F. No. 2007110880.
 31. Subject to the terms, conditions and stipulations of that certain Cross Access Easement Agreement recorded under F.B.C.C.F. No. 2008017972.

BRAZOS PLAZA PARTIAL REPLAT NO. 2
A SUBDIVISION OF 2.5532 ACRES OF LAND OUT OF ROBERT E. HANDY SURVEY, ABSTRACT NUMBER 187 CITY OF ROSENBERG, FORT BEND COUNTY, TEXAS BEING A REPLAT OF RESTRICTED RESERVE "C" BRAZOS PLAZA SLIDE NO. 20070179 P.R.F.B.C. & BEING A REPLAT OF RESTRICTED RESERVE "F" BRAZOS PLAZA PARTIAL REPLAT NO. 1 SLIDE NO. 20110039 P.R.F.B.C.
1 RESERVE, 1 BLOCK
REASON FOR THE REPLAT: TO COMBINE RESERVES TO CREATE ONE RESERVE



PLANNING COMMISSION COMMUNICATION

February 18, 2015

ITEM #	ITEM TITLE
4	Presentation for Campanile at Seabourne Creek

MOTION

Review and discuss a presentation by Kilday Operating, LLC, regarding Campanile at Seabourne Creek, and take action as necessary.

RECOMMENDATION

Staff has no recommendation for this item.

MUD #	City/ETJ	ELECTION DISTRICT
N/A	City	2

SUPPORTING DOCUMENTS:

1. Kilday Correspondence – 01-23-15
2. Vicinity Map
3. Preliminary Site Plan

APPROVAL

Submitted by:

Travis Tanner

Travis Tanner, AICP
Executive Director of Community
Development

Reviewed by:

___ Executive Director of Community Development

___ City Engineer

EXECUTIVE SUMMARY

Les Kilday of Kilday Operating LLC has requested the opportunity to have a discussion with the Planning Commission regarding a proposed senior, multi-family development to be located off of Reese Road between I-69 and FM 2218. A vicinity map is attached for reference. The property consists of approximately 9.8 acres for which 132 units are proposed.

As of the time of this report, only the attached preliminary site plan has been provided; a more detailed site plan would be required at a later time for staff to review. The proposal would meet the City requirement of having no more than fourteen (14) units per acre. However, it would not meet the parking requirement beginning at four (4) spaces per unit. The ordinance does not distinguish between parking for standard and senior multi-family developments likely because, absent a development agreement, the City cannot restrict the age of residents within a development; therefore there would likely have to be a Planned Unit Development (PUD) agreement in place for the development to go forward. Such an agreement would require input from the Planning Commission and approval by City Council. It should also be noted that the property falls within the boundaries of the West Fort Bend Management District (District) and therefore would be subject to the District's standards.

The developer will be requesting a resolution of support for the project from City Council and requests feedback from the Planning Commission at this time. This would be a "tax credit" project through the Texas Department of Housing and Community Affairs, similar to Brazos Senior Villas located at 5801 Reading Road.



January 23, 2015

Travis Tanner
Executive Director, Community Development
City of Rosenberg
2110 Fourth Street
Rosenberg, TX 77471

Re: Campanile at Seabourne Creek
Rosenberg, Texas

Dear Mr. Tanner:

Kilday Operating LLC is making an application for Housing Tax Credits with the Texas Department of Housing and Community Affairs for Campanile at Seabourne Creek located in the 3900 block of Reese Rd. in Rosenberg, Texas. This new construction development is an apartment community for the elderly (age 55+), and comprised of approximately 132 units of which 120 will be for low-income elderly tenants. This development will be very similar to Brazos Senior Villas located at 5801 Reading Rd. which has been full for over 2 years and has an extensive waiting list.

We request an opportunity to discuss this development with The Planning Commission at their Wednesday, February 18 meeting.

We are very excited about the opportunity to provide this quality affordable housing community for the elderly and the opportunity to serve the greater community in this part of Fort Bend County. Should you have any questions about this development or application submission, please feel free to contact us.

Sincerely,

A handwritten signature in blue ink, appearing to be "Les Kilday", written in a cursive style.

