

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, September 17, 2014
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

1. Consideration of and action on Regular Planning Commission Meeting minutes for August 20, 2014. (LeLaurin)
2. Consideration of and action on Amendment No. 4 to the Town Center, Rosenberg, Texas Development Agreement, including Developer's Conceptual Plan, Revised Exhibit "B," Brazos Town Center, being 393.8 acres of land out of the Simon Jones Survey, A-187, Robert E. Handy Survey, A-271, and Jane Long League, A-55, City of Rosenberg, Fort Bend County, Texas. (Tanner)
3. Consideration of and action on Amendment No. 5 to the Town Center, Rosenberg, Texas Development Agreement, including Developer's Conceptual Plan, Revised Exhibit "B," Brazos Town Center, being 393.8 acres of land out of the Simon Jones Survey, A-187, Robert E. Handy Survey, A-271, and Jane Long League, A-55, City of Rosenberg, Fort Bend County, Texas. (Tanner)
4. Consideration of and action on a Preliminary Plat of Stonecreek Estates Section One, being 70.8 acres of land containing 184 lots (60' x 120') (65' x 125') (75' x 130' typ.) and seven reserves in nine blocks out of the Wiley Martin League, A-56, Fort Bend County, Texas. (Tanner)
5. Consideration of and action on a request by Kerry R. Gilbert and Associates to extend approval by 180 days for the Preliminary Plat of Irby Cobb Boulevard Street Dedication No. Two, a subdivision of 3.451 acres containing 1,930 L.F. of R.O.W. out of the Eugene Wheat Survey, A-396, and the Wiley Martin League, A-56, Fort Bend County, Texas. (Tanner)
6. Consideration of and action on a request by Kerry R. Gilbert and Associates to extend approval by 180 days for the Preliminary Plat of Walnut Creek Section Seven, a subdivision of 9.621 acres containing 3 blocks, 31 lots, and 1 restricted reserve out of the Eugene Wheat Survey, A-396, Fort Bend County, Texas. (Tanner)
7. Consideration of and action on a request by Kerry R. Gilbert and Associates to extend approval by 180 days for the Preliminary Plat of Walnut Creek Section Eleven, a subdivision of 8.764 acres containing 27 lots, 2 blocks and 1 restricted reserve out of the Eugene Wheat Survey, A-396, and the Wiley Martin League, A-56, Fort Bend County, Texas. (Tanner)
8. Hold public hearing for a Short Form Final Plat of Goldshire Center Replat of Commercial Reserve "A-2", a subdivision of 4.3943 acres or 191,416 square feet of land being a replat of Commercial Reserve "A-2" of Goldshire Center Replat of Commercial Reserve "A", recorded under Fort Bend County Clerk's File No. 20130048, in the James Lowery Survey, Abstract No. 275, City of Rosenberg, Fort Bend County, Texas; 1 block, 2 reserves. (Tanner)
9. Consideration of and action on a Short Form Final Plat of Goldshire Center Replat of Commercial Reserve "A-2", a subdivision of 4.3943 acres or 191,416 square feet of land being a replat of Commercial Reserve "A-2" of Goldshire Center Replat of Commercial Reserve "A", recorded under Fort Bend County Clerk's File No. 20130048, in the James Lowery Survey, Abstract No. 275, City of Rosenberg, Fort Bend County, Texas; 1 block, 2 reserves. (Tanner)
10. Consideration of and action on a Final Plat of Summer Lakes Section Eight, being a subdivision of 8.574 acres out of the W.M. Lusk Survey, A-276 and the Jane Long League, A-55, in the City of Rosenberg, in Fort Bend County, Texas (Fort Bend County Municipal Utility District No. 144); 36 lots, 2 blocks, 1 reserve (0.5214 acre). (Tanner)

11. Consideration of and action on a Final Plat of Summer Park Section Two, being a subdivision of 16.498 acres out of the Robert E. Handy Survey, A-187, in the City of Rosenberg, Fort Bend County, Texas (Fort Bend County Municipal Utility District No. 144): 64 lots, 3 blocks, 3 reserves (0.6726 acre). (Tanner)
12. Consideration of and action on the Staff Report of Current Activities and Requests for Future Agenda Items. (Tanner)
13. Announcements.
14. 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 11th day of September 2014, at 10:00 a. m. by
Christine Krahn



Linda Cernosek / cr
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 August 20, 2014.**

PLANNING COMMISSION MEETING MINUTES

DRAFT

On this the 20th day of August 2014, the Planning Commission of the City of Rosenberg, Fort Bend County, Texas, met in 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
Scott Tschirhart	City Attorney
Renée LeLaurin	Secretary II

GUESTS PRESENT

Vahid Tabrizi	ERSA Grae Corporation – Stonecreek Estates
Kerry Gilbert	Kerry R. Gilbert & Associates – Stonecreek Estates
Geoff Freeman	Kerry R. Gilbert & Associates – Stonecreek Estates
Tom Sabin	GSSW Real Estate Investments – The Fountains II
Tony Topping	Texas Masonry Council
Carol Redd	EHRA – Park Place Boulevard/Rivers Mist

CALL TO ORDER:

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

AGENDA

1. CONSIDERATION OF AND ACTION ON MINUTES OF THE JUNE 18, 2014 AND JULY 16, 2014 REGULAR PLANNING COMMISSION MEETING.

Action Taken: Vice Chairperson Phipps moved, seconded by Commissioner Urbish, to approve the minutes of the June 18, 2014 Regular Planning Commission Meeting as written. The motion carried by a vote of four “ayes” and two abstentions. **Ayes: Chairperson Pavlovsky, Vice Chairperson Phipps, Commissioner Poldrack and Urbish. Abstentions: Commissioners Casias and Parsons.**

Action Taken: Commissioner Parsons moved, seconded by Commissioner Casias, to approve the minutes of the July 16, 2014 Regular Planning Commission Meeting as written. The motion carried by a vote of four “ayes” and two abstentions. **Ayes: Chairperson Pavlovsky, Commissioner Casias, Poldrack and Urbish. Abstentions: Vice Chairperson Phipps and Commissioner Parsons.**

2. CONSIDERATION OF AND ACTION ON A PRELIMINARY PLAT OF PARK PLACE BOULEVARD STREET DEDICATION, BEING A SUBDIVISION OF 2.3580 ACRES OUT OF THE ROBERT E. HANDY SURVEY, A-187, IN THE CITY OF ROSENBERG, FORT BEND COUNTY, TEXAS (FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 144); 0 LOTS, 0 BLOCKS, 0 RESERVES.

Executive Summary: The Preliminary Plat of Park Place Boulevard Street Dedication consists of 2.358 acres of proposed public right-of-way. The Plat is located off of Reading Road and August Green Drive, in the City Limits and in Fort Bend County MUD No. 144. It extends from the existing portion of Park Place Boulevard abutting the Waterford Park Apartments to the roundabout where August Green Drive currently terminates. It is a proposed eighty-foot (80') collector street right-of-way that will provide a needed secondary access to and from the subdivision. The Plat is in accordance with the Revised Land Use and Parcel Plan for MUD No. 144 and is not in conflict with any applicable regulations. Staff

recommends approval of the Preliminary Plat of Park Place Boulevard Street Dedication.

Key Discussion:

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

Action Taken: Commissioner Casias moved, seconded by Commissioner Parsons, to approve the Preliminary Plat of Park Place Boulevard Street Dedication, being a subdivision of 2.3580 acres out of the Robert E. Handy Survey, A-187, in the City of Rosenberg, Fort Bend County, Texas (Fort Bend County Municipal Utility District No. 144); 0 lots, 0 blocks, 0 reserves.

Additional Discussion:

- Commissioner Parsons inquired if the streets are marked on the drawing.
- Mr. Tanner replied that it is marked but not named as such.
- Commissioner Parsons would like to see where streets are on the drawing.

Action Taken: Upon voting, the motion carried unanimously.

3. CONSIDERATION OF AND ACTION ON A PRELIMINARY PLAT OF RIVERS MIST SECTION TWO, BEING A SUBDIVISION OF 15.59 ACRES OUT OF THE W.M. LUSK SURVEY, A-276, IN FORT BEND COUNTY, TEXAS (FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 158); 46 LOTS, 2 BLOCKS, 4 RESERVES (4.2975 ACRES).

Executive Summary: The Preliminary Plat of Rivers Mist Section Two is located off of Furlson Drive, southwest of the intersection of Reading Road and Sorens Mist Boulevard. The proposed Plat is in the Extraterritorial Jurisdiction (ETJ) and in Fort Bend County MUD No. 158.

The Plat consists of 46 lots, two (2) blocks, and three (3) reserves totaling 4.2658 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 and is not in conflict with the Land Plan for Rivers Mist. Staff recommends approval of the Preliminary Plat of Rivers Mist Section Two.

Key Discussion:

- Mr. Tanner presented the item and reviewed the Executive Summary.
- Commissioner Parsons inquired what the square footage of the lots is.
- Mr. Tanner replied that that information is in the plat. They are fairly large starting at a minimum of 7,200 square feet.

Action Taken: Commissioner Parsons moved, seconded by Commissioner Urbish to approve the Preliminary Plat of Rivers Mist Section Two, being a subdivision of 15.59 acres out of the W.M. Lusk survey, A-276, in Fort Bend County, Texas (Fort Bend County Municipal Utility District No. 158); 46 lots, 2 blocks, 4 reserves (4.2975 acres). The motion carried unanimously.

4. CONSIDERATION OF AND ACTION ON A PRELIMINARY PLAT OF COTTONWOOD SECTION THREE-B, A SUBDIVISION OF 8.333 ACRES OF LAND LOCATED IN THE S.A. STONE SURVEY NO. 10, A-392, CITY OF ROSENBERG, FORT BEND COUNTY, TEXAS; LOTS: 44; RESERVES: 1; BLOCKS: 4.

Executive Summary: The Preliminary Plat of Cottonwood Section Three-B consists of 8.33 acres and 44 residential lots. It is located off of Barton Creek and Pease River Lanes, immediately southwest of Cottonwood Section Three-A. The Plat is within the City Limits and in Fort Bend County MUD No. 148.

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 April 2003.

There being no conflicts with applicable regulations, staff recommends approval of the Preliminary Plat of Cottonwood Section Three-B.

Key Discussion:

- Mr. Tanner presented the item and reviewed the Executive Summary.
- Commissioner Parsons inquired how many 50-foot, 6,000 square foot lots are left that have already been pre-approved.
- Mr. Tanner replied that Mr. Kalkomey is out of town and with the size of this Agenda, there was no way that

staff was able to figure that out in preparation for this meeting.

Action Taken: Commissioner Parsons moved, seconded by Vice Chairperson Phipps, to approve the Preliminary Plat of Cottonwood Section Three-B, a subdivision of 8.333 acres of land located in the S.A. Stone Survey No. 10, A-392, City of Rosenberg, Fort Bend County, Texas; Lots: 44; Reserves: 1; Blocks: 4.

Additional Discussion:

- Commissioner Casias inquired in regard to the approval of the Land Plan in 2003; is that an open date after it is approved?
- Mr. Tanner replied that some of the development agreements have a ten year designation whereafter ten years, all of the lots not yet platted would have to comply with City design standards. Those are the more recent development agreements, and because this one dates back so far, it does not have a provision like that. Basically, they are vested in their Land Plan back to 2003.
- Commissioner Casias stated that unless it is approved by Council, they do not have to comply going forward with any standards.
- Mr. Tanner replied that there is a development agreement, and the Land Plan is an exhibit to that agreement.
- Commissioner Parsons inquired if any of these have been preapproved in the ten year limit. Cottonwood does not have to adhere to the ten year limit. Are there any others that the City has approved?
- Mr. Tanner replied that there might be one or two others, but many of the more recent ones that came in around 2004 and 2005 have that condition in them.
- Commissioner Parsons stated that it would be nice to understand those to have knowledge with what we are facing.
- Chairperson Pavlovsky inquired if this was the last area out there.
- Mr. Tanner replied that there is one section south of this plat for future development and there are a few areas on the other side for development.
- Commissioner Parsons inquired when Cottonwood was approved.
- Mr. Tanner replied 2003.

Action Taken: Upon voting, the motion carried unanimously.

5. CONSIDERATION OF AND ACTION ON A FINAL PLAT OF COTTONWOOD SECTION THREE-B, A SUBDIVISION OF 8.333 ACRES OF LAND LOCATED IN THE S.A. STONE SURVEY NO. 10, A-392, CITY OF ROSENBERG, FORT BEND COUNTY, TEXAS; LOTS: 44; RESERVES: 1; BLOCKS: 4.

Executive Summary: Per the previous Agenda item, the Final Plat of Cottonwood Section Three-B consists of 8.33 acres and 44 residential lots. It is located off of Barton Creek and Pease River Lanes, immediately southwest of Cottonwood Section Three-A. The Plat is within the City Limits and in Fort Bend County MUD No. 148.

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 April 2003.

In this case, the applicant submitted the Final Plat at the same time as the Preliminary Plat. City staff did not see an issue with the Preliminary and Final Plats being on the same Agenda because plans for the public infrastructure in the subdivision had already been submitted and approved. There being no conflicts with applicable regulations, staff recommends that the Planning Commission recommend approval to City Council of the Final Plat of Cottonwood Section Three-B.

Key Discussion:

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

Action Taken: Vice Chairperson Phipps moved, seconded by Commissioner Parsons, to approve the Final Plat of Cottonwood Section Three-B, a subdivision of 8.333 acres of land located in the S.A. Stone Survey No. 10, A-392, City of Rosenberg, Fort Bend County, Texas; lots: 44; reserves: 1; blocks: 4. The motion carried unanimously.

6. CONSIDERATION OF AND ACTION ON A FINAL PLAT OF BAYOU CROSSING SECTION THREE, A SUBDIVISION OF 8.670 ACRES OF LAND LOCATED IN THE JAMES LOWERY 1/3 LEAGUE, A-275, CITY OF ROSENBERG, FORT BEND COUNTY, TEXAS; ALSO BEING A PARTIAL REPLAT OF RESERVE "A-2", BLOCK 1, BAYOU CROSSING SECTION TWO PARTIAL REPLAT NO. ONE RECORDED AT PLAT NO. 20130258, F.B.C.P.R., AND A PARTIAL REPLAT OF LOTS 3 AND 4, J. M. DONLEY SUBDIVISION RECORDED AT VOL. 1, PG. 20, F.B.C.P.R.

Executive Summary: The Final Plat of Bayou Crossing Section Three is located off of Grand Cane Lane in the Bayou Crossing Development. It is in the City Limits and immediately northeast of Bayou Crossing Section Two.

The proposed Final Plat contains 8.67 acres and 37 residential lots. All proposed lots are a minimum of sixty feet (60') in width and 6,600 square feet in size. The Plat conforms to the approved Land Plan for Bayou Crossing and to the Preliminary Plat, which was approved by the Planning Commission on June 18, 2014.

There being no further issues or conflicts with City standards, staff recommends that the Planning Commission recommend approval to City Council of the Final Plat of Bayou Crossing Section Three.

Key Discussion:

- Mr. Tanner presented the item and reviewed the Executive Summary.
- Commissioner Parsons inquired how many plats are left in Bayou Crossing.
- Mr. Tanner replied that this is the final section.

Action Taken: Commissioner Parsons moved, seconded by Commissioner Urbish, to approve the Final Plat of Bayou Crossing Section Three, a subdivision of 8.670 acres of land located in the James Lowery 1/3 League, A-275, City Of Rosenberg, Fort Bend County, Texas; also being a partial replat of Reserve "A-2", block 1, Bayou Crossing Section Two Partial Replat No. One recorded at Plat No. 20130258, F.B.C.P.R., and a partial replat of lots 3 And 4, J. M. Donley Subdivision recorded at Vol. 1, Pg. 20, F.B.C.P.R.

Additional Discussion:

- Commissioner Casias inquired that the size of the subdivision is the reason that it does not have to comply with anything as far as the recreational area.
- Mr. Tanner replied that this one predates those requirements.
- Commissioner Casias inquired if it changed developers.
- Mr. Tanner replied that the Land Plan dates back to 2004.
- Commissioner Parsons inquired if we changed this plat to eliminate the retention pond.
- Mr. Tanner replied yes.
- Commissioner Parsons inquired how many entrances there are.
- Mr. Tanner replied three on this plat.
- Commissioner Parsons inquired how many entrances there are to this subdivision.
- Mr. Tanner replied that he does not have that information off hand.
- Commissioner Parson inquired if we know many entrances are required for a subdivision of this size.
- Mr. Tanner replied that he does not have that information but it looks exactly like the land plan that was approved in 2004.
- Commissioner Parsons stated that in 2004, there were not as many lots. A certain amount of lots were not approved because of the retention plan that we had. Just wants to make sure that this fits the rule that the City has.
- Mr. Tanner replied that he and Charles reviewed it and believe it meets all applicable requirements. He can go back and check the number of access points and lots.
- Commissioner Parsons stated that he would like that to happen before this plat is approved. How many houses are going to be in this subdivision?
- Mr. Tanner replied that he does not know the total amount of residential homes, but 132 total were approved.
- Commissioner Poldrack inquired if there is an issue with distance front to back with one entrance.
- Commissioner Parsons replied that it may be that as well. We approved this at one time and then we had a flood problem and then we revised it.
- Mr. Tanner stated that the developer said there is a total of 95 lots, which is fewer than the original land plan.
- Commissioner Parsons inquired how that could be. How can you go from more to less and increase the amount of ground you put lots on?
- Carl Stevens of 46 Ambleside Crescent, Sugar Land, Texas, stepped forward to address the Commission. He is a developer in Bayou Crossing and stated the whole development has fewer lots than the original land plan had.
- Commissioner Parsons stated that when the original land plan was presented, there were sections of that land plan that were dedicated for things like retention ponds.
- Mr. Stevens replied that all that was recaptured and converted was 0.79 acres and the lots now are larger than the original land plan.

- Commissioner Parsons stated that he would vote to approve this assuming that it passes the ordinance at the time based on the required number of entrances for a subdivision of its size. He wants confirmation.
- Mr. Tanner replied that the subdivision meets the ordinances that applied to it at the time, including entrances.

Action Taken: Upon voting, the motion carried by a vote of four “ayes” and two abstentions. **Ayes: Chairperson Pavlovsky, Vice Chairperson Phipps, Commissioners Casias and Urbish. Abstentions: Commissioners Parsons and Poldrack.**

7. CONSIDERATION OF AND ACTION ON A FINAL PLAT OF BONBROOK PLANTATION NORTH SECTION ELEVEN, A SUBDIVISION OF 8.924 ACRES OF LAND SITUATED IN THE WILEY MARTIN LEAGUE, ABSTRACT 56, FORT BEND COUNTY, TEXAS; 35 LOTS, 0 RESERVES, 3 BLOCKS.

Executive Summary: The proposed Final Plat of Bonbrook Plantation North Section Eleven is located off of Blossom Terrace Lane in the northeast part of the overall Bonbrook Plantation Development. It is in the Extraterritorial Jurisdiction (ETJ) and in Fort Bend County MUD No. 155. The Plat contains approximately 8.924 acres and thirty-five (35) single-family residential lots.

The typical lot size for the subdivision is 65 feet in width. Each lot is a minimum of 65 feet in width at the front building line. In the lot summary table, some lots (3) are noted as being less than 65-foot lots due to being less than 50 feet at the right-of-way. The subdivision is in compliance with the approved Land Plan for Bonbrook Plantation. The Planning Commission approved the Preliminary Plat of this subdivision on January 22, 2014.

The proposed Final Plat is not in conflict with any applicable regulations, with the Preliminary Plat, or with the approved Land Plan for Bonbrook Plantation. That being said, staff recommends that the Planning Commission recommend approval to City Council of the Final Plat of Bonbrook Plantation North Section Eleven.

Key Discussion:

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

Action Taken: Commissioner Casias moved, seconded by Commissioner Poldrack to approve the Final Plat of Bonbrook Plantation North Section Eleven, a subdivision of 8.924 acres of land situated in the Wiley Martin League, Abstract 56, Fort Bend County, Texas; 35 lots, 0 reserves, 3 blocks. The motion carried unanimously.

8. CONSIDERATION OF AND ACTION ON A FINAL PLAT OF BONBROOK PLANTATION NORTH SECTION TWELVE, A SUBDIVISION OF 8.522 ACRES OF LAND SITUATED IN THE WILEY MARTIN LEAGUE, ABSTRACT 56, FORT BEND COUNTY, TEXAS; 34 LOTS, 0 RESERVES, 2 BLOCKS.

Executive Summary: The proposed Final Plat of Bonbrook Plantation North Section Twelve is located off of Blossom Terrace Lane in the northeast part of the overall Bonbrook Plantation Development. It is in the Extraterritorial Jurisdiction (ETJ) and in Fort Bend County MUD No. 155. The plat contains approximately 8.522 acres and thirty-four (34) single-family residential lots.

The typical lot size for the subdivision is 65 feet in width. Each lot is a minimum of 65 feet in width at the front building line. In the lot summary table, some lots (5) are noted as being less than 65-foot lots due to being less than 50 feet at the right-of-way. The subdivision is in compliance with the approved Land Plan for Bonbrook Plantation. The Planning Commission approved the Preliminary Plat of this subdivision on January 22, 2014.

The proposed Final Plat is not in conflict with any applicable regulations, with the approved Preliminary Plat, or with the approved Land Plan for Bonbrook Plantation. That being said, staff recommends that the Planning Commission recommend approval to City Council of the Final Plat of Bonbrook Plantation North Section Twelve.

Key Discussion:

- Mr. Tanner presented the item and reviewed the Executive Summary.
- Chairperson Pavlovsky stated that these are pretty good sized lots.

Action Taken: Commissioner Casias moved, seconded by Commissioner Urbish to approve the Final Plat of Bonbrook Plantation North Section Twelve, a subdivision of 8.522 acres of land situated in the Wiley Martin League, abstract 56, Fort Bend County, Texas; 34 lots, 0 reserves, 2 blocks. The motion carried unanimously.

9. CONSIDERATION OF AND ACTION ON A FINAL PLAT OF BONBROOK PLANTATION NORTH SECTION THIRTEEN, A SUBDIVISION OF 19.476 ACRES OF LAND SITUATED IN THE WILEY MARTIN LEAGUE,

ABSTRACT 56, FORT BEND COUNTY, TEXAS; 88 LOTS, 3 RESERVES (1.031 ACRES), 3 BLOCKS.

Executive Summary: The Final Plat of Bonbrook Plantation North Section Thirteen is located off of Reading Road, adjacent to Bridlewood Estates, in the east central part of Bonbrook Plantation. The proposed Plat contains 19.476 acres, 88 residential lots, and three (3) reserves consisting of 1.031 acres.

The proposed lots are a minimum of fifty feet (50') in width and 6,000 square feet in size. This is in accordance with the approved Land Plan for Bonbrook Plantation, which calls for fifty-foot (50') lots in this location of the development. The Land Plan is attached for reference. The Preliminary Plat of this subdivision was approved by the Planning Commission on June 18, 2014.

The proposed Final Plat is not in conflict with any applicable regulations or with the approved Preliminary Plat. Staff recommends that the Planning Commission recommend approval to City Council of the Final Plat of Bonbrook Plantation North Section Thirteen.

Key Discussion:

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

Action Taken: Commissioner Casias moved, seconded by Vice Chairperson Phipps to approve the Final Plat of Bonbrook Plantation North Section Thirteen, a subdivision of 19.476 acres of land situated in the Wiley Martin League, Abstract 56, Fort Bend County, Texas; 88 lots, 3 reserves (1.031 acres), 3 blocks. The motion carried unanimously.

10. HEAR AND DISCUSS A PRESENTATION REGARDING A POTENTIAL MULTI-FAMILY PLANNED UNIT DEVELOPMENT, AND TAKE ACTION AS NECESSARY TO DIRECT STAFF.

Executive Summary: Mr. Thomas Juarez of J.B. Granada Construction has requested an opportunity to present a potential multi-family Planned Unit Development (PUD) on Airport Avenue. Specifically, the project would be located near the southwest corner of Airport Avenue and FM 2218 and would contain 203 units. Mr. Juarez approached City staff regarding multi-family residential development of this location and was notified of the City's parking requirements of four (4) spaces per one-bedroom unit, five (5) spaces per two-bedroom unit, and six (6) spaces per three-bedroom unit. The parking requirements would be prohibitive of this development as proposed. Therefore it was communicated to Mr. Juarez that the project could only be done through a PUD, recommended by the Planning Commission and approved by City Council. Before spending additional time on the project, it was recommended by staff that the concept be presented to the Planning Commission to receive direction. It is important to note that the proposal is for owner-occupied condominiums as opposed to renter-occupied apartments; however, it would be difficult if not impossible for the City to regulate whether they are owner-occupied in the future. If approved by the Planning Commission and City Council, the PUD would be subject to the West Fort Bend Management District standards.

Key Discussion:

- Mr. Tanner presented the item and reviewed the Executive Summary.
- Chairperson Pavlovsky inquired where this would be located along Airport.
- Mr., Tanner replied that it is across from B.F. Terry High School.
- Chairperson Pavlovsky inquired if it fronts FM 2218.
- Tom Juarez of 1621 North Falling Leaf Drive in Katy, Texas, stepped forward to address the Commission and stated that project would not have frontage on FM 2218 and he would like to keep it this way for security reasons. This project is a condo project for sale. This is not a typical plan because every unit has a garage where they can walk through the building to the garage. Every building has garages in the building itself. The floor plans, for instance, Unit E1, shows the foyer going into the garage. This is an entrance to the building itself. The doors are to the right and far left are an entrance to all of the units. My presentation shows that this is not a typical apartment building. Each unit has 1.5 or 2.5 baths, so it is not a normal renting unit. The two bedroom units have 2.5 bath and the three bedroom units have 2.5 bath. I want to establish an agreement with the City that these units are under restriction and cannot be rented to individuals. Each unit will pay its own taxes like a regular residential home.
- Ms. McConathy inquired how that would be restricted.
- Mr. Juarez replied with deed restrictions.
- Commissioner Parsons inquired that if he owned one, he could not rent it out.
- Mr. Juarez replied that he could not restrict on that aspect.
- Mr. Tschirhart stated that if someone owns it and chooses to rent it out, they can.
- Commissioner Parsons stated that the intention here is for people to own this residence for 30 years.

- Mr. Juarez stated that an apartment building pays school taxes but each unit would have to pay the tax like a residual home.
- Chairperson Pavlovsky inquired what the difference in dollars is.
- Mr. Juarez replied that residential taxes compared to an apartment building are different. He is unsure of the exact figures, but you would be paying the value of the condo.
- Chairperson Pavlovsky replied that it does not matter what it is called, CAD will attach an appraised value to it.
- Mr. Juarez stated that each unit, with all amenities, will be a higher cost and revenue than a regular apartment building.
- Commissioner Parsons stated that that is true because the value by the CAD is set is based on the square footage of the building. As a developer, what would you suggest would be an ideal mix between own housing and rental housing?
- Mr. Juarez inquired that Commissioner Parsons repeat the question.
- Commissioner Parsons inquired if you were developing a city, what would you set as a ideal for the number of units that are rental versus the number of units that are owned.
- Mr. Juarez replied that there are no condo projects or condos that are sellable in the City of Rosenberg. The research has been done and none were found. The difference here is that there is nothing like this here in Rosenberg.
- Commissioner Casias inquired if Mr. Juarez has developed something like this in any other area.
- Mr. Juarez replied that this is the first time because this is the first time that the garages have been included.
- Commissioner Parsons stated that there may be some condos for sale built for that purpose in Brazos Town Center. His concern is that the City is heavily laden with rental properties.
- Mr. Tanner stated that the City is at 48% rental occupancy and 28% multi-family housing.
- Commissioner Poldrack stated that there is no pricing structure on these condos.
- Mr. Juarez replied not yet.
- Commissioner Poldrack inquired how it is known that these are economically feasible if you do not know what you are going to sell them for.
- Mr. Juarez replied that the A1 unit will sell for \$103,612, which is the one bedroom. The A2 will sell for \$116,176. The B1 will sell for \$137,879. The B2 will sell for \$148,000. They are averaging \$111 to \$117 per square foot per unit. B3 will sell for \$144,000 for a smaller two bedrooms. The three bedrooms are selling for \$164,000 and \$174,000. The two bedrooms range from \$111 to \$102 per square foot and the three bedrooms range from \$113 to \$114 per square foot. The uniqueness of it more than anything is the fact that most townhomes and condos do not have two bedrooms and 2.5 baths. The beauty of the project is its uniqueness. Its location is right next to Highway 59, all three schools, close to shopping, 7-10 minutes from Sugar Land. This would be good for the City for singles, elderly, and empty nesters. The amenities are good.
- Chairperson Pavlovsky inquired if this conforms to requirements of WFBMD standards.
- Mr. Tanner replied that they have not gotten to that step yet.
- Chairperson Pavlovsky inquired what the distance is from Airport Avenue to the narrow end of this property.
- Mr. Juarez replied that he is not sure.
- Mr. Tanner replied about 1,500 feet.
- Mr. Juarez replied that 1,800 feet would be his educated guess.
- Commissioner Casias inquired what was meant when Mr. Tanner said it would raise the bar in other areas.
- Mr. Tanner replied that if the Planning Commission recommended moving forward with the developer, we will gain flexibility from some of the standards. In this case it would be the parking that they would be required to exceed other standards that the City has. They would have to do a number of items that go above and beyond what the City would typically require.
- Commissioner Casias inquired that when looking at the variances, it says 203 units are to be developed but isn't the number 200 units per multi-family.
- Mr. Tanner replied that he will have to look at acreage and density requirements, but density might be an issue as well. The main thing with multi-family developments is the parking requirements. To avoid this, we have to do a plan development.
- Commissioner Casias stated that if entrances and exits to this development are on Airport, safety and welfare need to be considered. Are there turning lanes here?
- Mr. Tanner replied that if this is approved by the Planning Commission, this developer would have to do a traffic impact analysis or study. Their traffic engineer would have to determine what offsite improvements are required as far as turning lanes, so that would be a component of the project, too.
- Commissioner Casias stated that this is especially important because it is right by the high school.
- Mr. Juarez stated that this is not even 14 units per acre; it is 13.5 units per acre. It is below the amount

stated in the ordinance.

- Mr. Tanner replied that the ordinance might say 12, but that needs to be verified. The main thing is the parking. The density requirement will have to be looked at. There will be one or two things here that will not comply with the ordinance.
- Mr. Juarez stated that there are 508 cars including 203 attached garages and 387 parking spaces included.
- Commissioner Poldrack stated that one of the requirements of a planned unit development is all single family residential lots shall front on a public street right-of-way. Does that meet requirements?
- Mr. Tanner replied that these would not be separate lots. That would be more like town homes, patio homes, or single family homes, but this property is not going to be subdivided.
- Commissioner Parsons inquired if that is a requirement of a PUD by ordinance.
- Mr. Tanner replied that it is, but these are not single family residential lots. It would be considered multi-family use by City Ordinance.
- Commissioner Parsons inquired about the mention of an exit going to FM 2218. Where is that going to be?
- Mr. Juarez replied that it is not, but if it is required, it can be put in.
- Commissioner Parsons stated that if there is a catastrophic event on Airport, nobody will be able to get in or out of this complex.
- Commissioner Poldrack stated that the requirements state that there must be two separate entrances when there is that much distance in between.
- Mr. Juarez replied that the concern is understood. The front part is commercial. La Michoacana Market is already there, but there will be also strip center buildings on the front facing Airport.
- Mr. Tanner stated that there is a request from the Commission for direction at this time.
- Commissioner Parsons stated that we have far in excess of units that could be rented. We should not add those because people from other units move into these and those other units go bad. Not in favor of addition of multi-family development. Concentration of individual properties to individual people should be focused on.
- Commissioner Urbish stated that the problem is that people rent out those properties also. There are a lot of people that would be attracted to this kind of development. Typically, if someone owns their own place, they will not run it down near as bad as something rented. Likes the idea of it because Rosenberg is growing and this is different from an apartment complex.
- Vice Chairperson Phipps stated his agreement and replied that we must also look at median price of \$115,000. Someone will not rent it out for \$500-\$600 a month, so if it does get subleased, it will be taken care of by someone who can afford it.
- Mr. Juarez replied that it would be \$1,500 per month. The amenities exceed any rental property.
- Commissioner Poldrack stated that we have half of the community that is transient, then there is not an attachment to the community. He is not big on any kind of multi-family development. An investor could easily come in and buy some units and rent them out.
- Commissioner Parsons replied that this is a price range of \$103,600 - \$174,100. In today's market, this is not a growth item for housing. We have 20 years of housing that is already platted that will sell for the same amount, so all this does is add to that inventory which is not in the best interest to the City of Rosenberg for the next 25 to 50 years.
- Mr. Juarez stated that this is beneficial to the City of Rosenberg because it is a different option for people.

Action Taken: Commissioner Poldrack moved, seconded by Commissioner Parsons, to decline from making a recommendation of support to City Council for this proposed multi-family Planned Unit Development.

Additional Discussion:

- Commissioner Parsons stated that even if the Commission does not support this project, it can still go to City Council to be decided on.
- Vice Chairperson Phipps stated that the ingress and egress issues need to be looked at.
- Mr. Juarez stated that the Fire Marshal would do that.
- Mr. Tanner stated that if this project were to go forward that there would be administrative review process beyond the Planning Commission and City Council. They would have to meet all fire code and mitigate traffic concerns.
- Commissioner Parsons stated that if those changes are made, Mr. Juarez may come back and present it again.

Action Taken: Upon voting, the motion failed by a vote of three "ayes" to three "noes". **Ayes: Chairperson Pavlovsky, Vice Chairperson Phipps, and Commissioner Urbish. Noes: Commissioners Poldrack, Parsons, and Casias.**

No additional action taken.

11. **HEAR AND DISCUSS A PRESENTATION BY GSSW REAL ESTATE INVESTMENTS REGARDING A POTENTIAL MULTI-FAMILY PLANNED UNIT DEVELOPMENT, AND TAKE ACTION AS NECESSARY TO DIRECT STAFF.**

Executive Summary: Thomas W. Sabin, Jr., of GSSW Real Estate Investments has requested an opportunity to present a preliminary plan for a multi-family development, Fountains of Rosenberg Phase II, adjacent to the existing Fountains of Rosenberg multi-family development off of Fountains Drive, south of I-69. The proposed addition would contain 114 units. Mr. Sabin contacted City staff regarding multi-family residential development of this location and was notified of the City's parking requirements of four (4) spaces per one-bedroom unit, five (5) spaces per two-bedroom unit, and six (6) spaces per three-bedroom unit. Like the previous project, the parking requirements would be prohibitive of this development as proposed. Therefore it was communicated to Mr. Sabin that the project could only be done through a PUD recommended by the Planning Commission and approved by City Council. Before spending additional time on the project, it was suggested by staff that the concept be presented to the Planning Commission to receive direction. Also, similar to the previous Agenda item, if approved by the Planning Commission and City Council, the PUD would be subject to the West Fort Bend Management District standards.

Key Discussion:

- Mr. Tanner presented the item and reviewed the Executive Summary.
- Tom W. Sabin, Jr., of 6239 Northwood Road, Dallas, Texas, stepped forward to address the Commission. His group bought the 184-unit Fountains property a year ago from Maple Avenue Economic Development Corporation, which was a non-profit organization. Fuller Real Estate Partners owns 65 acres to the west including a 5-acre parcel immediately adjacent to our western boundary. Fountains Apartments were built in 2002. This plan for Fountains II has 114 units within it and we would tear down the existing clubhouse facility and rebuild it to tie the two properties together. This plan had direct access garage for 18-25 units. It would be \$15 million, \$160 per square foot with \$110 in hard cost and \$35 in soft cost plus land. It is hard to see how this property may develop if not to expand the Fountains. The east side backs up to multi-family and drainage to southern boundary. We would like to build a 2014 product there to enhance the 184 units. We have a forty year HUD loan on this but we expect to have this in our hand much sooner. We are operated by a life insurance company and thirty years is short term in our thinking. We do not plan to show up and leave.
- Commissioner Casias inquired of Mr. Tanner if these projects are being brought to the Commission because they do not comply with multi-family ordinances to be put into a plan unit development.
- Mr. Tanner replied that this is the only way to do the project.
- Commissioner Casias inquired if future variances will be requested.
- Mr. Tanner replied that our housing market is booming, so there are many requests like this. It is up to the Commission if each consider each project on its own merit.
- Commissioner Casias stated that there is a parking issue and that this is a three-story multi-family complex when the ordinance only allows two-story developments. This is a new purchase however, our ordinance limits overall multi-family development size to 200 units. As a Phase II, this project does not comply with the ordinance.
- Mr. Tanner replied that these projects have not been reviewed and that will be done, however the parking requirement is a challenge, so that is the main thing to bring up. A detailed review for compliance with all City ordinances has not been done. The applicants are presenting an overall plan to determine if it will be something the City is agreeable to.
- Commissioner Parsons stated that if we want to encourage more multi-family developments, the parking requirements should be changed.
- Mr. Tanner replied that the Commission does not want to change the parking.
- Commissioner Parsons inquired if Mr. Tanner knew the apartment occupancy in Rosenberg.
- Mr. Tanner replied that the only way to generate that data would be to call all the apartment complexes.
- Commissioner Parsons inquired if there is a demand for more apartments or is the demand being created by the developers? The only reason the parking ordinance was written was to discourage the continuance of the proliferation of apartment complexes.
- Councilor McConathy replied that she understands his reservations but the City has already done a PUD for MUD 144 with Sam Yager.
- Mr. Sabin stated that he understands that he likely will not change the Commission's mind but their units are full and they could rent these new units immediately if he had them in hand.
- Chairperson Pavlovsky inquired how old the project is that is there now.
- Mr. Sabin replied that it was built in 2002. We have spent over \$400,000 out there.
- Chairperson Pavlovsky stated that he appreciates that they invested here but that implies that renters tear

- up the property.
- Mr. Sabin replied that the main reason they have invested as much as they have thus far is the property was not very well managed.
- Commissioner Poldrack stated that it is detrimental to the community to have half of the population transient.
- Mr. Sabin replied he lives in Dallas and there is a large amount of rental property up there and it is generally very nice. For this adjacent property, it is a logical step to develop Phase II.
- Chairperson Pavlovsky stated that there are many issues with this project and our ordinances. The three-story building height and parking are the big ones.
- Mr. Sabin replied that a two-story project can be built if that is preferable.

