

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, March 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 February 18, 2015. (Janet Eder, Secretary II)

PUBLIC HEARINGS

2. Hold public hearing on a Preliminary Plat of Rivers Mist Section Three, being a subdivision of 31.51 acres out of the WM. Lusk Survey, A-276, in Fort Bend County, Texas. (Fort Bend County Municipal Utility District No. 158): Also being a partial replat of restricted Reserve 'C', block 1, Rivers Mist Section Two, plat No. 2015008851 F.B.C.P.R. Purpose of replat: to decrease the size of Reserve 'C' in recorded Rivers Mist Section Two in order to meet lot size requirements in Rivers Mist Section Three; 73 lots, 4 blocks and 5 reserves (13.2161 acres) (Travis Tanner, Executive Director of Community Development)

VARIANCE REQUESTS

None

SUBDIVISION LAND PLANS AND PRELIMINARY PLATS

3. Consideration of and action on a Preliminary Plat of Rivers Mist Section Three, being a subdivision of 31.51 acres out of the WM. Lusk Survey, A-276, in Fort Bend County, Texas. (Fort Bend County Municipal Utility District No. 158): Also being a partial replat of restricted Reserve 'C', block 1, Rivers Mist Section Two, plat No. 2015008851 F.B.C.P.R. Purpose of replat: to decrease the size of Reserve 'C' in recorded Rivers Mist Section Two in order to meet lot size requirements in Rivers Mist Section Three; 73 lots, 4 blocks and 5 reserves (13.2161 acres) (Travis Tanner, Executive Director of Community Development)

FINAL PLATS

None

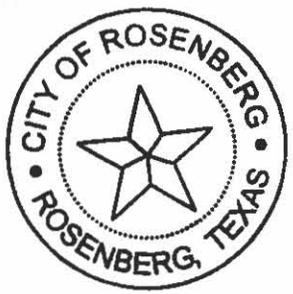
DISCUSSION ITEMS

4. Review and discuss the proposed Rose Meadows Development, and take action as necessary to direct staff. (Travis Tanner, Executive Director of Community Development)
5. Review and discuss the "Subdivision" Ordinance as it pertains to pavement widths of local/residential streets, and take action as necessary to direct staff. (Travis Tanner, Executive Director of Community Development)
6. Consideration of and action on requests for future Agenda items and staff report. (Travis Tanner, Executive Director of Community Development).
 - Update of Comprehensive Plan activities
7. Announcements.
8. Adjournment.

[EXECUTION PAGE TO FOLLOW]

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).

DATED AND POSTED this the 12th day of March 2015, at 9:10 A. m. by Linda Cernosek



Linda Cernosek
Attest:
Linda Cernosek, TRMC, City Secretary

Robert Gracia
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 February 18, 2015**

PLANNING COMMISSION MEETING MINUTES

DRAFT

On this the 18th day of February 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

Mary M. McKenzie	Hovis Surveying Company
Christian Lentz	Kendig Keast Collaborative
Laura Walker	Kendig Keast Collaborative
Les Kilday	Kilday Operating LLC
Dick Kilday	Kilday Operating LLC

CALL TO ORDER

Chairperson Pavlovsky called the meeting to order at 4:01 p.m.

AGENDA

1. CONSIDERATION OF AND ACTION ON MINUTES OF THE REGULAR PLANNING COMMISSION MEETING OF JANUARY 21, 2015.

Action Taken: Commissioner Casias moved, seconded by Commissioner Parsons, to approve the minutes of the Regular Planning Commission Meeting of January 21, 2015, as written. The motion carried unanimously.

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.

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.

Chairperson Pavlovsky opened the public hearing at 4:01 p.m. After three calls for speakers, no one stepped forward. Chairperson Pavlovsky closed the public hearing at 4:01 p.m.

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; CONTAINING 1 RESERVE AND 1 BLOCK.**

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.

Key Discussion:

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

Action Taken: Commissioner Parsons moved, seconded by Commissioner Casias to recommend approval to City Council of the 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. The motion carried unanimously.

4. **REVIEW AND DISCUSS A PRESENTATION BY KILDAY OPERATING, LLC, REGARDING CAMPANILE AT SEABOURNE CREEK, AND TAKE ACTION AS NECESSARY.**

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.

Key Discussion:

- Mr. Tanner presented the item and reviewed the Executive Summary.
- Mr. Tanner introduced Les Kilday of Kilday Operating, LLC.
- Mr. Kilday stated that Kilday Operating Company is family-owned, and that the Company has been in business for over 40 years. The Kilday's are partner developers, with 20 years' experience in tax credit development. The Kildays have developed, owned and/or consulted various cities with family and senior-only developments. Mr. Kilday explained that the purpose for attending the Planning Commission meeting was to propose a development for the Rosenberg area. Kilday Operating Company owns Brazos Senior Villas, a senior development, located at FM 2218 and Reading Road. Brazos Senior Villas began leasing in 2012, and the community has been full for two years, with a waiting list of future residents. Due to the demand for senior living in the area, Kilday Operating Company proposes another development similar to

Brazos Senior Villas. Mr. Kilday explained that the Tax Credit Program is a Treasury Department initiative, a partnership between the public and private sector. The tax credit partnership will help provide a large amount of equity for the development, which in turn will allow the opportunity to provide below market rents. Mr. Kilday stated that the development will have different structures based on income. Some units will be restricted rents, as others will be market rents. The community will include a total of 132 units, 120 restricted rents and 12 proposed market rents. The housing will be considered affordable housing for seniors only, 55 and above, with limited income. Mr. Kilday explained that many seniors have a fixed income, either social security, pension or state funding, which allow the seniors to qualify for the development. Mr. Kilday stated that the Tax Credit Program is not a tax exemption, and that Kilday will not be asking for any type of tax exemption. Kilday will pay for full taxes.

- Chairperson Pavlovsky inquired about restricted rent.
- Mr. Kilday replied that rent is based on the median rent of the County and rent will be at different levels.
- Mr. Kilday explained that the community, a senior development is located on Reese Road, west of FM 2218. The development includes 132 units for seniors-only, 55 and above. There are five single-story cottages with attached garages located off Danziger and Reese Roads, and two-story units which include elevators, service parking and garages located in the middle of the development. Mr. Kilday stated that this development is designed for seniors-only and no children.
- Mr. Kilday reported that there are 80 one-bedroom/one bath units and 52 two-bedroom/two-bath units. The income range is \$14,000 - \$35,000, depending on the number of people living in the unit.
- Mr. Kilday reported that primarily brick and Hardiplank are used in the development. Amenities include a clubhouse, business center with computers and fax machines, fitness center, energy efficient appliances and extensive landscaping. A private van will be provided to transport seniors to medical appointments, shopping and outings, since many do not own a vehicle. In addition to affordable housing at below market rates, the community will provide a residence where seniors can live close to family and friends, but still live independently. The development will provide an affordable residence without the responsibility of maintaining a home.
- Mr. Kilday reported that approximately \$85,000 in taxes are projected annually. There will not be any impact to area schools, since the development is a senior community with little turnover.
- Mr. Poldrack inquired about wheelchair accessibility and ADA requirements.
- Mr. Kilday explained that not all units are wheelchair accessible, just a select few.
- Commissioner Poldrack inquired about the percentage of units that comply with ADA requirements.
- Mr. Kilday replied, 5% for handicap and 2% for site and hearing impaired.
- Mr. Kilday stated that a limited number of units meet ADA requirements.
- Commissioner Poldrack inquired about the development as a whole and the percentage of the community that will be compliant with ADA requirements.
- Mr. Kilday stated that all one-bedroom apartments will have roll-in showers and the two-bedroom apartments will have roll-in showers and regular showers.
- Commissioner Poldrack inquired about the market ratio on the Reading Road project.
- Mr. Kilday replied that none are at market ratio.
- Commissioner Poldrack inquired about no children.
- Mr. Kilday replied that the person leasing must be 55 and above. Management does not allow children to live at the community, only visit for limited periods of time.
- Commissioner Poldrack inquired about how the management company polices the no children policy.
- Mr. Kilday replied that management and residents alike police the community.
- Councilor McConathy asked if management personnel will live on-site.
- Mr. Kilday replied that the community does not have plans for management to live on site, however some other Kilday developments do. Mr. Kilday stated that this issue has not been discussed with the management company, but it could be addressed. A 24-hour emergency number will be available for residents living in the community.
- Commissioner Poldrack inquired about the 24-hour emergency number.
- Mr. Kilday stated that accommodations could be made to have management live at the community if a need arises.
- Commissioner Poldrack stated having 24-hour management available on site would be beneficial.
- Mr. Kilday agreed with Commissioner Poldrack's suggestion.
- Mr. Kilday stated that the community is designed for independent living, not assisted, and that emergency pull cords would be installed in the units.
- Commissioner Poldrack inquired about where residents are coming from.
- Mr. Kilday replied that residents are family, friends and relatives who live in the general area, including Rosenberg, Richmond and Sugar Land.
- Commissioner Poldrack inquired if Sugar Land had a facility similar to the Kilday development.
- Mr. Kilday replied that Sugar Land does not have a Kilday development.

- Commissioner Poldrack inquired about developments in Stafford and Missouri City.
- Mr. Kilday replied that there are a few senior developments in Missouri City, but none of the developments are owned by Kilday. Kilday owns and operates one facility in Friendswood off 528 and another facility off Beechnut and Eldridge in Houston. Residents are typically age 70 and single. A few couples reside at the facility.
- Chairperson Pavlovksy inquired about the comparison between Brazos Senior Villas and Campanile at Seabourne Creek.
- Mr. Kilday replied that Campanile at Seabourne Creek is almost identical to Brazos Senior Villas. Brazos Senior Villas has 80 units on a 5-acre site, where Campanile at Seabourne Creek has 132 units on a 10.3-acre site.
- Commissioners Parsons commented on the size of the facility and on-site management.
- Mr. Kilday stated that management has not experienced any problems with enforcing no children, since that can be regulated and is not considered discrimination. This development offers Class A living, with Class B rent. Residents who moved into Brazos Senior Villas are parents of children living in the Rosenberg, Richmond and Sugar Land areas. Most units stay at 100% capacity with very little turnover. The possibility of getting underbooked is absolutely zero. There is a huge demand for senior living because of the peaceful environment.
- Commissioner Casias complimented Mr. Kilday on Brazos Senior Villas.
- Chairperson Pavlovsky inquired about action required on the project.
- Mr. Tanner replied by asking for Commissioners' input on general direction for a development agreement as a future agenda item.
- Commissioner Poldrack inquired about the development agreement and if the agreement would keep the development seniors only, and not a regular apartment.
- Mr. Tanner replied that a provision could be included in the development agreement.
- Mr. Kilday stated that the recorded restrictions on the property must include a provision stating that the facility remain a senior living development for 35 years.
- Chairperson Pavlovsky asked Mr. Kilday for his address for record purposes.
- Mr. Kilday replied that he resides in Greatwood, 7015 Glenwood Drive, Sugar Land, Texas 77479.
- Mr. Tanner reported that this project will require a development agreement because of City ordinances pertaining to multi-family living. Since this is a tax credit project, Kilday will be requesting a Resolution of Support from City Council. City staff felt as though it would be appropriate to first come before the Planning Commission prior to presenting to City Council for a formal request to the City.