Les Kilday
Kilday Operating LLC.
713-914-9400
les@kildayco.net



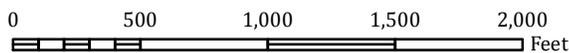
**Lot 17 of the Danziger-Reese Subdivision
City of Rosenberg, Texas**

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
-  Farm-to-Market
-  Public Road
-  R62421



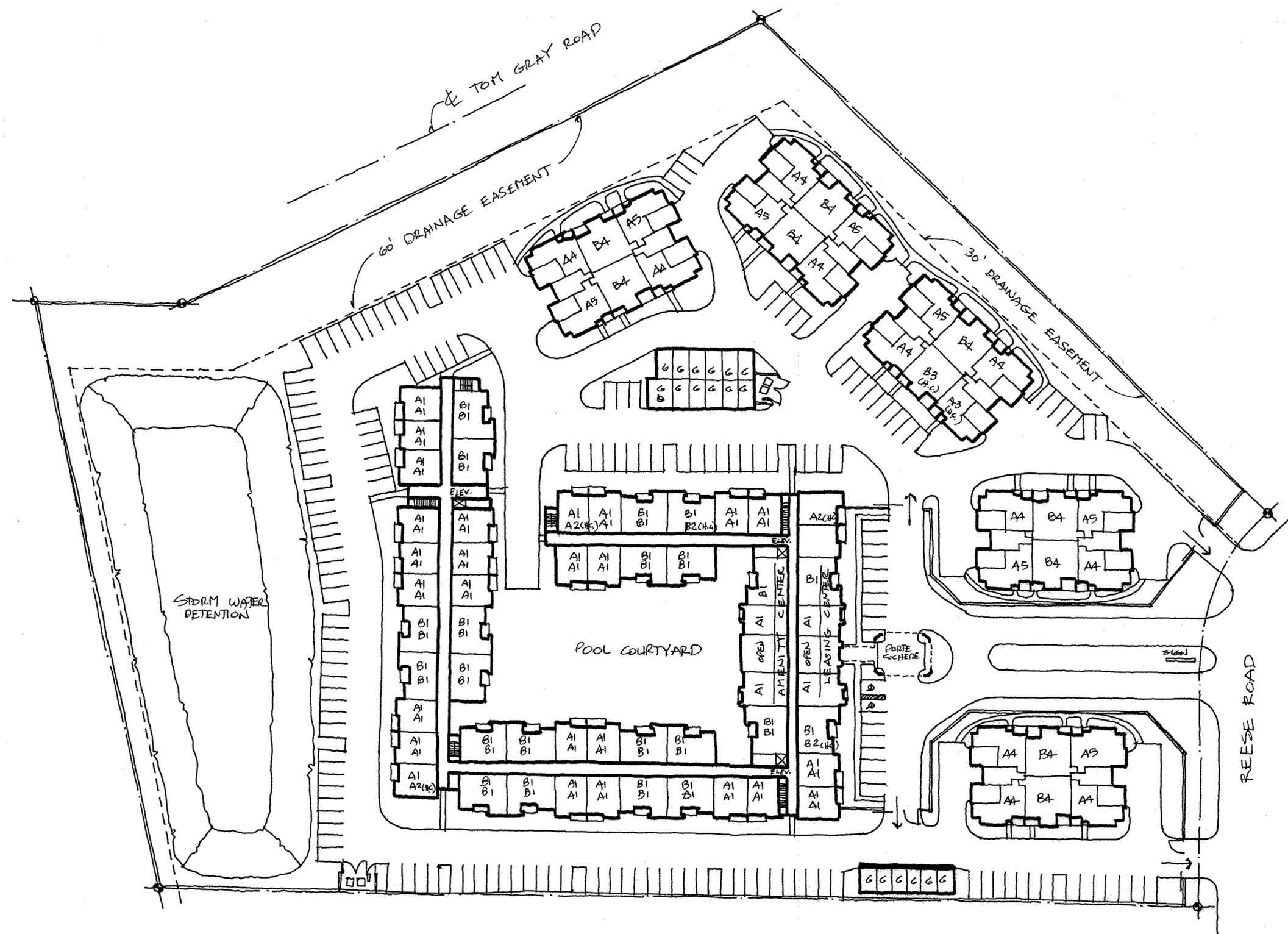
Scale:
1:9,000
or
1 inch = 750 feet



Created by: City of Rosenberg GIS - Paul M. Jones
Date Created: February 05, 2015
Original Size: 8.5" x 11"
K:\GIS\MAPS\Planning\2015\Danziger_Reese_Subd_Lot_17.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.