No action taken.

12. CONSIDERATION OF AND ACTION ON EXHIBIT C – THIRD REVISION, A DEVELOPMENT PLAN FOR BONBROOK PLANTATION, BEING 448.62 ACRES OF LAND OUT OF THE WILEY MARTIN LEAGUE, ABSTRACT 56, FORT BEND COUNTY, TEXAS.

Executive Summary: The Third Revision to the Development Plan for Bonbrook Plantation contains 448.62 acres and 1,300 residential lots. Bonbrook Plantation (Fort Bend County MUD No. 155) is located on both the north and south sides of Reading Road between Benton Road and Bridlewood Estates in the Extraterritorial Jurisdiction (ETJ).

It is important to note that, of the 1,300 lots suggested in the proposed, revised Development Plan, plats have already been recorded for 1,044 lots (or approximately 80 percent of the development). Additionally, plats are in the review process for 176 lots. The reason for the revised Development Plan is to change a 23.4-acre tract currently designated as multi-family residential to single-family residential, sixty-foot (60') lots.

The subject area is generally located at the northeast corner of Benton and Reading Roads. The change represents a likely decrease in the density of the development. Further, all proposed lots would comply with current standards. Overall, 54 percent of the lots in the development will be sixty feet (60') or greater in width at build-out, compared to only 42 percent per the previously-approved Land Plan.

If recommended for approval by the Planning Commission, the next step would be City Council consideration of a Resolution amending this exhibit of the Development Agreement for MUD No. 155. Following a detailed review, City staff finds no issues with the proposed amendment. Single-family residential could be considered a better use for this location. The area must still comply with all platting requirements, and preliminary and final plats must come before the Planning Commission. Staff recommends the Planning Commission make a recommendation of approval to City Council for the Exhibit C – Third Revision, a Development Plan for Bonbrook Plantation.

Key Discussion:

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

Action Summary: Commissioner Parsons moved, seconded by Commissioner Poldrack to approve the Exhibit C – Third Revision, a development plan for Bonbrook Plantation, being 448.62 acres of land out of the Wiley Martin League, Abstract 56, Fort Bend County, Texas. The motion carried unanimously.

13. CONSIDERATION OF AND ACTION ON A RECOMMENDATION TO CITY COUNCIL REGARDING A DEVELOPMENT AGREEMENT WITH DRY CREEK (HOUSTON) ASLI VII, LLC, A DELAWARE LIMITED LIABILITY COMPANY, IN ASSOCIATION WITH FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 184.

Executive Summary: Over the last several months, City staff has been in discussions with a developer regarding the development of an approximately 502.6-acre tract at the southwest corner of A. Meyers and Berdette Roads, immediately south of Bridlewood Estates. The tract is largely in the Extraterritorial Jurisdiction (ETJ), with the exception of the City Limits abutting Dry Creek, and in proposed Fort Bend County Municipal Utility District No. 184. The Development Agreement is being brought to the Planning Commission to make a recommendation to City Council. Please note that due to the size of the associated Exhibits, they have not been included in this packet in order to conserve supplies. A print copy of the full Development Agreement and all Exhibits is available for review in the City Secretary's office.

Following are main points of the Agreement:

1. The development will follow the City's current "Subdivision" Ordinance and Design Standards for public infrastructure
2. Plats will come before the Planning Commission and must comply with lot size and other applicable requirements.

3. The development will meet the City's current parkland dedication requirements, which require more amenities and parkland to be set aside than in the previous ordinance.
4. The Development Agreement contains a safeguard regarding the improvement of A. Meyers Road. It is currently anticipated that Fort Bend County will construct A. Meyers as a major thoroughfare; however if the County doesn't commence work, the developer must construct the southern half or two (2) future eastbound lanes of the road in phases before the subdivision is platted (see Agreement for details).

Overall, the development represents an improvement in terms of lot sizes and amenities compared to what could be developed in the City or its ETJ under the current ordinances. City staff recommends that the Planning Commission recommend approval to City Council of the Development Agreement for Fort Bend County MUD No. 184.

Key Discussion:

- Mr. Tanner presented the item and reviewed the Executive Summary.
- Commissioner Parsons inquired if this is in concurrence with development discussed in Executive Session some time ago.
- Mr. Tanner replied that it was.

Action Taken: Commissioner Parsons moved, seconded by Vice Chairperson Phipps, to recommend approval to City Council regarding a Development Agreement with Dry Creek (Houston) ASLI VII, LLC, a Delaware limited liability company, in association with Fort Bend County Municipal Utility District No. 184.

Additional Discussion:

- Commissioner Casias inquired if this Agreement will have a development timeline.
- Mr. Tanner replied that he believes that is in the utility agreement but that would need to be verified. It is something that has been discussed with the developer in the past and he believes that requirement is in one of these two agreements but would need to verify.
- Commissioner Parsons modified his motion to support that 10 year timeline; Vice Chairperson Phipps seconded the revised motion.
- Commissioner Poldrack inquired about the product to be placed on the lots and what the starting price range is targeted to be.
- Vahid Tabrizi of 569 Rancho, Houston, Texas, stepped forward to address the Commission and stated this development is being contracted with three builders. We anticipate prices to start at the 60-foot level from \$200,000 to \$350,000 for 75-foot lots.
- Commissioner Poldrack inquired if there would be any lots below \$200,000.
- Mr. Tabrizi replied that that cannot be requested from builders what the price point will be. Only the square footage may be dictated.
- Commissioner Poldrack inquired what the square footage will be.
- Mr. Tabrizi replied that the minimum is 1,800.
- Commissioner Poldrack inquired who the builders would be.
- Mr. Tabrizi replied that the builders are Meritage Homes, Hovnanian Homes, and Westin Homes.
- Commissioner Poldrack inquired when the expected start date is for the development.
- Mr. Tabrizi replied that construction will be 3 to 4 months.
- Mr. Tschirhart clarified that this recommendation to present this to City Council is subject to the ten year platting requirement.

Action Taken: Commissioner Parsons moved, seconded by Vice Chairperson Phipps, to recommend approval to City Council regarding a Development Agreement with Dry Creek (Houston) ASLI VII, LLC, a Delaware limited liability company, in association with Fort Bend County Municipal Utility District No. 184 with the inclusion of a provision that the Agreement provides for a ten-year subdivision completion requirement for Stonecreek Estates. Upon voting, the motion carried unanimously by those present.

14. CONSIDERATION OF AND ACTION ON A GENERAL PLAN OF STONECREEK ESTATES, BEING 502.6 ACRES OF LAND OUT OF THE WILEY MARTIN SURVEY, A-56, E.P. EVERETT SURVEY, A-387, FORT BEND COUNTY, TEXAS.

Executive Summary: The proposed General/Land Plan for Stonecreek Estates consists of 502.6 acres and up to 1,400 single-family residential lots. As discussed in the previous agenda item, the development is located at the southwest corner of A. Meyers and Berdette Roads, immediately south of Bridlewood Estates. It is largely in the Extraterritorial Jurisdiction (ETJ), with the exception of the City limits abutting Dry Creek, and in proposed Fort Bend County Municipal Utility District No. 184.

It is noted in the plan that all lots will be a minimum of sixty feet (60') in width, with a minimum average size of 7,000 square feet and minimum overall size of 6,500 square feet per the current "Subdivision" Ordinance. There will be approximately 349.6 acres of residential development (all single-family) according to the Plan. The Plan also calls for a minimum of 26.3 acres in improved parkland to be set aside (based on 1,400 lots) per City ordinance. Overall there will be 105.5 acres of open space including parks, detention, landscape reserves, etc. Finally, the development has two (2) non-residential sites consisting of 17 acres.

From the standpoint of traffic impacts, the developer has submitted a traffic impact analysis (TIA) for the City's review; however, the development will mostly impact County roads. As discussed in the previous agenda item, the development will result in the improvement of A. Meyers Road to a major thoroughfare, whether the County completes the project or not. Additionally, the development proposes one internal eighty-foot (80') collector street right-of-way. Plats will be required to comply with the minimum number of access points to a collector.

The proposed Land Plan appears to comply with all applicable standards of the City of Rosenberg related to development in the ETJ. City staff recommends approval of the General/Land Plan for Stonecreek Estates.

Key Discussion:

- Mr. Tanner presented the item and reviewed the Executive Summary.
- Chairperson Pavlovsky inquired if any part of the green space is considered along the Dry Creek area.
- Mr. Tanner replied that it is, but it cannot be used to meet the parkland dedication requirements.

Action Taken: Commissioner Parsons moved, seconded by Commissioner Poldrack, to recommend approval to City Council of the General Plan of Stonecreek Estates, being 502.6 acres of land out of the Wiley Martin Survey, A-56, E.P. Everett Survey, A-387, Fort Bend County, Texas. The motion carried unanimously.

15. CONSIDERATION OF AND ACTION ON THE STAFF REPORT OF CURRENT ACTIVITIES AND REQUESTS FOR FUTURE AGENDA ITEMS.

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.

As far as updates, on August 5, 2014, City Council approved the Professional Services Agreement for the City's Comprehensive Plan to be updated by Kendig Keast Collaborative. The Plan was last updated in 1995. The Planning Commission will obviously be involved in this process. Staff will be providing more information in the near future.

Additionally, staff expects to follow up on the previous discussion of masonry standards in the near future. We expect that, as well as the "Parking" Ordinance amendments that were recently discussed, to be on a City Council Workshop Agenda in the fall.

Finally, attached for the Planning Commission's reference is a report on residential development during the Second Quarter (April-June) of 2014; 251 house starts occurred in the City and ETJ during this time period. This represents a 39 percent increase compared to this time last year, which was also a period of rapid growth for Rosenberg. Plats were also submitted for 358 new lots. See the attached report for further details.

Key Discussion:

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

No action taken.

16. ANNOUNCEMENTS

- Chairperson Pavlovsky reminded those present that the Holy Rosary Church would be having barbecue on Sunday.

17. ADJOURNMENT

There being no further business, Chairperson Pavlovsky adjourned the Rosenberg Planning Commission Meeting at 5:27 p.m.

Renée LeLaurin, Secretary II



PLANNING COMMISSION COMMUNICATION

September 17, 2014

ITEM #	ITEM TITLE
2	Development Agreement Amendment No. 4 / Revised Development Plan for Brazos Town Center

MOTION

Consideration of and action on Amendment No. 4 to the Town Center, Rosenberg, Texas Development Agreement, including Developer's Conceptual Plan, Revised Exhibit "B," Brazos Town Center, being 393.8 acres of land out of the Simon Jones Survey, A-187, Robert E. Handy Survey, A-271, and Jane Long League, A-55, City of Rosenberg, Fort Bend County, Texas.

RECOMMENDATION

Staff recommends the Commission offer a recommendation of approval to City Council of Amendment No. 4 to the Development Agreement for Brazos Town Center contingent upon the inclusion of specific development standards.

MUD #	City/ETJ	ELECTION DISTRICT
167 (Brazos Town Center)	City	4

SUPPORTING DOCUMENTS:

1. Developer's Conceptual Plan, Revised Exhibit "B," Brazos Town Center
2. Amendment No. 4 to Development Agreement - Draft
3. Vicinity Map

APPROVAL

Submitted by:

Travis Tanner

Travis Tanner, AICP
Executive Director of Community
Development

Reviewed by:

Executive Director of Community Development

City Engineer *AK*

EXECUTIVE SUMMARY

NewQuest Properties, the developer of Brazos Town Center, has requested a fourth amendment to their Development Agreement and Conceptual Plan. The proposed Amendment No. 4 and Revised Exhibit "B," Conceptual Plan, involves two (2) tracts. A vicinity map is attached for reference:

1. The 21-acre tract located on the north side of Town Center Boulevard, approximately 500' east of FM 2218 and currently designated for commercial development on the approved Land Plan; and,
2. The 20-acre tract located on the east side of Town Center Boulevard, approximately 700' north of Commercial Drive and currently designated for townhome development on the approved Land Plan.

The developer proposes to develop the 21-acre tract as fifty-five-foot (55') single-family residential lots. The "Subdivision" Ordinance currently requires sixty-foot (60') lots. To compensate for the reduction in lot size, the developer proposes the following standards be added to the Development Agreement:

- Residences on said single-family lots shall be a minimum of 2,000 square feet in size;
- Residences shall have three-sided masonry exterior;
- The tract shall have a maximum of 73 lots or 3.4 units per acre;
- The tract shall have a minimum of three (3) acres in landscape/open space reserves or .04 acres per lot; and,
- The minimum lot size shall be 7,000 square feet.

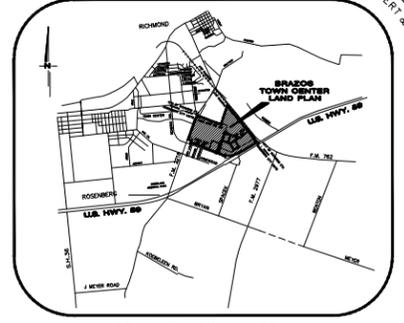
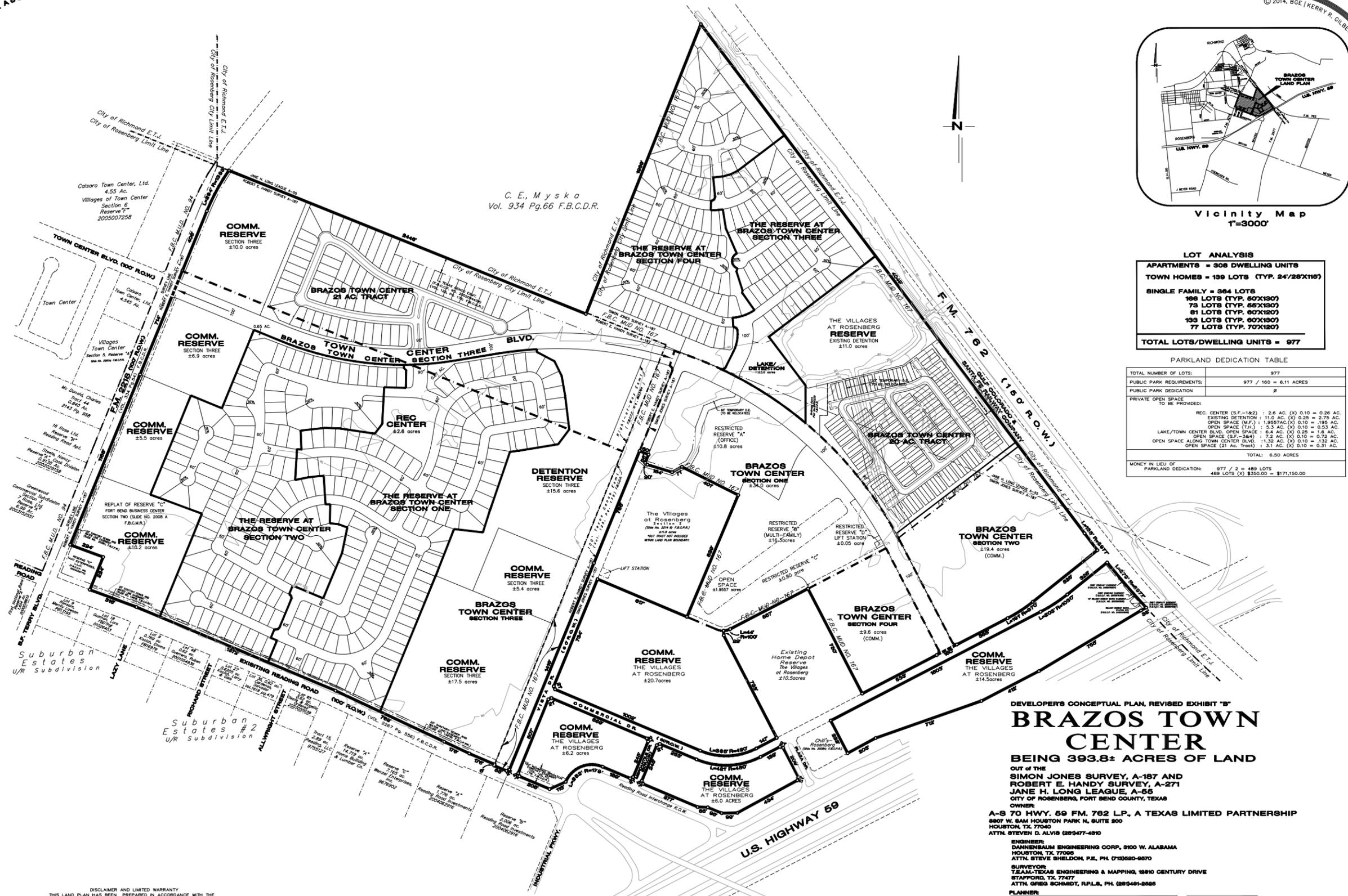
Additionally, the developer proposes to develop the 20-acre tract as twenty-four-foot (24') to twenty-eight-foot (28') townhome lots. The approved Conceptual Plan calls for the thirty-foot (30') townhome lots and the

EXECUTIVE SUMMARY

"Subdivision" Ordinance currently requires twenty-five-foot (25') lots for townhomes. To compensate for the reduction in lot size, the developer proposes the following standards be added to the Development Agreement:

- Residences on said townhome lots shall be a minimum of 1,700 square feet in size;
- Residences shall have three-sided masonry exterior with a landscape buffer between buildings;
- The tract shall have a maximum of 139 units or seven (7) units per acre;
- The tract shall have a minimum of 5.5 acres in landscape/open space reserves or .04 acres per unit;
- 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 average lot size of 2,900 square feet;
- Minimum twenty-foot (20') front building lines on all lots; and,
- A two-car garage shall be required on each lot.

Staff is requesting that the Planning Commission make a recommendation to City Council on the revised Conceptual Plan and Development Agreement amendment/s. A recommendation of approval would be conditioned on the above bullet points / standards. With the standards proposed, staff believes the resulting product will be equal to or better than that of lots that comply with the "Subdivision" Ordinance, but that don't have similar standards. Therefore staff recommends that the Planning Commission recommend approval to City Council of Amendment No. 4 to the Town Center, Rosenberg, Texas Development Agreement and Developer's Conceptual Plan, Revised Exhibit "B," Brazos Town Center.



LOT ANALYSIS

APARTMENTS = 306 DWELLING UNITS
 TOWN HOMES = 139 LOTS (TYP. 24'x28'x110')

SINGLE FAMILY = 564 LOTS
 196 LOTS (TYP. 50'x150')
 75 LOTS (TYP. 55'x120')
 81 LOTS (TYP. 60'x120')
 133 LOTS (TYP. 60'x130')
 77 LOTS (TYP. 70'x120')

TOTAL LOTS/DWELLING UNITS = 977

PARKLAND DEDICATION TABLE

TOTAL NUMBER OF LOTS:	977
PUBLIC PARK REQUIREMENTS:	977 / 160 = 6.11 ACRES
PUBLIC PARK DEDICATION TO BE PROVIDED:	0
PRIVATE OPEN SPACE TO BE PROVIDED:	REC. CENTER (S.F.-1A2) : 2.6 AC. (X) 0.10 = 0.26 AC. EXISTING DETENTION : 11.0 AC. (X) 0.25 = 2.75 AC. OPEN SPACE (M.F.) : 1.8857AC.(X) 0.10 = 0.19 AC. OPEN SPACE (T.H.) : 5.3 AC. (X) 0.10 = 0.53 AC. BLVD. OPEN SPACE : 6.4 AC. (X) 0.25 = 1.6 AC. LAKE/TOWN CENTER BLVD. OPEN SPACE : 7.2 AC. (X) 0.10 = 0.72 AC. OPEN SPACE ALONG TOWN CENTER BLVD. : 11.32 AC. (X) 0.10 = 1.13 AC. OPEN SPACE (21 AC. TRACT) : 3.1 AC. (X) 0.10 = 0.31 AC.
TOTAL:	6.50 ACRES
MONEY IN LIEU OF PARKLAND DEDICATION:	977 / 2 = 489 LOTS 489 LOTS (X) \$350.00 = \$171,150.00

DEVELOPER'S CONCEPTUAL PLAN, REVISED EXHIBIT "B"
BRAZOS TOWN CENTER
 BEING 393.8± ACRES OF LAND

OUT OF THE
 SIMON JONES SURVEY, A-187 AND
 ROBERT E. HANDY SURVEY, A-271
 JANE H. LONG LEAGUE, A-65
 CITY OF ROSENBERG, FORT BEND COUNTY, TEXAS
 OWNER:
 A-S 70 HWY. 59 FM. 762 LP, A TEXAS LIMITED PARTNERSHIP
 8807 W. BAH HOUSTON PARK N, SUITE 200
 HOUSTON, TX 77040
 ATTN: STEVEN D. ALVIS (281)477-4910

ENGINEER:
 DANNEBALM ENGINEERING CORP., 3100 W. ALABAMA
 HOUSTON, TX 77008
 ATTN: STEVE SHELDON, P.E., PH. (713)680-9870

SURVEYOR:
 TEAM-TEXAS ENGINEERING & MAPPING, 18010 CENTURY DRIVE
 STAFFORD, TX 77477
 ATTN: GREG SCHMIDT, R.P.L.S., PH. (281)491-8585

PLANNER:
BGE | KERRY R. GILBERT & ASSOCIATES, INC., Land Planning Consultants
 23501 Cinco Ranch Blvd., Suite A-250
 Katy, Texas 77494
 (281)579-0340

SCALE: 1" = 200'

REVISED: SEPTEMBER 02, 2014
 NOVEMBER 10, 2008
 N04P 1-158A

DISCLAIMER AND LIMITED WARRANTY
 THIS LAND PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF THE CITY OF ROSENBERG SUBDIVISION ORDINANCE. THE CITY OF ROSENBERG HAS GRANTED TO THE ENGINEER AND SURVEYOR ALL THE NECESSARY RIGHTS AND PERMISSIONS TO THE PROVISIONS OF THE FOREMENTIONED ORDINANCE WHICH ARE SUBSEQUENTLY GRANTED BY THE CITY OF ROSENBERG PLANNING COMMISSION. THIS LAND PLAN WAS PREPARED FOR THE LIMITED PURPOSE OF GUIDANCE IN THE PREPARATION OF ACTUAL ENGINEERING AND DEVELOPMENT PLANS. THE LIMITED WARRANTY IS MADE IN RELY UPON ALL OTHER WARRANTIES, EXPRESS OR IMPLIED, AND NEITHER BGE | KERRY R. GILBERT & ASSOCIATES, INC. NOR ANY OF ITS OFFICERS, OR DIRECTORS OR EMPLOYEES MAKE ANY OTHER WARRANTIES OR REPRESENTATIONS, EXPRESS OR IMPLIED CONCERNING THE DESIGN, LOCATION, QUALITY, CHARACTER OF ACTUAL UTILITIES OR OTHER FACILITIES, IN, ON, OVER, OR UNDER THE PREMISES INDICATED IN THE LAND PLAN.

AMENDMENT NO. 4 TO THE TOWN CENTER, ROSENBERG, TEXAS DEVELOPMENT AGREEMENT.

This Amendment No. 4 to the Town Center, Rosenberg, Texas Development Agreement (“Amendment”) is effective as of _____, between THE CITY OF ROSENBERG, TEXAS, a Texas home-rule municipal corporation (“City”), and A-S 70 HWY 59 – FM 762, L.P., a Texas limited partnership (the “Developer”).

WHEREAS, the parties entered into The Town Center, Rosenberg, Texas Development Agreement dated, December 7, 2004 (the “Original Development Agreement”; as amended, the “Development Agreement”) whereby the City and the Developer agreed upon the terms and conditions for the development, financing and reimbursement for certain infrastructure related to a development in the City now commonly referred to as Brazos Town Center; and the parties entered into an Amendment No. 1 Agreement dated, October 4, 2005 (“Amendment No. 1”); and the parties entered into an Amendment No. 2 Agreement dated, June 7, 2011 (“Amendment No. 2”); and the parties entered into an Amendment No. 3 Agreement dated, December 18, 2013 (“Amendment No. 3”); and the parties seek to enter into an Amendment No. 4 Agreement.

WHEREAS, the Developer has determined that it is necessary to amend the original conceptual plan to designate additional residential tracts and reconfigure lot sizes within the accepted lot amounts.

WHEREAS, the parties seek to amend the Development Agreement as provided herein and enter into this Amendment.

For and in consideration of the mutual promises, obligations, covenants and benefits herein contained, and for other good and valuable consideration, the City and the Developer agree and contract as follows:

1. The term “Development Agreement” in the preamble of the Development Agreement is amended to include the terms and conditions contained in this Amendment No. 4.
2. The term “Developer’s Conceptual Plan” in the preamble of the Development Agreement shall refer to “Developer’s Conceptual Plan Revised Exhibit B,” which is attached hereto and labeled as such.
3. Exhibit B attached to the Development Agreement is hereby deleted and replaced in its entirety with the “Developer’s Conceptual Plan Revised Exhibit B” attached hereto.
4. Developer’s Conceptual Plan, as amended by paragraph 2 above, provides for the option to develop 24’x110’ and 28’ x110’ town home lots in lieu of 30’x100’ town home lots on the 20-acre tract as shown in “Exhibit B” to the Development Agreement. Residences on said town home lots shall be a minimum of 1,700 square feet in size and three-sided masonry exterior with a landscape buffer between buildings. Further, the tract shall be subject to the following requirements:
 - a. Maximum of 139 units or seven (7) units per acre;

- b. Minimum of 5.5 acres in landscape/open space reserves or .04 acres per unit;
 - c. Minimum fifty-foot (50') street right-of-way width;
 - d. Minimum twenty-seven-foot (27') pavement width measured from inside of curb to inside of curb;
 - e. Minimum average lot size of 2,900 square feet; and,
 - f. Minimum twenty-foot (20') front building lines on all lots.
5. Developer's Conceptual Plan, as amended by paragraph 2 above, provides for the option to develop 55' x130' single-family lots in lieu of a commercial use on the 21-acre tract as shown in "Exhibit B" to the Development Agreement. Residences on said single-family lots shall be a minimum of 2,000 square feet in size and three-sided masonry exterior. Further, the tract shall be subject to the following requirements:
 - a. Maximum of 73 lots or 3.4 units per acre;
 - b. Minimum of three (3) acres in landscape/open space reserves or .04 acres per lot; and,
 - c. Minimum lot size of 7,000 square feet.
6. Except as modified and amended by this Amendment, all of the terms and conditions of the Development Agreement remain in full force and effect.
7. This Amendment may be executed in two or more counterparts, each of which shall be deemed an original, but all of which when taken together shall constitute one and the same instrument. Facsimile signatures and/or signatures scanned and emailed hereon shall be treated for all purposes as original signatures.
8. Capitalized terms used, but not otherwise defined herein, shall have the meaning(s) ascribed to them in the Development Agreement.

[EXECUTION PAGE FOLLOWS]

DEVELOPER:

A-S 70 HWY 59-FM762, L.P., a Texas limited partnership

BY: A-S 70, L.C., a Texas limited liability company, its
general partner

BY: _____

Steve D. Alvis
Member-Manager

DATE: _____

CITY:

City of Rosenberg, Texas, a municipal corporation

BY: _____

Robert Gracia
City Manager

DATE: _____

APPROVED AS TO FORM:

BY: _____

Scott Tschirhart
City Attorney

DATE: _____

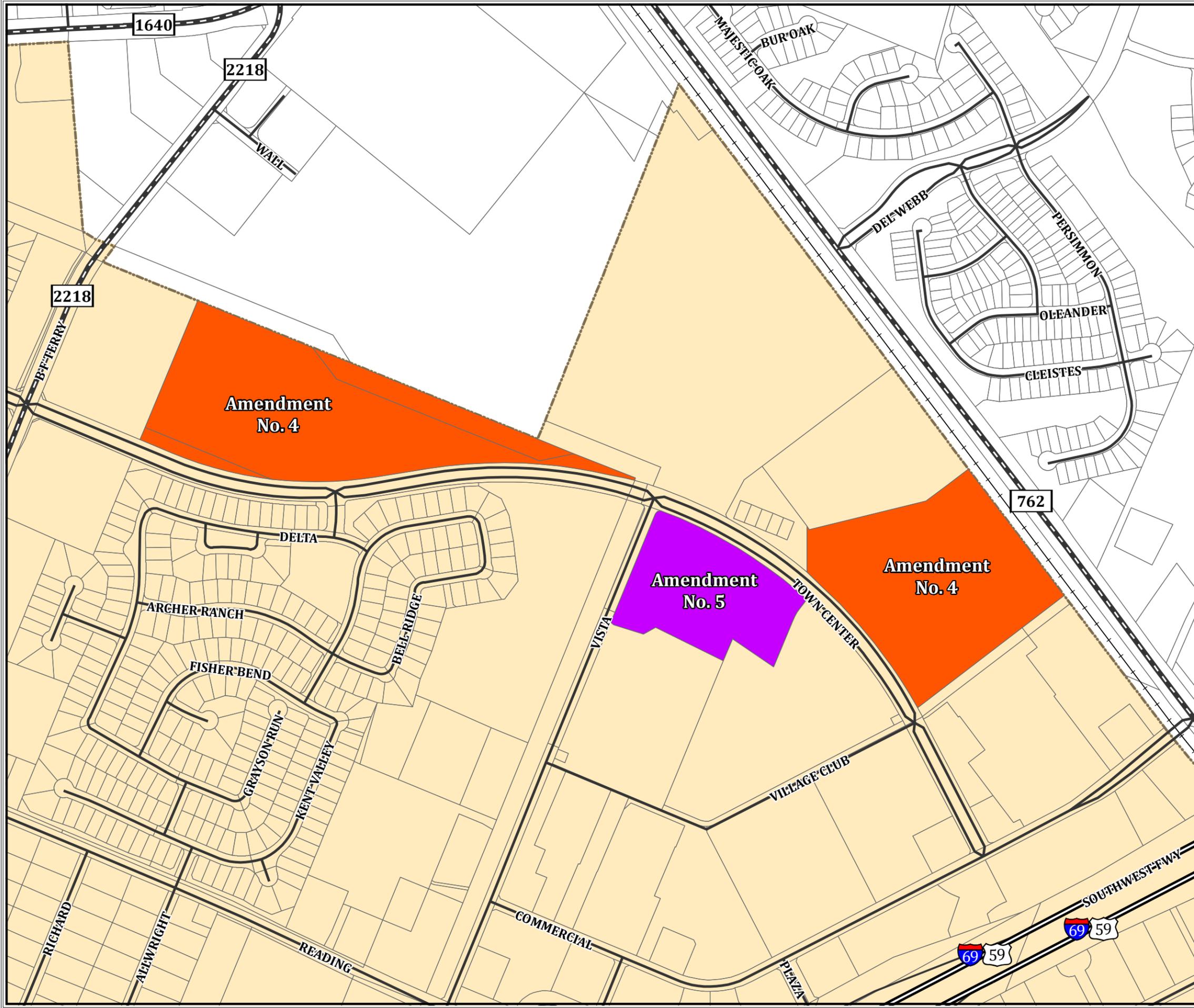
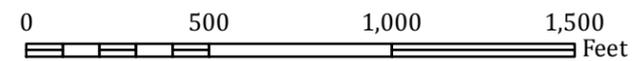
Brazos Town Center Amendments 4 & 5 Vicinity Map

City of Rosenberg, Texas

-  Interstate
-  US Highway
-  State Highway
-  Farm-to-Market
-  Public Road
-  Railroad
-  FBCAD 2014 2nd Quarter Parcels
-  Amendment No. 4
-  Amendment No. 5
-  Rosenberg City Limits
-  Rosenberg ETJ



Scale:
1:6,000
or
1 Inch = 500 Feet



Created by: City of Rosenberg GIS - Paul M. Jones
Date Created: September 09, 2014
Original Size: 11" x 17"
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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.





PLANNING COMMISSION COMMUNICATION

September 17, 2014

ITEM #	ITEM TITLE
3	Development Agreement Amendment No. 5 / Revised Development Plan for Brazos Town Center

MOTION

Consideration of and action on Amendment No. 5 to the Town Center, Rosenberg, Texas Development Agreement, including Developer's Conceptual Plan, Revised Exhibit "B," Brazos Town Center, being 393.8 acres of land out of the Simon Jones Survey, A-187, Robert E. Handy Survey, A-271, and Jane Long League, A-55, City of Rosenberg, Fort Bend County, Texas.

RECOMMENDATION

Staff recommends the Commission offer a recommendation of approval to City Council of Amendment No. 5 of the Development Agreement for Brazos Town Center contingent upon the inclusion of specific development standards.

MUD #	City/ETJ	ELECTION DISTRICT
167 (Brazos Town Center)	City	4

SUPPORTING DOCUMENTS:

1. Developer's Conceptual Plan, Revised Exhibit "B" Brazos Town Center
2. Amendment No. 5 to Development Agreement - Draft
3. Vicinity Map

APPROVAL

Submitted by:

Travis Tanner

Travis Tanner, AICP
Executive Director of Community
Development

Reviewed by:

Executive Director of Community Development

City Engineer *AK*

EXECUTIVE SUMMARY

NewQuest Properties, the developer of Brazos Town Center, has requested a fifth amendment to their Development Agreement and Conceptual Plan. The proposed Amendment No. 5 and Revised Exhibit "B," Conceptual Plan, involves one (1) tract. A vicinity map is attached for reference:

1. The vacant 10.8-acre tract located at the intersection of Town Center Boulevard and Vista Drive and currently designated for office development on the approved Land Plan

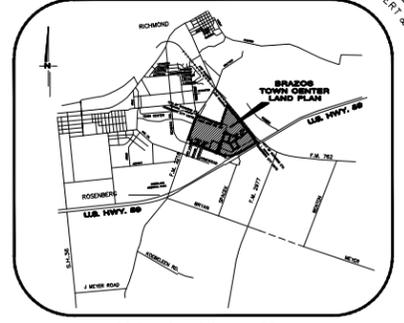
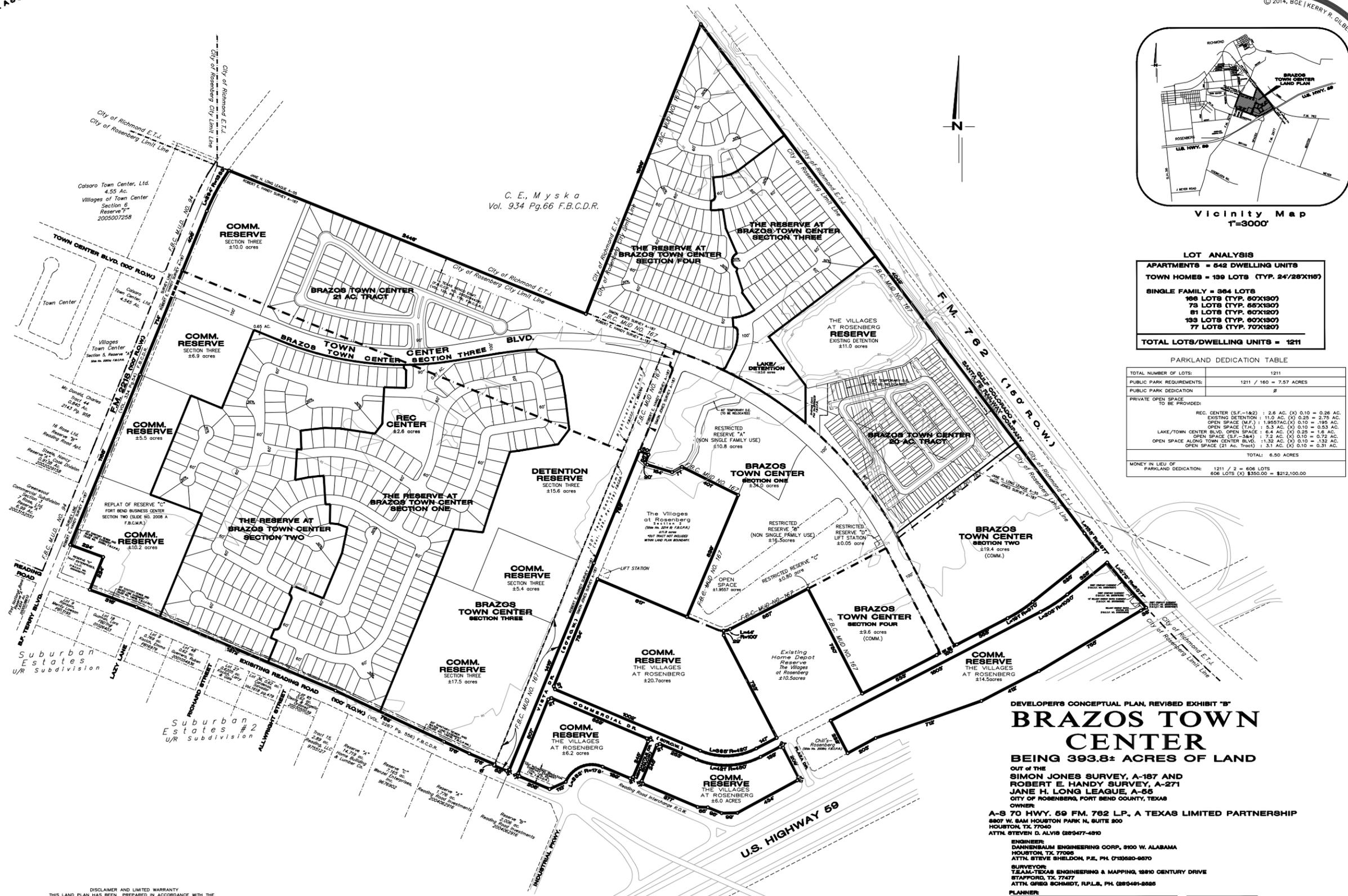
The developer proposes to develop the 10.8-acre tract as 234 apartment units. City ordinances contain a number of requirements with which the project would not comply, including the number of parking spaces, density (14 units per acre maximum), maximum of 200 units, and two (2) story maximum height. To compensate for not meeting these requirements, the developer proposes the following standards be added to the Development Agreement:

- Said multifamily development shall be at least seventy (70) percent masonry exterior;
- Said multifamily development shall be comprised of no more than two hundred thirty-four (234) units, at least seventy-five (75) percent of which have direct attached garages, and at least sixty (60) percent of which are one-bedroom;
- Maximum density of twenty-two (22) units per acre;
- Maximum overall height of three (3) stories, and maximum height of two (2) stories for buildings fronting on Town Center Boulevard and Vista Drive rights-of-way;

EXECUTIVE SUMMARY

- Minimum parking ratios of 1.5 spaces per one-bedroom unit, two (2) spaces per two-bedroom unit, and 2.5 spaces per three-bedroom unit; and,
- Site to consist of a minimum of fifteen (15) percent landscaping, open space, and amenities (including amenity center, gym, and pool).