No action taken.

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

- **FOURTH QUARTER 2014 RESIDENTIAL DEVELOPMENT REPORT**
- **FACILITIES ASSESSMENT**

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.

Key Discussion:

- Mr. Tanner presented the item and provided an update on the Fourth Quarter 2014 Single-Family Residential Development.
- Mr. Tanner provided a brief statement regarding the facilities assessment the City has undertaken based on information provided by Jeff Trinker, the City's project manager for the facilities assessment.
- Commissioner Poldrack asked if any action has been taken on the street width.
- Mr. Tanner replied that the street width issue has been addressed with developers and it is being considered as part of the Comprehensive Plan and Thoroughfare Plan. Mr. Tanner stated the street width issue could be discussed in more detail at the March Planning Commission Meeting.

No action taken.

6. ANNOUNCEMENTS.

There were no announcements.

7. ADJOURNMENT.

There being no further business, Chairperson Pavlovsky adjourned the Rosenberg Planning Commission meeting at 4:36 p.m.

Janet Eder
Secretary II



PLANNING COMMISSION COMMUNICATION

March 18, 2015

ITEM #	ITEM TITLE
2	Public Hearing for Preliminary Plat of Rivers Mist Section Three

MOTION

Public hearing on a Preliminary Plat of Rivers Mist Section Three, being a subdivision of 31.51 acres out of the WM. Lusk Survey, A-276, in Fort Bend County, Texas. (Fort Bend County Municipal Utility District No. 158): Also being a partial replat of restricted Reserve 'C', Block 1, Rivers Mist Section Two, Plat No. 2015008851 F.B.C.P.R. Purpose of replat: to decrease the size of Reserve 'C' in recorded Rivers Mist Section Two in order to meet lot size requirements in Rivers Mist Section Three; 73 lots, 4 blocks and 5 reserves (13.2161 acres)

RECOMMENDATION

Staff recommends the public hearing be held.

MUD #	City/ETJ	ELECTION DISTRICT
158 (River Run at the Brazos/Rivers Mist	ETJ	N/A

SUPPORTING DOCUMENTS:

1. Preliminary Plat of Rivers Mist Section Three

APPROVAL

Submitted by:

Travis Tanner

Travis Tanner, AICP
Executive Director of Community
Development

Reviewed by:

Executive Director of Community Development

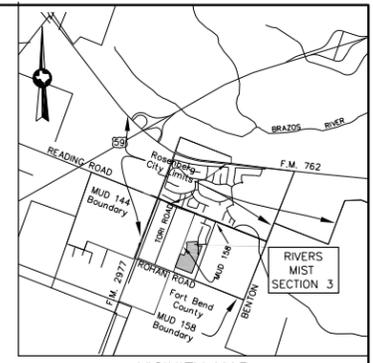
City Engineer *OK*

EXECUTIVE SUMMARY

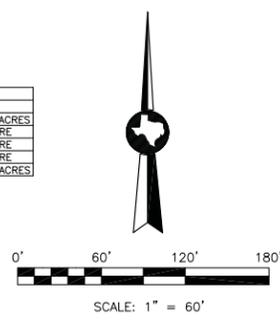
The Preliminary Plat of Rivers Mist Section Three is located off of River Delta Lane and Rohan Road, south of Rivers Mist Sections One and Two. The proposed Plat is in the Extraterritorial Jurisdiction (ETJ) and in Fort Bend County MUD No. 158.

The Plat consists of 73 lots, four (4) blocks, and five (5) reserves totaling 13.2161 acres. All proposed lots are a minimum of sixty feet (60') in width. This is in accordance with the approved Land Plan for Rivers Mist dated May 2006.

While the proposed Plat meets all applicable regulations of the City of Rosenberg, because it includes a partial replat of Reserve "C" of Rivers Mist Section Two, 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.



VICINITY MAP
N.T.S. KEYMAP#606W



RESERVE	RESTRICTED TO	AREA
A	DETENTION, LANDSCAPE, RECREATION AND DRAINAGE USES	435,774 SQ.FT. / 10.004 ACRES
B	LANDSCAPE AND OPEN SPACE USES	3,200 SQ.FT. / 0.0735 ACRE
C	LANDSCAPE AND OPEN SPACE USES	1,620 SQ.FT. / 0.0372 ACRE
D	LANDSCAPE AND OPEN SPACE USES	1,620 SQ.FT. / 0.0372 ACRE
E	DETENTION, LANDSCAPE, RECREATION AND DRAINAGE USES	133,477 SQ.FT. / 3.0642 ACRES

GENERAL NOTES

- A.E. indicates Aerial Easement.
BL. indicates Building Line.
ESMT. indicates Easement.
(F) indicates Found 5/8" Iron Rod with cap Stamped "E.H.R.A.713-784-4500".
F.B.C.D.R. indicates Fort Bend County Deed Records.
F.B.C.C.F. indicates Fort Bend County Clerk's File.
F.B.C.M.U.D. indicates Fort Bend County Municipal Utility District.
F.B.C.P.R. indicates Fort Bend County Plat Record.
N.T.S. indicates Not To Scale.
Pg. indicates Page.
P.O.B. indicates Point of Beginning.
R.O.W. indicates Right-of-Way.
S.E. indicates Storm Sewer Easement.
S.S.E. indicates Sanitary Sewer Easement.
SQ. FT. indicates Square Feet.
U.E. indicates Utility Easement.
VOL. indicates Volume.
W.L.E. indicates Water Line Easement.
indicates Street Name Change.
- All lots shall be restricted to single family residential use.
- All easements extend equidistant from either side of the property lines unless otherwise noted.
- All side lot lines are either perpendicular or radial to street frontage unless otherwise noted.
- The coordinates shown hereon are Texas South Central Zone No. 4204 State Plane Grid Coordinates (NAD83) and may be brought to surface by dividing by the following combined scale factor 0.999869043.
- Rivers Mist Section Three contains 73- Lots 60' wide or greater
- The top of all floor slabs shall be a minimum of 30.50 feet above mean sea level. The top slab elevation at any point on the perimeter of the slab shall not be less than 18" above natural ground or twelve inches (12") above the top of curb of the front of the lot, whichever is higher.
- The drainage system for this subdivision is designed in accordance with the Fort Bend County Criteria Manual, which allows street ponding with intense rainfall events.
- Sidewalks shall be built or caused to be built not less than 5 feet in width on both sides of all dedicated rights-of-way within said plot and on the contiguous right-of-way of all perimeter roads surrounding said plot, in accordance with the A.D.A.
- This subdivisions falls within Fort Bend County Outdoor Lighting Ordinance: Zone "L22."
- A project benchmark will be installed and documented per City of Rosenberg requirements prior to acceptance of the subdivision.
- Elevations used for delineating contour lines are based upon U.S.C. & G.S. Datum, NVD-88 (1991 Adj.).
- This plat was prepared to meet City of Rosenberg and Fort Bend County requirements.
- This plat lies wholly within Fort Bend County, Fort Bend County Municipal Utility District No. 158, Fort Bend Subsidence District, Fort Bend County Drainage District, Lamar Consolidated I.S.D., and the ETJ of the City of Rosenberg.
- Five-eighths inch (5/8") iron rods three feet (3') in length with cap stamped "E.H.R.A. 713-784-4500" 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 lines.
- The square footage totals as shown hereon are based on the mathematical closure of the courses and distances reflected on this plat. It does not include the tolerances that may be present due to the positional accuracy of the boundary monumentation.
- 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.
- F.B.C. M.U.D. No. 158 is responsible for the maintenance of Reserve "A" and Reserve "E"
- All property to drain into the drainage easement through an approved drainage structure.
- All drainage easements shall be kept clear of fences, buildings, vegetation, and other obstructions to the operation and maintenance of the drainage facility.
- A minimum distance of 10' shall be maintained between residential dwellings.