CAMPANILE AT SEABORNE CREEK

MURPHY & ASSOCIATES, ARCHITECTS

80 'A' ONE BEDROOM, 1 BATH
 52 'B' TWO BEDROOM, 2 BATH

132 UNITS TOTAL

30 ATTACHED GARAGES
 18 DETACHED GARAGES



PLANNING COMMISSION COMMUNICATION

February 18, 2015

ITEM #	ITEM TITLE
5	Requests for Future Agenda Items and Staff Report

MOTION

Consideration of and action on requests for future Agenda items and staff report.

RECOMMENDATION

N/A

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

SUPPORTING DOCUMENTS:

1. Fourth Quarter 2014 Single-Family Residential Development

APPROVAL

Submitted by:

Travis Tanner

Travis Tanner, AICP
Executive Director of Community
Development

Reviewed by:

___ Executive Director of Community Development

___ City Engineer

EXECUTIVE SUMMARY

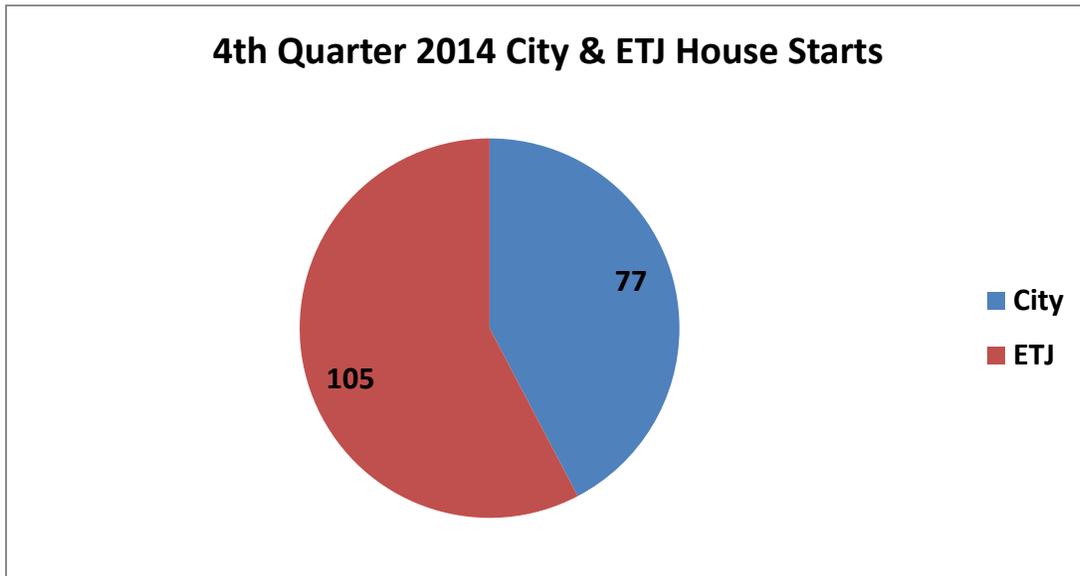
The Staff Report of Current Activities consists of projects that staff is currently working on as well as other updates that are relevant to the Planning Commission. This item also allows the Planning Commission the opportunity to request that items be placed on future agendas.

For this item, staff has provided a report of Fourth Quarter 2014 Single-Family Residential Development. Additionally, per a request from the Commission, at the meeting staff will provide a brief update of the facilities assessment currently being undertaken by the City.

