

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, November 18, 2015

TIME: 4:00 p.m.

PLACE: Rosenberg City Hall
City Hall Council Chamber
2110 4th Street
Rosenberg, Texas 77471

PURPOSE: Rosenberg Planning Commission Meeting

Call to order: Council Chamber

AGENDA

MINUTES

1. Consideration of and action on minutes of the Regular Planning Commission Meeting for October 21, 2015. (Janet Eder, Senior Administrative Specialist)

PUBLIC HEARINGS

2. Hold public hearing on a Preliminary Plat of Glenmeadow Section Two Replat Three, being 2.91 acres in the James Lowery 1/3 League, Abstract 275, City of Rosenberg, Fort Bend County, Texas, being a replat of Reserve A, Glenmeadow, Section Two; 0 lots, 1 block, 2 reserves. (Travis Tanner, Executive Director of Community Development)

VARIANCE REQUESTS

None

SUBDIVISION LAND PLANS AND PRELIMINARY PLATS

3. Consideration of and action on a request by BGE/Kerry R. Gilbert & Associates to extend approval for the Preliminary Plat of Walnut Creek Section Thirteen, being 13.9 acres of land containing 53 lots (60' x 120' typ.) in four blocks, out of the Wiley Martin League, A-56, Fort Bend County, Texas. (Travis Tanner, Executive Director of Community Development)
4. Consideration of and action on a Preliminary Plat of Glenmeadow Section Two Replat Three, 0 lots, 1 block, 2 reserves, being 2.91 acres in the James Lowery 1/3 League, Abstract 275, City of Rosenberg, Fort Bend County, Texas, being a replat of Reserve A, Glenmeadow, Section Two. (Travis Tanner, Executive Director of Community Development)
5. Consideration of and action on a Preliminary Plat of O'Reilly Summer Lakes, being a subdivision of 0.9986 acres of land in the William Lusk Survey, Abstract No. 276, in the City of Rosenberg, Fort Bend County, Texas; 1 block and 1 reserve. (Travis Tanner, Executive Director of Community Development)
6. Consideration of and action on a Preliminary Plat of Walnut Creek Section Fourteen, being 13.4 +/- acres of land containing 50 lots (60' x 120' TYP.) and three reserves in three blocks, out of the Wiley Martin League, A-56, Fort Bend County, Texas. (Travis Tanner, Executive Director of Community Development)
7. Consideration of and action on a Preliminary Plat of Walnut Creek Section Fifteen, being 22.4 +/- acres of land containing 58 lots (60' x 120' TYP.) and six reserves in four blocks out of the Wiley Martin League, A-56, Fort Bend County, Texas. (Travis Tanner, Executive Director of Community Development)

FINAL PLATS

8. Consideration of and action on a Final Plat of Searcy Franchise, a subdivision of 1.9337 acres (84,231 square feet) of land situated in the G. M. Stone League, Abst. No. 312, City of Rosenberg, Fort Bend County, Texas; 2 reserves and 1 block. (Travis Tanner, Executive Director of Community Development)

DISCUSSION ITEMS

- 9. Review and discuss the Planning Commission Meeting times, and take action as necessary. (Travis Tanner, Executive Director of Community Development)

- 10. Consideration of and action on requests for future Agenda items. (Travis Tanner, Executive Director of Community Development)

- 11. Announcements.

- 12. 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 November 2015, at 8:05 A. m. by Linda Cernosek



Linda Cernosek

Attest:
Linda Cernosek, TRMC, City Secretary

Robert Gracia

Approved for Posting:
Robert Gracia, City Manager

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

ITEM 1

Minutes:

- 1. Regular Planning Commission Meeting Minutes for October 21, 2015**

PLANNING COMMISSION MEETING MINUTES

DRAFT

On this the 21st day of October 2015, the Planning Commission of the City of Rosenberg, Fort Bend County, Texas, met in a regular meeting at the Rosenberg City Hall Council Chamber, 2110 4th Street, Rosenberg, Texas 77471.

COMMISSIONERS PRESENT

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

NOT PRESENT

Susan Euton	Councilor, District No. 2
Charles Kalkomey	City Engineer

STAFF PRESENT

Cynthia A. McConathy	Mayor
Travis Tanner	Executive Director of Community Development
Janet Eder	Senior Administrative Specialist

OTHERS PRESENT

Robert Doley	Robert Doley, Planner (Bonbrook Plantation South)
Jesse Givens	AGS Consultants, LLC (Searcy Franchise)

CALL TO ORDER

Chairperson Urbish called the meeting to order at 3:58 p.m.