LOT AREA SUMMARY TABLE

BLOCK	LOT	S.F.	WIDTH
1	1	7493	60
1	2	7500	60
1	3	7500	60
1	4	7148	60
1	5	17,186	60
1	6	9619	60
1	7	7347	60
1	8	7370	60
1	9	7371	60
1	10	7372	60
1	11	7373	60
1	12	7374	60
1	13	7376	60
1	14	7377	60
1	15	7378	60
1	16	7379	60
1	17	7381	60
1	18	7382	60
1	19	8562	60
2	1	7493	60
2	2	7500	60
2	3	7500	60
2	4	7500	60
2	5	7019	60
2	6	14,374	60
2	7	13,991	60
2	8	8076	60
2	9	8799	60
2	10	8721	60
2	11	8323	60
2	12	8760	60
2	13	8935	60
2	14	7905	60
2	15	8271	60
2	16-26	7200	60
2	27	8520	60
2	28	8520	60
2	29	7200	60
2	30	9544	60
2	31	9121	60
2	32-36	7500	60
2	37	7628	60
2	38	7022	60
2	39	8657	60
3	1	9435	60
3	2	7387	60
3	3	7388	60
3	4	7848	60
3	5	8760	60
3	6	10,286	60
4	1	8507	60
4	2	7400	60
4	3	7394	60
4	4	7367	60
4	5	7381	60
4	6	7374	60
4	7	7368	60
4	8	6919	60
4	9	8332	60

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	50.00'	54°57'22"	47.96'	N00°59'00"E	46.14'
C2	25.00'	90°00'00"	39.27'	S44°00'18"W	35.36'
C3	25.00'	90°00'00"	39.27'	S45°59'42"E	35.36'
C4	300.00'	23°27'31"	122.83'	N10°44'04"E	121.97'
C5	440.00'	5°42'36"	43.85'	S70°23'29"E	43.83'
C6	55.00'	89°56'25"	86.34'	N67°26'02"E	77.74'
C7	25.00'	46°37'59"	20.35'	S65°41'19"W	19.79'
C8	50.00'	265°22'21"	231.58'	S04°56'30"E	73.51'
C9	25.00'	38°44'22"	16.90'	S71°37'31"E	16.58'
C10	270.00'	23°27'31"	110.55'	N10°44'04"E	109.78'
C11	330.00'	23°27'31"	135.11'	N10°44'04"E	134.17'
C12	25.00'	90°00'00"	39.27'	S22°32'11"E	35.36'
C13	440.00'	5°42'36"	43.85'	S70°23'29"E	43.83'
C14	500.00'	5°42'36"	49.83'	S70°23'29"E	49.81'
C15	25.00'	90°00'00"	39.27'	S67°27'49"W	35.36'
C16	25.00'	37°33'55"	16.39'	S03°40'51"W	16.10'
C17	50.00'	163°44'52"	142.90'	N66°46'20"E	99.00'
C18	25.00'	38°14'32"	15.81'	N49°28'30"W	15.55'
C19	25.00'	89°56'25"	39.24'	N67°26'02"E	35.34'
C20	25.00'	90°00'00"	39.27'	S67°24'14"W	35.36'
C21	25.00'	90°00'00"	39.27'	S22°35'46"E	35.36'
C22	25.00'	90°00'00"	39.27'	N67°24'14"E	35.36'
C23	25.00'	90°00'00"	39.27'	N22°35'46"W	35.36'
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C25	50.00'	264°32'12"	230.85'	S30°06'07"W	74.00'
C26	25.00'	49°57'59"	21.80'	S42°36'46"E	21.12'

LINE	BEARING	DISTANCE
L1	N00°59'42"W	128.35'
L2	N63°30'19"E	35.31'
L3	N61°32'19"W	36.13'
L4	N00°59'42"W	113.64'
L5	S00°59'42"E	98.51'
L6	S00°59'42"E	60.00'
L7	S00°59'42"E	24.85'
L8	N89°00'18"E	227.69'
L9	S00°59'42"E	3.50'
L10	S89°00'18"W	55.00'
L11	S00°59'42"E	79.85'
L12	N00°59'42"W	8.35'
L13	S73°14'47"E	17.88'
L14	N23°09'45"W	15.72'
L15	S22°24'14"W	6.76'
L16	N67°32'11"W	63.73'

**PRELIMINARY PLAT
RIVERS MIST
SECTION THREE**
BEING A SUBDIVISION OF 31.51 ACRES OUT OF
THE WM. LUSK SURVEY, A-276,
IN FORT BEND COUNTY, TEXAS.
(FORT BEND COUNTY
MUNICIPAL UTILITY DISTRICT NO. 158);
ALSO BEING A PARTIAL REPLAT OF RESTRICTED
RESERVE 'C', BLOCK 1, RIVERS MIST SECTION TWO,
PLAT NO. 2015008851 F.B.C.P.R.

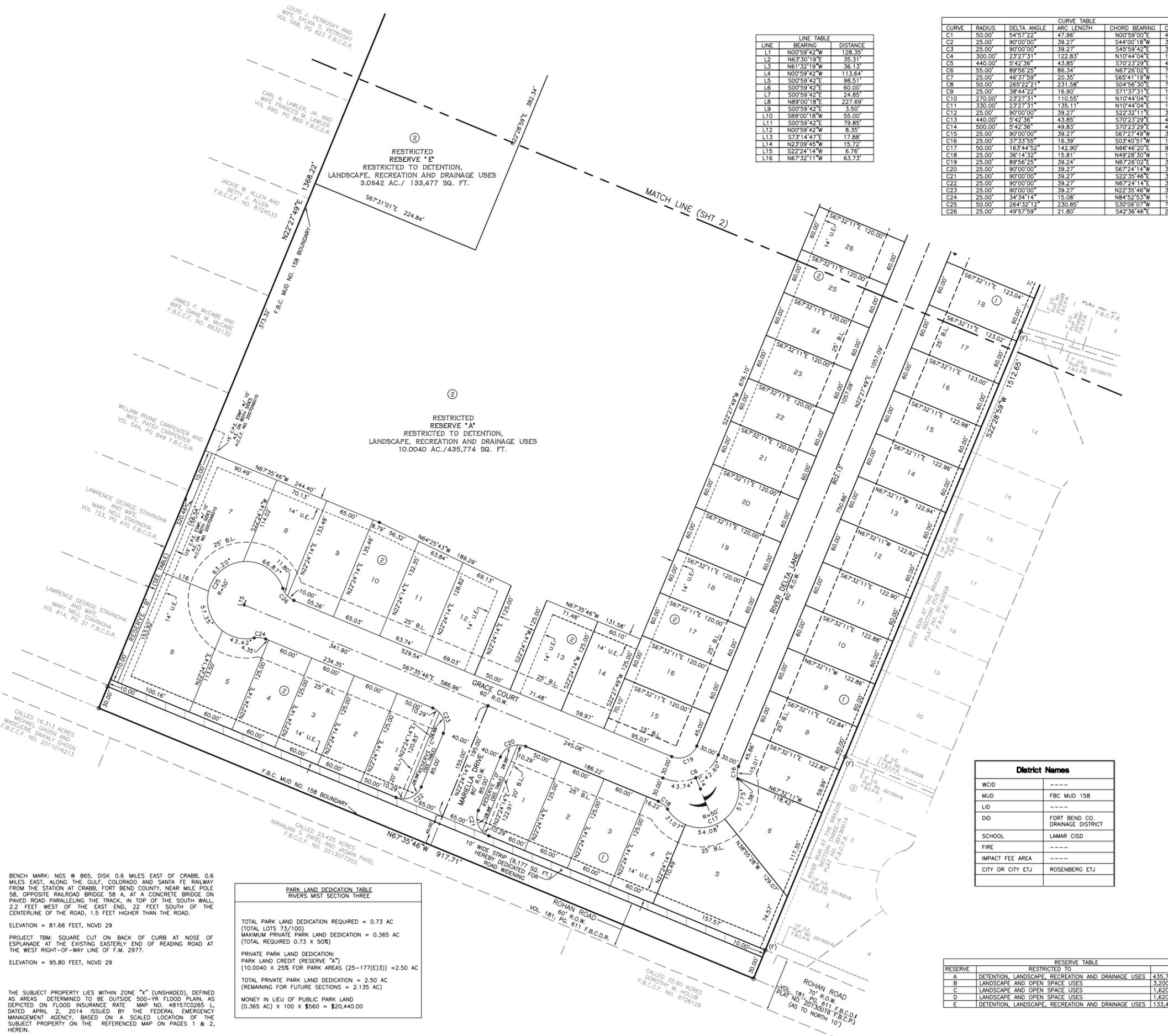
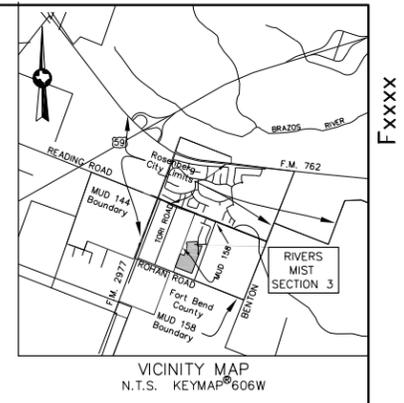
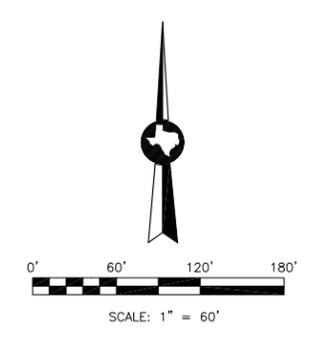
**PURPOSE OF REPLAT:
TO DECREASE THE SIZE OF RESERVE 'C' IN RECORDED RIVERS
MIST SECTION TWO IN ORDER TO MEET LOT SIZE REQUIREMENTS
IN RIVERS MIST SECTION THREE**

**73 LOTS 4 BLOCKS 5 RESERVES (13,2161 ACRES)
OWNER
VENTANA DEVELOPMENT READING WEST, L.L.C.,
A TEXAS LIMITED LIABILITY COMPANY
410 BROOKS STREET
SUGAR LAND, TX 77478
(713)781-5553
MARCH 3, 2015**

EHRA 10555 Westoffice Drive
Houston, Texas 77042
713.784.4500
EHRAinc.com
TBP# No. F-726
TBP# S No. 10092300

LINE	BEARING	DISTANCE
L1	N00°59'42"W	128.35'
L2	N63°30'19"E	35.31'
L3	N61°32'19"W	36.13'
L4	N00°59'42"W	113.64'
L5	S00°59'42"E	98.51'
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L15	S22°24'14"W	6.76'
L16	N67°32'11"W	63.73'

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
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C3	25.00'	90°00'00"	39.27'	S45°59'42"E	35.35'
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C5	440.00'	5°42'36"	43.85'	S70°23'29"E	43.83'
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C7	25.00'	46°37'59"	20.35'	S85°41'19"W	19.75'
C8	50.00'	265°22'21"	231.58'	S04°56'30"E	73.51'
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C26	25.00'	49°57'59"	21.80'	S42°36'46"E	21.12'