Fourth Quarter 2014 Single-Family Residential Development

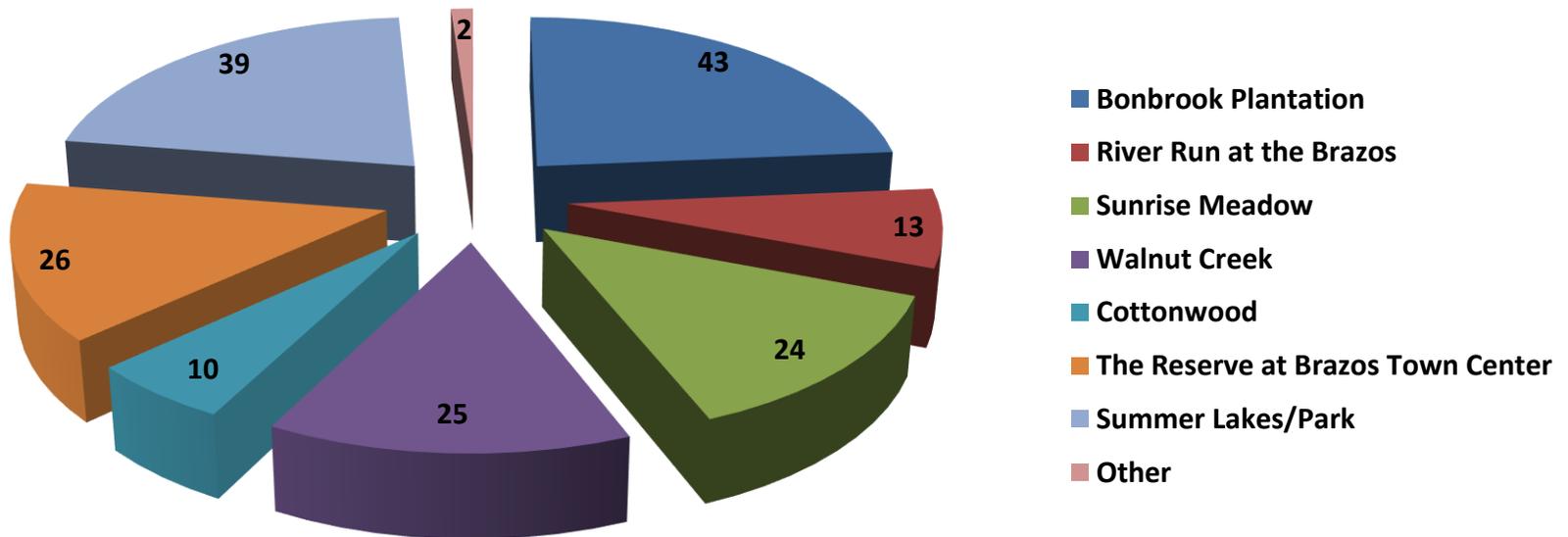
House Starts:

City Versus ETJ House Starts		
Jurisdiction	House Starts	Percent
City	77	42.3%
ETJ	105	57.7%
Total	182	100.0%