AGENDA

1. CONSIDERATION OF AND ACTION ON MINUTES OF THE REGULAR PLANNING COMMISSION MEETING OF SEPTEMBER 16, 2015.

Action Taken: Vice Chairperson Phipps moved, seconded by Commissioner Poldrack to approve the minutes of the Regular Planning Commission Meeting of September 16, 2015 as presented. The motion carried unanimously.

2. HOLD PUBLIC HEARING ON THE 2035 ROSENBERG COMPREHENSIVE PLAN.

Executive Summary: Chapter 213 of the Texas Local Government Code provides for municipalities the authority to adopt comprehensive plans for the long-range development of the community. Further, one of the duties of the Planning Commission as specified in the City Charter is to make and amend the master plan for the physical development of the City.

The Local Government Code requires that a public hearing be held on the Plan. While there are no specific notification requirements, notice of the hearing was advertised in the Fort Bend Herald in advance of this meeting. The notice is attached for review.

It should be noted that, in addition to this hearing, development of this Plan at a minimum involved the following types of public participation:

- "Listening sessions" (or focus groups) with 27 participants;
- Community workshop with 42 participants;

- Online discussion forum with 427 users and over 5,000 views;
- Three (3) Planning Commission briefings;
- One (1) midpoint City Council briefing; and
- Draft Plan chapters posted on City website for review (www.ci.rosenberg.tx.us/compplan).

Staff recommends holding the hearing prior to the Planning Commission taking action on the *Rosenberg 2035 Comprehensive Plan*.

Key Discussion

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

Chairperson Urbish opened the public hearing at 3:59 p.m. After three calls for speakers, no one came forward. Chairperson Urbish closed the public hearing at 4:01 p.m.

3. CONSIDERATION OF AND ACTION ON A LAND PLAN OF BONBROOK PLANTATION SOUTH, A SUBDIVISION OF 144.14 ACRES LOCATED IN THE WILEY MARTIN LEAGUE, ABSTRACT NO. 56, FORT BEND COUNTY, TEXAS, 368 LOTS IN 16 BLOCKS, 40.7442 ACRES IN 15 RESERVES.

Executive Summary: A Land Plan has been submitted for Bonbrook Plantation South consisting of 144.14 acres of land. The 144-acre tract is generally located south of the existing Bonbrook Plantation development and east of the intersection of Benton and Rohan Roads. Further, the property is located in the Extraterritorial Jurisdiction (ETJ) and in Fort Bend County MUD No. 155. The Plan consists of 368 proposed lots and over forty (40) acres in fifteen (15) reserves.

The subject property was annexed into Fort Bend County MUD No. 155 as approved by City Council in May 2014. Specifically, it should be noted all proposed lots must conform to current development standards, and it would appear that they do. The proposed Plan contains 41 percent sixty-foot (60') lots and 59 percent sixty-five-foot (65') lots. The Plan also conforms to current parkland dedication standards. Additionally, the east side of the development provides for a north-south collector street "stub out" to eventually connect to Stonecreek Estates when the property between the two is developed.

Staff has no objection and recommends approval of the Land Plan of Bonbrook Plantation South.

Key Discussion:

- Mr. Tanner presented the item and reviewed the Executive Summary.
- Commissioner Villagomez inquired if the developer of Bonbrook Plantation South or the City have any stipulations regarding flooding or overflow from the ponds located within the subdivision.
- Mr. Tanner replied that the ponds must meet the requirements of the Fort Bend County Drainage District.
- Commissioner Poldrack inquired about the price range of homes and if the Reserve was designated for multi-family.

Action taken: Commissioner Poldrack moved, seconded by Commissioner Villagomez, to approve the Land Plan of Bonbrook Plantation South, a subdivision of 144.14 acres located in the Wiley Martin League, Abstract No. 56, Fort Bend County, Texas, 368 lots in 16 blocks, 40.7442 acres in 15 reserves. The motion carried unanimously.

4. CONSIDERATION OF AND ACTION ON A PRELIMINARY PLAT OF SEARCY FRANCHISE, A SUBDIVISION OF 1.9337 (84.231 SQUARE FEET) OF LAND SITUATED IN THE G.M. STONE LEAGUE, ABST. NO. 312, CITY OF ROSENBERG, FORT BEND COUNTY, TEXAS.

Executive Summary: The Preliminary Plat of Searcy Franchise consists of 1.9337 acres located on the north side of U.S. 59/I-69 immediately east of Discount Tire. The Plat is within the City limits and not in a utility district.

The property will take access from the existing access easement/drive that is located in Reserve "A" and currently serves Discount Tire. Cross access will also continue from the west across the north side of proposed Reserve "B." Reserve "B" will have on it a proposed Golden Corral restaurant. A preliminary site plan has been submitted and appears to comply with applicable standards. While it is located in the West Fort Bend Management District, the developer sought and received variances to the setback requirements allowing for twenty-five-foot (25') front and ten-foot (10') interior building setbacks; and for ten-foot (10') front and five-foot (5') interior parking setbacks.