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1	1	7493	60
1	2	7500	60
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1	4	7148	60
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1	6	9619	60
1	7	7347	60
1	8	7370	60
1	9	7371	60
1	10	7372	60
1	11	7373	60
1	12	7374	60
1	13	7376	60
1	14	7377	60
1	15	7378	60
1	16	7379	60
1	17	7381	60
1	18	7382	60
1	19	8562	60
2	1	7493	60
2	2	7500	60
2	3	7500	60
2	4	7500	60
2	5	7019	60
2	6	14,374	60
2	7	13,991	60
2	8	8076	60
2	9	8799	60
2	10	8721	60
2	11	8323	60
2	12	8760	60
2	13	8935	60
2	14	7505	60
2	15	8271	60
2	16-26	7200	60
2	27	8520	60
2	28	8520	60
2	29	7200	60
2	30	9544	60
2	31	9121	60
2	32-36	7500	60
2	37	7628	60
2	38	7022	60
2	39	8657	60
3	1	9435	60
3	2	7387	60
3	3	7388	60
3	4	7848	60
3	5	8780	60
3	6	10,286	60
4	1	8507	60
4	2	7400	60
4	3	7394	60
4	4	7387	60
4	5	7381	60
4	6	7374	60
4	7	7368	60
4	8	6919	60
4	9	8332	60

District Names	Value
WCID	---
MUD	FBC MUD 158
LID	---
DID	FORT BEND CO. DRAINAGE DISTRICT
SCHOOL	LAMAR CISD
FIRE	---
IMPACT FEE AREA	---
CITY OR CITY ETJ	ROSENBERG ETJ

RESERVE	RESTRICTED TO	AREA
A	DETENTION, LANDSCAPE, RECREATION AND DRAINAGE USES	435,774 SQ.FT. / 10,004 ACRES
B	LANDSCAPE AND OPEN SPACE USES	3,200 SQ.FT. / 0.0735 ACRE
C	LANDSCAPE AND OPEN SPACE USES	1,620 SQ.FT. / 0.0372 ACRE
D	LANDSCAPE AND OPEN SPACE USES	1,620 SQ.FT. / 0.0372 ACRE
E	DETENTION, LANDSCAPE, RECREATION AND DRAINAGE USES	133,477 SQ.FT. / 3.0642 ACRES

PARK LAND DEDICATION TABLE	RIVERS MIST SECTION THREE
TOTAL PARK LAND DEDICATION REQUIRED	= 0.73 AC (TOTAL LOTS 73/100)
MAXIMUM PRIVATE PARK LAND DEDICATION	= 0.365 AC (TOTAL REQUIRED 0.73 X 50%)
PRIVATE PARK LAND DEDICATION:	
PARK LAND CREDIT (RESERVE "A")	(10,004 X 25% FOR PARK AREAS (25-177(E)3)) = 2,50 AC
TOTAL PRIVATE PARK LAND DEDICATION	= 2,50 AC (REMAINING FOR FUTURE SECTIONS = 2,135 AC)
MONEY IN LIEU OF PUBLIC PARK LAND	(0.365 AC) X 100 X \$560 = \$20,440.00

BENCH MARK: NGS W 865, DISK 0.6 MILES EAST OF CRABB, 0.6 MILES EAST, ALONG THE GULF, COLORADO AND SANTA FE RAILWAY FROM THE STATION AT CRABB, FORT BEND COUNTY, NEAR MILE POLE 58, OPPOSITE RAILROAD BRIDGE 58 A, AT A CONCRETE BRIDGE ON PAVED ROAD PARALLELING THE TRACK, IN TOP OF THE SOUTH WALL, 2.2 FEET WEST OF THE EAST END, 22 FEET SOUTH OF THE CENTERLINE OF THE ROAD, 1.5 FEET HIGHER THAN THE ROAD.

ELEVATION = 81.66 FEET, NGVD 29

PROJECT TBM: SQUARE CUT ON BACK OF CURB AT NOSE OF ESPLANADE AT THE EXISTING EASTERLY END OF READING ROAD AT THE WEST RIGHT-OF-WAY LINE OF F.M. 2977.

ELEVATION = 95.80 FEET, NGVD 29

THE SUBJECT PROPERTY LIES WITHIN ZONE "X" (UNSHADED), DEFINED AS AREAS DETERMINED TO BE OUTSIDE 500-YR FLOOD PLAIN, AS DEPICTED ON FLOOD INSURANCE RATE MAP NO. 4815700265 L, DATED APRIL 2, 2014, ISSUED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, BASED ON A SCALED LOCATION OF THE SUBJECT PROPERTY ON THE REFERENCED MAP ON PAGES 1 & 2, HEREIN.

PRELIMINARY PLAT
RIVERS MIST
SECTION THREE
 BEING A SUBDIVISION OF 3151 ACRES OUT OF THE WM LUSK SURVEY, A-276, IN FORT BEND COUNTY, TEXAS. (FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 158); ALSO BEING A PARTIAL REPLAT OF RESTRICTED RESERVE "C", BLOCK 1, RIVERS MIST SECTION TWO, PLAT NO. 2015008851 F.B.C.D.R.

PURPOSE OF REPLAT: TO DECREASE THE SIZE OF RESERVE "C" IN RECORDED RIVERS MIST SECTION TWO IN ORDER TO MEET LOT SIZE REQUIREMENTS IN RIVERS MIST SECTION THREE

73 LOTS 4 BLOCKS 5 RESERVES (13,216 ACRES)
 OWNER
 VENTANA DEVELOPMENT READING WEST, L.L.C.,
 A TEXAS LIMITED LIABILITY COMPANY
 410 BROOKS STREET
 SUGAR LAND, TX 77478
 (713)781-5553
 MARCH 3, 2014

EHRA
 10555 Westoffice Drive
 Houston, Texas 77042
 713.784.4500
 EHRainc.com
 TBP# No. F-726
 TBP# S No. 10072300



PLANNING COMMISSION COMMUNICATION

March 18, 2015

ITEM #	ITEM TITLE
3	Preliminary Plat of Rivers Mist Section Three

MOTION

Consideration of and action on a Preliminary Plat of Rivers Mist Section Three, being a subdivision of 31.51 acres out of the WM. Lusk Survey, A-276, in Fort Bend County, Texas. (Fort Bend County Municipal Utility District No. 158): Also being a partial replat of restricted Reserve 'C', Block 1, Rivers Mist Section Two, Plat No. 2015008851 F.B.C.P.R. Purpose of replat: to decrease the size of Reserve 'C' in recorded Rivers Mist Section Two in order to meet lot size requirements in Rivers Mist Section Three; 73 lots, 4 blocks and 5 reserves (13.2161 acres)

RECOMMENDATION

Staff recommends approval of the Preliminary Plat of Rivers Mist Section Three.

MUD #	City/ETJ	ELECTION DISTRICT
158 (River Run at the Brazos/Rivers Mist	ETJ	N/A

SUPPORTING DOCUMENTS:

1. Preliminary Plat of Rivers Mist Section Three
2. Land Plan for Rivers Mist 05-03-06

APPROVAL

Submitted by:

Travis Tanner

Travis Tanner, AICP
Executive Director of Community
Development

Reviewed by:

Executive Director of Community Development

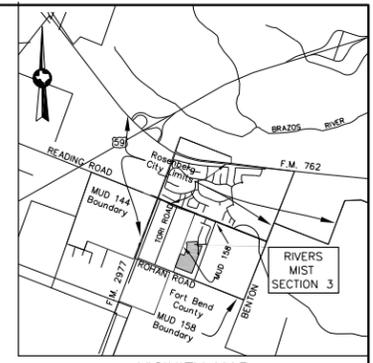
City Engineer *OK*

EXECUTIVE SUMMARY

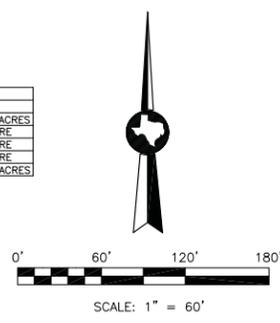
As discussed in the previous Agenda item, the Preliminary Plat of Rivers Mist Section Three is located off of River Delta Lane and Rohan Road, south of Rivers Mist Sections One and Two. The proposed Plat is in the Extraterritorial Jurisdiction (ETJ) and in Fort Bend County MUD No. 158.

The Plat consists of 73 lots, four (4) blocks, and five (5) reserves totaling 13.2161 acres. All proposed lots are a minimum of sixty feet (60') in width. This is in accordance with the approved Land Plan for Rivers Mist dated May 2006.

The proposed Plat meets all applicable regulations of the City of Rosenberg. Therefore staff recommends approval of the Preliminary Plat of Rivers Mist Section Three.