Staff is requesting that the Planning Commission make a recommendation to City Council on the revised Conceptual Plan and Development Agreement amendment/s, or table the item pending the provision of additional information and/or standards by the developer. A recommendation of approval would be conditioned on the above bullet points / standards. With the standards proposed, the resulting product would arguably be equal to or better than one that complies with City ordinances, but that doesn't have similar standards.



LOT ANALYSIS

APARTMENTS = 642 DWELLING UNITS
 TOWN HOMES = 199 LOTS (TYP. 24'X110')

SINGLE FAMILY = 564 LOTS
 196 LOTS (TYP. 60'X150')
 75 LOTS (TYP. 65'X120')
 81 LOTS (TYP. 60'X120')
 133 LOTS (TYP. 60'X130')
 77 LOTS (TYP. 70'X120')

TOTAL LOTS/DWELLING UNITS = 1211

PARKLAND DEDICATION TABLE

TOTAL NUMBER OF LOTS:	1211
PUBLIC PARK REQUIREMENTS:	1211 / 160 = 7.57 ACRES
PUBLIC PARK DEDICATION TO BE PROVIDED:	0
PRIVATE OPEN SPACE TO BE PROVIDED:	6.50 ACRES
REC. CENTER (S.F.-1A2) : 2.6 AC. (X) 0.10 = 0.26 AC. EXISTING DETENTION : 11.0 AC. (X) 0.25 = 2.75 AC. OPEN SPACE (M.F.) : 1.887AC.(X) 0.10 = 0.19 AC. OPEN SPACE (T.H.) : 5.3 AC. (X) 0.10 = 0.53 AC. BLVD. OPEN SPACE : 6.4 AC. (X) 0.25 = 1.6 AC. LAKE/TOWN CENTER BLVD. OPEN SPACE : 6.4 AC. (X) 0.10 = 0.72 AC. OPEN SPACE ALONG TOWN CENTER BLVD. : 11.32 AC. (X) 0.10 = 1.13 AC. OPEN SPACE (21 Ac. Tract) : 3.1 AC. (X) 0.10 = 0.31 AC.	
TOTAL:	6.50 ACRES
MONEY IN LIEU OF PARKLAND DEDICATION:	1211 / 2 = 606 LOTS 606 LOTS (X) \$350.00 = \$212,100.00

DEVELOPER'S CONCEPTUAL PLAN, REVISED EXHIBIT "B"
BRAZOS TOWN CENTER
 BEING 393.8± ACRES OF LAND

OUT OF THE
 SIMON JONES SURVEY, A-187 AND
 ROBERT E. HANDY SURVEY, A-271
 JANE H. LONG LEAGUE, A-65
 CITY OF ROSENBERG, FORT BEND COUNTY, TEXAS
 OWNER:
 A-S 70 HWY. 59 FM. 762 LP, A TEXAS LIMITED PARTNERSHIP
 6907 W. BAH HOUSTON PARK N, SUITE 200
 HOUSTON, TX 77040
 ATTN: STEVEN D. ALVIS (281)477-4910

ENGINEER:
 DANNEBALUM ENGINEERING CORP., 3100 W. ALABAMA
 HOUSTON, TX 77008
 ATTN: STEVE SHELDON, P.E., PH. (713)680-9870

SURVEYOR:
 TEAM-TEXAS ENGINEERING & MAPPING, 18010 CENTURY DRIVE
 STAFFORD, TX 77477
 ATTN: GREG SCHMIDT, R.P.L.S., PH. (281)491-8585

PLANNER:
BGE | KERRY R. GILBERT & ASSOCIATES, INC., Land Planning Consultants
 23501 Cinco Ranch Blvd., Suite A-250
 Katy, Texas 77494
 (281)579-0340

SCALE: 1" = 800'
 0 100 200 400

REVISED: AUGUST 22, 2014
 NOVEMBER 10, 2008
 K04P 1-15A

DISCLAIMER AND LIMITED WARRANTY
 THIS LAND PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF THE CITY OF ROSENBERG SUBDIVISION ORDINANCE. THE CITY OF ROSENBERG HAS GRANTED TO THE CITY OF ROSENBERG PLANNING COMMISSION THE LAND PLAN WAS PREPARED FOR THE LIMITED PURPOSE OF GUIDANCE IN THE PREPARATION OF ACTUAL ENGINEERING AND DEVELOPMENT PLANS. THE LIMITED WARRANTY IS MADE IN RELY ON ALL OTHER WARRANTIES, EXPRESS OR IMPLIED, AND NEITHER BGE | KERRY R. GILBERT & ASSOCIATES, INC. NOR ANY OF ITS OFFICERS, OR DIRECTORS OR EMPLOYEES MAKE ANY OTHER WARRANTIES OR REPRESENTATIONS, EXPRESS OR IMPLIED CONCERNING THE DESIGN, LOCATION, QUALITY, CHARACTER OF ACTUAL UTILITIES OR OTHER FACILITIES, IN, ON, OVER, OR UNDER THE PREMISES INDICATED IN THE LAND PLAN.

AMENDMENT NO. 5 TO THE TOWN CENTER, ROSENBERG, TEXAS DEVELOPMENT AGREEMENT.

This Amendment No. 5 to the Town Center, Rosenberg, Texas Development Agreement (“Amendment”) is effective as of _____, between THE CITY OF ROSENBERG, TEXAS, a Texas home-rule municipal corporation (“City”), and A-S 70 HWY 59 – FM 762, L.P., a Texas limited partnership (the “Developer”).

WHEREAS, the parties entered into The Town Center, Rosenberg, Texas Development Agreement dated, December 7, 2004 (the “Original Development Agreement”; as amended, the “Development Agreement”) whereby the City and the Developer agreed upon the terms and conditions for the development, financing and reimbursement for certain infrastructure related to a development in the City now commonly referred to as Brazos Town Center; and the parties entered into an Amendment No. 1 Agreement dated, October 4, 2005 (“Amendment No. 1”); and the parties entered into an Amendment No. 2 Agreement dated, June 7, 2011 (“Amendment No. 2”); and the parties entered into an Amendment No. 3 Agreement dated, December 18, 2013 (“Amendment No. 3”); and the parties entered into an Amendment No. 4 Agreement dated September __, 2014 (“Amendment No. 4”); and the parties seek to enter into an Amendment No. 5 Agreement.

WHEREAS, the Developer has determined that it is necessary to amend the original conceptual plan to designate additional residential tracts.

WHEREAS, the parties seek to amend the Development Agreement as provided herein and enter into this Amendment.

For and in consideration of the mutual promises, obligations, covenants and benefits herein contained, and for other good and valuable consideration, the City and the Developer agree and contract as follows:

1. The term “Development Agreement” in the preamble of the Development Agreement is amended to include the terms and conditions contained in this Amendment No. 5.
2. The term “Developer’s Conceptual Plan” in the preamble of the Development Agreement shall refer to “Developer’s Conceptual Plan Revised Exhibit B,” which is attached hereto and labeled as such.
3. Exhibit B attached to the Development Agreement is hereby deleted and replaced in its entirety with the “Developer’s Conceptual Plan Revised Exhibit B” attached hereto.
4. Developer’s Conceptual Plan, as amended by paragraph 2 above, provides for the option to develop a multifamily community in lieu of an office use on the 10.8-acre tract labeled as Restricted Reserve “A” in “Exhibit B” to the Development Agreement. Said multifamily development shall be at least seventy (70) percent masonry exterior, comprised of no more than two hundred thirty-four (234) units, at least seventy-five (75) percent of which have

direct attached garages, and at least sixty (60) percent of which are one-bedroom. Further, the tract shall be subject to the following requirements:

- a. Maximum density of twenty-two (22) units per acre;
 - b. Maximum overall height of three (3) stories, and maximum height of two (2) stories for buildings fronting on Town Center Boulevard and Vista Drive rights-of-way;
 - c. Minimum parking ratios of 1.5 spaces per one-bedroom unit, two (2) spaces per two-bedroom unit, and 2.5 spaces per three-bedroom unit; and,
 - d. Site to consist of a minimum of fifteen (15) percent landscaping, open space, amenities (including amenity center, gym, and pool) or a combination thereof.
5. Except as modified and amended by this Amendment, all of the terms and conditions of the Development Agreement remain in full force and effect.
 6. This Amendment may be executed in two or more counterparts, each of which shall be deemed an original, but all of which when taken together shall constitute one and the same instrument. Facsimile signatures and/or signatures scanned and emailed hereon shall be treated for all purposes as original signatures.
 7. Capitalized terms used, but not otherwise defined herein, shall have the meaning(s) ascribed to them in the Development Agreement.

[EXECUTION PAGE FOLLOWS]

DEVELOPER:

A-S 70 HWY 59-FM762, L.P., a Texas limited partnership

BY: A-S 70, L.C., a Texas limited liability company, its
general partner

BY: _____

Steve D. Alvis
Member-Manager

DATE: _____

CITY:

City of Rosenberg, Texas, a municipal corporation

BY: _____

Robert Gracia
City Manager

DATE: _____

APPROVED AS TO FORM:

BY: _____

Scott Tschirhart
City Attorney

DATE: _____

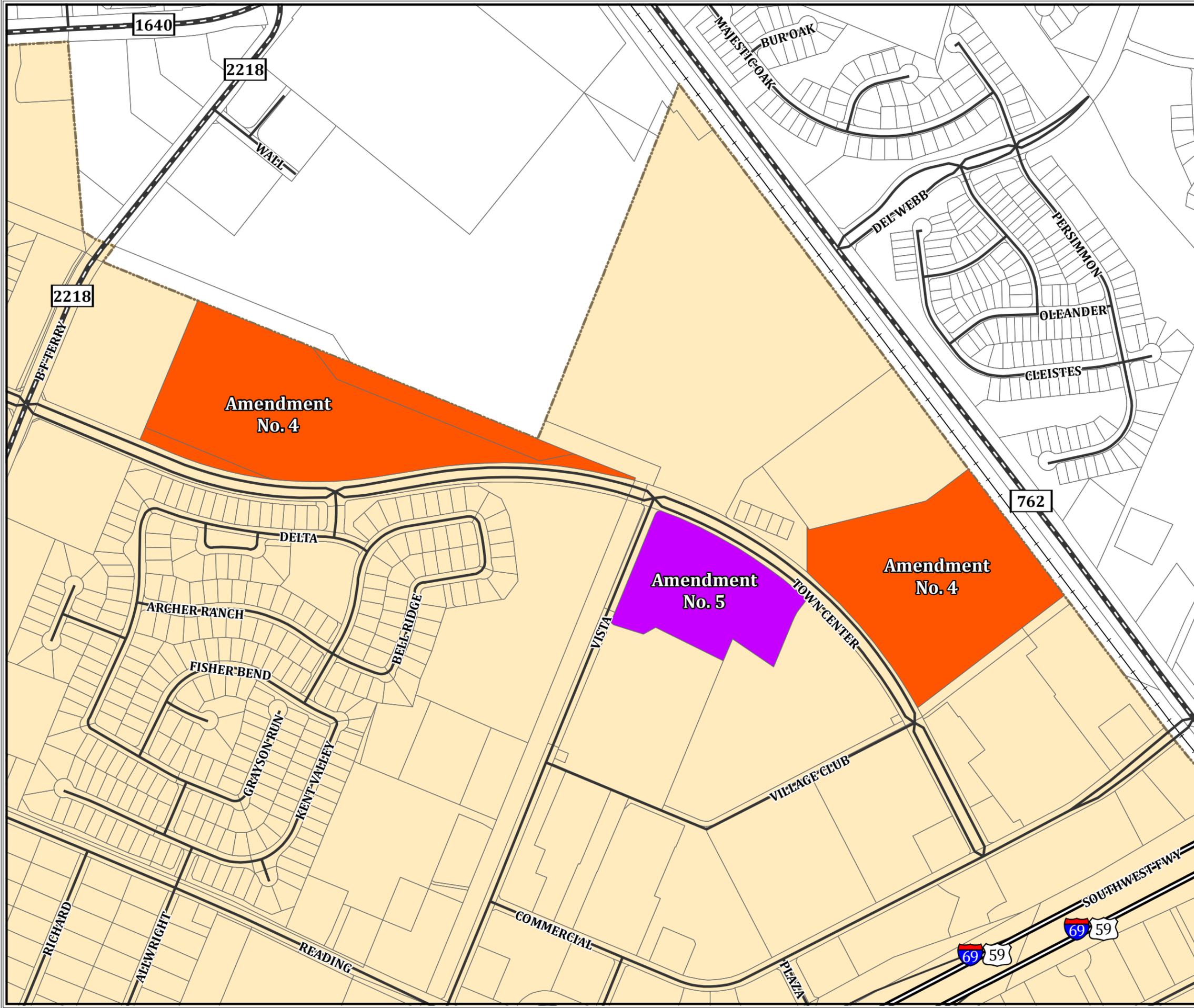
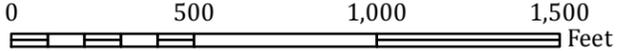
**Brazos Town Center
Amendments 4 & 5
Vicinity Map**

City of Rosenberg, Texas

-  Interstate
-  US Highway
-  State Highway
-  Farm-to-Market
-  Public Road
-  Railroad
-  FBCAD 2014 2nd Quarter Parcels
-  Amendment No. 4
-  Amendment No. 5
-  Rosenberg City Limits
-  Rosenberg ETJ



Scale:
1:6,000
or
1 Inch = 500 Feet



Created by: City of Rosenberg GIS - Paul M. Jones
Date Created: September 09, 2014
Original Size: 11" x 17"
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PLANNING COMMISSION COMMUNICATION

September 17, 2014

ITEM #	ITEM TITLE
4	Preliminary Plat of Stonecreek Estates Section One

MOTION

Consideration of and action on a Preliminary Plat of Stonecreek Estates Section One, being 70.8 acres of land containing 184 lots (60' x 120') (65' x 125') (75' x 130' typ.) and seven reserves in nine blocks out of the Wiley Martin League, A-56, Fort Bend County, Texas.

RECOMMENDATION

Staff recommends approval of the Preliminary Plat of Stonecreek Estates Section One.

MUD #	City/ETJ	ELECTION DISTRICT
184 (Stonecreek Estates)	Both	4

SUPPORTING DOCUMENTS:

1. Preliminary Plat of Stonecreek Estates Section One
2. General Plan for Stonecreek Estates – 08-26-14

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 proposed Preliminary Plat of Stonecreek Estates Section One adjoins the Berdett Road right-of-way immediately south of Dry Creek. The subdivision is located in Fort Bend County Municipal Utility District No. 184, for which the Development and Utility Agreements were recently approved by City Council on August 26, 2014. The Planning Commission had recommended approval of the Development Agreement and Land Plan on August 20. The Plat is located in the Extraterritorial Jurisdiction (ETJ) with the exception of a portion of the City Limits abutting Dry Creek.

The Plat consists of 70.8 acres and 184 single-family residential lots. Additionally, the Plat contains 3.25 acres in landscape reserves and a 5.12-acre recreation center site that will receive credit toward meeting parkland dedication requirements. All proposed lots are a minimum of sixty feet (60') in width with some lots being substantially larger.

The proposed Preliminary Plat is in conformance with the approved Land Plan and with applicable City ordinances. Staff recommends approval of the Preliminary Plat of Stonecreek Estates Section One.



LAND USE SUMMARY

NON-RESIDENTIAL	
N.R.	±2.3 Ac
N.R.	±14.7 Ac
SUBTOTAL ±17.0 Ac	
REC	RECREATION CENTER ±5.1 Ac
PARK	TOT LOTS/PARK ±3.1 Ac
DR	DRILL SITE/EASEMENT ±5.5 Ac
WWTP	WWTP SITE ±4.1 Ac
DR	DRAINAGE/DETENTION ±77.5 Ac
OS	OPEN SPACE ±10.2 Ac
SUBTOTAL ±105.5 Ac	
SF	SINGLE FAMILY ±349.6 Ac (MIN. 60' WIDTH, MIN. AVG. SIZE 7,000 S.F.) (MIN. SIZE 6,500 S.F.)
SUBTOTAL ±349.6 Ac	

MAXIMUM NO. OF LOTS : 1,400

TOTAL PARKLAND REQUIRED = $(1,400 \text{ LOTS}) (3 \text{ PERSONS/LOT}) (6.25 \text{ AC.})$
1,000 PERSONS

TOTAL PARKLAND REQUIRED = 26.3 AC.
TOTAL PARKLAND TO BE PROVIDED = 26.3 AC. (MIN.)
TOTAL PARKLAND REMAINING = 0 AC.

MIN. 10% FEE = $(1,400 \text{ LOTS}) (\$1,700/\text{LOT})$
10
= \$238,000
1,400 LOTS
= \$170/LOT

a general plan of
STONECREEK ESTATES
 BEING ± 502.6 ACRES OF LAND
 OUT OF THE
WILEY MARTIN SURVEY, A-56
E.P. EVERETT SURVEY, A-387
 FORT BEND COUNTY, TEXAS

OWNER:
DRY CREEK (HOUSTON) ASLI, LLC
 9801 WESTHEIMER, SUITE-250
 HOUSTON, TX. 77042
 ATTN: VAHID TABRIZI (713) 627-1015

ENGINEER/SURVEYOR:
JONES & CARTER, INC.
 6335 GULFTON, SUITE-200
 HOUSTON, TX. 77081
 ATTN: CLAYTON BLACK (713) 777-5337

THIS DRAWING IS A PICTORIAL REPRESENTATION FOR PRESENTATION PURPOSES ONLY AND IS SUBJECT TO CHANGE. FURTHER, SAID DRAWING IS A SCANNED IMAGE ONLY AND IS NOT FOR COMPUTATION OR CONSTRUCTION PURPOSES. THIS DRAWING MAY OR MAY NOT INCORPORATE INFORMATION AND/OR DATA PROVIDED TO BGE | KERRY R. GILBERT & ASSOCIATES BY OTHER CONSULTANTS RELATIVE TO ENGINEERING AND DRAINAGE, FLOOD PLAINS AND ENVIRONMENTAL ISSUES AND SHOULD NOT BE RELIED UPON FOR ANY PURPOSE. NO WARRANTIES, EXPRESS OR IMPLIED, CONCERNING THE ACTUAL DESIGN, LOCATION, AND CHARACTER OF THE FACILITIES SHOWN ON THIS MAP ARE INTENDED. ADDITIONALLY, NO WARRANTY IS MADE TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN.



PLANNING COMMISSION COMMUNICATION

September 17, 2014

ITEM #	ITEM TITLE
5	Extension of Approval – Preliminary Plat of Irby Cobb Boulevard Street Dedication No. 2

MOTION

Consideration of and action on a request by Kerry R. Gilbert and Associates to extend approval by 180 days for the Preliminary Plat of Irby Cobb Boulevard Street Dedication No. Two, a subdivision of 3.451 acres containing 1,930 L.F. of R.O.W. out of the Eugene Wheat Survey, A-396, and the Wiley Martin League, A-56, Fort Bend County, Texas.

RECOMMENDATION

Staff recommends extending the approval of the Preliminary Plat of Irby Cobb Boulevard Street Dedication No. Two by 180 days from the date of expiration.

MUD #	City/ETJ	ELECTION DISTRICT
152 (Walnut Creek)	ETJ	N/A

SUPPORTING DOCUMENTS:

1. Freeman Correspondence – 07-24-14
2. Preliminary Plat of Irby Cobb Blvd. Street Dedication No. Two – 02-26-14
3. Planning Commission Meeting Minute Excerpt – 02-26-14

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 Planning Commission approved the Preliminary Plat of Irby Cobb Boulevard Street Dedication No. Two on February 26, 2014. Pursuant to the "Subdivision" Ordinance, the applicant has requested an extension of that approval by 180 days from the date of its expiration.

The Preliminary Plat of Walnut Creek Irby Cobb Boulevard Street Dedication No. 2 is a right-of-way dedication plat consisting of 3.4 acres. It is located in the Extraterritorial Jurisdiction (ETJ) and in Fort Bend County MUD No. 152. It adjoins future Walnut Creek Sections Seven and Eleven and will connect Irby Cobb Boulevard to its intersection with Benton Road.

The Preliminary Plat is consistent with the street layout per the approved Land Plan, will provide access further east into the development, and will facilitate an eventual second point of access into the development from Benton Road. The Preliminary Plat is not in conflict with the "Subdivision" Ordinance, the approved Land Plan, or with the Development Agreement for MUD No. 152.

Staff recommends extending the approval of the Preliminary Plat of Irby Cobb Boulevard Street Dedication No. Two by 180 days from the date of expiration, August 25, 2014. If approved, this extension of the Preliminary Plat approval would then expire on Friday, February 20, 2015.

BGE | KERRY R. GILBERT & ASSOCIATES

July 24, 2014

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

Re: Walnut Creek Irby Cobb Street Dedication No. 2 Preliminary Plat

Dear Mr. Tanner,

On behalf of Lennar Homes of Texas Land and Construction, Ltd., a Texas Limited Partnership, we BGE|Kerry R. Gilbert & Associates respectfully requests a six (6) month extension of approval for the above referenced preliminary plat. This plat received preliminary plat approval on February 26, 2014 and is due to expire on August 26, 2014.

The purpose of this extension request is to allow the project engineer additional time to prepare the final plat and construction drawings for this section.

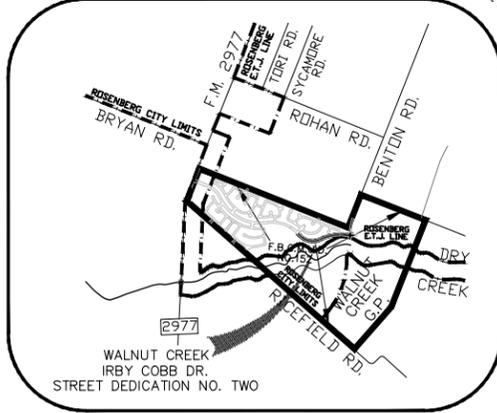
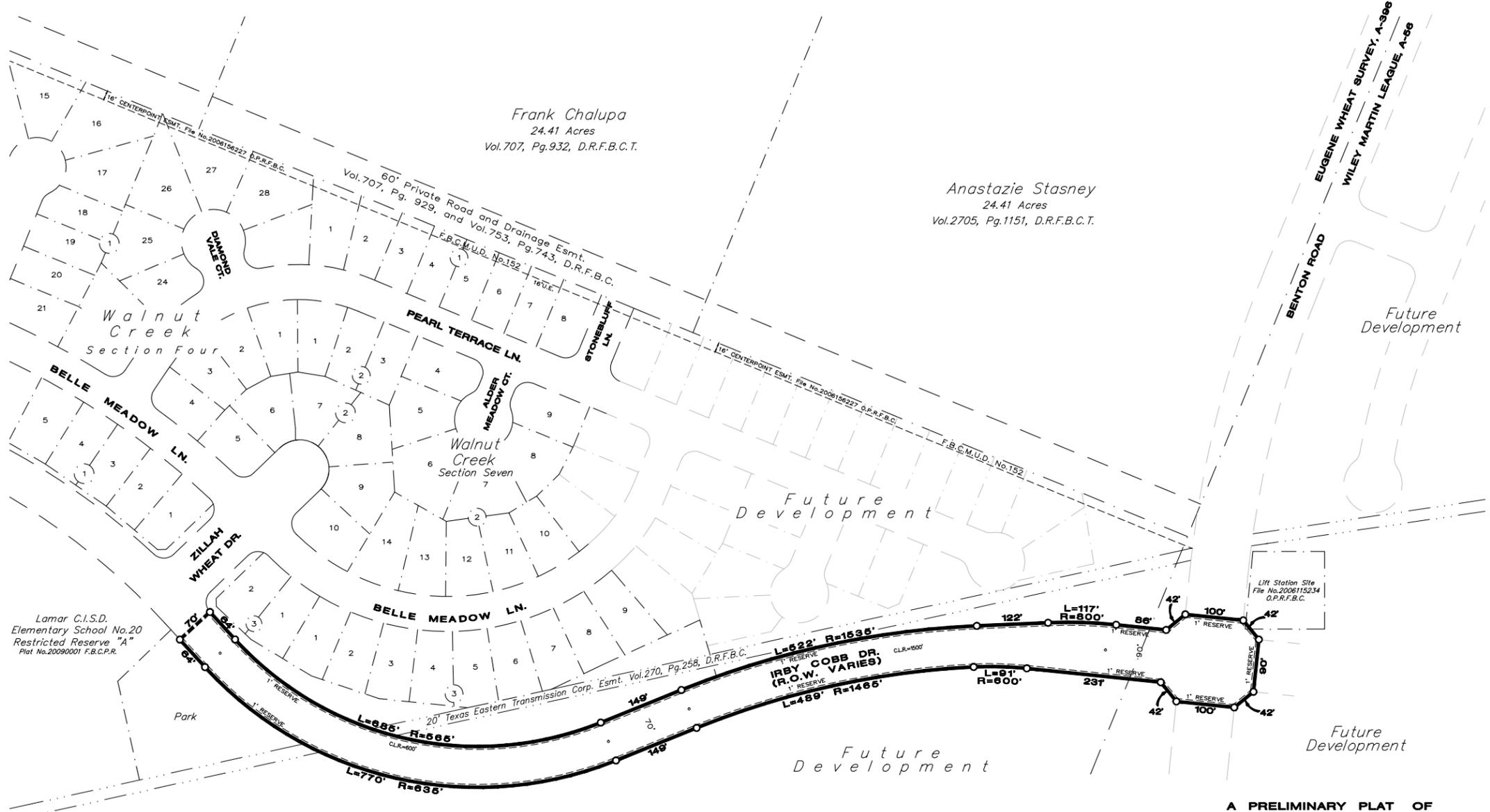
We understand that no other extensions will be allowed.

Please contact me if you need any additional information concerning this plat.

Sincerely,



Geoff Freeman



Vicinity Map



A PRELIMINARY PLAT OF
**WALNUT CREEK
 IRBY COBB DR.
 STREET DEDICATION NO. TWO**

BEING 3.4± ACRES OF LAND

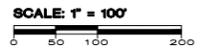
OUT OF THE
**EUGENE WHEAT SURVEY, A-396 &
 WILEY MARTIN LEAGUE, A-56**
 FORT BEND COUNTY, TEXAS

OWNER:
LENNAR HOMES OF TEXAS LAND CONSTRUCTION
 550 GREENS PARKWAY, #100
 HOUSTON, TEXAS 77067
 ATTN: MR. MARK JANIK (281) 875-1000

ENGINEER/SURVEYOR:
IDS ENGINEERS
 13333 NORTHWEST FREEWAY, #300
 HOUSTON, TEXAS 77040
 ATTN: MR. CHAD ABRAM, P.E. (713) 462-3178

PLANNER:
KERRY R. GILBERT & ASSOCIATES, INC. Land Planning Consultants

23501 Cinco Ranch Blvd.
 Suite A-250
 Katy, Texas 77494
 (281)579-0340



JANUARY 14, 2014
KGA# 05604

- GENERAL NOTE:
- "B.L." INDICATES BUILDING LINE.
 - "U.E." INDICATES UTILITY EASEMENT.
 - "1' RES." INDICATES ONE FOOT RESERVE.
 dedicated to the public in fee as a buffer separation between the side or end of streets where such streets abut adjacent carriage tracts, the condition of such dedication being that when the adjacent property is subdivided in a recorded plat, the one foot reserve shall thereupon become vested in the public for street right-of-way purposes and the fee title thereto shall revert to and vest in the dedicator, his heirs assigns, or successors.
 - ALL PROPERTY LINE DIMENSIONS ARE APPROXIMATE.
 - ALL LOT WIDTH AND DEPTH DIMENSIONS ARE APPROXIMATE, AND LOT WIDTHS ARE MEASURED AT THE FRONT BUILDING LINE, AND OR THE REAR BUILDING PAD LINE. ALL RADIAL LOTS HAVE A WIDTH OF FORTY FEET AT THE RIGHT OF WAY LINE.
 - IN ACCORDANCE WITH THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP NO.48157C0220L, FORT BEND COUNTY, TEXAS MAP REVISED JANUARY 3, 1997, THE PROPERTY CONTAINED WITHIN THE BOUNDARIES OF THIS PRELIMINARY PLAT LIES WITHIN ZONE "X" AND IS OUTSIDE OF THE 100 YEAR FLOOD PLAIN.
 - ALL LOTS CONTAINED WITHIN THIS PRELIMINARY PLAT ARE HEREBY RESTRICTED TO SINGLE FAMILY RESIDENTIAL USE.

DISCLAIMER AND LIMITED WARRANTY

THIS PRELIMINARY SUBDIVISION PLAT HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF THE CITY OF ROSENBERG SUBDIVISION ORDINANCE IN EFFECT AT THE TIME THIS PLAT WAS PREPARED ALONG WITH ANY VARIANCE OR VARIANCES TO THE PROVISIONS OF THE AFORESAID ORDINANCE WHICH ARE SUBSEQUENTLY GRANTED BY THE CITY OF ROSENBERG PLANNING COMMISSION. THIS PRELIMINARY PLAT WAS PREPARED FOR THE LIMITED PURPOSE OF GUIDANCE IN THE PREPARATION OF ACTUAL ENGINEERING AND DEVELOPMENT PLANS. THIS LIMITED WARRANTY IS MADE IN LIEU OF ALL OTHER WARRANTIES, EXPRESS OR IMPLIED, AND NEITHER KERRY R. GILBERT & ASSOCIATES, INC., NOR ANY OF ITS OFFICERS, OR DIRECTORS, OR EMPLOYEES MAKE ANY OTHER WARRANTIES OR REPRESENTATIONS, EXPRESS OR IMPLIED CONCERNING THE DESIGN, LOCATION, QUALITY CHARACTER OF ACTUAL UTILITIES OR OTHER FACILITIES IN, ON, OVER, OR UNDER THE PREMISES INDICATED IN THE PRELIMINARY SUBDIVISION PLAT.

PLANNING COMMISSION MEETING MINUTES

On this the 26th day of February 2014, 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

Travis Tanner	Executive Director of Community Services
Lora Lenzsch	City Attorney
Renée LeLaurin	Secretary II

GUESTS PRESENT

Taylor Gunn	Perry Homes (Reserve at Brazos Town Center Section Three)
Geoff Freeman	Kerry R. Gilbert & Associates, Inc. (Walnut Creek)

CALL TO ORDER

Chairperson Pavlovsky called the meeting to order at 6:00 p.m.

AGENDA

1. CONSIDERATION OF AND ACTION ON MINUTES OF THE REGULAR PLANNING COMMISSION MEETING OF JANUARY 22, 2014.

Action Taken: Commissioner Parsons moved, seconded by Commissioner Casias, to approve the minutes of the January 22, 2014 Regular Planning Commission Meeting as written. The motion carried by a vote of five "ayes" and one abstention. **Ayes: Chairperson Pavlovsky, Commissioners Casias, Parsons, Poldrack and Urbish. Vice Chairperson Phipps abstained as he was not present for the January 22, 2014 Planning Commission Meeting.**

2. CONSIDERATION OF AND ACTION ON A PRELIMINARY PLAT OF WALNUT CREEK IRBY COBB DR. STREET DEDICATION NO. TWO, BEING 3.4 ACRES OF LAND OUT OF THE EUGENE WHEAT SURVEY, A-396 AND WILEY MARTIN LEAGUE, A-56, FORT BEND COUNTY, TEXAS.

Executive Summary: The Preliminary Plat of Walnut Creek Irby Cobb Drive Street Dedication No. 2 is a proposed right-of-way dedication plat consisting of 3.4 acres. It is located in the Extraterritorial Jurisdiction (ETJ) and in Fort Bend County MUD No. 152. It adjoins Walnut Creek Sections Seven and Eleven and will connect Irby Cobb Boulevard to its future intersection with Benton Road.

The Preliminary Plat is consistent with the street layout per the approved Land Plan, will provide access further east into the development, and will facilitate an eventual second point of access into the development from Benton Road. The proposed Preliminary Plat is not in conflict with the "Subdivision" Ordinance, the approved Land Plan, or with the Development Agreement for MUD No. 152. That being said, staff recommends approval of the Preliminary Plat of Walnut Creek Irby Cobb Dr. Street Dedication No. Two provided that on the Final Plat, the street name suffix is changed from Drive to Boulevard per the existing street name.

Key Discussion:

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

Action Taken: Commissioner Casias moved, seconded by Commissioner Parsons, to approve the Preliminary Plat of Walnut Creek Irby Cobb Dr. Street Dedication No. Two, being 3.4 acres of land out of the Eugene Wheat Survey, A-396 and Wiley Martin League, A-56, Fort Bend County, Texas. The motion carried unanimously.

3. CONSIDERATION OF AND ACTION ON A PRELIMINARY PLAT OF WALNUT CREEK SECTION SEVEN, BEING 9.6 ACRES OF LAND CONTAINING 31 LOTS (60' X 120' TYP.) AND ONE RESERVE IN THREE BLOCKS OUT OF THE EUGENE WHEAT SURVEY, A-396, FORT BEND COUNTY, TEXAS.

Executive Summary: The Preliminary Plat of Walnut Creek Section Seven is a proposed subdivision consisting of thirty-one (31) residential lots located off of Irby Cobb Boulevard in the north central part of the Walnut Creek Development. The proposed Plat is located in the Extraterritorial Jurisdiction (ETJ) and in Fort Bend County MUD No. 152. It adjoins Walnut Creek Section Four to the immediate west.

The subdivision generally consists of sixty-foot (60') lots in accordance with the approved Land Plan for Walnut Creek. Four (4) of the lots are identified as being less than 60' lots due to being less than fifty feet (50') as measured at the right-of-way. All lots are a minimum of 60' as measured at the front building line. Additionally, the subdivision contains a 1.36-acre landscape reserve abutting the future Irby Cobb right-of-way.

The proposed Preliminary Plat is not in conflict with the "Subdivision" Ordinance, the approved Land Plan, or with the Development Agreement for MUD No. 152. That being said, staff recommends approval of the Preliminary Plat of Walnut Creek Section Seven.

Key Discussion:

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

Action Taken: Vice Chairperson Phipps moved, seconded by Commissioner Parsons, to approve the Preliminary Plat of Walnut Creek Section Seven, being 9.6 acres of land containing 31 lots (60' x 120' typ.) and one reserve in three blocks out of the Eugene Wheat Survey, A-396, Fort Bend County, Texas. The motion carried unanimously.

4. CONSIDERATION OF AND ACTION ON A PRELIMINARY PLAT OF WALNUT CREEK SECTION ELEVEN, BEING 8.7 ACRES OF LAND CONTAINING 27 LOTS (60' X 120' TYP.) AND ONE RESERVE IN TWO BLOCKS OUT OF THE EUGENE WHEAT SURVEY, A-396 & WILEY MARTIN LEAGUE, A-56, FORT BEND COUNTY, TEXAS.

Executive Summary: The Preliminary Plat of Walnut Creek Section Eleven is a proposed subdivision consisting of twenty-seven (27) residential lots located off of Irby Cobb Boulevard in the north central part of the Walnut Creek Development. The proposed Plat is located in the Extraterritorial Jurisdiction (ETJ) and in Fort Bend County MUD No. 152. It adjoins Walnut Creek Section Seven to the immediate west.

The subdivision generally consists of sixty-foot (60') lots in accordance with the approved Land Plan for Walnut Creek. Four (4) of the lots are identified as being less than 60' lots due to being less than fifty feet (50') as measured at the right-of-way. All lots are a minimum of 60' as measured at the front building line. Additionally, the subdivision contains a 1.88-acre landscape reserve abutting the future Irby Cobb right-of-way. This reserve should contain two (2) water line easements on the Final Plat to provide for the subdivision's water lines to connect to the main water line in the Irby Cobb right-of-way. Staff recommends this requirement as a condition of Final Plat approval.

The proposed Preliminary Plat is not in conflict with the "Subdivision" Ordinance, the approved Land Plan, or with the Development Agreement for MUD No. 152. That being said, staff recommends approval of the Preliminary Plat of Walnut Creek Section Eleven.

Key Discussion:



PLANNING COMMISSION COMMUNICATION

September 17, 2014

ITEM #	ITEM TITLE
6	Extension of Approval – Preliminary Plat of Walnut Creek Section Seven

MOTION

Consideration of and action on a request by Kerry R. Gilbert and Associates to extend approval by 180 days for the Preliminary Plat of Walnut Creek Section Seven, a subdivision of 9.621 acres containing 3 blocks, 31 lots, and 1 restricted reserve out of the Eugene Wheat Survey, A-396, Fort Bend County, Texas.