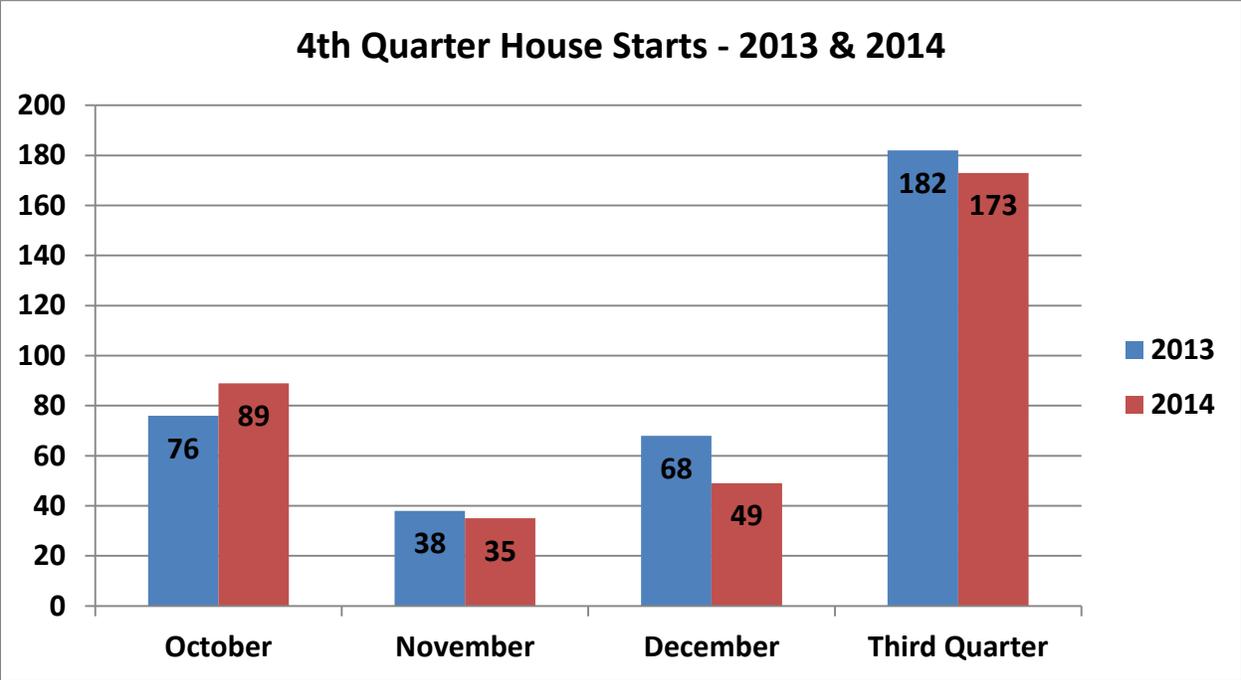


House Starts by MUD/Development				
Jurisdiction	MUD	Development	House Starts	Percent
ETJ	155	Bonbrook Plantation	43	23.6%
	158	River Run at the Brazos	13	7.1%
	162	Sunrise Meadow	24	13.2%
	152	Walnut Creek	25	13.7%
City	148	Cottonwood	10	5.5%
	167	The Reserve at Brazos Town Center	26	14.3%
	144	Summer Lakes/Park	39	21.4%
	n/a	Other	2	1.1%
All	All	All	182	100.0%

4th Quarter 2014 House Starts by Development

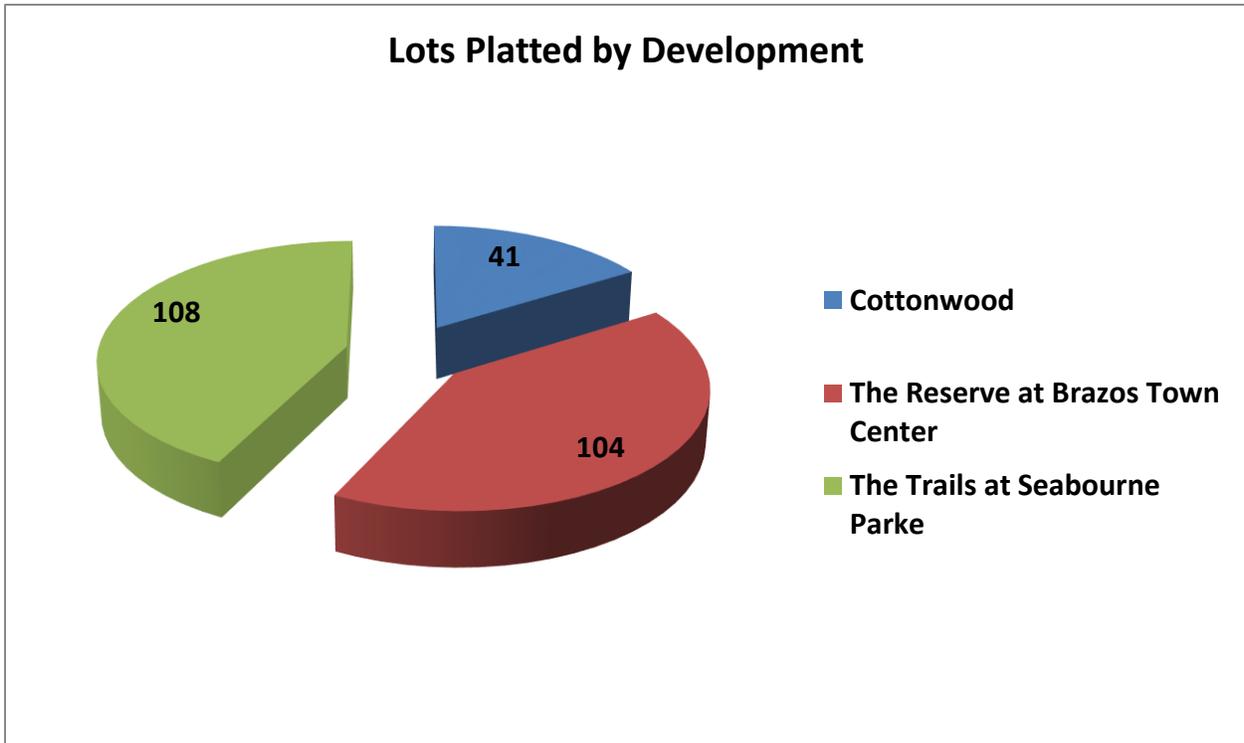


Total House Starts		
Timeframe	2013	2014
October	76	89
November	38	35
December	68	49
Third Quarter	182	173



Lots Platted:

Platting by MUD/Development				
Jurisdiction	MUD	Development	Lots	Percent
City	148	Cottonwood	41	16.2%
City	167	The Reserve at Brazos Town Center	104	41.1%
City	147	The Trails at Seabourne Parke	108	42.7%
All	All	All	253	100.0%



ITEM 6

Announcements.

ITEM 7

Adjournment.