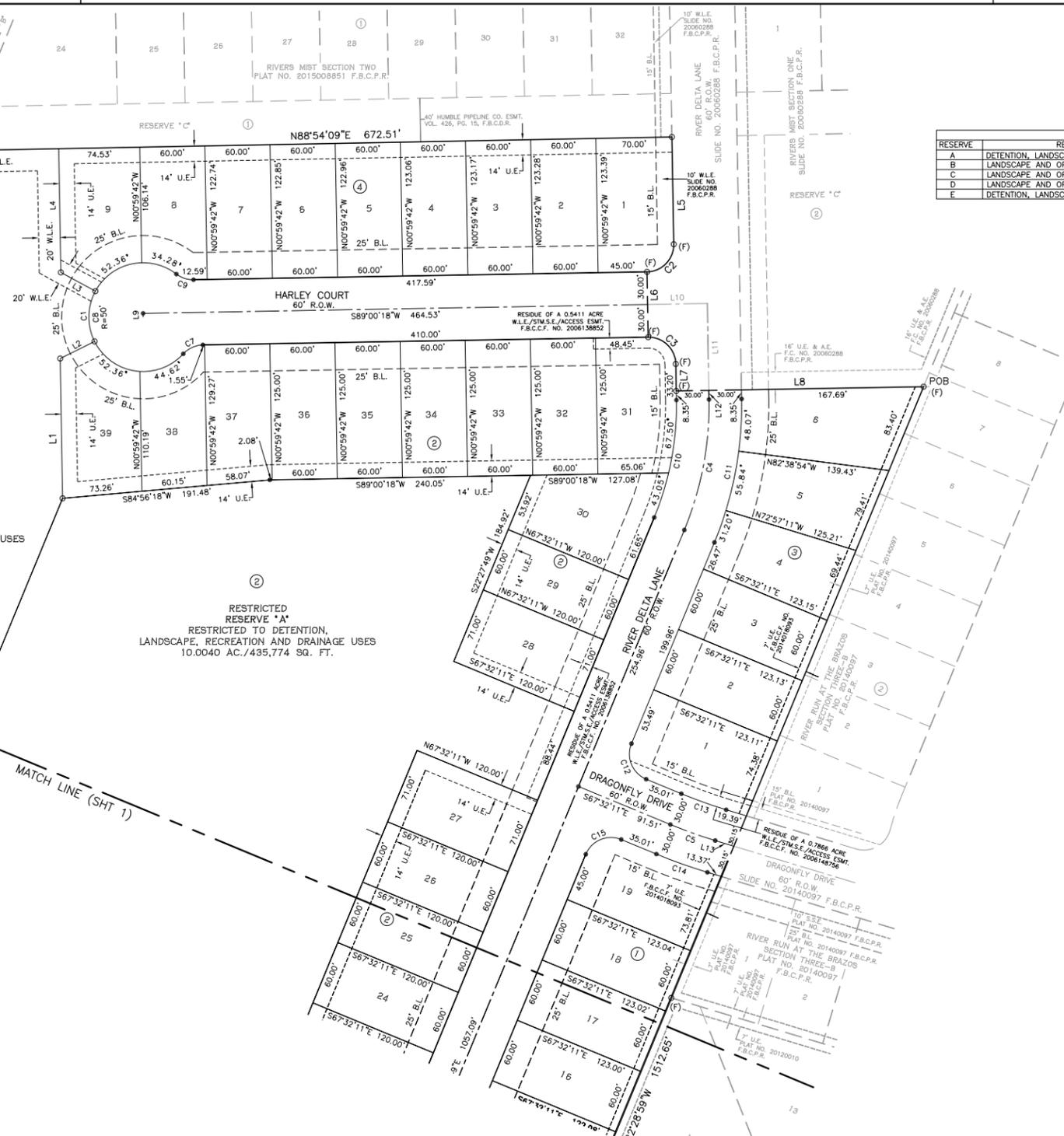
VICINITY MAP
N.T.S. KEYMAP#606W



RESERVE	RESTRICTED TO	AREA
A	DETENTION, LANDSCAPE, RECREATION AND DRAINAGE USES	435,774 SQ.FT. / 10.004 ACRES
B	LANDSCAPE AND OPEN SPACE USES	3,200 SQ.FT. / 0.0735 ACRE
C	LANDSCAPE AND OPEN SPACE USES	1,620 SQ.FT. / 0.0372 ACRE
D	LANDSCAPE AND OPEN SPACE USES	1,620 SQ.FT. / 0.0372 ACRE
E	DETENTION, LANDSCAPE, RECREATION AND DRAINAGE USES	133,477 SQ.FT. / 3.0642 ACRES

GENERAL NOTES

- A.E. indicates Aerial Easement.
B.L. indicates Building Line.
ESMT. indicates Easement.
(F) indicates Found 5/8" Iron Rod with cap Stamped "E.H.R.A.713-784-4500".
F.B.C.D.R. indicates Fort Bend County Deed Records.
F.B.C.C.F. indicates Fort Bend County Clerk's File.
F.B.C.M.U.D. indicates Fort Bend County Municipal Utility District.
F.B.C.P.R. indicates Fort Bend County Plat Record.
N.T.S. indicates Not To Scale.
P.O. indicates Page.
P.O.B. indicates Point of Beginning.
R.O.W. indicates Right-of-Way.
S.E. indicates Storm Sewer Easement.
S.S.E. indicates Sanitary Sewer Easement.
SQ. FT. indicates Square Feet.
U.E. indicates Utility Easement.
VOL. indicates Volume.
W.L.E. indicates Water Line Easement.
 indicates Street Name Change.
- All lots shall be restricted to single family residential use.
- All easements extend equidistant from either side of the property lines unless otherwise noted.
- All side lot lines are either perpendicular or radial to street frontage unless otherwise noted.
- The coordinates shown hereon are Texas South Central Zone No. 4204 State Plane Grid Coordinates (NAD83) and may be brought to surface by dividing by the following combined scale factor 0.999869043.
- Rivers Mist Section Three contains 73- Lots 60' wide or greater.
- The top of all floor slabs shall be a minimum of 30.50 feet above mean sea level. The top slab elevation at any point on the perimeter of the slab shall not be less than 18" above natural ground or twelve inches (12") above the top of curb of the front of the lot, whichever is higher.
- The drainage system for this subdivision is designed in accordance with the Fort Bend County Criteria Manual, which allows street ponding with intense rainfall events.
- Sidewalks shall be built or caused to be built not less than 5 feet in width on both sides of all dedicated rights-of-way within said plot and on the contiguous right-of-way of all perimeter roads surrounding said plot, in accordance with the A.D.A.
- This subdivisions falls within Fort Bend County Outdoor Lighting Ordinance: Zone "L22".
- A project benchmark will be installed and documented per City of Rosenberg requirements prior to acceptance of the subdivision.
- Elevations used for delineating contour lines are based upon U.S.C. & G.S. Datum, NVD-88 (1991 Adj.).
- This plat was prepared to meet City of Rosenberg and Fort Bend County requirements.
- This plat lies wholly within Fort Bend County, Fort Bend County Municipal Utility District No. 158, Fort Bend Subsidence District, Fort Bend County Drainage District, Lamar Consolidated I.S.D., and the ETJ of the City of Rosenberg.
- Five-eighths inch (5/8") iron rods three feet (3') in length with cap stamped "E.H.R.A. 713-784-4500" 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 lines.
- The square footage totals as shown hereon are based on the mathematical closure of the courses and distances reflected on this plat. It does not include the tolerances that may be present due to the positional accuracy of the boundary monumentation.
- 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.
- F.B.C. M.U.D. No. 158 is responsible for the maintenance of Reserve "A" and Reserve "E"
- All property to drain into the drainage easement through an approved drainage structure.
- All drainage easements shall be kept clear of fences, buildings, vegetation, and other obstructions to the operation and maintenance of the drainage facility.
- A minimum distance of 10' shall be maintained between residential dwellings.



RESTRICTED RESERVE 'E'
RESTRICTED TO DETENTION, LANDSCAPE, RECREATION AND DRAINAGE USES
3.0642 AC. / 133,477 SQ. FT.

RESTRICTED RESERVE 'A'
RESTRICTED TO DETENTION, LANDSCAPE, RECREATION AND DRAINAGE USES
10.0040 AC. / 435,774 SQ. FT.

LOT AREA SUMMARY TABLE

BLOCK	LOT	S.F.	WIDTH
1	1	7493	60
1	2	7500	60
1	3	7500	60
1	4	7148	60
1	5	17,186	60
1	6	9619	60
1	7	7347	60
1	8	7370	60
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2	10	8721	60
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2	12	8760	60
2	13	8935	60
2	14	7905	60
2	15	8271	60
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2	30	9544	60
2	31	9121	60
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L8	N89°00'18"E	227.69'
L9	S00°59'42"E	3.50'
L10	S89°00'18"W	55.00'
L11	S00°59'42"E	79.85'
L12	N00°59'42"W	8.35'
L13	S73°14'47"E	17.88'
L14	N23°09'45"W	15.72'
L15	S22°24'14"W	6.76'
L16	N67°32'11"W	63.73'

**PRELIMINARY PLAT
RIVERS MIST
SECTION THREE**
BEING A SUBDIVISION OF 31.51 ACRES OUT OF
THE WM. LUSK SURVEY, A-276,
IN FORT BEND COUNTY, TEXAS.
(FORT BEND COUNTY
MUNICIPAL UTILITY DISTRICT NO. 158);
ALSO BEING A PARTIAL REPLAT OF RESTRICTED
RESERVE 'C', BLOCK 1, RIVERS MIST SECTION TWO,
PLAT NO. 2015008851 F.B.C.P.R.