RECOMMENDATION

Staff recommends extending the approval of the Preliminary Plat of Walnut Creek Section Seven by 180 days from the date of expiration.

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

SUPPORTING DOCUMENTS:

1. Freeman Correspondence – 07-24-14
2. Preliminary Plat of Walnut Creek Section Seven – 02-26-14
3. Planning Commission Meeting Minute Excerpt – 02-26-14

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 Planning Commission approved the Preliminary Plat of Walnut Creek Section Seven on February 26, 2014. Pursuant to the "Subdivision" Ordinance, the applicant has requested an extension of that approval by 180 days from the date of its expiration.

The Preliminary Plat of Walnut Creek Section Seven consists of thirty-one (31) residential lots located off of Irby Cobb Boulevard in the north central part of the Walnut Creek Development. The Plat is located in the Extraterritorial Jurisdiction (ETJ) and in Fort Bend County MUD No. 152. It adjoins Walnut Creek Section Four to the immediate west.

The subdivision generally consists of sixty-foot (60') lots in accordance with the approved Land Plan for Walnut Creek. Four (4) of the lots are identified as being less than 60' lots due to being less than fifty feet (50') as measured at the right-of-way. All lots are a minimum of 60' as measured at the front building line. Additionally, the subdivision contains a 1.36-acre landscape reserve abutting the future Irby Cobb right-of-way. The proposed Preliminary Plat is not in conflict with the "Subdivision" Ordinance, the approved Land Plan, or with the Development Agreement for MUD No. 152.

Staff recommends extending the approval of the Preliminary Plat of Walnut Creek Section Seven by 180 days from the date of expiration, August 25, 2014. If approved, this extension of the Preliminary Plat approval would then expire on Friday, February 20, 2015.

BGE | KERRY R. GILBERT & ASSOCIATES

July 24, 2014

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

Re: Walnut Creek Section Seven Preliminary Plat

Dear Mr. Tanner,

On behalf of Lennar Homes of Texas Land and Construction, Ltd., a Texas Limited Partnership, we BGE | Kerry R. Gilbert & Associates respectfully requests a six (6) month extension of approval for the above referenced preliminary plat. This plat received preliminary plat approval on February 26, 2014 and is due to expire on August 26, 2014.

The purpose of this extension request is to allow the project engineer additional time to prepare the final plat and construction drawings for this section.

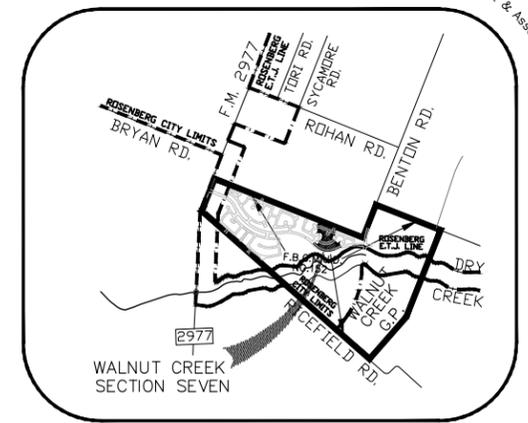
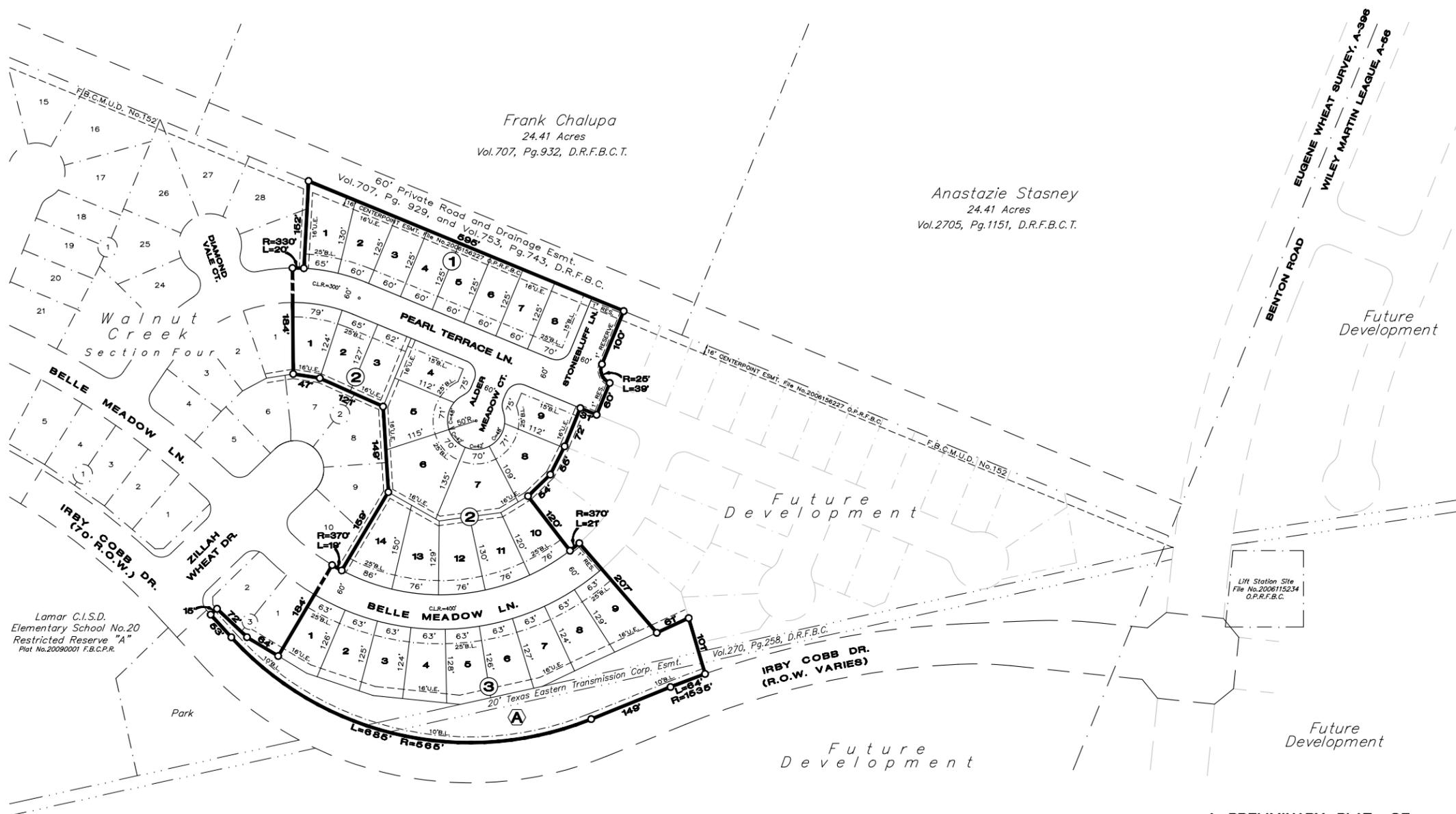
We understand that no other extensions will be allowed.

Please contact me if you need any additional information concerning this plat.

Sincerely,



Geoff Freeman



Vicinity Map



- GENERAL NOTE:
- "B.L." INDICATES BUILDING LINE.
 - "U.E." INDICATES UTILITY EASEMENT.
 - "1' RES." INDICATES ONE FOOT RESERVE.
dedicated to the public in fee as a buffer separation between the side or end of streets where such streets abut adjacent across tracts, the condition of such dedication being that when the adjacent property is subdivided in a recorded plat, the one foot reserve shall thereupon become vested in the public for street right-of-way purposes and the fee title thereto shall revert to and vest in the dedicator, his heirs assigns, or successors.
 - ALL PROPERTY LINE DIMENSIONS ARE APPROXIMATE.
 - ALL LOT WIDTH AND DEPTH DIMENSIONS ARE APPROXIMATE, AND LOT WIDTHS ARE MEASURED AT THE FRONT BUILDING LINE, AND OR THE REAR BUILDING PAD LINE. ALL RADIAL LOTS HAVE A WIDTH OF FORTY FEET AT THE RIGHT OF WAY LINE.
 - IN ACCORDANCE WITH THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP NO.4815700220J, FORT BEND COUNTY, TEXAS MAP REVISED JANUARY 3, 1997, THE PROPERTY CONTAINED WITHIN THE BOUNDARIES OF THIS PRELIMINARY PLAT LIES WITHIN ZONE "X" AND IS OUTSIDE OF THE 100 YEAR FLOOD PLAIN.
 - ALL LOTS CONTAINED WITHIN THIS PRELIMINARY PLAT ARE HEREBY RESTRICTED TO SINGLE FAMILY RESIDENTIAL USE.

Lamar C.I.S.D.
Elementary School No.20
Restricted Reserve "A"
Plat No.20090001 F.B.C.P.R.

Lift Station Site
File No.2006115234
D.P.R.F.B.C.

PARK LAND DEDICATION TABLE

TOTAL NUMBER OF LOTS:	31 LOTS
PUBLIC PARK REQUIREMENT:	31 LOTS/160=0.19 AC.
PUBLIC PARK DEDICATION:	0
PRIVATE PARK CREDIT PROVIDED WITH THE RECREATION CENTER. RECREATION SITE IS ±3.9 ACRES. NO. OF PLATTED LOTS THUS FAR (SEC.1,2,3,4,5,6,7,8,9&10)=502 LOTS. 502/2 = 251 LOTS 251 LOTS/160 = 1.57 ACRES OF CREDIT USED.	
MONEY IN LIEU OF PUBLIC PARK LAND DEDICATION:	31 LOTS/2=15 LOTS 15 LOTS X \$350.00/LOT=\$5,250,000

LOT WIDTH TABLE

WIDTH < 60'	4 LOTS (13%)
WIDTH > 60'	27 LOTS (87%)
LOTS TOTAL: 31	

LOT AREA SUMMARY

BLOCK 1			BLOCK 2			BLOCK 3		
LOT	LOT WIDTH AT B.L.	SQ. FT.	LOT	LOT WIDTH AT B.L.	SQ. FT.	LOT	LOT WIDTH AT B.L.	SQ. FT.
1	65'	10,216	1	79'	8,496	1	63'	9,487
2	60'	8,379	2	65'	7,830	2	63'	8,621
3	60'	7,500	3	62'	8,032	3	63'	8,631
4	60'	7,500	4	75'	9,272	4	63'	8,588
5	60'	7,500	5	71'	9,879	5	63'	8,851
6	60'	7,500	6	70'	13,483	6	63'	8,581
7	60'	7,500	7	70'	11,269	7	63'	8,610
8	70'	8,606	8	71'	9,554	8	63'	8,522
			9	75'	9,295	9	63'	8,602
			10	76'	8,315			
			11	76'	8,804			
			12	76'	8,835			
			13	76'	9,359			
			14	86'	10,885			

NOTE:
A RESTRICTED RESERVE "A" LANDSCAPE/OPEN SPACE ±1.36 ACRE

DISCLAIMER AND LIMITED WARRANTY
THIS PRELIMINARY SUBDIVISION PLAT HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF THE CITY OF ROSENBERG SUBDIVISION ORDINANCE IN EFFECT AT THE TIME THIS PLAT WAS PREPARED ALONG WITH ANY VARIANCE OR VARIANCES TO THE PROVISIONS OF THE AFOREMENTIONED ORDINANCE WHICH ARE SUBSEQUENTLY GRANTED BY THE CITY OF ROSENBERG PLANNING COMMISSION. THIS PRELIMINARY PLAT WAS PREPARED FOR THE LIMITED PURPOSE OF GUIDANCE IN THE PREPARATION OF ACTUAL ENGINEERING AND DEVELOPMENT PLANS. THIS LIMITED WARRANTY IS MADE IN LIEU OF ALL OTHER WARRANTIES, EXPRESS OR IMPLIED, AND NEITHER KERRY R. GILBERT & ASSOCIATES, INC. NOR ANY OF ITS OFFICERS, OR DIRECTORS, OR EMPLOYEES MAKE ANY OTHER WARRANTIES OR REPRESENTATIONS, EXPRESS OR IMPLIED CONCERNING THE DESIGN, LOCATION, QUALITY CHARACTER OF ACTUAL UTILITIES OR OTHER FACILITIES IN, ON, OVER, OR UNDER THE PREMISES INDICATED IN THE PRELIMINARY SUBDIVISION PLAT.

A PRELIMINARY PLAT OF
WALNUT CREEK SECTION SEVEN
BEING 9.6± ACRES OF LAND
CONTAINING 31 LOTS (60' X 120' TYP.) AND ONE RESERVE IN THREE BLOCKS.
OUT OF THE EUGENE WHEAT SURVEY, A-396
FORT BEND COUNTY, TEXAS

OWNER:
LENNAR HOMES OF TEXAS LAND CONSTRUCTION
550 GREENS PARKWAY, #100
HOUSTON, TEXAS 77067
ATTN: MR. MARK JANIK (281) 875-1000

ENGINEER/SURVEYOR:
IDS ENGINEERS
13333 NORTHWEST FREEWAY, #300
HOUSTON, TEXAS 77040
ATTN: MR. CHAD ABRAM, P.E. (713) 462-3178

PLANNER:
KERRY R. GILBERT & ASSOCIATES, INC. Land Planning Consultants

23501 Cinco Ranch Blvd.
Suite A-250
Katy, Texas 77494
(281)579-0340



FEBRUARY 06, 2014
KGA# 05604

Key Discussion:

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

Action Taken: Commissioner Casias moved, seconded by Commissioner Parsons, to approve the Preliminary Plat of Walnut Creek Irby Cobb Dr. Street Dedication No. Two, being 3.4 acres of land out of the Eugene Wheat Survey, A-396 and Wiley Martin League, A-56, Fort Bend County, Texas. The motion carried unanimously.

3. CONSIDERATION OF AND ACTION ON A PRELIMINARY PLAT OF WALNUT CREEK SECTION SEVEN, BEING 9.6 ACRES OF LAND CONTAINING 31 LOTS (60' X 120' TYP.) AND ONE RESERVE IN THREE BLOCKS OUT OF THE EUGENE WHEAT SURVEY, A-396, FORT BEND COUNTY, TEXAS.

Executive Summary: The Preliminary Plat of Walnut Creek Section Seven is a proposed subdivision consisting of thirty-one (31) residential lots located off of Irby Cobb Boulevard in the north central part of the Walnut Creek Development. The proposed Plat is located in the Extraterritorial Jurisdiction (ETJ) and in Fort Bend County MUD No. 152. It adjoins Walnut Creek Section Four to the immediate west.

The subdivision generally consists of sixty-foot (60') lots in accordance with the approved Land Plan for Walnut Creek. Four (4) of the lots are identified as being less than 60' lots due to being less than fifty feet (50') as measured at the right-of-way. All lots are a minimum of 60' as measured at the front building line. Additionally, the subdivision contains a 1.36-acre landscape reserve abutting the future Irby Cobb right-of-way.

The proposed Preliminary Plat is not in conflict with the "Subdivision" Ordinance, the approved Land Plan, or with the Development Agreement for MUD No. 152. That being said, staff recommends approval of the Preliminary Plat of Walnut Creek Section Seven.

Key Discussion:

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

Action Taken: Vice Chairperson Phipps moved, seconded by Commissioner Parsons, to approve the Preliminary Plat of Walnut Creek Section Seven, being 9.6 acres of land containing 31 lots (60' x 120' typ.) and one reserve in three blocks out of the Eugene Wheat Survey, A-396, Fort Bend County, Texas. The motion carried unanimously.

4. CONSIDERATION OF AND ACTION ON A PRELIMINARY PLAT OF WALNUT CREEK SECTION ELEVEN, BEING 8.7 ACRES OF LAND CONTAINING 27 LOTS (60' X 120' TYP.) AND ONE RESERVE IN TWO BLOCKS OUT OF THE EUGENE WHEAT SURVEY, A-396 & WILEY MARTIN LEAGUE, A-56, FORT BEND COUNTY, TEXAS.

Executive Summary: The Preliminary Plat of Walnut Creek Section Eleven is a proposed subdivision consisting of twenty-seven (27) residential lots located off of Irby Cobb Boulevard in the north central part of the Walnut Creek Development. The proposed Plat is located in the Extraterritorial Jurisdiction (ETJ) and in Fort Bend County MUD No. 152. It adjoins Walnut Creek Section Seven to the immediate west.

The subdivision generally consists of sixty-foot (60') lots in accordance with the approved Land Plan for Walnut Creek. Four (4) of the lots are identified as being less than 60' lots due to being less than fifty feet (50') as measured at the right-of-way. All lots are a minimum of 60' as measured at the front building line. Additionally, the subdivision contains a 1.88-acre landscape reserve abutting the future Irby Cobb right-of-way. This reserve should contain two (2) water line easements on the Final Plat to provide for the subdivision's water lines to connect to the main water line in the Irby Cobb right-of-way. Staff recommends this requirement as a condition of Final Plat approval.

The proposed Preliminary Plat is not in conflict with the "Subdivision" Ordinance, the approved Land Plan, or with the Development Agreement for MUD No. 152. That being said, staff recommends approval of the Preliminary Plat of Walnut Creek Section Eleven.

Key Discussion:



PLANNING COMMISSION COMMUNICATION

September 17, 2014

ITEM #	ITEM TITLE
7	Extension of Approval – Preliminary Plat of Walnut Creek Section Eleven

MOTION

Consideration of and action on a request by Kerry R. Gilbert and Associates to extend approval by 180 days for the Preliminary Plat of Walnut Creek Section Eleven, a subdivision of 8.764 acres containing 27 lots, 2 blocks and 1 restricted reserve out of the Eugene Wheat Survey, A-396, and the Wiley Martin League, A-56, Fort Bend County, Texas.

RECOMMENDATION

Staff recommends extending the approval of the Preliminary Plat of Walnut Creek Section Eleven by 180 days from the date of expiration.

MUD #	City/ETJ	ELECTION DISTRICT
152 (Walnut Creek)	ETJ	N/A

SUPPORTING DOCUMENTS:

1. Freeman Correspondence – 07-24-14
2. Preliminary Plat of Walnut Creek Section Eleven – 02-26-14
3. Planning Commission Meeting Minute Excerpt – 02-26-14

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 Planning Commission approved the Preliminary Plat of Walnut Creek Section Eleven on February 26, 2014. Pursuant to the “Subdivision” Ordinance, the applicant has requested an extension of that approval by 180 days from the date of its expiration.

The Preliminary Plat of Walnut Creek Section Eleven consists of twenty-seven (27) residential lots located off of Irby Cobb Boulevard in the north central part of the Walnut Creek Development. The Plat is located in the Extraterritorial Jurisdiction (ETJ) and in Fort Bend County MUD No. 152. It adjoins Walnut Creek Section Seven to the immediate west.

The subdivision generally consists of sixty-foot (60') lots in accordance with the approved Land Plan for Walnut Creek. Four (4) of the lots are identified as being less than 60' lots due to being less than fifty feet (50') as measured at the right-of-way. All lots are a minimum of 60' as measured at the front building line. Additionally, the subdivision contains a 1.88-acre landscape reserve abutting the future Irby Cobb right-of-way. The Preliminary Plat is not in conflict with the “Subdivision” Ordinance, the approved Land Plan, or with the Development Agreement for MUD No. 152.

Staff recommends extending the approval of the Preliminary Plat of Walnut Creek Section Eleven by 180 days from the date of expiration, August 25, 2014. If approved, this extension of the Preliminary Plat approval would then expire on Friday, February 20, 2015.

BGE | KERRY R. GILBERT & ASSOCIATES

July 24, 2014

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

Re: Walnut Creek Section Eleven Preliminary Plat

Dear Mr. Tanner,

On behalf of Lennar Homes of Texas Land and Construction, Ltd., a Texas Limited Partnership, we BGE|Kerry R. Gilbert & Associates respectfully requests a six (6) month extension of approval for the above referenced preliminary plat. This plat received preliminary plat approval on February 26, 2014 and is due to expire on August 26, 2014.

The purpose of this extension request is to allow the project engineer additional time to prepare the final plat and construction drawings for this section.

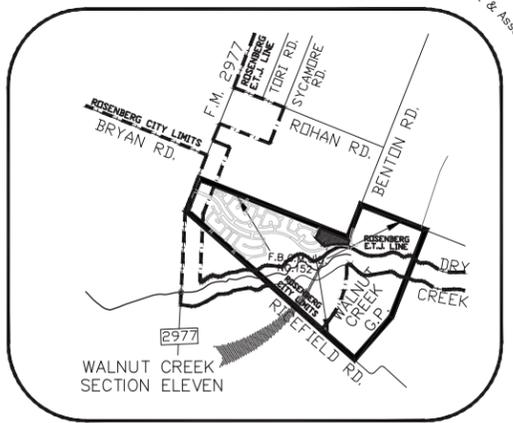
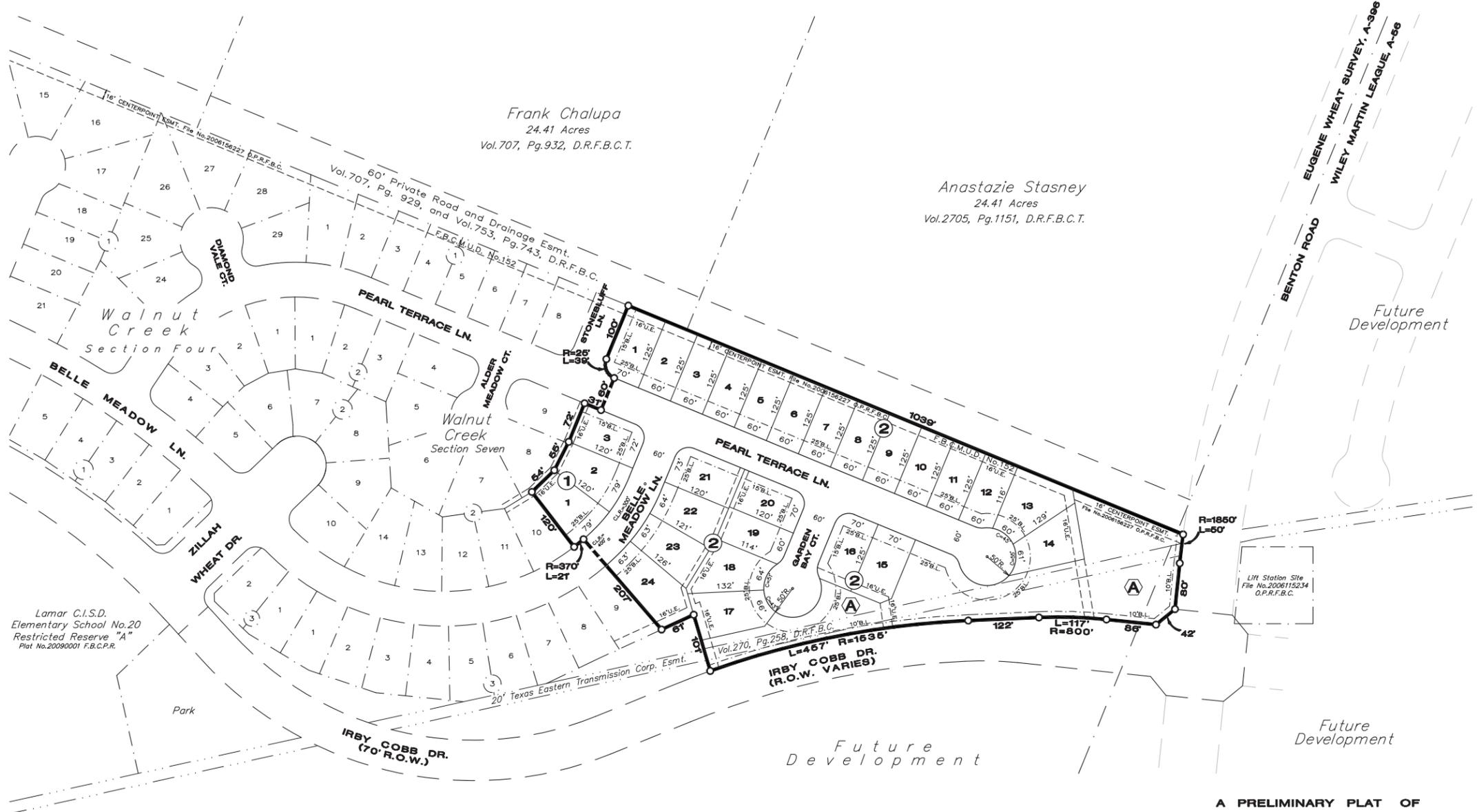
We understand that no other extensions will be allowed.

Please contact me if you need any additional information concerning this plat.

Sincerely,



Geoff Freeman



Vicinity Map



- GENERAL NOTE:
- "B.L." INDICATES BUILDING LINE.
 - "U.E." INDICATES UTILITY EASEMENT.
 - "1' RES." INDICATES ONE FOOT RESERVE.
dedicated to the public in fee as a buffer separation between the side or end of streets where such streets abut adjacent across tracts, the condition of such dedication being that when the adjacent property is subdivided in a recorded plat, the one foot reserve shall thereupon become vested in the public for street right-of-way purposes and the fee title thereto shall revert to and vest in the dedicant, his heirs assigns, or successors.
 - ALL PROPERTY LINE DIMENSIONS ARE APPROXIMATE.
 - ALL LOT WIDTH AND DEPTH DIMENSIONS ARE APPROXIMATE, AND LOT WIDTHS ARE MEASURED AT THE FRONT BUILDING LINE, AND OR THE REAR BUILDING PAD LINE. ALL RADIAL LOTS HAVE A WIDTH OF FORTY FEET AT THE RIGHT OF WAY LINE.
 - IN ACCORDANCE WITH THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP NO.4815700220J, FORT BEND COUNTY, TEXAS MAP REVISED JANUARY 3, 1997, THE PROPERTY CONTAINED WITHIN THE BOUNDARIES OF THIS PRELIMINARY PLAT LIES WITHIN ZONE "X" AND IS OUTSIDE OF THE 100 YEAR FLOOD PLAIN.
 - ALL LOTS CONTAINED WITHIN THIS PRELIMINARY PLAT ARE HEREBY RESTRICTED TO SINGLE FAMILY RESIDENTIAL USE.

Lamar C.I.S.D. Elementary School No.20 Restricted Reserve "A" Plat No.20090001 F.B.C.P.R.

A PRELIMINARY PLAT OF
WALNUT CREEK SECTION ELEVEN
 BEING 8.7± ACRES OF LAND
 CONTAINING 27 LOTS (60' X 120' TYP.) AND
 ONE RESERVE IN TWO BLOCKS.

OUT OF THE
**EUGENE WHEAT SURVEY, A-396 &
 WILEY MARTIN LEAGUE, A-56**
 FORT BEND COUNTY, TEXAS

OWNER:
LENNAR HOMES OF TEXAS LAND CONSTRUCTION
 550 GREENS PARKWAY, #100
 HOUSTON, TEXAS 77067
 ATTN: MR. CHRIS GILBERT (281) 875-1000

ENGINEER/SURVEYOR:
IDS ENGINEERS
 13333 NORTHWEST FREEWAY, #300
 HOUSTON, TEXAS 77040
 ATTN: MR. CHAD ABRAM, P.E. (713) 462-3178

PLANNER:
KERRY R. GILBERT & ASSOCIATES, INC. Land Planning Consultants
 23501 Cinco Ranch Blvd.
 Suite A-250
 Katy, Texas 77494
 (281)579-0340

PARK LAND DEDICATION TABLE

TOTAL NUMBER OF LOTS:	27 LOTS
PUBLIC PARK REQUIREMENT:	27 LOTS/160=0.17 AC.
PUBLIC PARK DEDICATION:	0
PRIVATE PARK CREDIT PROVIDED WITH THE RECREATION CENTER. RECREATION SITE IS ±3.9 ACRES.	
NO. OF PLATTED LOTS THUS FAR (SEC.1,2,3,4,5,6,7,8,9,10&11)=529 LOTS.	
529/2 = 265 LOTS	
265 LOTS/160 = 1.66 ACRES OF CREDIT USED.	
MONEY IN LIEU OF PUBLIC PARK LAND DEDICATION:	27 LOTS/2=14 LOTS 14 LOTS X \$350.00/LOT=\$4,900.000

LOT WIDTH TABLE

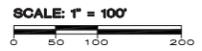
WIDTH < 60'	4 LOTS (15%)
WIDTH > 60'	23 LOTS (85%)
LOTS TOTAL: 27	

LOT AREA SUMMARY

BLOCK 1			BLOCK 2		
LOT	LOT WIDTH AT B.L.	SQ. FT.	LOT	LOT WIDTH AT B.L.	SQ. FT.
1	79'	8,451	1	70'	8,593
2	79'	8,532	2	60'	7,500
3	72'	8,493	3	60'	7,500
			4	60'	7,500
			5	60'	7,500
			6	60'	7,500
			7	60'	7,500
			8	60'	7,500
			9	60'	7,500
			10	60'	7,500
			11	60'	7,500
			12	60'	7,382
			13	60'	10,336
			14	60'	8,936
			15	70'	8,637
			16	70'	8,517
			17	66'	9,298
			18	64'	9,081
			19	60'	7,169
			20	70'	8,259
			21	73'	8,619
			22	64'	8,284
			23	63'	8,526
			24	63'	10,880

NOTE:
 RESTRICTED RESERVE "A"
 LANDSCAPE/OPEN SPACE
 ±1.88 ACRES

DISCLAIMER AND LIMITED WARRANTY
 THIS PRELIMINARY SUBDIVISION PLAT HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF THE CITY OF ROSENBERG SUBDIVISION ORDINANCE IN EFFECT AT THE TIME THIS PLAT WAS PREPARED ALONG WITH ANY VARIANCE OR VARIANCES TO THE PROVISIONS OF THE AFORESAID ORDINANCE WHICH ARE SUBSEQUENTLY GRANTED BY THE CITY OF ROSENBERG PLANNING COMMISSION. THIS PRELIMINARY PLAT WAS PREPARED FOR THE LIMITED PURPOSE OF GUIDANCE IN THE PREPARATION OF ACTUAL ENGINEERING AND DEVELOPMENT PLANS. THIS LIMITED WARRANTY IS MADE IN LIEU OF ALL OTHER WARRANTIES, EXPRESS OR IMPLIED, AND NEITHER KERRY R. GILBERT & ASSOCIATES, INC. NOR ANY OF ITS OFFICERS, OR DIRECTORS, OR EMPLOYEES MAKE ANY OTHER WARRANTIES OR REPRESENTATIONS, EXPRESS OR IMPLIED CONCERNING THE DESIGN, LOCATION, QUALITY CHARACTER OF ACTUAL UTILITIES OR OTHER FACILITIES IN, ON, OVER, OR UNDER THE PREMISES INDICATED IN THE PRELIMINARY SUBDIVISION PLAT.



FEBRUARY 06, 2014
 KGA# 05604

Key Discussion:

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

Action Taken: Commissioner Casias moved, seconded by Commissioner Parsons, to approve the Preliminary Plat of Walnut Creek Irby Cobb Dr. Street Dedication No. Two, being 3.4 acres of land out of the Eugene Wheat Survey, A-396 and Wiley Martin League, A-56, Fort Bend County, Texas. The motion carried unanimously.

3. CONSIDERATION OF AND ACTION ON A PRELIMINARY PLAT OF WALNUT CREEK SECTION SEVEN, BEING 9.6 ACRES OF LAND CONTAINING 31 LOTS (60' X 120' TYP.) AND ONE RESERVE IN THREE BLOCKS OUT OF THE EUGENE WHEAT SURVEY, A-396, FORT BEND COUNTY, TEXAS.

Executive Summary: The Preliminary Plat of Walnut Creek Section Seven is a proposed subdivision consisting of thirty-one (31) residential lots located off of Irby Cobb Boulevard in the north central part of the Walnut Creek Development. The proposed Plat is located in the Extraterritorial Jurisdiction (ETJ) and in Fort Bend County MUD No. 152. It adjoins Walnut Creek Section Four to the immediate west.

The subdivision generally consists of sixty-foot (60') lots in accordance with the approved Land Plan for Walnut Creek. Four (4) of the lots are identified as being less than 60' lots due to being less than fifty feet (50') as measured at the right-of-way. All lots are a minimum of 60' as measured at the front building line. Additionally, the subdivision contains a 1.36-acre landscape reserve abutting the future Irby Cobb right-of-way.

The proposed Preliminary Plat is not in conflict with the "Subdivision" Ordinance, the approved Land Plan, or with the Development Agreement for MUD No. 152. That being said, staff recommends approval of the Preliminary Plat of Walnut Creek Section Seven.

Key Discussion:

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

Action Taken: Vice Chairperson Phipps moved, seconded by Commissioner Parsons, to approve the Preliminary Plat of Walnut Creek Section Seven, being 9.6 acres of land containing 31 lots (60' x 120' typ.) and one reserve in three blocks out of the Eugene Wheat Survey, A-396, Fort Bend County, Texas. The motion carried unanimously.

4. CONSIDERATION OF AND ACTION ON A PRELIMINARY PLAT OF WALNUT CREEK SECTION ELEVEN, BEING 8.7 ACRES OF LAND CONTAINING 27 LOTS (60' X 120' TYP.) AND ONE RESERVE IN TWO BLOCKS OUT OF THE EUGENE WHEAT SURVEY, A-396 & WILEY MARTIN LEAGUE, A-56, FORT BEND COUNTY, TEXAS.

Executive Summary: The Preliminary Plat of Walnut Creek Section Eleven is a proposed subdivision consisting of twenty-seven (27) residential lots located off of Irby Cobb Boulevard in the north central part of the Walnut Creek Development. The proposed Plat is located in the Extraterritorial Jurisdiction (ETJ) and in Fort Bend County MUD No. 152. It adjoins Walnut Creek Section Seven to the immediate west.

The subdivision generally consists of sixty-foot (60') lots in accordance with the approved Land Plan for Walnut Creek. Four (4) of the lots are identified as being less than 60' lots due to being less than fifty feet (50') as measured at the right-of-way. All lots are a minimum of 60' as measured at the front building line. Additionally, the subdivision contains a 1.88-acre landscape reserve abutting the future Irby Cobb right-of-way. This reserve should contain two (2) water line easements on the Final Plat to provide for the subdivision's water lines to connect to the main water line in the Irby Cobb right-of-way. Staff recommends this requirement as a condition of Final Plat approval.

The proposed Preliminary Plat is not in conflict with the "Subdivision" Ordinance, the approved Land Plan, or with the Development Agreement for MUD No. 152. That being said, staff recommends approval of the Preliminary Plat of Walnut Creek Section Eleven.

Key Discussion:

- Mr. Tanner presented the item and reviewed the Executive Summary.
- Chairperson Pavlovsky inquired where the waterlines are located.
- Mr. Tanner indicated the waterlines on the map and stated that waterline easements would be needed in order to connect to the infrastructure and Irby Cobb Boulevard. It would loop the waterlines.
- Commissioner Parsons inquired about the 20-foot transmission easement.
- Mr. Tanner stated that he believes that is for a pipeline.
- Commissioner Parsons stated that he assumes there will be full disclosure to the people buying those lots that the pipeline exists.
- Mr. Tanner replied that he suspects that would be the reason the pipeline was kept away from the lots with a landscape reserve between.
- Commissioner Poldrack inquired if there are any regulations requiring a certain distance between a residence and a pipeline, dependent on what is flowing through the pipeline.
- Mr. Tanner replied that he does not believe so and the only buffer would be that easement. He would think the pipeline would run in the center of that easement and the remaining easement provides the buffer.
- Commissioner Poldrack inquired if there are any building requirements calling for a specific setback from building near the pipelines.
- Mr. Tanner replied that he does not believe so. Just about every subdivision has this issue as the pipelines preexist the development.
- Chairperson Pavlovsky stated that pipeline easements are all over.
- Mr. Tanner replied that they put these easements in landscape reserves so they do not intersect with lots.

Action Taken: Commissioner Casias moved, seconded by Commissioner Urbish, to approve the Preliminary Plat of Walnut Creek Section Eleven, being 8.7 acres of land containing 27 lots (60' x 120' typ.) and one reserve in two blocks out of the Eugene Wheat Survey, A-396 & Wiley Martin League, A-56, Fort Bend County, Texas. The motion carried unanimously.

5. CONSIDERATION OF AND ACTION ON A SHORT FORM FINAL PLAT OF LAMAR CISD ELEMENTARY SCHOOL NO. 23; 0 LOTS, 1 BLOCK, 1 RESERVE; BEING 14.26 ACRES IN THE ROBERT E. HANDY SURVEY, ABSTRACT 187, CITY OF ROSENBERG, FORT BEND COUNTY, TEXAS.

Executive Summary: The Short Form Final Plat of Lamar CISD Elementary School No. 23 fronts on the south side of August Green Drive, west of FM 2977 and adjoining the site of the City's Fire Station No. 3, currently under construction. It is located within the City Limits and in Fort Bend County MUD No. 144. The Plat consists of one (1) reserve and 14.26 acres.

Because the Plat has only one (1) reserve and does not require the dedication or alteration of any streets, it meets the criteria for a short form final plat under the "Subdivision" Ordinance. This essentially means that a Preliminary Plat did not have to be submitted. The proposed Plat is consistent with the approved Land Plan for Summer Lakes and Waterford Park, which calls for commercial development of this tract (as opposed to residential).

The proposed Short Form Final Plat is not in conflict with the "Subdivision" Ordinance, the approved Land Plan, or with the Development Agreement for MUD No. 144. That being said, staff recommends that the Planning Commission recommend approval to City Council of the Short Form Final Plat of Lamar CISD Elementary School No. 23.

Key Discussion:

- Mr. Tanner presented the item and reviewed the Executive Summary.
- Commissioner Parsons inquired when they plan to build the school.
- Mr. Tanner replied that he expects it would be within the next year and a half as opposed to next fall.

Action Taken: Commissioner Parsons moved, seconded by Commissioner Poldrack, to recommend approval to City Council of the Short Form Final Plat of Lamar CISD Elementary School No. 23; 0 lots, 1 block, 1 reserve; being 14.26 acres in the Robert E. Handy Survey, Abstract 187, City of Rosenberg, Fort



PLANNING COMMISSION COMMUNICATION

September 17, 2014

ITEM #	ITEM TITLE
8	Public Hearing on Short Form Final Plat of Goldshire Center Replat of Commercial Reserve "A-2"

MOTION

Hold public hearing for a Short Form Final Plat of Goldshire Center Replat of Commercial Reserve "A-2", a subdivision of 4.3943 acres or 191,416 square feet of land being a replat of Commercial Reserve "A-2" of Goldshire Center Replat of Commercial Reserve "A", recorded under Fort Bend County Clerk's File No. 20130048, in the James Lowery Survey, Abstract No. 275, City of Rosenberg, Fort Bend County, Texas; 1 block, 2 reserves.

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 Goldshire Center Replat of Commercial Reserve "A-2"
2. Goldshire Center Replat of Commercial Reserve "A" – 12-19-12
3. Planning Commission Meeting Minute Excerpt – 12-19-12

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

This Agenda item consists of the required public hearing on the proposed Goldshire Center Replat of Commercial Reserve "A-2." The Plat consists of 4.3943 acres and two (2) commercial reserves. It is a replat of the previous Goldshire Center Replat of Commercial Reserve "A," which was recorded in March 2013 after coming before the Planning Commission in December 2012 and City Council in February 2013.

The Plat simply proposes to further subdivide existing Reserve "A-2" into two (2) new reserves to accommodate a new site development adjacent to the recently constructed Stripes at Reading Road and FM 1640. There are no issues with the proposed subdivision that conflict with City ordinances. However, a public hearing is required for replats per State law and City ordinance. Therefore staff recommends that the Planning Commission hold the required public hearing on the Short Form Final Plat of Goldshire Center Replat of Commercial Reserve "A-2" before taking action on the Plat in the subsequent Agenda item.

STATE OF TEXAS
COUNTY OF FORT BEND
CITY OF ROSENBERG

We, RWR Ventures, LLC, a Texas limited liability company, acting by and through its President Randall W. Regas, and Dolsby Enterprises, LLC, a Texas limited liability company, acting by and through its President Scott Irvine and its Vice President and Secretary Kendra Irvine, hereinafter referred to as the Owners of the 6.1379 acre tract described in the above and foregoing map of GOLDSHIRE CENTER REPLAT OF COMMERCIAL RESERVE "A-2", do hereby make and establish said subdivision and development plan 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, or permanent access easements), 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, successors and assigns to warrant and forever defend the title on the land so dedicated.

FURTHER, we do hereby dedicate for public utility purposes as 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 declare that the parcels of land designated as reserves on this plat are non-residential.

FURTHER, Owners do hereby covenant and agree that all of the property within the boundaries of this plat is hereby restricted to prevent the drainage of any septic tanks into any public or private street, road or alley or any drainage ditch, either directly or indirectly.

IN TESTIMONY WHEREOF, RWR Ventures, LLC, has caused these presents to be signed by Randall W. Regas, President, thereunto authorized, this the _____ day of _____, 2014.

By: RWR Ventures

Randy Regas
President

STATE OF TEXAS
COUNTY OF NUECES

Before me, the undersigned authority, on this day personally appeared Randy Regas, President, of RWR Ventures, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed, and in the capacity therein and herein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the _____ day of _____, 2014.

Notary Public in and for the
State of Texas

My Commission Expires:

IN TESTIMONY WHEREOF, Dolsby Enterprises, LLC, has caused these presents to be signed by Scott Irvine, President, and Kendra Irvine, Vice President, thereunto authorized, this the _____ day of _____, 2014.

By: Dolsby Enterprises, LLC

Scott Irvine
President
Kendra Irvine
Vice President and Secretary

STATE OF TEXAS
COUNTY OF NUECES

Before me, the undersigned authority, on this day personally appeared Scott Irvine and Kendra Irvine, known to me to be the persons whose names are subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and considerations therein expressed, and in the capacity therein and herein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the _____ day of _____, 2014.

Notary Public in and for the
State of Texas

My Commission Expires:

I, Mike Kurkowski, am registered under the laws of the State of Texas to practice the profession of surveying and hereby certify that the subdivision is true and correct; was prepared from an actual survey of the property made under my supervision on the ground; that all boundary corners, angle points, points of curvature and other points of reference have been marked with iron (or other suitable permanent metal) pipes or rods have an outside diameter of not less than five eighths (5/8) inch and a length of not less than three (3) feet, unless otherwise noted, and that the plat boundary corners have been tied to the Texas State Plane Coordinate System.



Mike Kurkowski
Registered Professional Land Surveyor
Texas Registration No. 5101

I, Charles Merritt, registered under the laws of the State of Texas to practice the profession of Engineering, do hereby certify that this plat meets all requirements of Fort Bend County, Texas, to the best of my knowledge.

Name: Charles Merritt
Texas Registration No.110118

STATE OF TEXAS
COUNTY OF _____

We, The State Bank of Texas, William B. Black, III, Trustee, Owners and Holders of a lien against the property described in the plat known as Goldshire Center Replat of Commercial Reserve "A", being evidenced by instruments of record in Fort Bend County Clerk's File No. 2007115436, 2008043382, 2009111176, 2010039805, 2011040070 and 2014049780, all from the Official Records of Fort Bend County, Texas, do hereby in all things subordinate out interest in said property to the purposes and effects of said plat and dedications and restrictions shown herein to said plat and we hereby confirm that we are the present owners of said lien and have not assigned the same nor any part thereof.

By: The State Bank of Texas

William B. Black, III, Trustee

STATE OF TEXAS
COUNTY OF _____

Before me, the undersigned authority, on this day personally appeared William B. Black, III, Trustee of The State Bank of Texas, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed, and in the capacity therein and herein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the _____ day of _____, 2014.

Notary Public in and for the
State of Texas

My Commission Expires:

STATE OF TEXAS
COUNTY OF _____

We, Frost Bank, David Landry, Senior Vice President, Owners and Holders of a lien against the property described in the plat known as Goldshire Center Replat of Commercial Reserve "A", being evidenced by instrument of record in Fort Bend County Clerk's File No. 2014098869, Official Records of Fort Bend County, Texas, do hereby in all things subordinate out interest in said property to the purposes and effects of said plat and dedications and restrictions shown herein to said plat and we hereby confirm that we are the present owners of said lien and have not assigned the same nor any part thereof.

By: Frost Bank

David Landry, Senior Vice President

STATE OF TEXAS
COUNTY OF _____

Before me, the undersigned authority, on this day personally appeared David Landry, Senior Vice President of Frost Bank, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed, and in the capacity therein and herein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the _____ day of _____, 2014.

Notary Public in and for the
State of Texas

My Commission Expires:

STATE OF TEXAS
COUNTY OF HARRIS

We, RWR Ventures, LC, Robert G. Gibson, Jr., Trustee, Owners and Holders of a lien against the property, described in the plat known as Goldshire Center Replat of Commercial Reserve "A", being evidenced by instrument of record in Fort Bend County Clerk's File No. 2008043382, from the Official Records of Fort Bend County, Texas, do hereby in all things subordinate out interest in said property to the purposes and effects of said plat and dedications and restrictions shown herein to said plat and we hereby confirm that we are the present owners of said lien and have not assigned the same nor any part thereof.

By: RWR Ventures, LC

Robert G. Gibson, Jr., Trustee

STATE OF TEXAS
COUNTY OF HARRIS

Before me, the undersigned authority, on this day personally appeared Robert G. Gibson, Jr., Trustee of RWR Ventures, LC, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed, and in the capacity therein and herein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the _____ day of _____, 2014.

Notary Public in and for the
State of Texas

My Commission Expires:

This is to certify that the Planning Commission of the City of Rosenberg, Texas, has approved this plat and subdivision of GOLDSHIRE CENTER REPLAT OF COMMERCIAL RESERVE "A-2" in conformance with the laws of the State of Texas and the ordinances of the City of Rosenberg as shown hereon and authorized by the recording of this plat this the _____ day of _____, 2014.

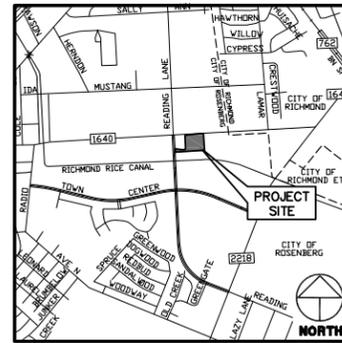
By: PETE PAVLOVSKY, CHAIRMAN By: WAYNE POLDRACK, SECRETARY

This is to certify that the City Council of the City of Rosenberg, Texas, has approved this plat and subdivision of GOLDSHIRE CENTER REPLAT OF COMMERCIAL RESERVE "A" in conformance with the laws of the State of Texas and the ordinances of the City of Rosenberg as shown hereon and authorized the recording of this plat this the _____ day of _____, 2014.

By: VINCENT M. MORALES, JR., MAYOR By: LINDA CERNOSEK, SECRETARY

GENERAL NOTES:

- B.L. INDICATES BUILDING LINE; U.E. INDICATES UTILITY EASEMENT; STM. S.E. INDICATES STORM SEWER EASEMENT; W.L.E. INDICATES WATER LINE EASEMENT; S.S.E. INDICATES SANITARY SEWER EASEMENT; H.L. & P.E. INDICATES HOUSTON LIGHTING AND POWER EASEMENT; D.E. INDICATES DRAINAGE EASEMENT; P.L. INDICATES PROPERTY LINE; ESMT. INDICATES EASEMENT; FND INDICATES FOUND; F.B.C.C.F. INDICATES FORT BEND COUNTY CLERK FILE; F.B.C.D.R. INDICATES FORT BEND COUNTY DEED RECORDS; F.B.C.P.R. INDICATES FORT BEND COUNTY PLAT RECORDS; IP INDICATES IRON PIPE; IR INDICATES IRON ROD; NO. INDICATES NUMBER; PG. INDICATES PAGE; R.O.W. INDICATES RIGHT-OF-WAY; SQ. FT. INDICATES SQUARE FEET; VOL. INDICATES VOLUME.
- BENCHMARK: CITY OF ROSENBERG BENCHMARK, BRASS DISK STAMPED "RS 39" LOCATED ON STORM INLET ON THE NORTH SIDE OF READING ROAD EAST OF U.S. HIGHWAY 59 (NAVD-88), ELEVATION - 98.41.
- PROJECT BENCHMARK: CUT BOX ON THE CENTER OF A CONCRETE HEADWALL LOCATED ON THE EAST RIGHT-OF-WAY LINE OF READING ROAD APPROXIMATELY 70.5 FEET NORTHEAST FROM A SANITARY MANHOLE AND JUST 6.3 FEET OFF THE BACK OF X = 2,994,180.35 (GRID) Y = 13,764,073.93 ELEV = 98.40' (NAVD-88)
- ELEVATIONS USED FOR DELINEATING CONTOUR LINES ARE BASED UPON U.S.C. & G.S. DATUM, NVD-88 (2001 ADJ.)
- THIS PLAT WAS PREPARED TO MEET CITY OF ROSENBERG, FORT BEND COUNTY, AND WEST FORT BEND MANAGEMENT DISTRICT REQUIREMENTS.
- THIS PLAT WAS PREPARED FROM INFORMATION FURNISHED BY CHARTER TITLE COMPANY, ORDER NO. 2014-0247, EFFECTIVE DATE 9/9/2014. THE SURVEYOR HAS NOT ABSTRACTED THE ABOVE PROPERTY.
- THIS PLAT LIES WHOLLY WITHIN MUNICIPAL UTILITY DISTRICT NO. 94, FORT BEND SUBSIDENCE DISTRICT, FORT BEND COUNTY DRAINAGE DISTRICT, LAMAR CONSOLIDATED I.S.D., THE CITY LIMITS OF ROSENBERG, AND FORT BEND COUNTY.
- GOLDSHIRE CENTER REPLAT OF COMMERCIAL RESERVE "A" LIES WITHIN ZONE X (UNSHADED) AS PER FLOOD INSURANCE RATE MAP, MAP NUMBER 48157C024SL, DATED APRIL 2, 2014.
- APPROVAL OF THIS PLAT WILL EXPIRE ONE YEAR FROM CITY COUNCIL APPROVAL IF NOT RECORDED IN THE REAL PROPERTY RECORDS OF THE COUNTY OF FORT BEND.
- THERE ARE NO PIPELINES NOR PIPELINE EASEMENTS WITHIN THE LIMITS OF THE SUBDIVISION.
- FIVE-EIGHTH INCH (5/8") IRON RODS THREE FEET (3') IN LENGTH ARE SET ON ALL PERIMETER BOUNDARY CORNERS, ALL ANGLE POINTS, ALL POINTS OF CURVATURE AND TANGENCY, AND ALL BLOCK CORNERS, UNLESS OTHERWISE NOTED.
- THE MINIMUM SLAB ELEVATION SHALL BE 99.5', 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 LOT, WHICHEVER IS HIGHER.
- ALL LOTS SHALL HAVE A MINIMUM OF FIVE (5) FOOT SIDE BUILDING LINE.
- THE DRAINAGE SYSTEM FOR THIS SUBDIVISION SHALL BE DESIGNED TO MEET THE REQUIREMENTS OF THE FORT BEND COUNTY DRAINAGE CRITERIA MANUAL WHICH ALLOWS STREET PONDING DURING INTENSE RAINFALL EVENTS.
- THIS PLAT LIES WITHIN FORT BEND COUNTY LIGHTING ORDINANCE ZONE NO. LZ3.
- ALL EASEMENTS ARE CENTERED ON LOT LINES UNLESS OTHERWISE INDICATED.
- 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 COMBINE SCALE FACTOR OF 0.9999703888.
- SIDEWALKS SHALL BE BUILT OR CAUSED TO BE BUILT THROUGH RESTRICTIVE COVENANTS WITHIN ALL ROAD RIGHTS-OF-WAY DEDICATED TO THE PUBLIC.
- SITE PLANS SHALL BE SUBMITTED TO THE CITY OF ROSENBERG FOR STAFF REVIEW AND APPROVAL PRIOR TO CONSTRUCTION. DRIVEWAY REQUIREMENTS FOR THE LOCATIONS, WIDTHS AND OFFSET FROM AN INTERSECTION AND ANY EXISTING DRIVEWAYS OR PROPOSED DRIVEWAYS, SHALL CONFORM TO THE DESIGN STANDARDS OF THE CITY OF ROSENBERG.
- NO OWNER OF THE LAND SUBJECT TO A PUBLIC EASEMENT MAY PLACE, BUILD OR CONSTRUCT ANY PERMANENT BUILDING, STRUCTURE OR OBSTRUCTION OF ANY KIND OVER, UNDER OR UPON THE EASEMENT, PROVIDED THAT SUCH OWNER MAY CROSS OR COVER THE EASEMENT WITH A PAVED DRIVEWAY/PARKING LOT UNDER THE FOLLOWING CONDITIONS: THE DRIVEWAY SHALL BE JOINED AT THE BOUNDARY LINE OF THE EASEMENT TO LIMIT THE AMOUNT OF PAVING THAT MUST BE REMOVED TO PROVIDE ACCESS, AND THERE SHALL BE NO OBLIGATION OF THE CITY TO REPLACE/REPAIR ANY PAVING REMOVED IN THE EXERCISE OF THIS EASEMENT.
- A PORTION OF COMMERCIAL RESERVE "A-2" IS SUBJECT TO THE WEST FORT BEND MANAGEMENT DISTRICT DEVELOPMENT STANDARDS.
A. WEST FORT BEND MANAGEMENT DISTRICT REQUIRES A TREE SURVEY AND TREE PRESERVATION PLAN PRIOR TO REMOVAL OF ANY TREES 18" IN DIAMETER OR GREATER FROM PROPERTY.
B. WEST FORT BEND MANAGEMENT DISTRICT SHALL BE NOTIFIED PRIOR TO ANY SITE CLEARING OR CONSTRUCTION.
C. SITE PLANS SHALL BE SUBMITTED TO THE CITY OF ROSENBERG AND WEST FORT BEND MANAGEMENT DISTRICT FOR STAFF REVIEW AND APPROVAL PRIOR TO CONSTRUCTION.
- A PROJECT BENCHMARK WILL BE INSTALLED, PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY FOR THE DEVELOPMENT ON THIS SITE.
- ACCESS TO F.M. HIGHWAY 1640 IS DENIED IN THE AREA ACROSS COMMERCIAL RESERVE "A-2" AS INDICATED BY THE HATCHED STRIP AS SHOWN ON THE PLAT. ACCESS TO F.M. HIGHWAY 1640 IS LIMITED TO THAT AREA OF COMMERCIAL RESERVE "A-2" WITHIN THE LIMITS OF THE RECIPROCAL EGRESS & INGRESS EASEMENT. THERE SHALL BE NO ACCESS TO F.M. HIGHWAY 1640 FROM COMMERCIAL RESERVE "A-1".
- SUBJECT TO THE TERMS, CONDITIONS AND STIPULATIONS CONTAINED IN RECIPROCAL EASEMENT AGREEMENT AND DECLARATION OF RESTRICTIVE COVENANTS, AS SET FORTH IN FORT BEND COUNTY CLERK'S FILE NO. 2013037260.
- SUBJECT TO THE TERMS, CONDITIONS AND STIPULATIONS CONTAINED IN PLAT NOS. 20070008 AND 20130048 OF THE PLAT RECORDS OF FORT BEND COUNTY.



FORT BEND COUNTY, TEXAS
VICINITY MAP
SCALE: 1" = 2000'

I, Dianne Wilson, County Clerk in and for Fort Bend County, do hereby certify that the foregoing instrument with its certificate of authentication was filed for recordation in my office on _____, 2014, at _____ o'clock _____ m., and duly recorded on _____, 2014, in Plat No. _____ of the Map Records of Fort Bend County, for said county.

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

Dianne Wilson
Clerk of the County Court
of Fort Bend County, Texas

By: _____ Deputy

GOLDSHIRE CENTER REPLAT OF COMMERCIAL RESERVE "A-2"

A SUBDIVISION OF
4.3943 ACRES OR 191,416 SQUARE FEET OF LAND
BEING A REPLAT OF COMMERCIAL RESERVE "A-2"
OF GOLDSHIRE CENTER REPLAT OR COMMERCIAL
RESERVE "A", RECORDED UNDER
FORT BEND COUNTY CLERK'S FILE NO. 20130048,
IN THE JAMES LOWERY SURVEY, ABSTRACT NO. 275
CITY OF ROSENBERG
FORT BEND COUNTY, TEXAS

1 BLOCK 2 RESERVES
REASON FOR REPLAT: TO CREATE TWO RESERVES

September 8, 2014

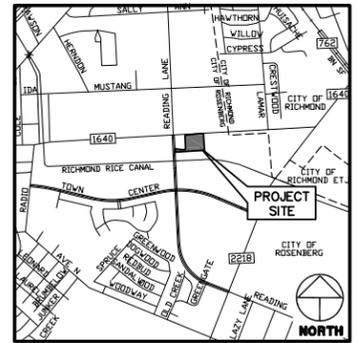
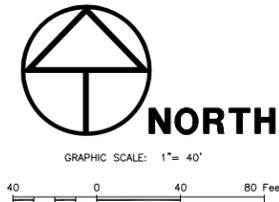
Owners/Developers
RWR Ventures, LC Dolsby Enterprises, LLC Abacus Engineering, Inc.
12811 Royal Drive, #116 P.O. Box 3312
Stafford, TX 77477 Temple, TX 76702 Waco, TX 76707
Ph: 832-683-2937 Ph: 254-455-2025 Ph: 254-666-0888

Surveyor



Windrose Land Services, Inc.
3200 Wilcrest, Suite 325
Houston, Texas 77042
Phone (713) 458-2282 Fax (713) 481-1151

Professional Development Consultants
Land Surveying, Platting, Project Management, GIS Services

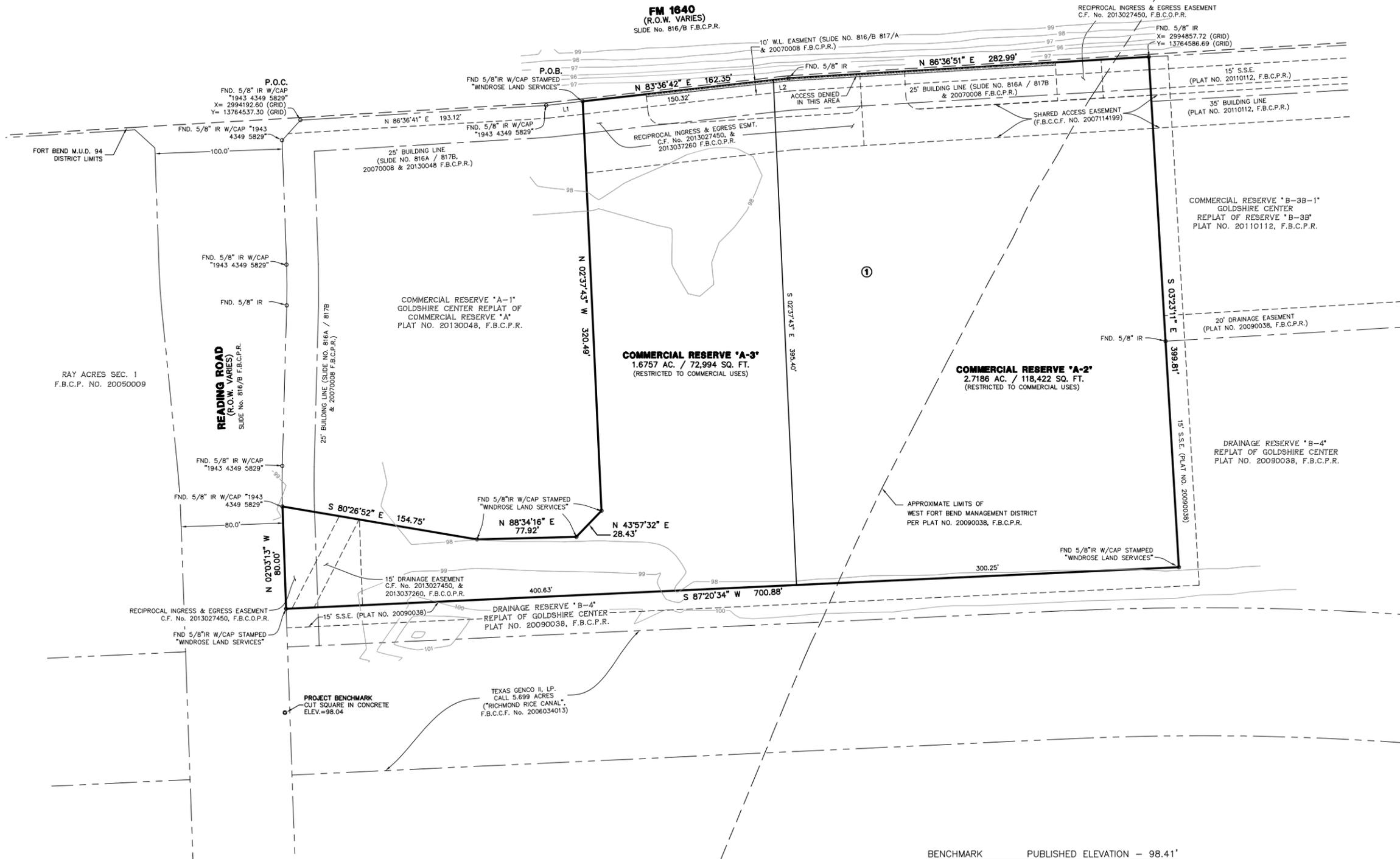


**FORT BEND COUNTY, TEXAS
VICINITY MAP
SCALE: 1" = 2000'**

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 83°36'42" E	28.76'
L2	N 83°36'42" E	12.03'

- ABBREVIATIONS**
- ESMT. - EASEMENT
 - FND - FOUND
 - F.B.C.C.F. - FORT BEND COUNTY CLERK FILE
 - F.B.C.D.R. - FORT BEND COUNTY DEED RECORDS
 - F.B.C.P.R. - FORT BEND COUNTY PLAT RECORDS
 - IP - IRON PIPE
 - IR - IRON ROD
 - NO. - NUMBER
 - PG. - PAGE
 - R.O.W. - RIGHT-OF-WAY
 - SQ. FT. - SQUARE FEET
 - VOL. - VOLUME
 - B.L. - BUILDING LINE
 - W.L.E. - WATER LINE EASEMENT
 - S.S.E. - SANITARY SEWER EASEMENT
 - U.E. - UTILITY EASEMENT



GOLDSHIRE CENTER REPLAT OF COMMERCIAL RESERVE "A-2"

A SUBDIVISION OF 4.3943 ACRES OR 191,416 SQUARE FEET OF LAND BEING A REPLAT OF COMMERCIAL RESERVE "A-2" OF GOLDSHIRE CENTER REPLAT OR COMMERCIAL RESERVE "A", RECORDED UNDER FORT BEND COUNTY CLERK'S FILE NO. 20130048, IN THE JAMES LOWERY SURVEY, ABSTRACT NO. 275 CITY OF ROSENBERG FORT BEND COUNTY, TEXAS
1 BLOCK 2 RESERVES
REASON FOR REPLAT: TO CREATE TWO RESERVES
September 8, 2014

Owners/Developers
RWR Ventures, LC 12811 Royal Drive, #116 Stafford, TX 77477 Ph: 832-683-2937
Dolsby Enterprises, LLC 4005 El Capitan Drive Temple, TX 76702 Ph: 254-483-2025
Engineer
Abacus Engineering, Inc. P.O. Box 3312 Waco, TX 76707 Ph: 254-666-0888

Surveyor
Windrose Land Services, Inc.



3200 Wilcrest, Suite 325
Houston, Texas 77042
Phone (713) 458-2282 Fax (713) 481-1151
Professional Development Consultants
Land Surveying, Platting, Project Management, GIS Services

BENCHMARK PUBLISHED ELEVATION - 98.41'
CITY OF ROSENBERG FLOODPLAIN REFERENCE MARK NUMBER 39, BEING A BRONZE DISK IN CONCRETE STAMPED RS 39 ON A STORM INLET LOCATED ON THE NORTH SIDE OF READING ROAD JUST EAST OF HIGHWAY 59, BEING 41 FEET NORTH OF A MANHOLE LOCATED IN THE MEDIAN OF READING ROAD IN KEYMAP 605P.

PROJECT BENCHMARK ELEVATION - 98.04'
CUT BOX ON THE CENTER OF A CONCRETE HEADWALL LOCATED ON THE EAST RIGHT-OF-WAY LINE OF READING ROAD APPROXIMATELY 70.5 FEET NORTHEAST FROM A SANITARY MANHOLE AND JUST 6.3 FEET OFF THE BACK OF CURB.

\\WRESRV03\PROJECTDATA\PROJECTS\151854-FM 1640 AND READING RD\PLATTING\DRAWINGS\GOLDSHIRE CENTER REPLAT OF LOT A-2 - 51854 - 14090

STATE OF TEXAS
COUNTY OF FORT BEND
CITY OF ROSENBERG

We, RWR Ventures, LC, a Texas limited liability company, acting by and through its President Randall W. Regas, and Stripes LLC, acting by and through Mary E. Sullivan, Executive Vice President, Chief Financial Officer and Treasurer of Stripes LLC, hereinafter referred to as the Owners of the 6.1979 acre tract described in the above and foregoing map of GOLDSHIRE CENTER REPLAT OF COMMERCIAL RESERVE "A", do hereby make and establish said subdivision and development plan 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, or permanent access easements), 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, successors and assigns to warrant and forever defend the title on the land so dedicated.

FURTHER, we do hereby dedicate for public utility purposes as 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 declare that the parcels of land designated as reserves on this plat are non-residential.

FURTHER, Owners do hereby covenant and agree that all of the property within the boundaries of this plat is hereby restricted to prevent the drainage of any septic tanks into any public or private street, road or alley or any drainage ditch, either directly or indirectly.

IN TESTIMONY WHEREOF, Stripes LLC, has caused these presents to be signed by Mary E. Sullivan, Executive Vice President, Chief Financial Officer and Treasurer, thereto authorized, this the ____ day of _____, 2013.

By: Stripes LLC
Mary E. Sullivan
Executive Vice President, Chief Financial Officer and Treasurer

STATE OF TEXAS
COUNTY OF NUECES

Before me, the undersigned authority, on this day personally appeared Mary E. Sullivan, Executive Vice President, Chief Financial Officer and Treasurer of Stripes LLC, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed, and in the capacity therein and herein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the ____ day of _____, 2013.

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

IN TESTIMONY WHEREOF, RWR Ventures, has caused these presents to be signed by Randy Regas, President, Chief Financial Officer and Treasurer, thereto authorized, this the ____ day of _____, 2013.

By: RWR Ventures
Randy Regas
President

STATE OF TEXAS
COUNTY OF NUECES

Before me, the undersigned authority, on this day personally appeared Randy Regas, President, of RWR Ventures, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed, and in the capacity therein and herein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the ____ day of _____, 2013.

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

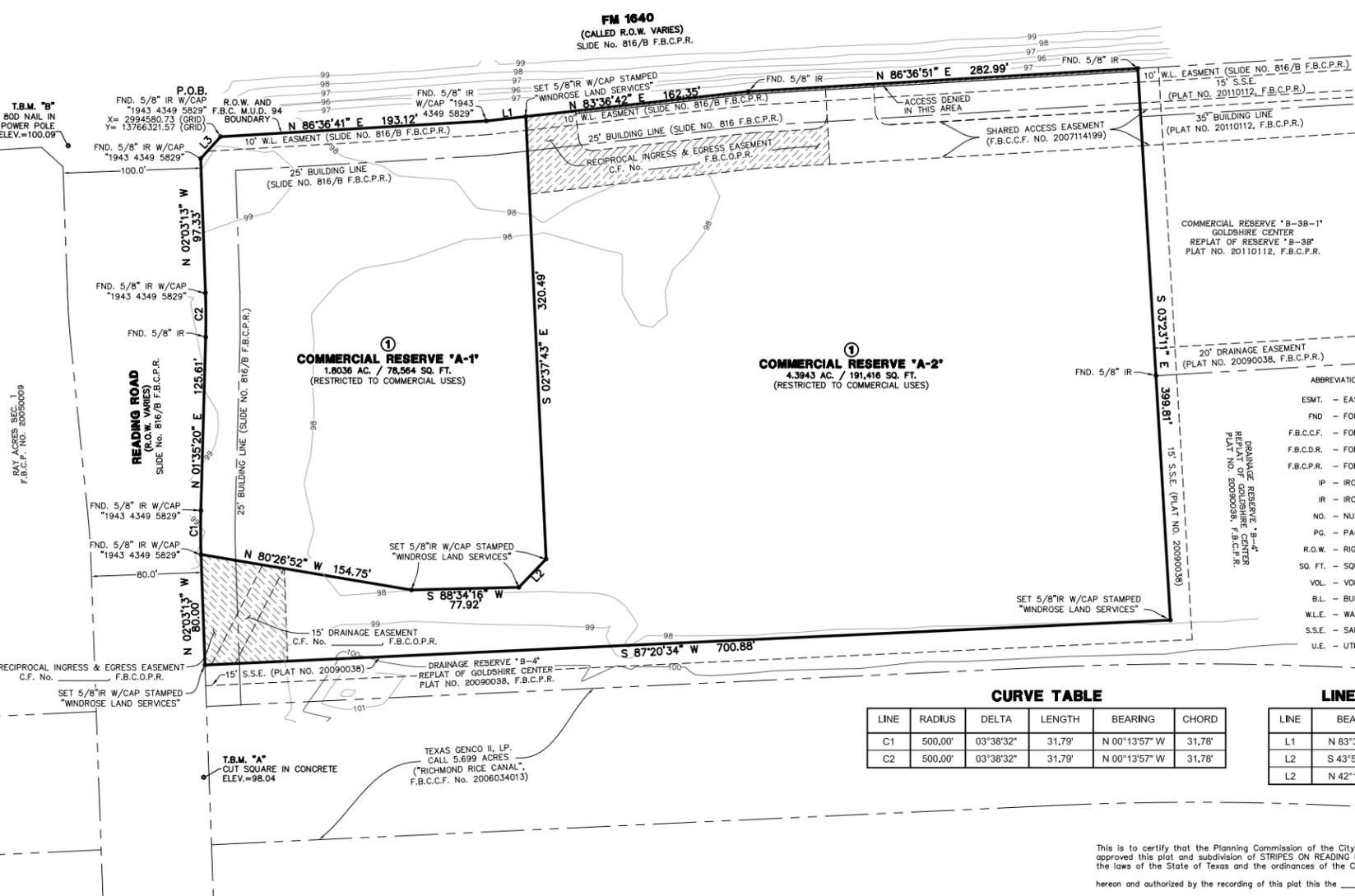
I, Mike Kurkowski, am registered under the laws of the State of Texas to practice the profession of surveying and hereby certify that the subdivision is true and correct; was prepared from an actual survey of the property made under my supervision on the ground; that all boundary corners, angle points, points of curvature and other points of reference have been marked with iron (or other suitable permanent metal) pipes or rods have an outside diameter of not less than three quarter (3/4) inch and a length of not less than three (3) feet, unless otherwise noted, and that the plat boundary corners have been tied to the Texas State Plane Coordinate System.



Mike Kurkowski
Registered Professional Land Surveyor
Texas Registration No. 5101

I, Narciso Lira, registered under the laws of the State of Texas to practice the profession of Engineering, do hereby certify that this plat meets all requirements of Fort Bend County, Texas, to the best of my knowledge.

Name: Narciso Lira
Texas Registration No. _____



STATE OF TEXAS
COUNTY OF HARRIS

We, Enterprise Bank, Larry Hausler, Trustee, Owners and Holders of a lien against the property described in the plat known as Goldshire Center Commercial Reserve "A", being evidenced by instruments of record in Fort Bend County Clerk's File No. 2006144812, 2006144813, 2006144814, and 2007070230, all from the Official Records of Fort Bend County, Texas, do hereby in all things subordinate out interest in said property to the purposes and effects of said plat and dedications and restrictions shown herein to said plat and we hereby confirm that we are the present owners of said lien and have not assigned the same nor any part thereof.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the ____ day of _____, 2013.

By: Enterprise Bank
Larry Hausler, Trustee

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

STATE OF TEXAS
COUNTY OF HARRIS

Before me, the undersigned authority, on this day personally appeared Larry Hausler, Trustee of Enterprise Bank, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed, and in the capacity therein and herein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the ____ day of _____, 2013.

By: The State Bank of Texas
William B. Black, III, Trustee

STATE OF TEXAS
COUNTY OF HARRIS

We, The State Bank of Texas, William B. Black, III, Trustee, Owners and Holders of a lien against the property described in the plat known as Goldshire Center Commercial Reserve "A", being evidenced by instruments of record in Fort Bend County Clerk's File No. 2007115435, 2007115436, 2009111176, 2010039805 and 2011040070, all from the Official Records of Fort Bend County, Texas, do hereby in all things subordinate out interest in said property to the purposes and effects of said plat and dedications and restrictions shown herein to said plat and we hereby confirm that we are the present owners of said lien and have not assigned the same nor any part thereof.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the ____ day of _____, 2013.

By: The State Bank of Texas
William B. Black, III, Trustee

STATE OF TEXAS
COUNTY OF HARRIS

Before me, the undersigned authority, on this day personally appeared William B. Black, III, Trustee of Enterprise Bank, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed, and in the capacity therein and herein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the ____ day of _____, 2013.

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

STATE OF TEXAS
COUNTY OF HARRIS

We, RWR Ventures, LC, Robert G. Gibson, Jr., Trustee, Owners and Holders of a lien against the property described in the plat known as Goldshire Center Commercial Reserve "A", being evidenced by instruments of record in Fort Bend County Clerk's File No. 2008043382, from the Official Records of Fort Bend County, Texas, do hereby in all things subordinate out interest in said property to the purposes and effects of said plat and dedications and restrictions shown herein to said plat and we hereby confirm that we are the present owners of said lien and have not assigned the same nor any part thereof.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the ____ day of _____, 2013.

By: RWR Ventures, LC
Robert G. Gibson, Jr., Trustee

STATE OF TEXAS
COUNTY OF HARRIS

Before me, the undersigned authority, on this day personally appeared Robert G. Gibson, Jr., Trustee of RWR Ventures, LC, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed, and in the capacity therein and herein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the ____ day of _____, 2013.

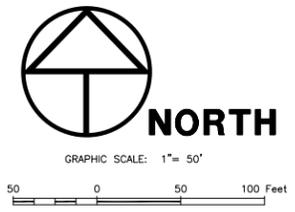
Notary Public in and for the State of Texas
My Commission Expires:

STATE OF TEXAS
COUNTY OF HARRIS

Before me, the undersigned authority, on this day personally appeared Robert G. Gibson, Jr., Trustee of RWR Ventures, LC, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed, and in the capacity therein and herein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the ____ day of _____, 2013.

FM 1640
(CALLED R.O.W. VARIES)
SLIDE NO. 816/B F.B.C.P.R.



DISTRICT NAMES table with columns for District Name and District Number.

- ABBREVIATIONS: ESMT - EASEMENT, FND - FOUND, F.B.C.C.F. - FORT BEND COUNTY CLERK FILE, etc.
- GENERAL NOTES: 1.) BENCHMARK: CITY OF ROSENBERG BENCHMARK, BRASS DISK STAMPED 'RS 39', 2.) TEMPORARY BENCHMARK: CUT BOX ON THE CENTER OF A CONCRETE HEADWALL, etc.