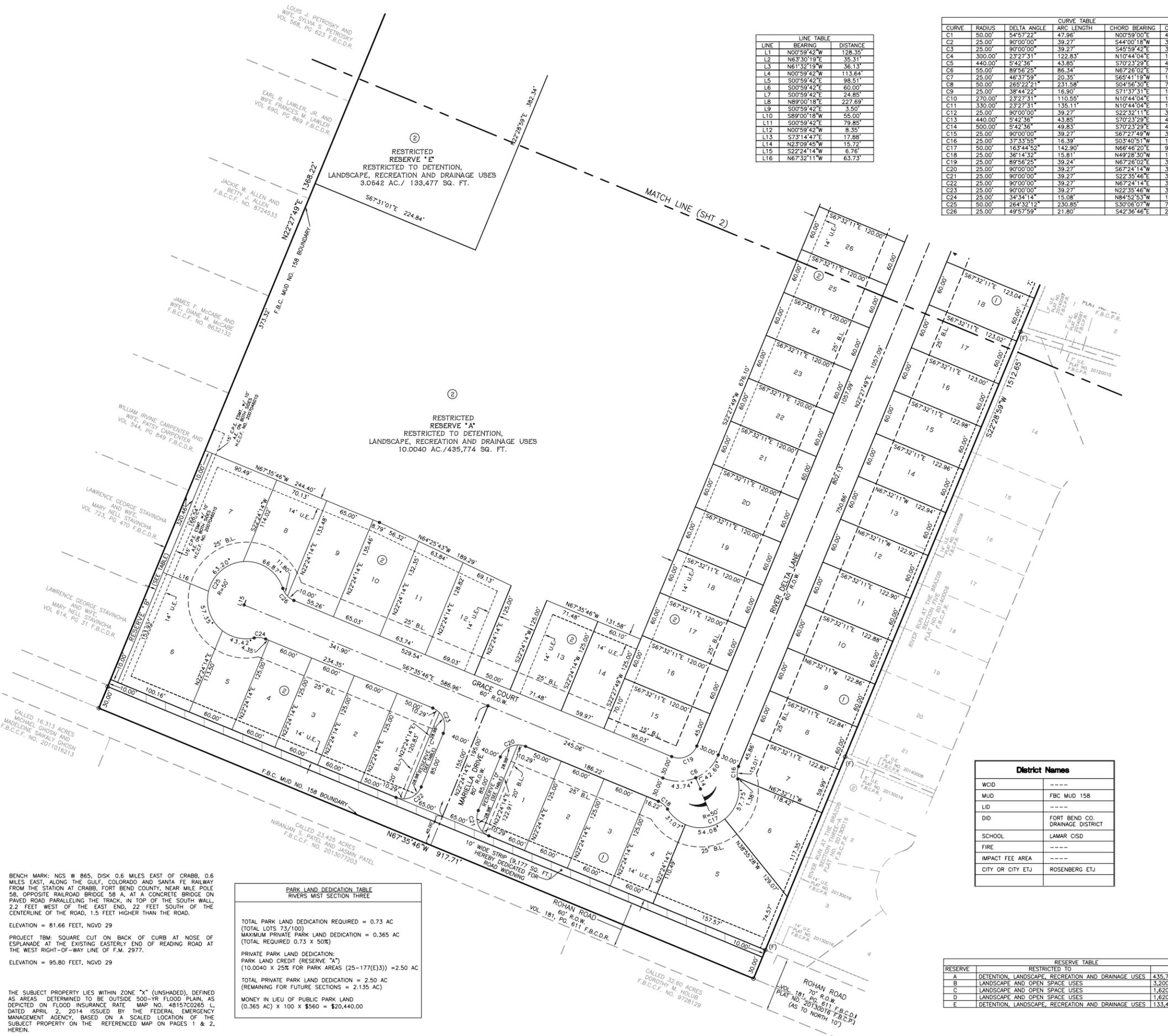
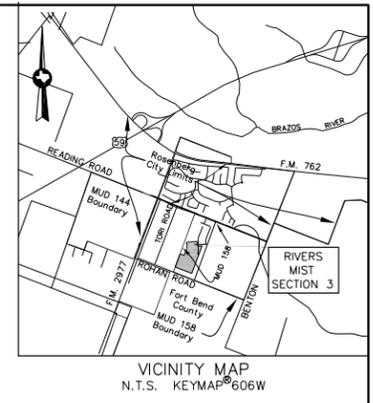
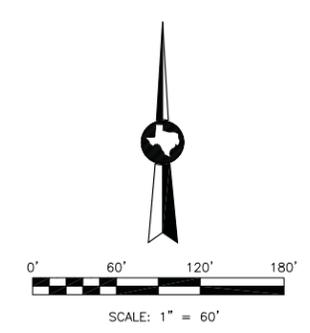
PURPOSE OF REPLAT:
TO DECREASE THE SIZE OF RESERVE 'C' IN RECORDED RIVERS
MIST SECTION TWO IN ORDER TO MEET LOT SIZE REQUIREMENTS
IN RIVERS MIST SECTION THREE

73 LOTS 4 BLOCKS 5 RESERVES (13,2161 ACRES)
OWNER
VENTANA DEVELOPMENT READING WEST, L.L.C.,
A TEXAS LIMITED LIABILITY COMPANY
410 BROOKS STREET
SUGAR LAND, TX 77478
(713)781-5553
MARCH 3, 2015

EHRA 10555 Westoffice Drive
Houston, Texas 77042
713.784.4500
EHRAinc.com
TBP# No. F-726
TBP# S No. 10092300

LINE	BEARING	DISTANCE
L1	N00°59'42"W	128.35'
L2	N63°30'19"E	35.31'
L3	N61°32'19"W	36.13'
L4	N00°59'42"W	113.64'
L5	S00°59'42"E	98.51'
L6	S00°59'42"E	60.00'
L7	S00°59'42"E	24.85'
L8	N89°00'18"E	227.69'
L9	S00°59'42"E	3.50'
L10	S89°00'18"W	55.00'
L11	S00°59'42"E	79.85'
L12	N00°59'42"W	8.35'
L13	S73°14'47"E	17.88'
L14	N23°09'45"W	15.72'
L15	S22°24'14"W	6.76'
L16	N67°32'11"W	63.73'

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	50.00'	54°57'22"	44.96'	N00°59'00"E	46.14'
C2	25.00'	90°00'00"	39.27'	S44°00'18"W	35.36'
C3	25.00'	90°00'00"	39.27'	S45°59'42"E	35.36'
C4	300.00'	23°27'31"	122.83'	N10°44'04"E	121.97'
C5	440.00'	5°42'36"	43.85'	S70°23'29"E	43.83'
C6	55.00'	89°56'25"	86.34'	N67°26'02"E	77.74'
C7	25.00'	46°37'59"	20.35'	S85°41'19"W	19.75'
C8	50.00'	265°22'21"	231.58'	S04°56'30"E	73.51'
C9	25.00'	38°44'22"	16.90'	S71°37'31"E	16.58'
C10	270.00'	23°27'31"	110.55'	N10°44'04"E	109.78'
C11	330.00'	23°27'31"	135.11'	N10°44'04"E	134.17'
C12	25.00'	90°00'00"	39.27'	S22°32'11"E	35.36'
C13	440.00'	5°42'36"	43.85'	S70°23'29"E	43.83'
C14	500.00'	5°42'36"	49.83'	S70°23'29"E	49.81'
C15	25.00'	90°00'00"	39.27'	S67°27'49"W	35.36'
C16	25.00'	37°33'55"	16.39'	S03°40'51"W	16.10'
C17	50.00'	163°44'52"	142.90'	N66°46'20"E	99.00'
C18	25.00'	36°14'32"	15.81'	N49°28'30"W	15.55'
C19	25.00'	89°56'25"	39.24'	N67°26'02"E	35.34'
C20	25.00'	90°00'00"	39.27'	S67°24'14"W	35.36'
C21	25.00'	90°00'00"	39.27'	S22°35'46"E	35.36'
C22	25.00'	90°00'00"	39.27'	N67°24'14"E	35.36'
C23	25.00'	90°00'00"	39.27'	N22°35'46"W	35.36'
C24	25.00'	34°34'14"	15.08'	N84°52'53"W	14.86'
C25	50.00'	264°32'12"	230.85'	S30°06'07"W	74.00'
C26	25.00'	49°57'59"	21.80'	S42°36'46"E	21.12'



BLOCK	LOT	S.F.	WIDTH
1	1	7493	60
1	2	7500	60
1	3	7500	60
1	4	7148	60
1	5	17,186	60
1	6	9619	60
1	7	7347	60
1	8	7370	60
1	9	7371	60
1	10	7372	60
1	11	7373	60
1	12	7374	60
1	13	7376	60
1	14	7377	60
1	15	7378	60
1	16	7379	60
1	17	7381	60
1	18	7382	60
1	19	8562	60
2	1	7493	60
2	2	7500	60
2	3	7500	60
2	4	7500	60
2	5	7019	60
2	6	14,374	60
2	7	13,991	60
2	8	8076	60
2	9	8799	60
2	10	8721	60
2	11	8323	60
2	12	8760	60
2	13	8935	60
2	14	7505	60
2	15	8271	60
2	16-26	7200	60
2	27	8520	60
2	28	8520	60
2	29	7200	60
2	30	9544	60
2	31	9121	60
2	32-36	7500	60
2	37	7628	60
2	38	7022	60
2	39	8657	60
3	1	9435	60
3	2	7387	60
3	3	7388	60
3	4	7848	60
3	5	8780	60
3	6	10,286	60
4	1	8507	60
4	2	7400	60
4	3	7394	60
4	4	7387	60
4	5	7381	60
4	6	7374	60
4	7	7368	60
4	8	6919	60
4	9	8332	60

District Names	Value
WCID	---
MUD	FBC MUD 158
LID	---
DID	FORT BEND CO. DRAINAGE DISTRICT
SCHOOL	LAMAR CISD
FIRE	---
IMPACT FEE AREA	---
CITY OR CITY ETJ	ROSENBERG ETJ

RESERVE	RESTRICTED TO	AREA
A	DETENTION, LANDSCAPE, RECREATION AND DRAINAGE USES	435,774 SQ.FT. / 10,004 ACRES
B	LANDSCAPE AND OPEN SPACE USES	3,200 SQ.FT. / 0.0735 ACRE
C	LANDSCAPE AND OPEN SPACE USES	1,620 SQ.FT. / 0.0372 ACRE
D	LANDSCAPE AND OPEN SPACE USES	1,620 SQ.FT. / 0.0372 ACRE
E	DETENTION, LANDSCAPE, RECREATION AND DRAINAGE USES	133,477 SQ.FT. / 3.0642 ACRES

PARK LAND DEDICATION TABLE	RIVERS MIST SECTION THREE
TOTAL PARK LAND DEDICATION REQUIRED	= 0.73 AC (TOTAL LOTS 73/100)
MAXIMUM PRIVATE PARK LAND DEDICATION	= 0.365 AC (TOTAL REQUIRED 0.73 X 50%)
PRIVATE PARK LAND DEDICATION:	
PARK LAND CREDIT (RESERVE "A")	(10,004 X 25% FOR PARK AREAS (25-177(E)3)) = 2,50 AC
TOTAL PRIVATE PARK LAND DEDICATION	= 2,50 AC (REMAINING FOR FUTURE SECTIONS = 2,135 AC)
MONEY IN LIEU OF PUBLIC PARK LAND	(0.365 AC) X 100 X \$560 = \$20,440.00

BENCH MARK: NGS W 865, DISK 0.6 MILES EAST OF CRABB, 0.6 MILES EAST, ALONG THE GULF, COLORADO AND SANTA FE RAILWAY FROM THE STATION AT CRABB, FORT BEND COUNTY, NEAR MILE POLE 58, OPPOSITE RAILROAD BRIDGE 58 A, AT A CONCRETE BRIDGE ON PAVED ROAD PARALLELING THE TRACK, IN TOP OF THE SOUTH WALL, 2.2 FEET WEST OF THE EAST END, 22 FEET SOUTH OF THE CENTERLINE OF THE ROAD, 1.5 FEET HIGHER THAN THE ROAD.

ELEVATION = 81.66 FEET, NGVD 29

PROJECT TBM: SQUARE CUT ON BACK OF CURB AT NOSE OF ESPLANADE AT THE EXISTING EASTERLY END OF READING ROAD AT THE WEST RIGHT-OF-WAY LINE OF F.M. 2977.

ELEVATION = 95.80 FEET, NGVD 29

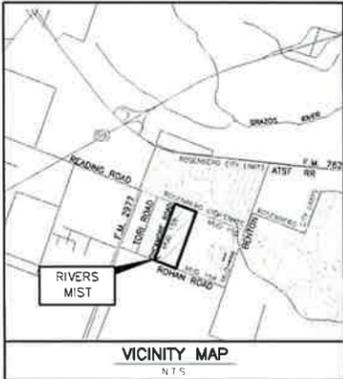
THE SUBJECT PROPERTY LIES WITHIN ZONE "X" (UNSHADED), DEFINED AS AREAS DETERMINED TO BE OUTSIDE 500-YR FLOOD PLAIN, AS DEPICTED ON FLOOD INSURANCE RATE MAP NO. 4815700265 L, DATED APRIL 2, 2014, ISSUED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, BASED ON A SCALED LOCATION OF THE SUBJECT PROPERTY ON THE REFERENCED MAP ON PAGES 1 & 2, HEREIN.

PRELIMINARY PLAT
RIVERS MIST
SECTION THREE
 BEING A SUBDIVISION OF 3151 ACRES OUT OF THE WM LUSK SURVEY, A-276, IN FORT BEND COUNTY, TEXAS. (FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 158); ALSO BEING A PARTIAL REPLAT OF RESTRICTED RESERVE "C", BLOCK 1, RIVERS MIST SECTION TWO, PLAT NO. 2015008851 F.B.C.D.R.

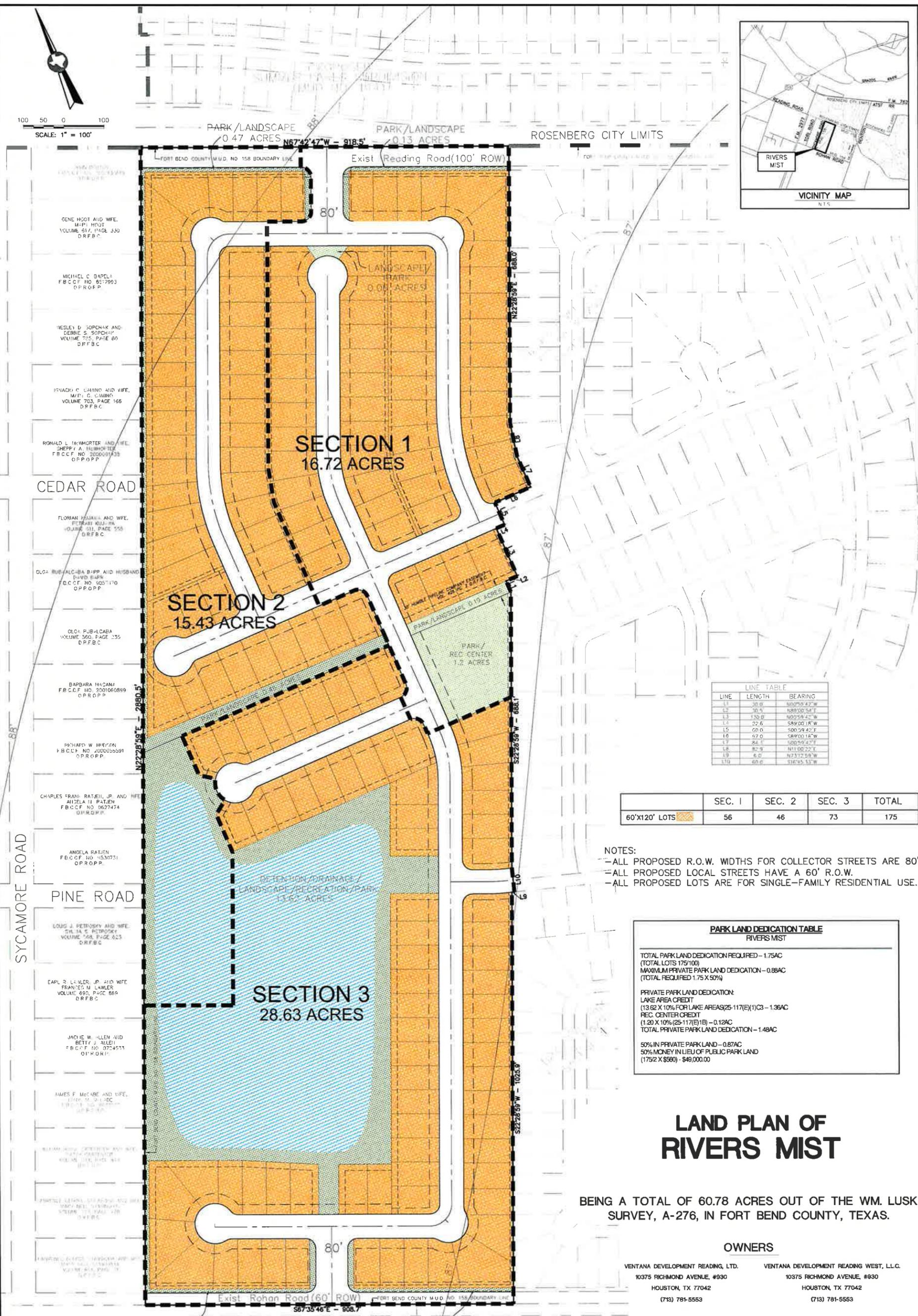
PURPOSE OF REPLAT: TO DECREASE THE SIZE OF RESERVE "C" IN RECORDED RIVERS MIST SECTION TWO IN ORDER TO MEET LOT SIZE REQUIREMENTS IN RIVERS MIST SECTION THREE

73 LOTS 4 BLOCKS 5 RESERVES (13,261 ACRES)
 OWNER
 VENTANA DEVELOPMENT READING WEST, L.L.C.,
 A TEXAS LIMITED LIABILITY COMPANY
 410 BROOKS STREET
 SUGAR LAND, TX 77478
 (713)781-5553
 MARCH 3, 2014

EHRA
 10555 Westoffice Drive
 Houston, Texas 77042
 713.784.4500
 EHRainc.com
 1876 No. F726
 1876 S No. 10072300



SCALE: 1" = 100'



LINE	LENGTH	BEARING
L1	30.0'	N67°42'47"W
L2	30.5'	S89°00'18"W
L3	130.0'	N00°58'42"E
L4	22.6'	S89°00'18"W
L5	60.0'	S00°59'42"E
L6	97.0'	S89°00'18"W
L7	84.5'	S00°59'42"E
L8	80.0'	N11°00'22"E
L9	6.0'	N72°12'58"W
L10	60.0'	S16°45'13"W

	SEC. 1	SEC. 2	SEC. 3	TOTAL
60'X120' LOTS	56	46	73	175

NOTES:
 - ALL PROPOSED R.O.W. WIDTHS FOR COLLECTOR STREETS ARE 80'
 - ALL PROPOSED LOCAL STREETS HAVE A 60' R.O.W.
 - ALL PROPOSED LOTS ARE FOR SINGLE-FAMILY RESIDENTIAL USE.

PARK LAND DEDICATION TABLE RIVERS MIST	
TOTAL PARK LAND DEDICATION REQUIRED	- 1.75AC
(TOTAL LOTS 175/100)	
MAXIMUM PRIVATE PARK LAND DEDICATION	- 0.88AC
(TOTAL REQUIRED 1.75 X 50%)	
PRIVATE PARK LAND DEDICATION:	
LAKE AREA CREDIT	
(13.62 X 10% FOR LAKE AREAS(25-117(E))1(C)3	- 1.36AC
REC. CENTER CREDIT	
(1.20 X 10%(25-117(E)1B) - 0.12AC	
TOTAL PRIVATE PARK LAND DEDICATION	- 1.48AC
50% IN PRIVATE PARK LAND	- 0.87AC
50% MONEY IN LIEU OF PUBLIC PARK LAND	
(175/2 X \$500) - \$49,000.00	

LAND PLAN OF RIVERS MIST

BEING A TOTAL OF 60.78 ACRES OUT OF THE WM. LUSK SURVEY, A-276, IN FORT BEND COUNTY, TEXAS.

OWNERS

VENTANA DEVELOPMENT READING, LTD. 10375 RICHMOND AVENUE, #930 HOUSTON, TX 77042 (713) 781-5553	VENTANA DEVELOPMENT READING WEST, L.L.C. 10375 RICHMOND AVENUE, #930 HOUSTON, TX 77042 (713) 781-5553
---	--

MAY 3, 2006



DISCLAIMER: (5/3/06) THIS PLAT HAS NOT YET BEEN GRANTED FINAL APPROVAL FROM THE CITY OF ROSENBERG PLANNING COMMISSION, AND MAY BE SUBJECT TO CHANGE.



PLANNING COMMISSION COMMUNICATION

March 18, 2015

ITEM #	ITEM TITLE
4	Rose Meadows Development Discussion

MOTION

Review and discuss the proposed Rose Meadows Development, and take action as necessary to direct staff.

RECOMMENDATION

Staff has no recommendation for this item.

MUD #	City/ETJ	ELECTION DISTRICT
66 (Rose Ranch)	ETJ	N/A

SUPPORTING DOCUMENTS:

1. Freeman Correspondence – 12-23-14
2. Approved Land Plan, Rose Ranch – 03-30-04

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 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.

BGE | KERRY R. GILBERT & ASSOCIATES

December 23, 2014

Mr. Travis Tanner, Planning Director
City of Rosenberg
2220 Fourth Street
Rosenberg, Texas 77471

Re: Rose Meadows Development

Dear Mr. Tanner,

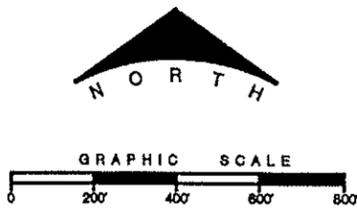
On behalf of the property owner Amar Amancharla, we BGE|Kerry R. Gilbert & Associates respectfully request a workshop item be placed on the next Planning Commission meeting, Jan. 21, 2015, to discuss the above referenced project and receive feedback from the Commission.

Please call me if you need anything further to process this request.