CURVE TABLE with columns: LINE, RADIUS, DELTA, LENGTH, BEARING, CHORD.

LINE TABLE with columns: LINE, BEARING, DISTANCE.

This is to certify that the Planning Commission of the City of Rosenberg, Texas, has approved this plat and subdivision of STRIPES ON READING ROAD in conformance with the laws of the State of Texas and the ordinances of the City of Rosenberg as shown hereon and authorized by the recording of this plat this the ____ day of _____, 2013.

By: PETE PAVLOVSKY, CHAIRMAN
By: ALICIA CASIAS, SECRETARY

This is to certify that the City Council of the City of Rosenberg, Texas, has approved this plat and subdivision of STRIPES ON READING ROAD in conformance with the laws of the State of Texas and the ordinances of the City of Rosenberg as shown hereon and authorized by the recording of this plat this the ____ day of _____, 2013.

By: VINCENT M. MORALES, JR., MAYOR
By: LINDA CERNOSEK, SECRETARY

I, Dianne Wilson, County Clerk in and for Fort Bend County, do hereby certify that the foregoing instrument with its certificate of authentication was filed for recordation in my office on _____, 2013, at _____ o'clock _____, and duly recorded on _____, 2013, in Plat No. _____ of the Map Records of Fort Bend County, for said county.

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

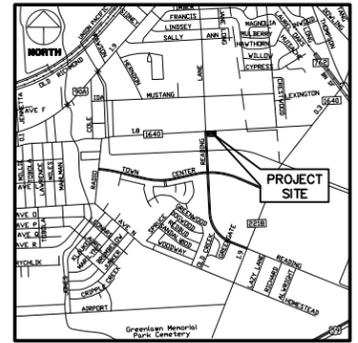
Dianne Wilson
Clerk of the County Court
of Fort Bend County, Texas

By: _____
Deputy

BENCHMARK PUBLISHED ELEVATION - 98.41'
CITY OF ROSENBERG FLOODPLAIN REFERENCE MARK NUMBER 39, BEING A BRONZE DISK IN CONCRETE STAMPED RS 39 ON A STORM INLET LOCATED ON THE NORTH SIDE OF READING ROAD JUST EAST OF HIGHWAY 59, BEING 41 FEET NORTH OF A MANHOLE LOCATED IN THE MEDIAN OF READING ROAD IN KEYMAP 605P.

TEMPORARY BENCHMARK ELEVATION - 98.04'
CUT BOX ON THE CENTER OF A CONCRETE HEADWALL LOCATED ON THE EAST RIGHT-OF-WAY LINE OF READING ROAD APPROXIMATELY 70.5 FEET NORTH-EAST FROM A SANITARY MANHOLE AND JUST 6.3 FEET OFF THE BACK OF CURB.

TEMPORARY BENCHMARK ELEVATION - 100.09'
TEMPORARY BENCHMARK "B" IS A 80D NAIL ON THE EAST SIDE OF A POWERPOLE LOCATED ON THE SOUTHWEST CORNER OF THE INTERSECTION OF READING ROAD AND FM 1640 APPROXIMATELY 40.3 FEET WEST FROM THE NOSE OF THE MEDIAN ON READING ROAD.



FORT BEND COUNTY, TEXAS
VICINITY MAP
SCALE: 1" = 2000'

GOLDSHIRE CENTER REPLAT OF COMMERCIAL RESERVE "A"

A SUBDIVISION OF 6.1979 ACRES OR 269,980 SQUARE FEET OF LAND BEING A REPLAT OF COMMERCIAL RESERVE "A" OF GOLDSHIRE CENTER, RECORDED UNDER FORT BEND COUNTY CLERK'S FILE NO. 20070008, IN THE JAMES LOWERY SURVEY, ABSTRACT NO. 275 CITY OF ROSENBERG FORT BEND COUNTY, TEXAS
1 BLOCK 2 RESERVES
REASON FOR REPLAT: TO CREATE TWO RESERVES
JANUARY 24, 2012

Owner Stripes LLC
4525 Ayers St.
Corpus Christi, TX 78469
Ph: (361) 884-2463

Owner RWR Ventures, LC
12811 Royal Drive, #116
Stafford, TX 77477
Ph: 832-683-2937

Professional Development Consultants
Land Surveying, Platting, Project Management, GIS Services

Engineer
Harrison French & Associates, Ltd.
2807 Geary Forest Ln.
Pearland, TX 77581
Ph: 832-683-2937



Surveyor
Windrose Land Services, Inc.
3200 Wilcrest, Suite 325
Houston, Texas 77042
Phone (713) 458-2282 Fax (713) 461-1151

\\SRRSRV03\PROJECTS\TOWN-CENTER\PLATTING\DRAWINGS\STRIPES ON READING ROAD - FINAL - 49810 - 130124.DWG - MTUCKE

PLANNING COMMISSION MEETING MINUTES

On this the 19th day of December 2012, 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

Anthony Sulak	Planning Commission Vice Chairperson
Alicia Casias	Planning Commission Secretary
George Arroyos	Planning Commissioner
Lester Phipps	Planning Commissioner

COMMISSIONERS ABSENT

Pete Pavlovsky	Planning Commission Chairperson
Mike Parsons	Planning Commissioner

STAFF PRESENT

Tom Suter	Councilor, District 4
Cyndy Powell	Assistant to the City Manager
Travis Tanner	Planning Director
Matt Fielder	Economic Development Director
Charles Kalkomey	City Engineer
Lora Lenzsch	City Attorney
Renée LeLaurin	Secretary II

GUESTS PRESENT

Matt Tucker	Windrose Land Services
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CALL TO ORDER

Vice Chairperson Sulak called the meeting to order at 6:00 p.m.

AGENDA

1. CONSIDERATION OF AND ACTION ON MINUTES OF THE SPECIAL PLANNING COMMISSION MEETING OF DECEMBER 03, 2012.

Key Discussion:

- Vice Chairperson Sulak mentioned that under Key Discussion for Item No. 2, where Commissioner Casias inquired if there had been no changes to the Preliminary Plat and Mr. Tanner replied that is correct – it is ambiguous if there were any changes.

Action Taken: Vice Chairperson Sulak moved, seconded by Commissioner Casias, to approve the minutes of the Special Planning Commission Meeting of December 03, 2012, with the addition of clarifying language to the key discussion of Item No. 2. The motion carried unanimously by those present.

2. CONDUCT A PUBLIC HEARING FOR THE SHORT FORM FINAL PLAT, GOLDSHIRE CENTER REPLAT OF COMMERCIAL RESERVE "A", A SUBDIVISION OF 6.1979 ACRES OR 269,980 SQUARE FEET OF LAND BEING A REPLAT OF COMMERCIAL RESERVE "A" OF GOLDSHIRE CENTER, RECORDED UNDER FORT BEND COUNTY CLERK'S FILE NO. 20070008, IN THE JAMES LOWERY SURVEY, ABSTRACT NO. 275, CITY OF ROSENBERG, FORT BEND COUNTY, TEXAS; 1 BLOCK; 2 RESERVES.

Executive Summary: This is a public hearing on the Short Form Final Replat of Commercial Reserve "A" of

Goldshire Center, located at the southeast corner of FM 1640 and Reading Road. Existing Reserve "A" of Goldshire Center is an approximately 6.2 acre commercial reserve. The replat proposes to subdivide the reserve into two (2) reserves, Commercial Reserve "A-1" (1.8 acres) and Commercial Reserve "A-2" (4.4 acres). While the proposed replat appears to comply with all applicable regulations of the City of Rosenberg, Section 25-39 of the Code of Ordinances and Chapter 212 of the Texas Local Government Code require a public hearing for replatting without vacating the preceding plat.

Key Discussion:

- Mr. Tanner presented the item and reviewed the public hearing requirements.

Vice Chairperson Sulak opened the public hearing at 6:02 p.m. After two calls for speakers, no speakers came forward and the public hearing was closed at 6:02 p.m.

3. CONSIDERATION OF AND ACTION ON THE SHORT FORM FINAL PLAT, GOLDSHIRE CENTER REPLAT OF COMMERCIAL RESERVE "A", A SUBDIVISION OF 6.1979 ACRES OR 269,980 SQUARE FEET OF LAND BEING A REPLAT OF COMMERCIAL RESERVE "A" OF GOLDSHIRE CENTER, RECORDED UNDER FORT BEND COUNTY CLERK'S FILE NO. 20070008, IN THE JAMES LOWERY SURVEY, ABSTRACT NO. 275, CITY OF ROSENBERG, FORT BEND COUNTY, TEXAS; 1 BLOCK; 2 RESERVES.

Executive Session: This is a Short Form Final Replat of Commercial Reserve "A" of Goldshire Center. The subject property is located at the intersection, specifically the southeast corner, of FM 1640 and Reading Road and in Fort Bend County MUD No. 94. As seen in the prior agenda item, this is a subdivision of 6.2 acres (one existing commercial reserve) into two commercial reserves.

The purpose of the proposed replat, per the applicant, is to develop a convenience store with gasoline sales on Reserve "A-1." The site will have shared access with proposed Reserve "A-2." Three easements (two for reciprocal access and one for drainage) will be dedicated by separate instrument for this plat. The file numbers are currently blank, but staff will require that the easements are dedicated—and that the related file numbers are completed on the plat—prior to recordation.

The proposed Short Form Final Replat complies with all applicable regulations. Staff recommends that the Planning Commission recommend approval of the Short Form Final Plat of Goldshire Center Replat of Commercial Reserve "A" to City Council.

Key Discussion:

- Mr. Tanner presented the item and reviewed the executive summary.
- Commissioner Casias inquired if this plat is located across the street from the CVS.
- Mr. Tanner replied that it is.
- Commissioner Casias inquired what is meant by a site having shared access.
- Mr. Tanner replied there will be shared access between the reserves so there will be a reciprocal access easement. There is not enough frontage on FM 1640 to allow for an additional driveway.
- Commissioner Casias inquired if that would limit what develops on the reserve.
- Mr. Tanner replied that it will not affect the planned use, only access to the development.

Action Taken: Commissioner Phipps moved, seconded by Commissioner Casias, to approve the Short Form Final Plat of Goldshire Center Replat of Commercial Reserve "A", a subdivision of 6.1979 acres or 269,980 square feet of land being a replat of Commercial Reserve "A" of Goldshire Center, recorded under Fort Bend County Clerk's File No. 20070008, in the James Lowery Survey, Abstract No. 275, City of Rosenberg, Fort Bend County, Texas; 1 block; 2 reserves. The motion carried unanimously by those present.

4. CONSIDERATION OF AND ACTION ON THE FINAL PLAT OF WALNUT CREEK SECTION SIX, A SUBDIVISION OF 8.170 ACRES CONTAINING 33 LOTS, 3 BLOCKS, 2 RESTRICTED RESERVES, OUT OF THE EUGENE WHEAT SURVEY, A-396, FORT BEND COUNTY, TEXAS.

Executive Summary: The proposed Final Plat of Walnut Creek Section Six is located off of FM 2977, between Irby Cobb Boulevard and Ricefield Road (it will take access from both streets). It is in the City's Extraterritorial Jurisdiction (ETJ) and in Fort Bend County Municipal Utility District No. 152 (MUD No. 152).



PLANNING COMMISSION COMMUNICATION

September 17, 2014

ITEM #	ITEM TITLE
9	Short Form Final Plat of Goldshire Center Replat of Commercial Reserve "A-2"

MOTION

Consideration of and action on a Short Form Final Plat of Goldshire Center Replat of Commercial Reserve "A-2", a subdivision of 4.3943 acres or 191,416 square feet of land being a replat of Commercial Reserve "A-2" of Goldshire Center Replat of Commercial Reserve "A", recorded under Fort Bend County Clerk's File No. 20130048, in the James Lowery Survey, Abstract No. 275, City of Rosenberg, Fort Bend County, Texas; 1 block, 2 reserves.

RECOMMENDATION

Staff recommends approval of the Short Form Final Plat of Goldshire Center Replat of Commercial Reserve "A-2".

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

SUPPORTING DOCUMENTS:

1. Short Form Final Plat of Goldshire Center Replat of Commercial Reserve "A-2" – Please see refer to previous Agenda item

APPROVAL

Submitted by:

Travis Tanner

Travis Tanner, AICP
Executive Director of Community
Development

Reviewed by:

Executive Director of Community Development

City Engineer *AK*

EXECUTIVE SUMMARY

As discussed in the previous Agenda item, the Short Form Final Plat of Goldshire Center Replat of Commercial Reserve "A-2" consists of 4.3943 acres and two (2) commercial reserves. It is a replat of the previous Goldshire Center Replat of Commercial Reserve "A." The Plat is located east of the intersection of Reading Road and FM 1640.

The Plat is adjacent to the recently constructed Stripes and simply proposes to further subdivide existing Reserve "A-2" into two (2) new reserves to accommodate new site development. The development will abut the Stripes site. One of the proposed reserves (Reserve "A-2") is 2.7186 acres while the second proposed reserve (Reserve "A-3") is 1.6757 acres. A portion of Reserve "A-2" falls within the West Fort Bend Management District, as indicated in the Plat. The reserves will have cross access and designated access to FM 1640 per previous easements dedicated in 2007 and in 2013 as noted on the Plat.

There are no issues with the proposed subdivision that conflict with City ordinances. Therefore staff recommends that the Planning Commission recommend approval to City Council of the Short Form Final Plat of Goldshire Center Replat of Commercial Reserve "A-2".



PLANNING COMMISSION COMMUNICATION

September 17, 2014

ITEM #	ITEM TITLE
10	Final Plat of Summer Lakes Section Eight

MOTION

Consideration of and action on a Final Plat of Summer Lakes Section Eight, being a subdivision of 8.574 acres out of the W.M. Lusk Survey, A-276 and the Jane Long League, A-55, in the City of Rosenberg, in Fort Bend County, Texas (Fort Bend County Municipal Utility District No. 144); 36 lots, 2 blocks, 1 reserve (0.5214 acre).

RECOMMENDATION

Staff recommends that the Planning Commission recommend approval to City Council of the Final Plat of Summer Lakes Section Eight.

MUD #	City/ETJ	ELECTION DISTRICT
144 (Summer Lakes/Waterford Park)	City	4

SUPPORTING DOCUMENTS:

1. Final Plat of Summer Lakes Section Eight
2. Preliminary Plat of Summer Lakes Section Eight
3. Revised Land and Parcel Plan for MUD No. 144 PUD – 11-01-11
4. Planning Commission Meeting Minute Excerpt – 06-18-14

APPROVAL

Submitted by:

Travis Tanner

Travis Tanner, AICP
Executive Director of Community
Development

Reviewed by:

___ Executive Director of Community Development

X City Engineer *AK*

EXECUTIVE SUMMARY

The Final Plat of Summer Lakes Section Eight is located off of Lake Commons and Blue Lake Drives in the south central portion of the Summer Lakes development. The Plat consists of 8.574 acres, 36 residential lots, and one (1) reserve containing 0.5 acres.

All proposed lots are a minimum of sixty feet (60') in width as measured at the front building line. The Plat complies with the Development Agreement and approved Land Plan for Fort Bend County MUD No. 144. The Land Plan, which is attached for reference, identifies the area of the Plat as single-family residential development. The Development Agreement calls for a minimum lot width of fifty feet (50') and minimum size of 6,000 square feet. All proposed lots meet these requirements.

The Preliminary Plat of Summer Lakes Section Eight was approved by the Planning Commission on June 18, 2014. The Final Plat of Summer Lakes Section Eight is not in conflict with any applicable regulations, with the approved Preliminary Plat, or with the Development Agreement for Fort Bend County MUD No. 144. Staff recommends that the Planning Commission recommend approval to City Council of the Final Plat of Summer Lakes Section Eight.

XXXX

STATE OF TEXAS
COUNTY OF FORT BEND

We, Forestar (USA) Real Estate Group, Inc., a Delaware Corporation (successor-by-merger to Summer Creek Development, Ltd., a Texas limited partnership), acting by and through Thomas H. Burleson, Executive Vice-President, owners of the 8.574 acre tract described in the above and foregoing map of Summer Lakes Section Eight, do hereby make and establish said subdivision and development plot of said property according to all lines, dedications, restrictions and notations on said maps or plot 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, successors and assigns to warrant and forever defend the title to the land so dedicated.

FURTHER, Owners have dedicated and by these presents do dedicate to the use of the public for public utility purposes forever unobstructed arial easements. The arial easements shall extend horizontally an additional five feet (5' 0") for twenty feet (20' 0") ground easements or seven feet, six inches (7' 6") for sixteen feet (16' 0") ground easements from a plane sixteen feet (16' 0") above the ground level upward, located adjacent to and adjoining said public utility easements that are designated with arial easements (U.E. & A.E.) as indicated and depicted, hereon, whereby the arial easement totals thirty feet (30' 0") in width.

FURTHER, Owners have dedicated and by these presents do dedicate to the use of the public for public utility purpose forever unobstructed arial easements. The arial easements shall extend horizontally an additional eleven feet, six inches (11' 6") for ten feet (10' 0") perimeter ground easements or seven feet, six inches (7' 6") for fourteen feet (14' 0") perimeter ground easements or five feet, six inches (5' 6") for sixteen feet (16' 0") perimeter ground easements, from a plane sixteen feet (16' 0") above the ground level upward, located adjacent to and adjoining said public utility easements that are designated with arial easements (U.E. and A.E.) as indicated and depicted hereon, whereby the arial easement totals twenty one feet, six inches (21' 6") in width.

FURTHER, Owners have dedicated and by these presents do dedicate to the use of the public for public utility purpose forever unobstructed arial easements. The arial easements shall extend horizontally an additional ten feet (10' 0") for ten feet (10' 0") back-to-back ground easements, or eight feet (8' 0") for fourteen feet (14' 0") back-to-back ground easements or seven feet (7' 0") for sixteen feet (16' 0") back-to-back ground easements, from a plane sixteen feet (16' 0") above the ground level upward, located adjacent to both sides and adjoining said public utility easements that are designated with arial easements (U.E. and A.E.) as indicated and depicted hereon, whereby the arial easement totals thirty feet (30' 0") in width.

FURTHER, We do hereby declare that all parcels of land designated as lots on this plot are intended for the construction of single family residential dwelling units thereon (or the placement of mobile homes) and shall be restricted for some under the terms and conditions of such restrictions filed separately.

FURTHER, We do hereby covenant and agree that all of the property within the boundaries of this plot 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 bayous, creeks, gullies, ravines, draws and drainage ditches located in said subdivision, as easements for drainage purposes. Fort Bend County or 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 certify that we are the owners of all property immediately adjacent to the boundaries of the above and foregoing subdivision of Summer Lakes, Section Five where building setback lines or public utility easements are to be established outside the boundaries of the above and foregoing subdivision and do hereby make and establish all building setback lines and dedicate to the use of the public, all public utility easements shown in said adjacent acreage.

We further acknowledge that the dedications and/or exactions made herein are proportional to the impact of the subdivision upon the public services required in order that the development will conform with the present and future growth needs of the City and the County; we, our successors and assigns hereby waive any claim, damage, or cause of action that we may have as a result of the dedication or exactions made herein.

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, Forestar (USA) Real Estate Group, Inc., a Delaware Corporation, has caused these presents to be signed by Thomas H. Burleson, Executive Vice-President, hereunto authorized this ____ day of _____, 2014.

OWNER

Forestar (USA) Real Estate Group, Inc.,
a Delaware Corporation
(Successor by merger to Summer Creek Development, Ltd.,
a Texas limited partnership)

By:

Thomas H. Burleson, Executive Vice-President

STATE OF TEXAS
COUNTY OF HARRIS

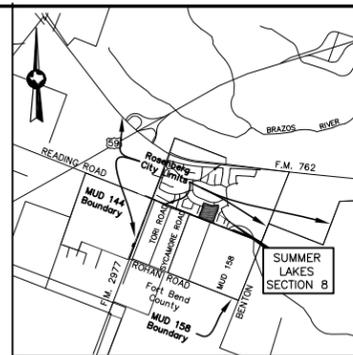
BEFORE ME, the undersigned authority, on this day personally appeared Thomas H. Burleson, Executive Vice-President of Forestar (USA) Real Estate Group, Inc., a Delaware Corporation, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledge to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein and herein stated, and as the act and deed of said limited liability company.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this ____ day of _____, 2014.

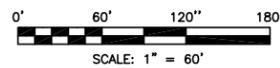
Notary Public in and for the
State of T E X A S

I, Charles Kennedy, Jr., 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, angle points of curvature and other points of reference have been marked with iron (or other suitable permanent ferrous metal) pipes and a length of not less than three (3) feet.

Charles Kennedy, Jr., Registered Professional Land Surveyor
Texas Registration No. 5708



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



This is to certify that the City Planning Commission of the City of Rosenberg, Texas has approved this plot and subdivision of SUMMER LAKES, SECTION EIGHT 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 plot this ____ day of _____, 2014.

By:

Pete Pavlovsky, Chairman

By:

Wayne Poldrack, Secretary

This is to certify that the City Council of the City of Rosenberg, Texas has approved this plot and subdivision of SUMMER LAKES, SECTION EIGHT, 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 plot this ____ day of _____, 2014.

By:

Vincent M. Morales, Jr., Mayor

By:

Linda Cernosek, City Secretary

STATE OF TEXAS
COUNTY OF FORT BEND

I, Dianne Wilson, 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 _____, 2014, at _____ o'clock _____ M. in Plot Number(s) _____ 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.

Dianne Wilson, County Clerk
Fort Bend County, Texas

By:

Deputy

GENERAL NOTES

- (1) B.L. indicates Building Line.
F.B.C.C.F. NO. indicates Fort Bend County Clerk's File Number
F.B.C.P.R. indicates Fort Bend County Plat Records
P.U.D. indicates Planned Unit Development.
R.O.W. indicates Right-of-Way.
S.S.E. indicates Sanitary Sewer Easement.
STM.S.E. indicates Storm Sewer Easement.
U.E. indicates Utility Easement.
W.L.E. indicates Waterline Easement.
(2) All lots shall be restricted to single family residential use.
(3) All easements are centered on lot lines unless otherwise noted.
(4) The coordinates shown hereon are Texas South Central Zone No. 4204 State Plane Grid Coordinates (NAD83) and may be brought to surface by applying the following combined scale factor of 0.999869565.
(5) Bearings shown hereon refer to the Texas Coordinate System of 1983, South Central Zone, as determined by GPS measurements.
(6) TBM indicates temporary benchmark.
(7) Elevations used for delineating contour lines are based upon U.S.C. & G.S. Datum, NVD-88 (1991 Adj.)
(8) This plot was prepared to meet City of Rosenberg and Fort Bend County and "MUD 144 P.U.D." requirements (10-26-2011).
(9) Approval of this plot 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 91.00 feet, twelve inches (12") above the 100-year flood plain elevation and maximum ponding elevation, eighteen inches (18") above the natural ground, or twelve inches (12") above the top of curb at the front of the lot, whichever is higher.
(13) All lots shall have a minimum of five (5) foot side building line.
(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.
(15) Sidewalks shall be built or caused to be built through restrictive covenants within all road right-of-ways dedicated to the public.
(16) Terms and provisions of that certain Waiver Agreement dated January 1, 2005 recorded under Fort Bend County Clerk's File No. 2005009668 and amended in F.B.C.C.F. No. 2007015282.
(17) Side building lines for 50' Rights-of-way on a corner lot are 20 feet and side building line for 60' Rights-of-way on a corner lot are 15 feet as approved in accordance with the Summer Lakes, General Plan. At the approval of the General Plan it was agreed that every effort would be made to comply with the 20' requirement; however, it was noted and agreed at that time that certain lots, such as those mentioned herein, may not comply and those would be kept to a minimum.
(18) Variance for 50' ROW's in lieu of 60' ROW's and front building setbacks of 30' in lieu of 25' was approved in the regular Rosenberg City Council meeting on September 16, 2003.
(19) This plot lies within Fort Bend County Lighting Ordinance Zone No. L22.
(20) A project benchmark will be installed and documented per City of Rosenberg requirements prior to final acceptance of streets.
(21) All of the property subdivided in the foregoing plot is wholly within the incorporated limits of the City of Rosenberg, Texas.
(22) This subdivision is within the City of Rosenberg, Lamar Consolidated Independent School District, Fort Bend County MUD 144, Fort Bend County Subsidence District, Fort Bend County Drainage District, and Fort Bend County Taxing Jurisdictions.
(23) All side lot lines are either perpendicular or radial to street frontage unless otherwise noted.
(24) This plot was prepared from information furnished by Old Republic National Title Insurance Company, G.F. No. HT075188, effective date August 22, 2014. The surveyor has not abstracted the above property.

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. 48157C0265 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.

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

SUMMER LAKES SECTION EIGHT

BEING A SUBDIVISION OF 8.574 ACRES OUT OF THE W.M. LUSK SURVEY, A-276 IN THE CITY OF ROSENBERG, IN FORT BEND COUNTY, TEXAS.

(FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 144)

36 LOTS 2 BLOCKS 1 RESERVE(0.5214 ACRE)

OWNER

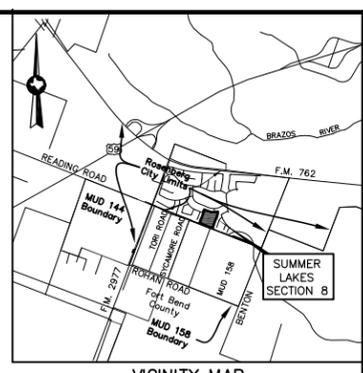
FORESTAR (USA) REAL ESTATE GROUP, INC.
c/o 1500 CITY WEST BLVD.
HOUSTON, TEXAS 77042
PHONE: (713) 783-0308
FAX: (713) 783-0704

SEPTEMBER 3, 2014



10555 Westoffice Drive
Houston, Texas 77042
713.784.4500
EHRAinc.com
TBE# No. F.772
TBL# No. 10092300

Exxxx



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

LOT SQUARE FOOTAGE CHART

BLOCK	LOT	SQ. FT.
1	1	8934
2-4		7200
5		6581
6		7207
7		8736
8		6853
9		7560
10		7464
11		7368
12		9228
13		9868
14		7561
15		7257
16		7203
17		7167
18		8210
19		7036
20		6142
21		7198
22		7200
23		7311
24		7429
25		7437
26		7222
27		7497
28		7588
29		8710
2	1	10,340
2	2	7602
3		7147
4		7564
5		7426
6		7223
7		7382

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. 48157C0265 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.

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ELEVATION = 95.80 FEET, NGVD 29

LINE	BEARING	DISTANCE
L1	S65°40'23"E	3.56'
L2	N64°40'52"W	25.30'
L3	S87°43'19"E	96.35'
L4	S02°10'41"W	1.08'
L5	S87°49'19"E	50.00'
L6	N82°52'10"E	126.09'
L7	S08°55'03"W	92.31'
L8	S16°30'56"W	74.71'
L9	S23°20'44"W	70.95'
L10	S64°40'52"E	115.87'
L11	S70°03'41"E	66.81'
L12	S65°36'11"E	21.53'
L13	N22°48'03"E	192.55'
L14	S27°44'56"W	85.40'
L15	S02°10'41"W	3.70'
L16	N23°36'45"W	39.48'
L17	N79°32'08"E	25.00'
L18	S14°12'48"E	47.40'
L19	S52°18'48"W	25.60'

LOT SUMMARY		
AVERAGE LOT AREA	SQ. FT.	QUANTITY PERCENTAGE
60' LOTS	7,218	36 100%

RESERVE TABLE		
RESERVE	RESTRICTED TO	ACREAGE SQUARE FEET
A	LANDSCAPE	0.5214 22,711

CURVE TABLE					
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	1950.00'	5°39'30"	192.58'	S64°53'04"E	192.50'
C2	1123.02'	5°22'49"	105.46'	S67°22'17"E	105.42'
C3	1732.33'	4°27'30"	134.80'	S67°49'56"E	134.77'
C4	1828.28'	4°56'51"	157.87'	S25°16'31"W	157.82'
C5	300.00'	25°34'15"	133.89'	N14°57'49"E	132.78'
C6	325.00'	25°34'15"	145.05'	N14°57'49"E	143.85'
C7	1803.28'	4°56'51"	155.71'	S25°16'31"W	155.66'
C8	25.00'	48°11'23"	21.03'	S01°17'36"E	20.41'
C9	50.00'	27°22'46"	24.19'	S67°11'55"E	66.67'
C10	25.00'	48°11'23"	21.03'	N45°53'47"E	20.41'
C11	1853.28'	4°25'57"	143.38'	S25°01'04"W	143.34'
C12	25.00'	93°54'27"	40.97'	N19°43'11"W	36.54'
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C14	25.00'	85°21'55"	37.25'	N70°53'23"E	33.90'
C15	1757.33'	3°38'03"	111.46'	N68°14'40"W	111.44'
C16	1707.33'	3°23'17"	100.96'	N68°22'03"W	100.94'
C17	1148.02'	1°28'16"	29.48'	S69°19'33"E	29.48'
C18	1098.02'	5°22'49"	103.11'	S67°22'17"E	103.07'
C19	25.00'	87°04'58"	38.00'	S67°52'06"W	34.44'
C20	25.00'	89°00'29"	38.84'	N20°10'58"W	35.05'
C21	25.00'	48°11'23"	21.03'	S00°13'55"W	20.41'
C22	50.00'	27°22'46"	24.19'	S65°40'23"E	66.67'
C23	25.00'	48°11'23"	21.03'	N48°25'18"E	20.41'

SUMMER LAKES SECTION EIGHT

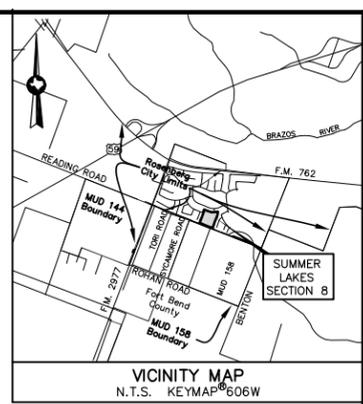
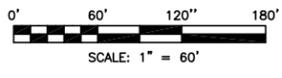
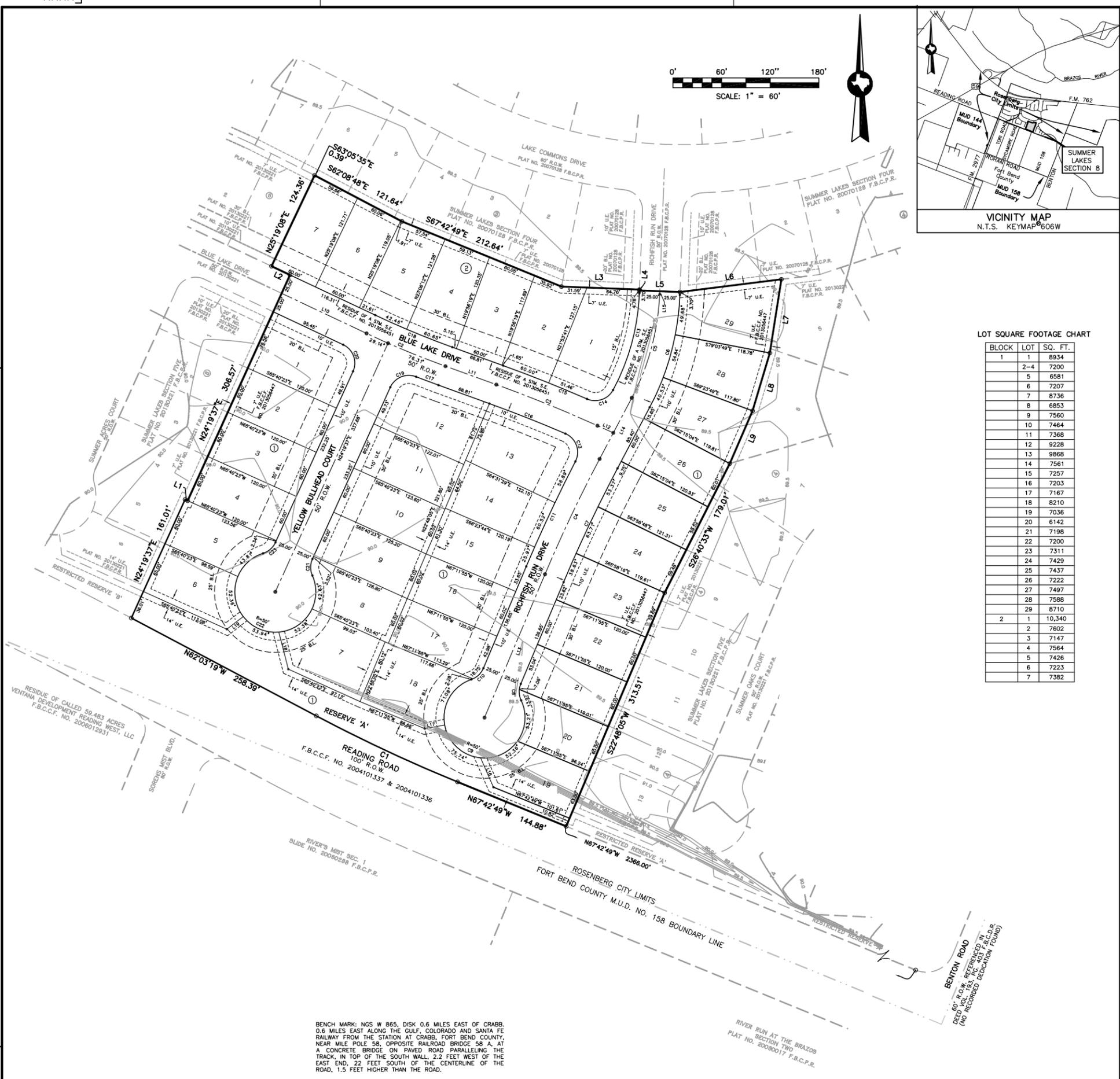
BEING A SUBDIVISION OF 8,574 ACRES OUT OF THE W.M. LUSK SURVEY, A-276 IN THE CITY OF ROSENBERG, IN FORT BEND COUNTY, TEXAS.

(FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 144)

36 LOTS 2 BLOCKS 1 RESERVE(0.5214 ACRE)

OWNER
 FORESTAR (USA) REAL ESTATE GROUP, INC.
 c/o 1500 CITY WEST BLVD.
 HOUSTON, TEXAS 77042
 PHONE: (713) 783-0308
 FAX: (713) 783-0704

SEPTEMBER 3, 2014



LOT SQUARE FOOTAGE CHART

BLOCK	LOT	SQ. FT.
1	1	8934
2-4		7200
5		6581
6		7207
7		8736
8		6853
9		7560
10		7464
11		7368
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GENERAL NOTES

- (1) B.L. indicates Building Line.
 F.B.C.C.F. NO. indicates Fort Bend County Clerk's File Number
 F.B.C.P.R. indicates Fort Bend County Plat Records
 O.P.R.O.R.P. indicates Official Public Records of Real Property
 P.U.D. indicates Planned Unit Development
 R.O.W. indicates Right-Of-Way
 S.S.E. indicates Sanitary Sewer Easement
 S.M.S.E. indicates Storm Sewer Easement
 TBM indicates Temporary Benchmark
 U.E. indicates Utility Easement
 W.L.E. indicates Waterline Easement
 indicates Street Name Change
- (2) All side lot lines are either perpendicular or radial to street frontage unless otherwise noted.
- (3) All easements are centered on lot lines unless otherwise noted.
- (4) All lots shall be restricted to single family residential use.

LINE	BEARING	DISTANCE
L1	S65°40'23"E	3.56'
L2	N64°40'52"W	25.30'
L3	S87°49'19"E	96.35'
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L17	N79°32'08"E	25.00'
L18	S14°12'48"E	47.40'
L19	S52°18'48"W	25.60'

LOT SUMMARY		
AVERAGE LOT AREA	SQ. FT.	PERCENTAGE
8,116		
60' LOTS	23	100%

RESERVE TABLE			
RESERVE	RESTRICTED TO	ACREAGE	SQUARE FEET
A	RESTRICTED TO LANDSCAPE	0.5214	22,711

CURVE TABLE					
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C23	25.00'	48°11'23"	21.03'	N48°25'18"E	20.41'

SUMMER LAKES SECTION EIGHT (PRELIMINARY PLAT)

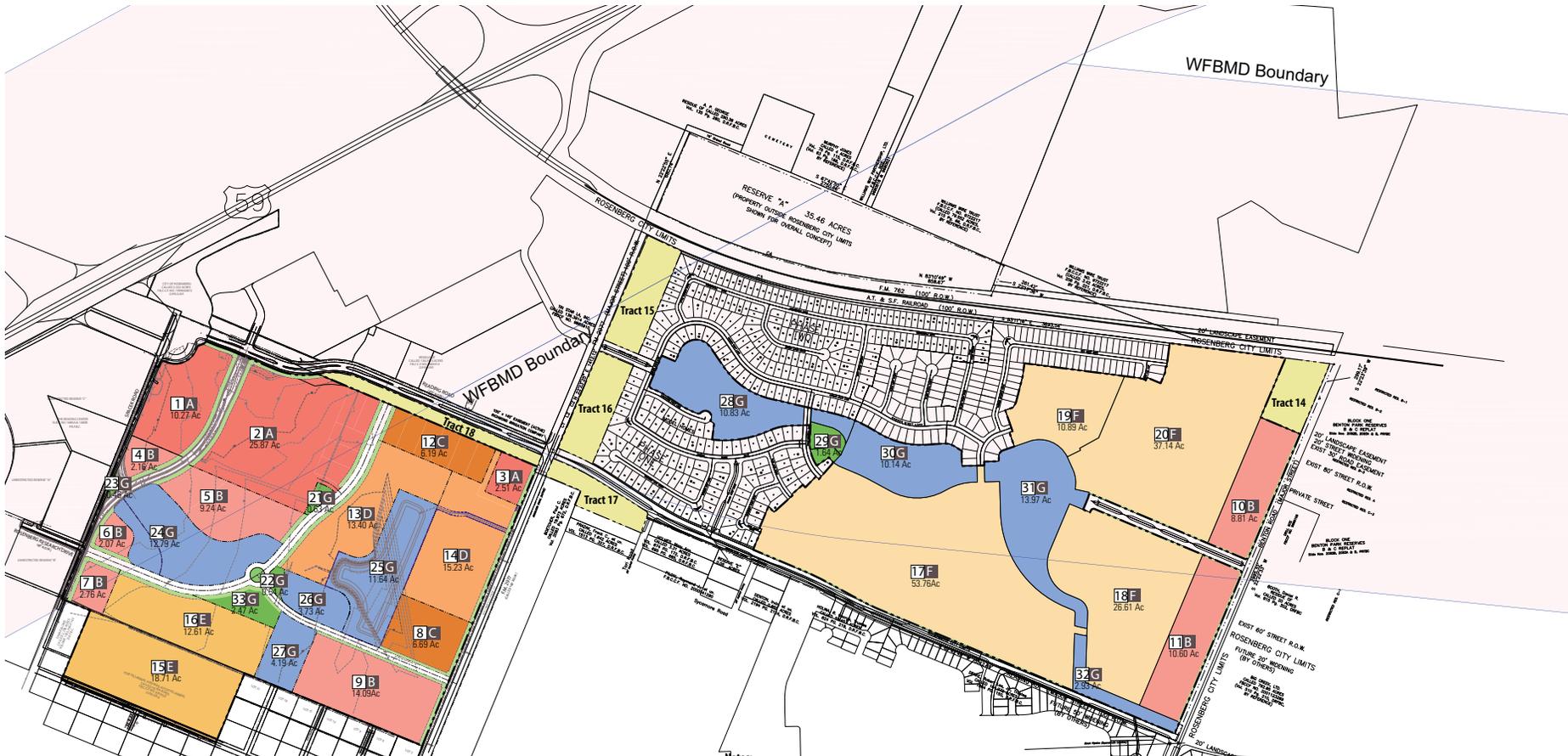
BEING A SUBDIVISION OF 8.5738 ACRES OUT OF THE W.M. LUSK SURVEY, A-276 AND THE JANE LONG LEAGUE, A-55 IN THE CITY OF ROSENBERG, IN FORT BEND COUNTY, TEXAS.
 (FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 144)

OWNER
 FORESTAR (USA) REAL ESTATE GROUP, INC.
 c/o 1500 CITY WEST BLVD.
 HOUSTON, TEXAS 77042
 PHONE: (713) 783-0308
 FAX: (713) 783-0704

JUNE 4, 2014



10555 Westoffice Drive
 Houston, Texas 77042
 713.784.4500
 EHRAinc.com
 TBP# No. F.72
 TPLS No. 10092300



Notes:

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

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

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

Parcel Key

Parcel Number
Land Use Key

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

Legend		Land Uses Permitted										Parcel Areas
Land Use Key		SF	DUP	PH	TH	MF	COM	RET	CH	SCH	OFF*	
■	A Commercial											38.65
■	B Commercial/Residential	✓			✓		✓	✓	✓	✓	✓	49.74
■	C Multi-family/Commercial	✓			✓		✓		✓	✓	✓	12.90
■	D Multi-family/Residential			✓	✓	✓						28.63
■	E Residential	✓	✓	✓	✓				✓	✓	✓	31.32
■	F Residential	✓		✓								128.40
■	G Park Space/Detention								✓	✓	✓	75.96
* OFF - Other public city, county, state & federal facilities												365.60 Acres
CH - Church												
SCH - School												

Land Use & Parcel Plan: Exhibit B



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

identifies the area of the Plat as single-family residential development. The Development Agreement calls for a minimum lot width of fifty feet (50') and minimum size of 6,000 square feet. All proposed lots comfortably meet these requirements.

The Preliminary Plat of Summer Lakes Section Seven is not in conflict with any applicable regulations or with the Development Agreement for Fort Bend County MUD No. 144. There being no issues, staff recommends approval of the Preliminary Plat of Summer Lakes Section Seven.

Key Discussion:

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

Action Taken: Commissioner Phipps moved, seconded by Commissioner Urbish, to approve the Preliminary Plat of Summer Lakes Section Seven, being a subdivision of 23.94 acres out of the W.M. Lusk Survey, A-276, in the City of Rosenberg, in Fort Bend County, Texas (Fort Bend County Municipal Utility District No. 144); 53 lots, 5 blocks, 10 reserves (7.4627 acres). The motion carried unanimously by those present.

6. CONSIDERATION OF AND ACTION ON A PRELIMINARY PLAT OF SUMMER LAKES SECTION EIGHT, BEING A SUBDIVISION OF 8.5738 ACRES OUT OF THE W.M. LUSK SURVEY, A-276 AND THE JANE LONG LEAGUE, A-55, IN THE CITY OF ROSENBERG, IN FORT BEND COUNTY, TEXAS (FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 144); 36 LOTS, 2 BLOCKS, 1 RESERVE (0.5214 ACRE).

Executive Summary: The Preliminary Plat of Summer Lakes Section Eight is located off of Lake Commons and Blue Lake Drives in the south central portion of the Summer Lakes development. The Plat consists of 8.57 acres, 36 residential lots, and one (1) reserve containing 0.5 acres.

All proposed lots are a minimum of sixty feet (60') in width as measured at the front building line. The Plat complies with the Development Agreement and approved Land Plan for Fort Bend County MUD No. 144. The Land Plan, which is attached for reference, identifies the area of the Plat as single-family residential development. The Development Agreement calls for a minimum lot width of fifty feet (50') and minimum size of 6,000 square feet. All proposed lots meet these requirements.

The Preliminary Plat of Summer Lakes Section Eight is not in conflict with any applicable regulations or with the Development Agreement for Fort Bend County MUD No. 144. There being no issues, staff recommends approval of the Preliminary Plat of Summer Lakes Section Eight.

Key Discussion:

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

Action Taken: Commissioner Urbish moved, seconded by Commissioner Poldrack, to approve the Preliminary Plat of Summer Lakes Section Eight, being a subdivision of 8.5738 acres out of the W.M. Lusk Survey, A-276 and the Jane Long League, A-55, in the City of Rosenberg, in Fort Bend County, Texas (Fort Bend County Municipal Utility District No. 144); 36 lots, 2 blocks, 1 reserve (0.5214 acre). The motion carried unanimously by those present.

7. CONSIDERATION OF AND ACTION ON A PRELIMINARY PLAT OF SUMMER PARK SECTION TWO, BEING A SUBDIVISION OF 16.479 ACRES OUT OF THE ROBERT E. HANDY SURVEY, A-187, IN THE CITY OF ROSENBERG, FORT BEND COUNTY, TEXAS (FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 144); 64 LOTS, 3 BLOCKS, 3 RESERVES (0.6726 ACRE).

Executive Summary: The Preliminary Plat of Summer Park Section Two is located off of Park Place Boulevard in the southwest portion of the Summer Park development. The Plat consists of 16.479 acres, 64 residential lots, and three (3) reserves containing 0.67 acres.

All proposed lots are a minimum of sixty feet (60') in width as measured at the front building line. The Plat complies with the Development Agreement and approved Land Plan for Fort Bend County MUD No. 144. The Land Plan, which is attached for reference, identifies the area of the plat as single-family residential development. The Development Agreement calls for a minimum lot width of fifty feet (50') and minimum size of 6,000 square feet. All proposed lots meet these requirements.

The Preliminary Plat of Summer Park Section Two is not in conflict with any applicable regulations or with the Development Agreement for Fort Bend County MUD No. 144. There being no issues, staff recommends approval of the Preliminary Plat of Summer Park Section Two.



PLANNING COMMISSION COMMUNICATION

September 17, 2014

ITEM #	ITEM TITLE
11	Final Plat of Summer Park Section Two

MOTION

Consideration of and action on a Final Plat of Summer Park Section Two, being a subdivision of 16.498 acres out of the Robert E. Handy Survey, A-187, in the City of Rosenberg, Fort Bend County, Texas (Fort Bend County Municipal Utility District No. 144): 64 lots, 3 blocks, 3 reserves (0.6726 acre).

RECOMMENDATION

Staff recommends approval of the Preliminary Plat of Summer Park Section Two.

MUD #	City/ETJ	ELECTION DISTRICT
144 (Summer Lakes/Waterford Park)	City	4

SUPPORTING DOCUMENTS:

1. Final Plat of Summer Park Section Two
2. Preliminary Plat of Summer Park Section Two – 06-18-14
3. Revised Land and Parcel Plan for MUD No. 144 PUD – 11-01-11 – Please refer to previous Agenda item
4. Planning Commission Meeting Minute Excerpt – 06-18-14

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 Final Plat of Summer Park Section Two is located off of Park Place Boulevard in the southwest portion of the Summer Park development. The Plat consists of 16.498 acres, 64 residential lots, and three (3) reserves containing 0.67 acres.

All proposed lots are a minimum of sixty feet (60') in width as measured at the front building line. The Plat complies with the Development Agreement and approved Land Plan for Fort Bend County MUD No. 144. The Land Plan, which is attached for reference, identifies the area of the plat as single-family residential development. The Development Agreement calls for a minimum lot width of fifty feet (50') and minimum size of 6,000 square feet. All proposed lots meet these requirements.

The Planning Commission approved the Preliminary Plat of this subdivision on June 18, 2014. The Final Plat is not in conflict with any applicable regulations, with the approved Preliminary Plat, or with the Development Agreement for Fort Bend County MUD No. 144. Staff recommends approval of the Final Plat of Summer Park Section Two.

STATE OF TEXAS
COUNTY OF FORT BEND

We, CL Waterford, L.L.C., a Texas Limited Liability Company, acting by and through Thomas H. Burleson, Executive Vice President, of Forestar (USA) Real Estate Group, Inc., a Delaware corporation, its sole member, owner of the 16.498 acre tract described in the above and foregoing map of SUMMER PARK SECTION TWO, 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, successors and assigns to warrant and forever defend the title to the land so dedicated.

FURTHER, Owners have dedicated and by these presents do dedicate to the use of the public for public utility purposes forever unobstructed arial easements. The arial easements shall extend horizontally an additional five feet (5' 0"), for twenty feet (20' 0") ground easements or seven feet, (7' 0") for sixteen feet (16' 0") ground easements form a plane sixteen feet (16' 0") above ground level upward, located adjacent to and adjoining said public utility easements that are designated with arial easements (U.E. & A.E.) as indicated and depicted, hereon, whereby the arial easement totals thirty feet (30' 0") in width.

FURTHER, Owners have dedicated and by these presents do dedicate to the use of the public for public utility purpose forever unobstructed arial easements. The arial easements shall extend horizontally an additional eleven feet, six inches (11' 6") for ten feet (10' 0") perimeter ground easements or seven feet, six inches (7' 6") for fourteen feet (14' 0") perimeter ground easements or five feet, six inches (5' 6") for sixteen feet (16' 0") perimeter ground easements, from a plane sixteen feet (16' 0") above the ground level upward, located adjacent to and adjoining said public utility easements that are designated with arial easements (U.E. and A.E.) as indicated and depicted hereon, whereby the arial easement totals twenty one feet, six inches (21' 6") in width.

FURTHER, Owners have dedicated and by these presents do dedicate to the use of the public for public utility purpose forever unobstructed arial easements. The arial easements shall extend horizontally an additional ten feet (10' 0") for ten feet (10' 0") back-to-back ground easements, or eight feet (8' 0") for fourteen feet (14' 0") back-to-back ground easements or seven feet (7' 0") for sixteen feet (16' 0") back-to-back ground easements, from a plane sixteen feet (16' 0") above the ground level upward, located adjacent to both sides and adjoining said public utility easements that are designated with arial easements (U.E. and A.E.) as indicated and depicted hereon, whereby the arial easement totals thirty feet (30' 0") in width.

FURTHER, We do hereby declare that all parcels of land designated as lots on this plat are intended for the construction of single family residential dwelling units thereon (or the placement of mobile homes) and shall be restricted for same under the terms and conditions of such restrictions filed separately.

FURTHER, We do hereby covenant and agree that all of the property within the boundaries of this plat shall be restricted to prevent the drainage of any septic tanks into any public or private street, road or alley or any drainage ditch, either directly or indirectly.

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 bayous, creeks, gullies, ravines, draws and drainage ditches located in said subdivision, as easements for drainage purposes. Fort Bend County or 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 certify that we are the owners of all property immediately adjacent to the boundaries of the above and foregoing subdivision of Summer Park Section One where building setback lines or public utility easements are to be established outside the boundaries of the above and foregoing subdivision and do hereby make and establish all building setback lines and dedicate to the use of the public, all public utility easements shown in said adjacent acreage.

We further acknowledge that the dedications and/or exactions made herein are proportional to the impact of the subdivision upon the public services required in order that the development will conform with the present and future growth needs of the City and the County; we, our successors and assigns hereby waive any claim, damage, or cause of action that we may have as a result of the dedication or exactions made herein.

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, CL Waterford, L.L.C., a Texas Limited Liability Company has caused these presents to be signed by Thomas Burleson, Executive Vice President, of Forestar (USA) Real Estate Group, Inc., a Delaware corporation, its sole member, hereunto authorized this _____ day of _____ 2014.

OWNER
CL Waterford, L.L.C.
A Texas Limited Liability Company

By: Forestar (USA) Real Estate Group Inc.
a Delaware corporation,
its sole member

By: _____
Thomas H. Burleson, Executive Vice President

STATE OF TEXAS
COUNTY OF

BEFORE ME, the undersigned authority, on this day personally appeared Thomas H. Burleson, Executive Vice President, Forestar (USA) Real Estate Group Inc, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein and herein stated.

Charles Kennedy, Jr., Registered Professional Land Surveyor
Texas Registration No. 5708

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 2014.

Notary Public in and for the
State of T E X A S

This is to certify that the Planning Commission of the City of Rosenberg, Texas has approved this plat and subdivision of SUMMER PARK SECTION TWO 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 _____ 2014.

By: _____
Pete Pavlovsky, Chairman

By: _____
Wayne Poldrack, Secretary

This is to certify that the City Council of the City of Rosenberg, Texas has approved this plat and subdivision of SUMMER PARK SECTION TWO, 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 _____ 2014.

Vincent M. Morales, Jr., Mayor

Linda Cernosek, City Secretary

I, Charles Kennedy, Jr., 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, angle points of curvature and other points of reference have been marked with iron (or other suitable permanent ferrous metal) pipes and a length of not less than three (3) feet.

All elevations and contours shown hereon are referenced to NGVD29, 1992 Adjustment Datum, to convert to NAVD88, GEOID 99, Subtract 1.51 feet.

Primary Benchmark:
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.

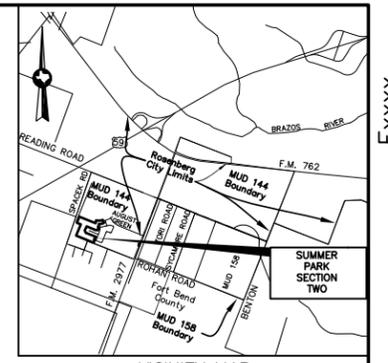
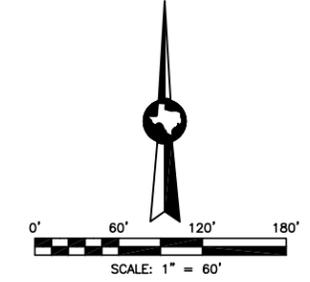
Elev=81.66', NGVD 29, 1992 Adjusted
Conversion Benchmark:
ROS 09, 3-inch Aluminum Disk with punch mark stamped "ROS 09" at the northwest intersection of FM 2218 and Airport Avenue, 103 feet from the southeast corner of B.F. Terry High School, 8.5 feet from a fire hydrant, 11 feet from a power pole and 18 feet from a concrete slab.
Elev=94.817', NAVD 88, GEOID 99 Adjusted

Temporary Benchmarks:
TBM 57- Railroad spike set in power pole on the westerly right-of-way line of F.M. 2977, approximately 1889 feet south of the southerly right-of-way line of Reading Road.
Elev=92.26' (NGVD29) 1992 Adjusted

TBM 58- 5/8-inch iron rod with blue cap stamped "E.H.R.&A. T.P." set approximately 11.8 feet from the easterly right-of-way line of F.M. 2977 and being South 69°42'22" East, 110.57 feet from TBM 57.
Elev=94.52' (NGVD29) 1992 Adjusted

GENERAL NOTES

- One-foot reserve dedicated to the public in fee as a buffer separation between the side or end of streets in subdivisions where such streets abut adjacent acreage. The condition of such dedication being that when the adjacent property is subdivided or resubdivided in a recorded plat, the one-foot reserve shall thereupon become vested in the public for street right-of-way purposes and the fee title thereto shall revert to and revest in the dedicator, his heirs, assigns, or successors.
- B.L. indicates Building Line
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.
VOL. indicates Volume.
Pg. indicates Page.
P.U.D. indicates Planned Unit Development.
R.O.W. indicates Right-Of-Way
S.T.M.S.E. indicates Storm Sewer Easement
S.S.E. indicates Sanitary Sewer Easement
U.E. indicates Utility Easement
W.L.E. indicates Waterline Easement
- The coordinates shown hereon are Texas South Central Zone No. 4204 State Plane Grid Coordinates (NAD83) and may be brought to surface by applying the following combined scale factor of 0.999869565.
- The drainage system for this subdivision is designed to meet the requirements of the Fort Bend County Criteria Manual, which allows street ponding during intense rainfall events.
- This subdivisions falls within Fort Bend County Outdoor Lighting Ordinance: Zone "L2Z."
- A project benchmark will be installed and documented per City of Rosenberg requirements prior to acceptance of the subdivision.
- This plat was prepared to meet City of Rosenberg and Fort Bend County requirements, and the "MUD 144 P.U.D." (dated 10-28-2011) provisions.
- This plat lies wholly within Fort Bend County, Fort Bend County Municipal Utility District No. 144, Fort Bend Subsidence District, Fort Bend County Drainage District, Lamar Consolidated I.S.D., the City of Rosenberg, and "MUD 144 P.U.D."
- Five-eighths inch (5/8") iron rods three feet (3') in length are set on all perimeter boundary corners, all angle points, all points of curvature and tangency, and all block corners, unless otherwise noted.
- The 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.
- There are no pipelines nor pipeline easements within the limits of the subdivision.
- This plat was prepared from information furnished by Old Republic Title, G.F. No. 11076194 effective date August 22, 2014. The surveyor has not abstracted the above property.
- All side lot lines are either perpendicular or radial to street frontage unless otherwise noted.
- All easements are centered on lot lines unless otherwise noted.
- Bearings shown hereon refer to the Texas Coordinate System of 1983, South Central Zone, as determined by GPS measurements.
- "Declarations of Covenants, Conditions and Restrictions for Summer Park" filed under Fort Bend County Clerk File No. F.B.C.C.F. NO. 2012002789, 2012043490 and 2013024369.
- The minimum slab elevation shall be 95.0 feet, twelve inches (12") above the 100-year flood plain elevation and maximum ponding elevation, eighteen inches (18") above the natural ground, or twelve inches (12") above the top of curb at the front of the lot, whichever is higher.
- All lots shall have a minimum of five (5) foot side building line.
- Sidewalks shall be built or caused to be built through restrictive covenants within all road right-of-ways dedicated to the public.
- Summer Park Sec Two lies within Unshaded Zone "X" as per Flood Insurance Rate Map Number 48157C0265 L, April 2, 2014.



VICINITY MAP
N.T.S. KEYMAP '060W

STATE OF TEXAS
COUNTY OF FORT BEND

I, Dianne Wilson, 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 _____ 2014 at _____ o'clock _____ m. in Plot Number _____ 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.

County Clerk, Fort Bend County, Texas

By: _____
Deputy

SUMMER PARK SECTION TWO

BEING A SUBDIVISION OF 16.498 ACRES OUT OF THE ROBERT E. HANDY SURVEY, A-187, IN THE CITY OF ROSENBERG, FORT BEND COUNTY, TEXAS. (FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 144)

64 LOTS 3 BLOCKS 3 RESERVES(0.6726 ACRE)

OWNER
CL WATERFORD L.L.C.
A TEXAS LIMITED LIABILITY COMPANY
C/O SAM YAGER INC.
1500 CITY WEST BLVD.
HOUSTON, TEXAS 77042
PH (713) 783-0308
FAX (713) 783-0704

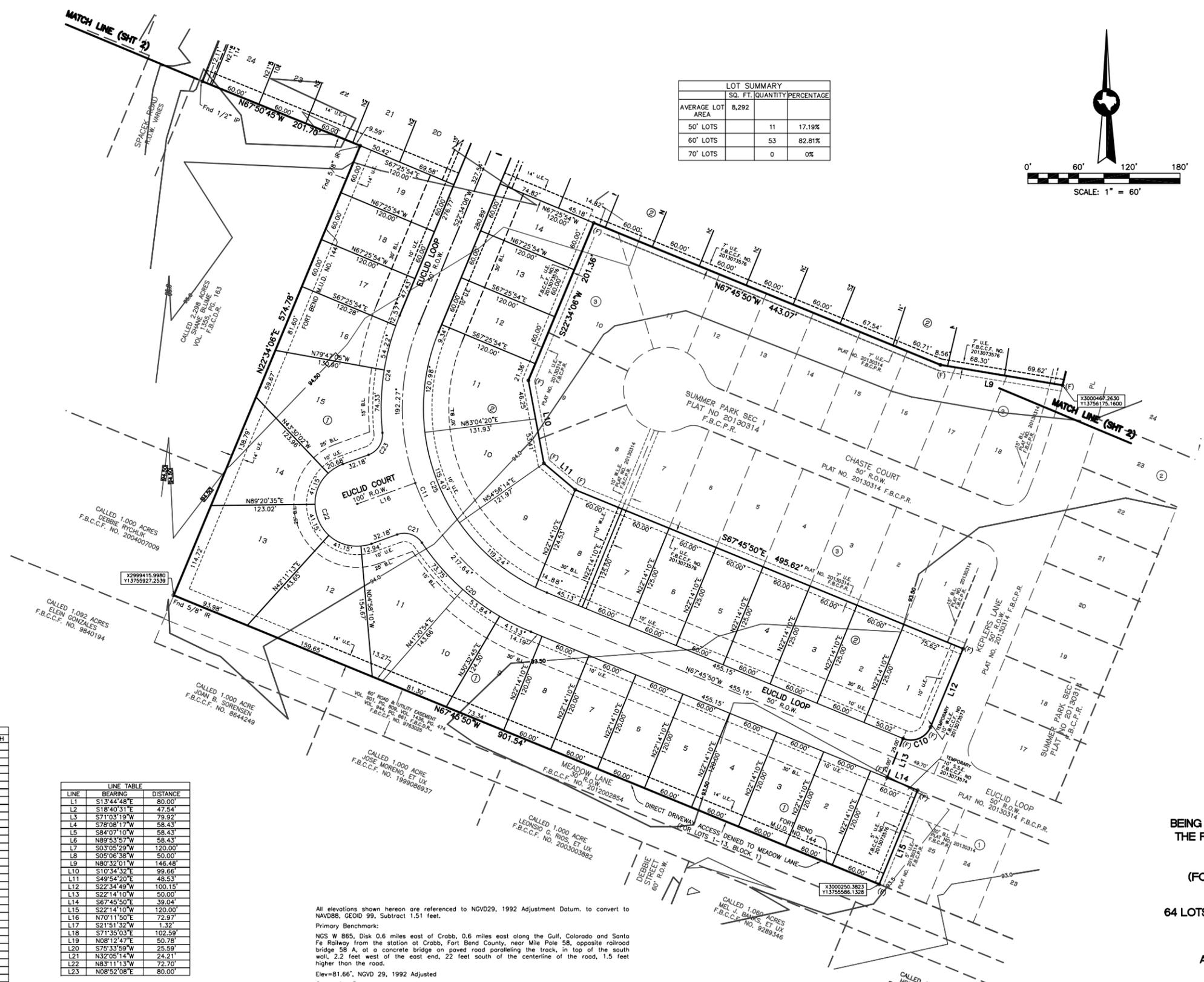
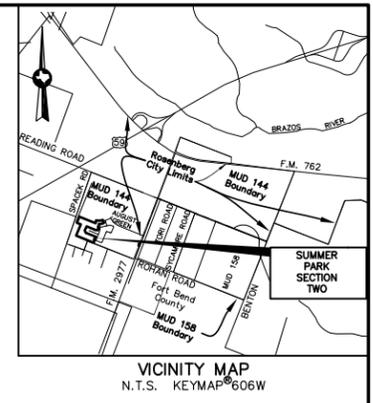
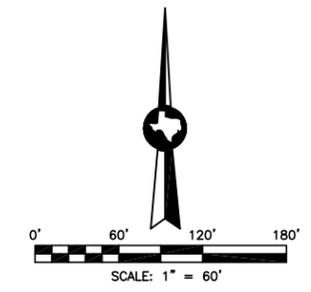
SEPTEMBER 3, 2014



10555 Westoffice Drive
Houston, Texas 77042
713.784.4500
EHRAinc.com
TBE No. F726
TBPLS No. 100P2300

BLOCK	LOT	SQUARE FEET
1	1-8	7200
	9	7791
	10	8799
	11	12,312
	12	13,502
	13	16,646
	14	10,005
	15	14,669
	16	8391
	12-17	7201
	18-19	7200
	20	9311
	21	8005
	22	7977
	23	7206
	24	7031
	25	6623
	26	6841
	27-29	7689
	30	7669
	31	7490
	32	7703
	33	7335
	34	7161
	35	7175
	36	7189
	37	7202
	38	8966
2	1	9273
	2-7	7500
	8	7498
	9	10,434
	10	10,812
	11	12,265
	12-14	7200
	15	8618
	16	7328
	17	7443
	18	7457
	19	7468
	20	7478
	21	7488
	22	7904
	23	8321
	24	8322
	25	9514
3	1	9963

LOT SUMMARY		
SQ. FT.	QUANTITY	PERCENTAGE
AVERAGE LOT AREA	8,292	
50' LOTS	11	17.19%
60' LOTS	53	82.81%
70' LOTS	0	0%



CURVE	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	25.00'	98°12'57"	S32°00'17"E	37.80'
C2	1077.15'	13°07'41"	N82°49'03"E	246.27'
C3	680.00'	3°42'05"	S69°46'31"E	43.92'
C4	873.34'	02°17'24"	S82°16'54"E	34.90'
C5	997.15'	17°07'46"	N84°49'05"E	297.00'
C6	25.00'	85°04'17"	S61°12'39"E	33.80'
C7	680.00'	2°01'43"	N85°53'39"W	24.07'
C8	25.00'	92°16'14"	S38°45'15"E	36.05'
C9	951.72'	6°36'03"	S10°40'54"W	109.59'
C10	25.00'	89°39'22"	S67°24'30"W	35.25'
C11	260.00'	90°19'55"	S22°35'52"E	368.76'
C12	343.98'	3°26'35"	S69°51'46"E	20.67'
C13	1222.53'	3°39'35"	N69°45'16"W	78.08'
C14	705.00'	16°57'21"	S76°24'08"E	207.87'
C15	903.31'	15°57'36"	S12°49'31"E	245.60'
C16	25.00'	80°42'28"	S49°01'39"W	32.38'
C17	25.00'	91°11'02"	N36°11'42"W	35.72'
C18	913.34'	02°21'36"	S82°18'40"E	37.62'
C19	1037.15'	17°17'22"	N84°50'56"E	310.02'
C20	285.00'	33°57'57"	S50°47'01"E	166.46'
C21	25.00'	75°59'57"	N71°48'11"W	30.78'
C22	50.00'	180°00'00"	S19°48'10"E	100.00'
C23	25.00'	75°59'57"	N32°11'52"E	30.78'
C24	285.00'	28°22'12"	S08°23'00"W	139.68'
C25	235.00'	90°19'55"	S22°35'52"E	333.50'
C26	25.00'	90°42'34"	S49°01'39"W	35.57'
C27	25.00'	46°49'16"	S88°26'54"W	19.87'
C28	50.00'	276°21'03"	S23°12'47"W	66.69'
C29	25.00'	49°31'47"	S21°51'32"W	21.61'
C30	518.98'	3°26'35"	S69°51'46"E	19.17'
C31	1247.53'	3°39'35"	N69°45'16"W	79.67'
C32	25.00'	85°50'51"	S65°29'31"W	34.05'
C33	1197.53'	3°39'35"	N69°45'16"W	76.48'
C34	730.00'	1°57'22"	S76°24'09"E	215.25'
C35	680.00'	3°46'03"	S82°59'46"E	44.70'
C36	25.00'	90°59'10"	N63°02'15"E	35.66'
C37	873.31'	8°10'21"	N13°28'15"E	124.46'
C38	933.31'	8°25'47"	N12°53'18"E	137.19'
C39	953.34'	0°39'22"	N81°27'33"W	10.92'

LINE	BEARING	DISTANCE
L1	S13°44'48"E	80.00'
L2	S18°40'31"E	47.54'
L3	S71°03'19"W	79.92'
L4	S78°08'17"W	58.43'
L5	S84°07'10"W	58.43'
L6	N89°53'57"W	58.43'
L7	S03°05'29"W	120.00'
L8	S05°06'38"W	50.00'
L9	N80°32'01"W	146.48'
L10	S10°34'32"E	99.66'
L11	S49°54'20"E	48.53'
L12	S22°34'49"W	100.15'
L13	S22°14'10"W	50.00'
L14	S67°45'50"E	39.04'
L15	S22°14'10"W	120.00'
L16	N70°11'50"E	72.97'
L17	S21°51'32"W	1.32'
L18	S71°35'03"E	102.59'
L19	N08°12'47"E	50.78'
L20	S75°33'59"W	25.59'
L21	N32°05'14"W	24.21'
L22	N83°11'13"W	72.70'
L23	N08°52'08"E	80.00'

All elevations shown hereon are referenced to NGVD29, 1992 Adjustment Datum, to convert to NAVD88, GEOID 99, Subtract 1.51 feet.

Primary Benchmark:
 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 Post 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.

Elev=81.66', NGVD 29, 1992 Adjusted

Conversion Benchmark:
 ROS 09, 3-inch Aluminum Disk with punch mark stamped "ROS 09" at the northwest intersection of Fm 2218 and Airport Avenue, 103 feet from the southeast corner of B.F. Terry High School, 8.5 feet from a fire hydrant, 11 feet from a power pole and 18 feet from a concrete slab.

Elev=94.817', NAVD 88, GEOID 99 Adjusted

Temporary Benchmarks:
 TBM 57, Railroad spike set in power pole on the westerly right-of-way line of F.M. 2977, approximately 1889 feet south of the southerly right-of-way line of Reading Road.
 Elev=92.26' (NGVD29) 1992 Adjusted

TBM 58, 5/8-inch iron rod with blue cap stamped "E.H.R.&A, T.P." set approximately 11.8 feet from the easterly right-of-way line of F.M. 2977 and being South 69°42'22" East, 110.57 feet from TBM 57.
 Elev=94.52' (NGVD29) 1992 Adjusted

SUMMER PARK SECTION TWO

BEING A SUBDIVISION OF 16.498 ACRES OUT OF THE ROBERT E. HANDY SURVEY, A-187, IN THE CITY OF ROSENBERG, FORT BEND COUNTY, TEXAS. (FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 144)

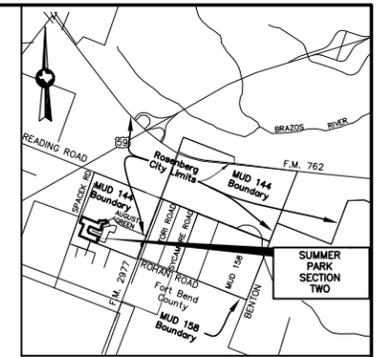
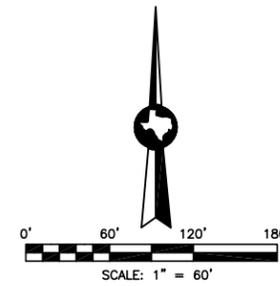
64 LOTS 3 BLOCKS 3 RESERVES(0.6726 ACRE)

OWNER
 CL WATERFORD L.L.C.
 A TEXAS LIMITED LIABILITY COMPANY
 C/O SAM YAGER INC.
 1500 CITY WEST BLVD.
 HOUSTON, TEXAS 77042
 PH (713) 783-0308
 FAX (713) 783-0704

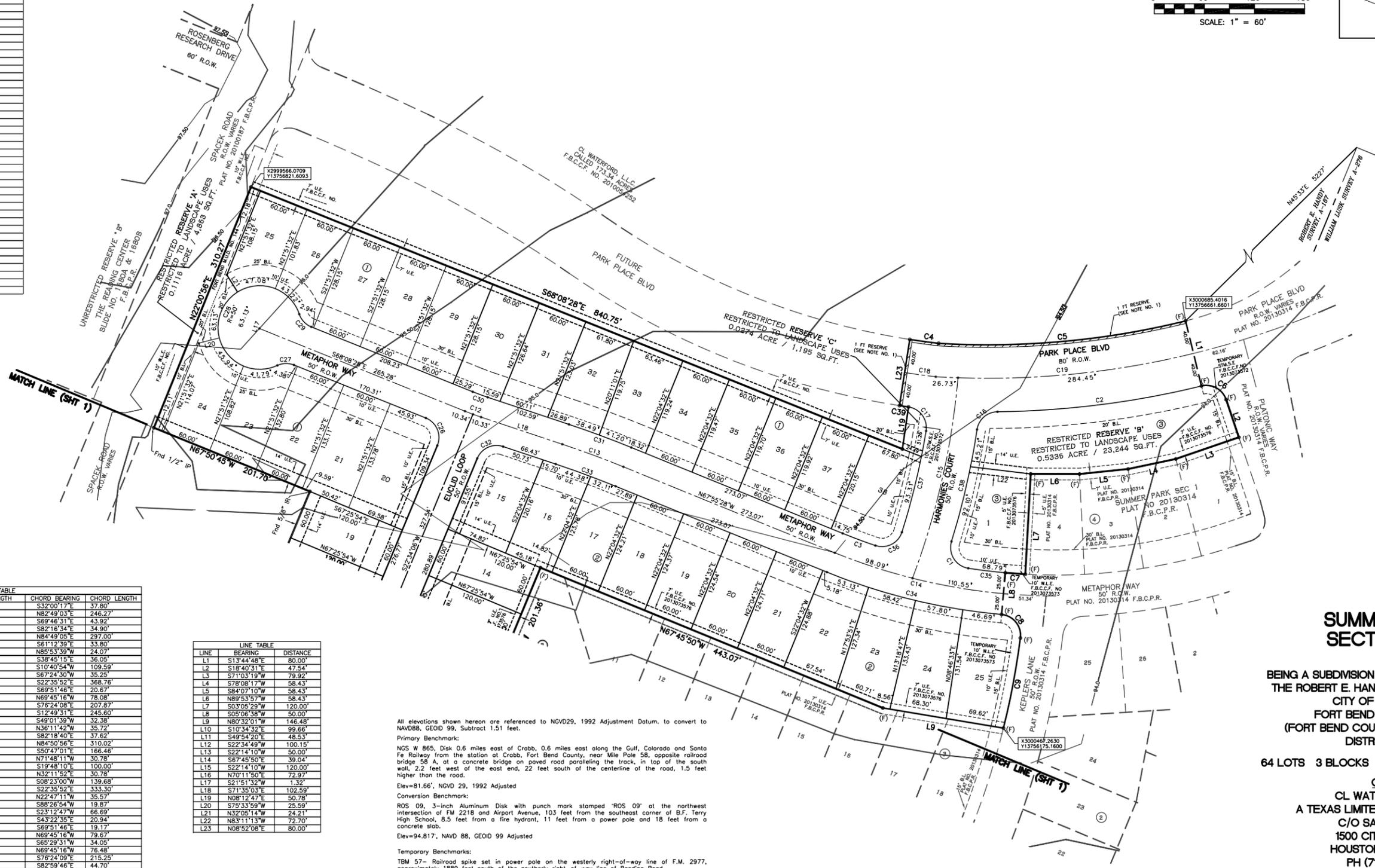
SEPTEMBER 3, 2014

BLOCK	LOT	SQUARE FEET
1	1-B	7200
1	9	7791
1	10	8799
1	11	12,312
1	12	13,502
1	13	16,646
1	14	10,005
1	15	14,669
1	16	8391
1	17	7200
1	18-19	7200
1	20	9311
1	21	8005
1	22	7977
1	23	7206
1	24	7031
1	25	6623
1	26	6841
1	27-29	7689
1	30	7669
1	31	7490
1	32	7703
1	33	7335
1	34	7161
1	35	7175
1	36	7189
1	37	7202
1	38	8966
2	1	9275
2	2-7	7500
2	8	7498
2	9	10,434
2	10	10,812
2	11	12,265
2	12-14	7200
2	15	8618
2	16	7328
2	17	7443
2	18	7457
2	19	7468
2	20	7478
2	21	7488
2	22	7904
2	23	8321
2	24	8322
2	25	9514
3	1	9963

LOT SUMMARY		
AVERAGE LOT AREA	SQ. FT. QUANTITY	PERCENTAGE
50' LOTS	11	17.19%
60' LOTS	53	82.81%
70' LOTS	0	0%



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



CURVE TABLE					
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	25.00'	98°12'57"	42.85'	S32°00'17"E	37.80'
C2	1077.15'	13°07'41"	246.81'	N82°49'03"E	246.27'
C3	680.00'	3°42'05"	43.93'	S69°48'31"E	43.92'
C4	873.34'	02°17'24"	34.91'	S82°18'34"E	34.90'
C5	997.15'	17°07'46"	298.11'	N84°49'05"E	297.00'
C6	25.00'	85°04'17"	37.12'	S61°12'39"E	33.80'
C7	680.00'	2°01'43"	24.08'	N85°53'39"W	24.07'
C8	25.00'	92°16'14"	40.28'	S38°45'13"E	36.05'
C9	951.72'	6°36'03"	109.65'	S10°40'54"W	109.59'
C10	25.00'	89°39'22"	39.12'	S67°24'30"W	35.25'
C11	260.00'	90°19'55"	409.91'	S22°35'52"E	368.76'
C12	343.98'	3°26'35"	20.67'	S69°51'46"E	20.67'
C13	1222.53'	3°39'35"	78.09'	N69°45'18"W	78.08'
C14	705.00'	16°57'21"	208.63'	S76°24'08"E	207.87'
C15	903.31'	15°37'36"	246.36'	S12°49'31"E	245.60'
C16	25.00'	80°42'28"	35.22'	S49°01'39"W	32.38'
C17	25.00'	91°11'02"	39.79'	N36°11'42"W	35.72'
C18	913.34'	02°21'36"	37.62'	S82°18'40"E	37.62'
C19	1037.15'	17°11'27"	311.19'	N84°50'56"E	310.02'
C20	285.00'	33°57'37"	168.93'	S50°47'01"E	166.46'
C21	25.00'	75°59'57"	33.16'	N71°48'11"W	30.78'
C22	50.00'	180°00'00"	157.08'	S19°48'10"E	100.00'
C23	25.00'	62°59'57"	33.16'	S32°11'52"E	30.78'
C24	285.00'	28°22'12"	141.12'	S08°23'00"W	139.68'
C25	235.00'	90°19'55"	370.50'	S22°35'52"E	333.30'
C26	25.00'	90°42'34"	39.58'	N22°47'11"W	35.57'
C27	25.00'	46°49'16"	20.43'	S88°26'54"W	19.87'
C28	50.00'	278°21'03"	241.16'	S23°12'47"W	66.69'
C29	25.00'	49°31'47"	21.61'	S43°22'35"E	20.94'
C30	318.98'	3°26'35"	19.17'	S69°51'46"E	19.17'
C31	1247.53'	3°39'35"	79.69'	N69°45'16"W	79.67'
C32	25.00'	85°50'51"	37.46'	S65°29'31"W	34.05'
C33	1197.53'	3°39'35"	76.49'	N69°45'16"W	76.48'
C34	730.00'	16°57'22"	216.04'	S76°24'09"E	215.25'
C35	680.00'	3°46'03"	44.71'	S82°59'46"E	44.70'
C36	25.00'	90°59'10"	39.70'	N63°02'15"E	35.66'
C37	873.31'	8°10'21"	124.57'	N13°28'15"E	124.46'
C38	933.31'	8°25'47"	137.31'	N12°53'19"E	137.19'
C39	953.34'	0°39'22"	10.92'	N81°27'33"W	10.92'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S13°44'48"E	80.00'
L2	S18°40'31"E	47.54'
L3	S71°03'19"W	79.92'
L4	S78°08'17"W	58.43'
L5	S84°07'10"W	58.43'
L6	N89°53'57"W	58.43'
L7	S03°09'29"W	120.00'
L8	S05°06'38"W	50.00'
L9	N80°32'01"W	146.48'
L10	S10°34'32"E	99.66'
L11	S49°54'20"E	48.53'
L12	S22°34'49"W	100.15'
L13	S22°14'10"W	50.00'
L14	S67°45'50"E	39.04'
L15	S27°14'10"W	120.00'
L16	N70°11'50"E	72.97'
L17	S21°51'32"W	1.32'
L18	S71°35'03"E	102.59'
L19	N08°12'47"E	50.78'
L20	S75°33'59"W	25.59'
L21	N52°05'14"W	24.21'
L22	N85°11'13"W	72.70'
L23	N08°52'08"E	80.00'

All elevations shown herein are referenced to NAVD83, 1992 Adjustment Datum. to convert to NAVD83, GEOID 99, Subtract 1.51 feet.