Sincerely,

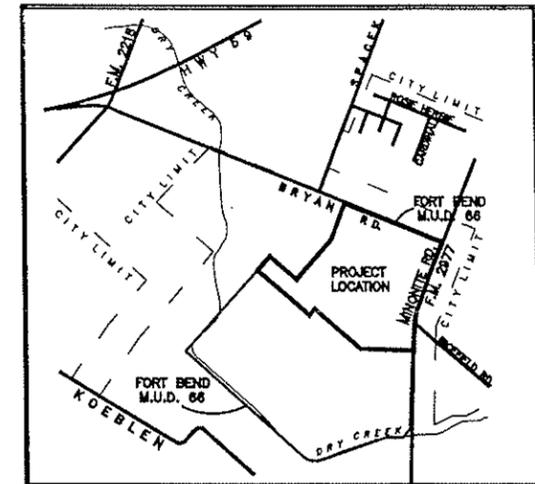


Geoff Freeman



BETTY BRYAN CRUIKSHANK PARTITION
CCF #2000079844
LAND USE: RESIDENTIAL - URBAN

ROSENBERG PROPERTY, INC.
FORT BEND COUNTY
FILE NO. 2001099858
LAND USE: RESIDENTIAL - URBAN



VICINITY MAP

	NET S/F AREA	NO. LOTS	AVERAGE LOT AREA
PHASE 1	1074019 SQ.FT.	- 165 LOTS -	6509.206 SQ.FT.
PHASE 2	1137404 SQ.FT.	- 165 LOTS -	6893.35 SQ.FT.
PHASE 3	919087 SQ.FT.	- 144 LOTS -	6282.54 SQ.FT.
PHASE 4	1244002 SQ.FT.	- 183 LOTS -	6797.82 SQ.FT.
PHASE 5	722133 SQ.FT.	- 115 LOTS -	6279.41 SQ.FT.

LOT DISTRIBUTION:
TOTAL LOT: 772 TYPICAL LOT SIZE: 50'X120'
PHASE ONE: 165 22%
PHASE TWO: 165 22%
PHASE THREE: 144 18%
PHASE FOUR: 183 23%
PHASE FIVE: 115 15%

A. P. GEORGE FOUNDATION
FORT BEND COUNTY
VOL. 333, PG. 414 AND
VOL. 25, PG. 479
LAND USE: RESIDENTIAL - RURAL

EXHIBIT - I

A DEVELOPMENT PLAN FOR
ROSE RANCH

A SUBDIVISION OF 210.51 ACRES OF LAND OUT OF THE
B.B.B & C. RAILROAD COMPANY SURVEY, A-129, S. B. PENTECOST
SURVEY A-362 & A-378, AND THE EUGENE WHEAT SURVEY, A-396,
FORT BEND COUNTY, TEXAS

772 LOTS 8 RESERVES 15 BLOCKS

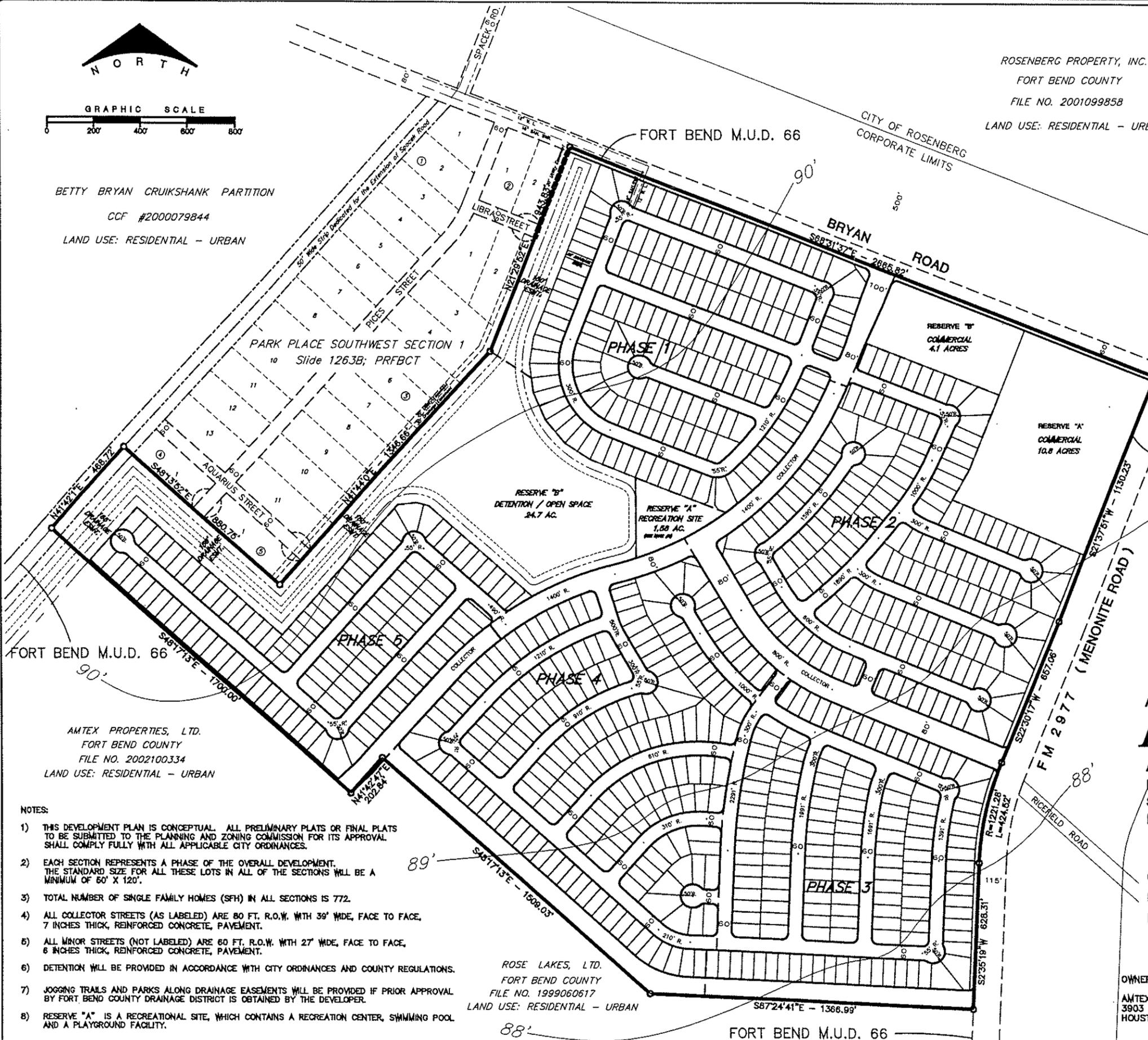
OWNER: AMTEX PROPERTIES, LTD.,
ENGINEER: LJA ENGINEERING & SURVEYING, INC, c/o GARY MENSIK, P.E.
PLANNER: NORTHRUP ASSOCIATES, INC. c/o Tom Northrup
LAND PLANNING - ENVIRONMENTAL - REAL ESTATE CONSULTANTS

SCALE: 1" = 200' FEBRUARY 18, 2004
REVISED: MARCH 30, 2004

OWNER: AMTEX PROPERTIES, LTD.
3903 BELLAIRE BLVD., SUITE C
HOUSTON, TX. 77025

ENGINEER: LJA ENGINEERING & SURVEYING, INC.
2929 BRIARPARK DRIVE, SUITE 600
HOUSTON, TX. 77042-3703
MR. GARY MENSIK, P.E.
(713) 953-6249

PLANNER: NORTHRUP ASSOCIATES, INC.
9328 WESTVIEW DRIVE, SUITE 100
HOUSTON, TX. 77055



AMTEX PROPERTIES, LTD.
FORT BEND COUNTY
FILE NO. 2002100334
LAND USE: RESIDENTIAL - URBAN

ROSE LAKES, LTD.
FORT BEND COUNTY
FILE NO. 1999060617
LAND USE: RESIDENTIAL - URBAN

- NOTES:
- THIS DEVELOPMENT PLAN IS CONCEPTUAL. ALL PRELIMINARY PLATS OR FINAL PLATS TO BE SUBMITTED TO THE PLANNING AND ZONING COMMISSION FOR ITS APPROVAL SHALL COMPLY FULLY WITH ALL APPLICABLE CITY ORDINANCES.
 - EACH SECTION REPRESENTS A PHASE OF THE OVERALL DEVELOPMENT. THE STANDARD SIZE FOR ALL THESE LOTS IN ALL OF THE SECTIONS WILL BE A MINIMUM OF 50' X 120'.
 - TOTAL NUMBER OF SINGLE FAMILY HOMES (SFH) IN ALL SECTIONS IS 772.
 - ALL COLLECTOR STREETS (AS LABELED) ARE 80 FT. R.O.W. WITH 39" WIDE, FACE TO FACE, 7 INCHES THICK, REINFORCED CONCRETE, PAVEMENT.
 - ALL MINOR STREETS (NOT LABELED) ARE 60 FT. R.O.W. WITH 27" WIDE, FACE TO FACE, 6 INCHES THICK, REINFORCED CONCRETE, PAVEMENT.
 - DETENTION WILL BE PROVIDED IN ACCORDANCE WITH CITY ORDINANCES AND COUNTY REGULATIONS.
 - JOGGING TRAILS AND PARKS ALONG DRAINAGE EASEMENTS WILL BE PROVIDED IF PRIOR APPROVAL BY FORT BEND COUNTY DRAINAGE DISTRICT IS OBTAINED BY THE DEVELOPER.
 - RESERVE "A" IS A RECREATIONAL SITE, WHICH CONTAINS A RECREATION CENTER, SWIMMING POOL AND A PLAYGROUND FACILITY.

LAND PLAN

66



PLANNING COMMISSION COMMUNICATION

March 18, 2015

ITEM #	ITEM TITLE
5	Subdivision Ordinance Discussion

MOTION

Review and discuss the "Subdivision" Ordinance as it pertains to pavement widths of local/residential streets, and take action as necessary to direct staff.

RECOMMENDATION

Staff has no recommendation for this item.

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

At the February 18 Planning Commission meeting, Commissioner Poldrack requested an Agenda item to revisit a discussion item regarding expanded residential street pavement widths. Staff discussed further researching the item and gathering some input from developers. Based on this research, staff will give an updated presentation of the item.



PLANNING COMMISSION COMMUNICATION

March 18, 2015

ITEM #	ITEM TITLE
6	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. 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

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.

ITEM 7

Announcements.

ITEM 8

Adjournment.