Primary Benchmark:
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 line 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.

Elev=81.66', NGVD 29, 1992 Adjusted

Conversion Benchmark:
ROS 09, 3-inch Aluminum Disk with punch mark stamped "ROS 09" at the northwest intersection of FM 2218 and Airport Avenue, 103 feet from the southeast corner of B.F. Terry High School, 8.5 feet from a fire hydrant, 11 feet from a power pole and 18 feet from a concrete slab.

Elev=94.817', NAVD 88, GEOID 99 Adjusted

Temporary Benchmarks:
TBM 57- Railroad spike set in power pole on the westerly right-of-way line of F.M. 2977, approximately 1889 feet south of the southerly right-of-way line of Reading Road.

Elev=92.26' (NGVD29) 1992 Adjusted

TBM 58- 5/8-inch iron rod with blue cap stamped "E.H.R.&A. T.P." set approximately 11.8 feet from the easterly right-of-way line of F.M. 2977 and being South 69°42'22" East, 110.57 feet from TBM 57.

Elev=94.52' (NGVD29) 1992 Adjusted

SUMMER PARK SECTION TWO

BEING A SUBDIVISION OF 16.498 ACRES OUT OF THE ROBERT E. HANDY SURVEY, A-187, IN THE CITY OF ROSENBERG, FORT BEND COUNTY, TEXAS. (FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 144)

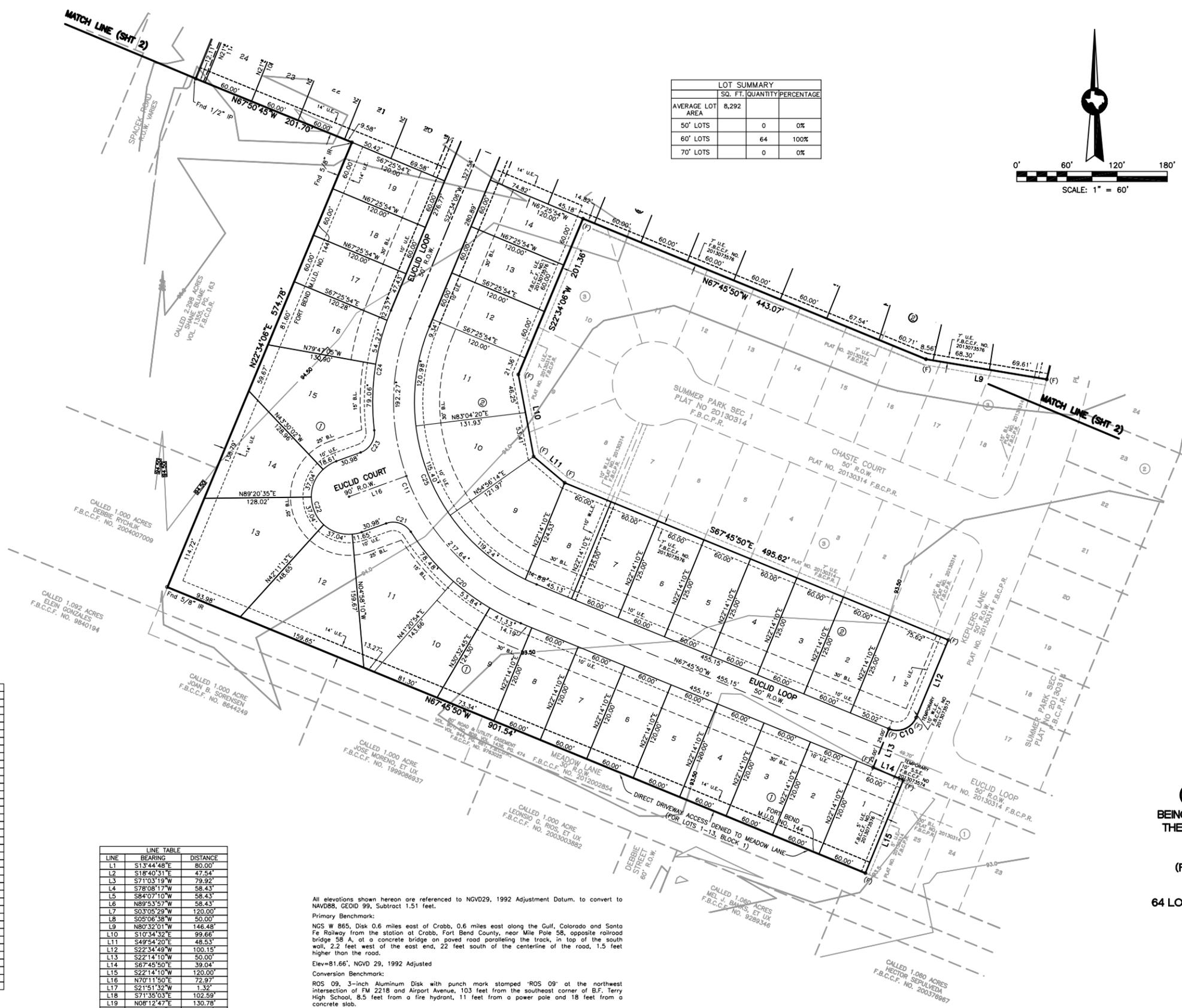
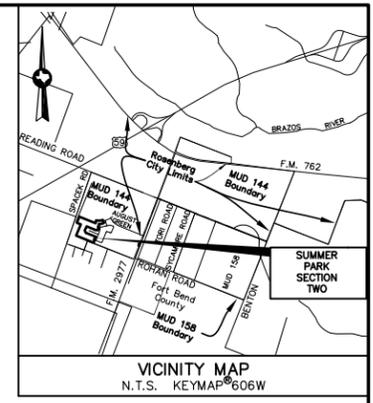
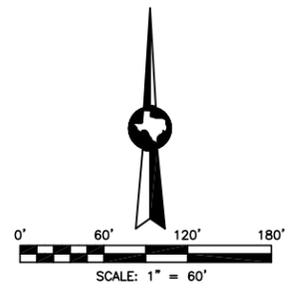
64 LOTS 3 BLOCKS 3 RESERVES(0.6726 ACRE)

OWNER
CL WATERFORD L.L.C.
A TEXAS LIMITED LIABILITY COMPANY
C/O SAM YAGER INC.
1500 CITY WEST BLVD.
HOUSTON, TEXAS 77042
PH (713) 783-0308
FAX (713) 783-0704

SEPTEMBER 3, 2014

BLOCK	LOT	SQUARE FEET
1	1-8	7200
1	9	7791
1	10	8799
1	11	12,629
1	12	13,697
1	13	16,841
1	14	10,201
1	15	15,024
1	16	8391
1	17-18	7201
1	19	7200
1	20	9311
1	21	8005
1	22	7977
1	23	7206
1	24	7031
1	25	6623
1	26	6841
1	27-29	7689
1	30	7569
1	31	7490
1	32	7703
1	33	7335
1	34	7161
1	35	7175
1	36	7189
1	37	7202
1	38	8966
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2	2-7	7500
2	8	7498
2	9	10,434
2	10	10,812
2	11	12,265
2	12-14	7200
2	15	8618
2	16	7328
2	17	7443
2	18	7457
2	19	7468
2	20	7478
2	21	7488
2	22	7904
2	23	8321
2	24	8322
2	25	9514
2	26	9514
3	1	9963

LOT SUMMARY		
AVERAGE LOT AREA	SQ. FT.	QUANTITY PERCENTAGE
50' LOTS	0	0%
60' LOTS	64	100%
70' LOTS	0	0%



CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	25.00'	98°12'57"	42.85'	S32°00'17"E	37.80'
C2	1077.15'	13°07'41"	246.81'	N82°49'03"E	246.27'
C3	680.00'	3°42'05"	43.93'	S69°46'31"E	43.92'
C4	873.34'	0°13'02"	24.91'	S82°36'15"E	24.91'
C5	997.15'	17°07'46"	298.11'	N84°49'05"E	297.00'
C6	25.00'	85°04'17"	37.12'	S61°12'39"E	33.80'
C7	680.00'	2°01'43"	24.08'	N85°53'39"W	24.07'
C8	25.00'	92°16'14"	40.26'	S38°45'15"E	36.05'
C9	951.72'	6°36'03"	109.65'	S10°40'54"W	109.59'
C10	25.00'	89°39'22"	39.12'	S67°24'30"W	35.25'
C11	280.00'	90°19'55"	409.91'	S22°35'52"E	368.76'
C12	343.98'	3°26'35"	20.67'	S69°51'46"E	20.67'
C13	1222.53'	3°39'35"	78.09'	N69°45'16"W	78.08'
C14	705.00'	16°57'21"	208.63'	S76°24'08"E	207.87'
C15	903.31'	15°37'36"	246.36'	S12°49'31"E	245.60'
C16	25.00'	80°42'28"	35.22'	S49°01'59"W	32.38'
C17	25.00'	91°11'02"	39.79'	N36°11'42"W	35.72'
C18	913.34'	0°14'45"	27.16'	S82°38'21"E	27.16'
C19	1037.15'	17°11'27"	311.19'	N84°50'56"E	310.02'
C20	285.00'	34°54'39"	173.65'	S50°18'30"E	170.98'
C21	25.00'	76°56'59"	33.58'	N71°19'40"W	31.11'
C22	48.00'	180°00'00"	141.37'	S19°48'10"E	90.00'
C23	25.00'	76°56'59"	33.58'	N31°43'21"E	31.11'
C24	285.00'	29°19'14"	145.85'	S07°54'29"W	144.26'
C25	235.00'	90°19'55"	370.50'	S22°35'52"E	333.30'
C26	25.00'	90°42'34"	39.58'	N22°47'11"W	35.57'
C27	25.00'	46°49'16"	20.43'	S88°28'54"W	18.87'
C28	50.00'	276°21'03"	241.16'	S23°12'47"W	66.69'
C29	25.00'	49°31'47"	21.61'	S43°22'35"E	20.94'
C30	318.98'	3°26'35"	19.17'	S69°51'46"E	19.17'
C31	1247.53'	3°39'35"	79.69'	N69°45'16"W	79.67'
C32	25.00'	85°50'51"	37.46'	S65°29'31"W	34.05'
C33	1197.53'	3°39'35"	76.49'	N69°45'16"W	76.48'
C34	730.00'	16°57'22"	216.04'	S76°24'09"E	215.25'
C35	680.00'	3°48'03"	44.71'	S82°59'46"E	44.70'
C36	25.00'	90°59'10"	39.70'	N63°02'15"E	35.66'
C37	873.31'	8°10'21"	124.57'	N13°28'15"E	124.46'
C38	933.31'	8°25'47"	137.31'	N12°53'18"E	137.19'

LINE	BEARING	DISTANCE
L1	S13°44'48"E	80.00'
L2	S18°40'31"E	47.54'
L3	S71°03'19"W	79.92'
L4	S78°08'17"W	58.43'
L5	S84°07'10"W	58.43'
L6	N89°53'57"W	58.43'
L7	S03°05'29"W	120.00'
L8	S05°06'58"W	80.00'
L9	N80°32'01"W	146.48'
L10	S10°34'32"E	99.66'
L11	S49°54'20"E	48.53'
L12	S22°34'49"W	100.15'
L13	S22°14'10"W	80.00'
L14	S67°45'50"E	39.04'
L15	S22°14'10"W	120.00'
L16	N70°11'50"E	72.97'
L17	S21°51'32"W	1.32'
L18	S71°35'03"E	102.59'
L19	N08°12'47"E	130.78'
L20	S75°33'59"W	25.59'
L21	N32°05'14"W	24.21'
L22	N83°11'13"W	72.70'

All elevations shown hereon are referenced to NGVD29, 1992 Adjustment Datum, to convert to NAVD88, GEOID 99, Subtract 1.51 feet.

Primary Benchmark:
 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 Peis 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.

Conversion Benchmark:
 ROS 09, 3-inch Aluminum Disk with punch mark stamped "ROS 09" at the northwest intersection of the easterly right-of-way line of F.M. 2977 and the southerly right-of-way line of Reading Road.

Temporary Benchmarks:
 TBM 57, Railroad spike set in power pole on the westerly right-of-way line of F.M. 2977, approximately 1889 feet south of the southerly right-of-way line of Reading Road.

Elev=92.26' (NGVD29) 1992 Adjusted

TBM 58 - 5/8-inch iron rod with blue cap stamped "E.H.R.&A. T.P." set approximately 11.8 feet from the easterly right-of-way line of F.M. 2977 and from the South 69°42'22" East, 110.57 feet from TBM 57.

Elev=94.52' (NGVD29) 1992 Adjusted

SUMMER PARK SECTION TWO (PRELIMINARY PLAT)
 BEING A SUBDIVISION OF 16.479 ACRES OUT OF THE ROBERT E. HANDY SURVEY, A-187, IN THE CITY OF ROSENBERG, FORT BEND COUNTY, TEXAS. (FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 144)

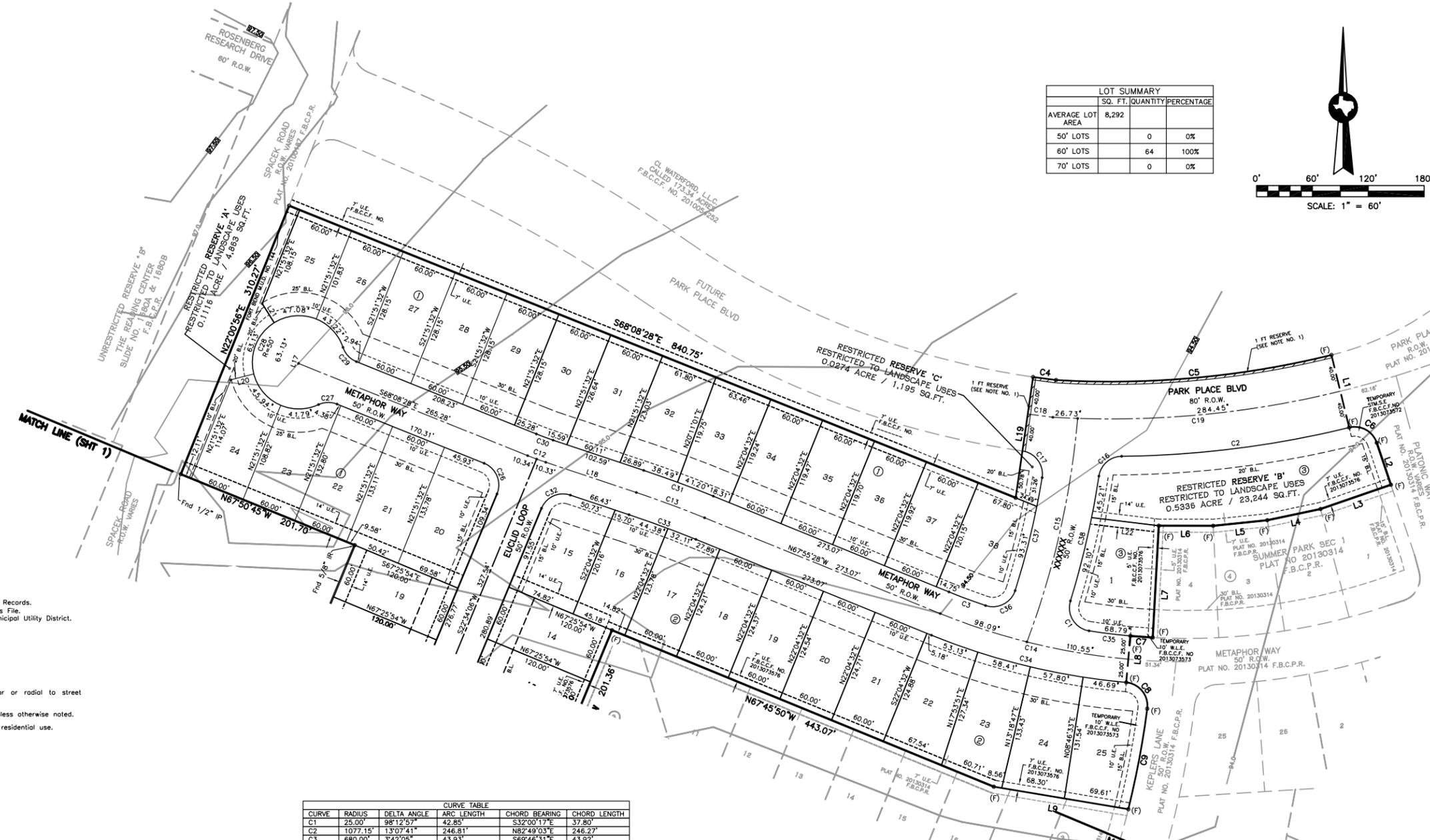
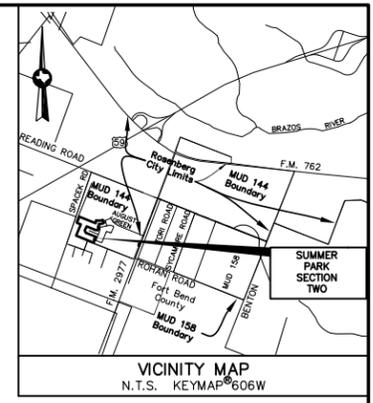
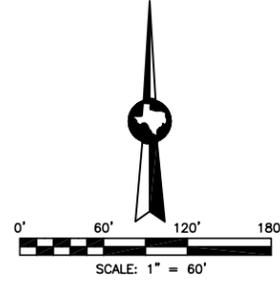
84 LOTS 3 BLOCKS 3 RESERVES(0.6726 ACRE)

OWNER
 CL WATERFORD L.L.C.
 A TEXAS LIMITED LIABILITY COMPANY
 C/O SAM YAGER INC.
 1500 CITY WEST BLVD.
 HOUSTON, TEXAS 77042
 PH (713) 783-0308
 FAX (713) 783-0704

JUNE 4, 2014

LOT	SQUARE FEET	
1-8	7200	
9	7791	
10	8799	
11	12,629	
12	13,697	
13	16,841	
14	10,201	
15	15,024	
16	8391	
12-17	7201	
18-19	7200	
20	9311	
21	8005	
22	7977	
23	7206	
24	7031	
25	6623	
26	6841	
27-29	7689	
30	7669	
31	7490	
32	7703	
33	7335	
34	7161	
35	7175	
36	7189	
37	7202	
38	8966	
2	1	9273
2-7	7500	
8	7498	
9	10,434	
10	10,812	
11	12,265	
12-14	7200	
15	8618	
16	7328	
17	7443	
18	7457	
19	7468	
20	7478	
21	7488	
22	7904	
23	8321	
24	8322	
25	9514	
3	1	9963

LOT SUMMARY		
AVERAGE LOT AREA	SQ. FT.	QUANTITY PERCENTAGE
8,292		
50' LOTS	0	0%
60' LOTS	64	100%
70' LOTS	0	0%



- GENERAL NOTES**
- B.L. indicates Building Line
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.
VOL. indicates Volume.
P.C. indicates Page.
P.U.D. indicates Planned Unit Development.
R.O.W. indicates Right-Of-Way
S.M.S.E. indicates Storm Sewer Easement
S.S.E. indicates Sanitary Sewer Easement
U.E. indicates Utility Easement
W.L.E. indicates Waterline Easement
 - All side lot lines are either perpendicular or radial to street frontage unless otherwise noted.
 - All easements are centered on lot lines unless otherwise noted.
 - All lots shall be restricted to single family residential use.

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	25.00	98°12'57"	42.85'	S32°00'17"E	37.80'
C2	1077.15'	1°37'41"	248.81'	N82°49'03"E	248.27'
C3	680.00'	3°42'05"	43.93'	S69°46'31"E	43.92'
C4	873.34'	0°13'02"	24.91'	S82°36'15"E	24.91'
C5	997.15'	1°07'46"	298.11'	N84°49'05"E	297.00'
C6	25.00'	85°04'17"	37.12'	S61°12'39"E	33.80'
C7	680.00'	2°01'43"	24.08'	N85°53'39"W	24.07'
C8	25.00'	92°16'14"	40.26'	S38°45'15"E	36.05'
C9	951.72'	6°36'03"	109.65'	S10°40'54"W	109.59'
C10	25.00'	89°39'22"	39.12'	S67°24'30"W	35.25'
C11	260.00'	90°19'55"	409.91'	S22°35'52"E	368.76'
C12	343.98'	3°26'35"	20.67'	S69°51'46"E	20.67'
C13	1222.53'	3°39'35"	78.09'	N69°45'16"W	78.08'
C14	705.00'	16°57'21"	208.63'	S76°24'08"E	207.87'
C15	903.31'	15°37'36"	246.36'	S12°49'31"E	245.60'
C16	25.00'	80°42'28"	35.22'	S49°01'39"W	32.38'
C17	25.00'	91°11'02"	39.79'	N36°11'42"W	35.72'
C18	913.34'	0°14'21"	27.16'	S82°38'21"E	27.16'
C19	1037.15'	1°17'27"	311.19'	N84°50'56"E	310.02'
C20	285.00'	34°54'39"	173.65'	S50°18'50"E	170.98'
C21	25.00'	76°56'59"	33.58'	N71°19'40"W	31.11'
C22	45.00'	180°00'00"	144.37'	S19°48'10"E	90.00'
C23	25.00'	76°56'59"	33.58'	N31°43'21"E	31.11'
C24	285.00'	29°19'14"	145.85'	S07°54'29"W	144.26'
C25	235.00'	90°19'55"	370.50'	S22°35'52"E	333.30'
C26	25.00'	90°42'34"	39.58'	N22°47'11"W	35.57'
C27	25.00'	85°04'17"	20.43'	S89°29'51"W	19.87'
C28	50.00'	276°21'03"	241.16'	S23°12'47"W	66.69'
C29	25.00'	49°31'47"	21.61'	S43°22'35"E	20.94'
C30	318.98'	3°26'35"	19.17'	S69°51'46"E	19.17'
C31	1247.53'	3°39'35"	79.69'	N69°45'16"W	79.67'
C32	25.00'	85°04'17"	37.46'	S69°29'51"W	34.05'
C33	1197.53'	3°39'35"	76.49'	N69°45'16"W	76.48'
C34	730.00'	16°57'22"	216.04'	S76°24'09"E	215.25'
C35	680.00'	3°46'03"	44.71'	S82°59'46"E	44.70'
C36	25.00'	90°59'10"	39.70'	N63°02'15"E	35.66'
C37	873.31'	8°10'21"	124.57'	N13°28'15"E	124.46'
C38	933.31'	8°25'47"	137.31'	N12°53'18"E	137.19'

LINE	BEARING	DISTANCE
L1	S13°44'48"E	80.00'
L2	S18°40'31"E	47.54'
L3	S71°03'19"W	79.92'
L4	S78°08'17"W	58.43'
L5	S84°07'10"W	58.43'
L6	N89°53'57"W	58.43'
L7	S03°05'29"W	120.00'
L8	S05°06'38"W	50.00'
L9	N80°32'01"W	146.48'
L10	S10°34'32"E	99.66'
L11	S49°54'20"E	48.53'
L12	S22°34'49"W	100.15'
L13	S22°14'10"W	50.00'
L14	S67°45'50"E	39.04'
L15	S22°14'10"W	120.00'
L16	N70°11'50"E	72.97'
L17	S21°51'32"W	1.32'
L18	S71°35'03"E	102.59'
L19	N08°12'47"E	130.78'
L20	S75°33'59"W	25.59'
L21	N32°05'14"W	24.21'
L22	N83°11'13"W	72.70'

All elevations shown hereon are referenced to NGVD29, 1992 Adjustment Datum, to convert to NAVD88, GEOID 99, Subtract 1.51 feet.

Primary Benchmark:
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.

Elev=81.66', NGVD 29, 1992 Adjusted

Conversion Benchmark:
ROS 09, 3-inch Aluminum Disk with punch mark stamped "ROS 09" at the northwest intersection of FM 2218 and Airport Avenue, 103 feet from the southeast corner of B.F. Terry High School, 8.5 feet from a fire hydrant, 11 feet from a power pole and 18 feet from a concrete slab.

Elev=94.817', NAVD 88, GEOID 99 Adjusted

Temporary Benchmarks:
TBM 57- Railroad spike set in power pole on the westerly right-of-way line of F.M. 2977, approximately 1889 feet south of the southerly right-of-way line of Reading Road.
Elev=92.26' (NGVD29) 1992 Adjusted

TBM 58- 5/8-inch iron rod with blue cap stamped "E.H.R.&A. T.P." set approximately 11.8 feet from the easterly right-of-way line of F.M. 2977 and being South 69°42'22" East, 110.57 feet from TBM 57.
Elev=94.52' (NGVD29) 1992 Adjusted

SUMMER PARK SECTION TWO (PRELIMINARY PLAT)
BEING A SUBDIVISION OF 16.479 ACRES OUT OF THE ROBERT E. HANDY SURVEY, A-187, IN THE CITY OF ROSENBERG, FORT BEND COUNTY, TEXAS. (FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 144)

64 LOTS 3 BLOCKS 3 RESERVES(0.6726 ACRE)

OWNER
CL WATERFORD L.L.C.
A TEXAS LIMITED LIABILITY COMPANY
C/O SAM YAGER INC.
1500 CITY WEST BLVD.
HOUSTON, TEXAS 77042
PH (713) 783-0308
FAX (713) 783-0704

JUNE 4, 2014

EHRA 10555 Westoffice Drive
Houston, Texas 77042
713.784.4500
EHRAinc.com
TBP# No. F726
TBL# No. 10092300

identifies the area of the Plat as single-family residential development. The Development Agreement calls for a minimum lot width of fifty feet (50') and minimum size of 6,000 square feet. All proposed lots comfortably meet these requirements.

The Preliminary Plat of Summer Lakes Section Seven is not in conflict with any applicable regulations or with the Development Agreement for Fort Bend County MUD No. 144. There being no issues, staff recommends approval of the Preliminary Plat of Summer Lakes Section Seven.

Key Discussion:

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

Action Taken: Commissioner Phipps moved, seconded by Commissioner Urbish, to approve the Preliminary Plat of Summer Lakes Section Seven, being a subdivision of 23.94 acres out of the W.M. Lusk Survey, A-276, in the City of Rosenberg, in Fort Bend County, Texas (Fort Bend County Municipal Utility District No. 144); 53 lots, 5 blocks, 10 reserves (7.4627 acres). The motion carried unanimously by those present.

6. CONSIDERATION OF AND ACTION ON A PRELIMINARY PLAT OF SUMMER LAKES SECTION EIGHT, BEING A SUBDIVISION OF 8.5738 ACRES OUT OF THE W.M. LUSK SURVEY, A-276 AND THE JANE LONG LEAGUE, A-55, IN THE CITY OF ROSENBERG, IN FORT BEND COUNTY, TEXAS (FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 144); 36 LOTS, 2 BLOCKS, 1 RESERVE (0.5214 ACRE).

Executive Summary: The Preliminary Plat of Summer Lakes Section Eight is located off of Lake Commons and Blue Lake Drives in the south central portion of the Summer Lakes development. The Plat consists of 8.57 acres, 36 residential lots, and one (1) reserve containing 0.5 acres.

All proposed lots are a minimum of sixty feet (60') in width as measured at the front building line. The Plat complies with the Development Agreement and approved Land Plan for Fort Bend County MUD No. 144. The Land Plan, which is attached for reference, identifies the area of the Plat as single-family residential development. The Development Agreement calls for a minimum lot width of fifty feet (50') and minimum size of 6,000 square feet. All proposed lots meet these requirements.

The Preliminary Plat of Summer Lakes Section Eight is not in conflict with any applicable regulations or with the Development Agreement for Fort Bend County MUD No. 144. There being no issues, staff recommends approval of the Preliminary Plat of Summer Lakes Section Eight.

Key Discussion:

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

Action Taken: Commissioner Urbish moved, seconded by Commissioner Poldrack, to approve the Preliminary Plat of Summer Lakes Section Eight, being a subdivision of 8.5738 acres out of the W.M. Lusk Survey, A-276 and the Jane Long League, A-55, in the City of Rosenberg, in Fort Bend County, Texas (Fort Bend County Municipal Utility District No. 144); 36 lots, 2 blocks, 1 reserve (0.5214 acre). The motion carried unanimously by those present.

7. CONSIDERATION OF AND ACTION ON A PRELIMINARY PLAT OF SUMMER PARK SECTION TWO, BEING A SUBDIVISION OF 16.479 ACRES OUT OF THE ROBERT E. HANDY SURVEY, A-187, IN THE CITY OF ROSENBERG, FORT BEND COUNTY, TEXAS (FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 144); 64 LOTS, 3 BLOCKS, 3 RESERVES (0.6726 ACRE).

Executive Summary: The Preliminary Plat of Summer Park Section Two is located off of Park Place Boulevard in the southwest portion of the Summer Park development. The Plat consists of 16.479 acres, 64 residential lots, and three (3) reserves containing 0.67 acres.

All proposed lots are a minimum of sixty feet (60') in width as measured at the front building line. The Plat complies with the Development Agreement and approved Land Plan for Fort Bend County MUD No. 144. The Land Plan, which is attached for reference, identifies the area of the plat as single-family residential development. The Development Agreement calls for a minimum lot width of fifty feet (50') and minimum size of 6,000 square feet. All proposed lots meet these requirements.

The Preliminary Plat of Summer Park Section Two is not in conflict with any applicable regulations or with the Development Agreement for Fort Bend County MUD No. 144. There being no issues, staff recommends approval of the Preliminary Plat of Summer Park Section Two.

Key Discussion:

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

Action Taken: Commissioner Poldrack moved, seconded by Commissioner Phipps, to approve the Preliminary Plat of Summer Park Section Two, being a subdivision of 16.479 acres out of the Robert E. Handy Survey, A-187, in the City of Rosenberg, Fort Bend County, Texas (Fort Bend County Municipal Utility District No. 144); 64 lots, 3 blocks, 3 reserves (0.6726 acre). The motion carried unanimously by those present.

8. CONSIDERATION OF AND ACTION ON PROPOSED AMENDMENTS TO THE PARKING LOT STANDARDS AND SPECIFICATIONS REGARDING PARKING OF VEHICLES IN RESIDENTIAL FRONT YARDS AND OUTSIDE DISPLAY OF MERCHANDISE.

Executive Summary: On April 22, 2014, City Council discussed possible regulations prohibiting long-term parking in residential yards and restricting the outside display of merchandise in commercial areas. After some discussion, the consensus of City Council was to present the item to the Planning Commission for your review and recommendation.

To address these issues, Councilors requested that staff look at ordinances such as that of the City of Sugar Land. Sugar Land's Zoning Ordinance pertaining to their General Business (B-2) District provides for the following:

- Merchandise cannot be located on public property, in a required yard/setback, or in a required parking space.
- It cannot be displayed outside for more than 30 consecutive days or a total of 90 days in one (1) calendar year.
- It must be owned by the owner or lessee of the property.
- It cannot occupy an area greater than 10% of the area of the building or tenant space (the 10% restriction does not apply to landscaping materials in a fenced area).

It is important to keep in mind that certain items (e.g., landscaping materials, vehicles) should be exempted from this type of requirement. If not, it is anticipated that a similar ordinance would affect many existing businesses. The attached potential ordinance amendments exempt certain items. In order to avoid unintended consequences, other possible exemptions could be recommended by the Planning Commission. At the May 21, 2014 Planning Commission meeting, City staff discussed exempting tire sales and motorized equipment from the provisions of the ordinance. Those recommendations are incorporated in the attached ordinance amendments.

Also included in the ordinance amendments is a provision that would require parking of vehicles in residential areas to be on a paved surface, except in instances where an unimproved or gravel surface was in existence prior to the effective date of the ordinance. We believe that an exception is necessary for existing lots with unimproved drives due to the large number in existence in the City.

Staff recommends that the Planning Commission recommend approval to City Council of the proposed ordinance amendments. If recommended by the Planning Commission, this item will be placed on a future City Council Agenda.

Key Discussion:

- Mr. Tanner presented the item and reviewed the Executive Summary.
- Vice Chairperson Phipps inquired if the ownership clause is to prohibit consignment shops from displaying items.
- Mr. Tanner replied that anyone that is not an owner or lessee tenant, would not be able to display items. Only the property owner and or the tenant may display items for sale that they themselves own.
- Chairperson Pavlovsky stated that he reviewed the proposed amendments and was looking for something that prohibits on-street parking. He likes the ordinance but does not wish to add to the on-street parking issue.
- Mr. Tanner replied that there would be some Code Enforcement ramifications for these amendments. It will need to be looked at carefully to prevent any unintended consequences. Staff attempted to include an exemption similar to Sugar Land for the folks that currently have unimproved driveways. The City would not force them to pave their driveways if they are currently unimproved. But if they park in the front yard in the grass, these amendments have the potential to push those cars into the street.
- Chairperson Pavlovsky inquired how City Council feels about this issue.
- Councilor McConathy replied that Council is struggling with the same issue. There are some areas, such as 8th Street, where parking in the street creates a real safety issue. There is also Greenwood Subdivision where there already is an issue with on-street parking.
- Mr. Tanner replied that the discussion at the time was to divide up the City into areas where this would apply and not apply and that will take a good deal of time to research it.
- Commissioner Urbish stated that in areas such as Lawrence Street where the streets are wide, he would



PLANNING COMMISSION COMMUNICATION

September 17, 2014

ITEM #	ITEM TITLE
12	Staff Report of Current Activities and Requests for Future Agenda Items

MOTION

Consideration of and action on the Staff Report of Current Activities and requests for future agenda items.

RECOMMENDATION

N/A

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

SUPPORTING DOCUMENTS:

1. None

APPROVAL

Submitted by:

Travis Tanner

Travis Tanner, AICP
Executive Director of Community
Development

Reviewed by:

___ 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.

Staff expects to follow up on the previous discussion of masonry standards in the near future. We expect that, as well as the "Parking" Ordinance amendments that were recently discussed, to be on a City Council Workshop Agenda in the fall.

Staff will provide an update on the Comprehensive Planning process, and the Commission's role in it, at the meeting.

ITEM 13

Announcements.

ITEM 14

Adjournment.