There being no conflicts with applicable regulations, staff recommends approval of the Preliminary Plat of Searcy Franchise.

Key Discussion:

- Mr. Tanner presented the item and reviewed the Executive Summary.
- Commissioner Villagomez inquired about the developer's time frame for submitting the Final Plat of Searcy Franchise.
- Mr. Tanner replied that the developer has six (6) months to apply for the Final Plat.
- Commissioner Poldrack inquired if the City has plans to connect Rice to US 59.
- Mr. Tanner replied that the Thoroughfare Plan includes Rice to the north of this development.
- Commissioner Poldrack inquired about a dedicated right-of-way at this time.
- Mr. Tanner replied that there was not.

Action Taken: Vice Chairperson Phipps moved, seconded by Commissioner Villagomez to approve the Preliminary Plat of Searcy Franchise, a subdivision of 1.9337 (84,231 square feet) of land situated in the G.M. Stone League, Abst. No. 312, City of Rosenberg, Fort Bend County, Texas. The motion carried unanimously.

5. CONSIDERATION OF AND ACTION ON A FINAL PLAT OF THE TRAILS AT SEABOURNE PARKE SECTION THREE, A SUBDIVISION OF 23.495 ACRES LOCATED IN THE G.M STONE 1/3 LEAGUE SURVEY, ABSTRACT 312, CITY OF ROSENBERG, FORT BEND COUNTY, (FORT BEND MUNICIPAL UTILITY DISTRICT NO. 147); 97 LOTS, 2 RESERVES, 3 BLOCKS.

Executive Summary: The Final Plat of The Trails at Seabourne Parke Section Three consists of approximately 23.495 acres and 97 single-family residential lots. It is located south of J. Meyer Road off of Sandy Sea Road, east of The Trails at Seabourne Parke Section Two and south of The Trails at Seabourne Parke Section One. It is generally in the southeast quadrant of The Trails at Seabourne Parke adjoining Seabourne Creek to the east. The Plat is located within the City Limits and in Fort Bend County MUD No. 147.

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

The Preliminary Plat of this subdivision was approved by the Planning Commission on June 17, 2015. There being no conflicts with applicable regulations or with the approved Land Plan or Preliminary Plat, staff recommends that the Planning Commission recommend approval to City Council of the Final Plat of The Trails at Seabourne Parke Section Three.

Key Discussion:

- Mr. Tanner presented the item and reviewed the Executive Summary.
- Commissioner Poldrack inquired about road improvements.
- Mr. Tanner replied that road improvements are being worked on. The City received a schedule of road improvements and completion was expected by the end of October or the first part of November. Mr. Tanner stated that the ten feet of right-of-way needed for road improvements has been dedicated on the south side of J Meyer Road. No additional permits may be obtained for Section Two or beyond until the road improvements have been completed.
- Commissioner Poldrack stated that he understood that the Final Plat of The Trails at Seabourne Parke Section Three was not going to be considered for Planning Commission approval prior to completion and approval of the road improvements by the City.
- Mr. Tanner replied that the development agreement would need to be reviewed again for clarification. Mr. Tanner stated that the Final Plat of The Trails at Seabourne Parke Three would not go to City Council until around the time the road improvements have been completed.

Action Taken: Commissioner Villagomez moved, seconded by Vice Chairperson Phipps, to recommend approval to City Council of the Final Plat of The Trails at Seabourne Parke Section Three, a subdivision of 23.495 acres located in the G.M Stone 1/3 League Survey, Abstract 312, City of Rosenberg, Fort Bend County, (Fort Bend Municipal Utility District No. 147); 97 lots, 2 reserves, 3 blocks. The motion carried by a vote of five "ayes" to one "no". **AYES: Chairperson Urbish, Vice Chairperson Phipps, Commissioners Villagomez, Monk and Davis. NO: Commissioner Poldrack.**

6. **CONSIDERATION OF AND ACTION ON A FINAL PLAT OF WALNUT CREEK SECTION TWELVE, A SUBDIVISION OF 13.814 ACRES CONTAINING 46 LOTS, 4 BLOCKS AND 4 RESTRICTED RESERVES OUT OF THE WILEY MARTIN LEAGUE, A-56, FORT BEND COUNTY, TEXAS.**

Executive Summary: The Final Plat of Walnut Creek Section Twelve is a proposed subdivision consisting of forty-six (46) residential lots, four restricted reserves, and four blocks located off of Irby Cobb Boulevard in the northeast part of the Walnut Creek Development. The proposed Plat is located in the Extraterritorial Jurisdiction (ETJ), in Fort Bend County MUD No. 152, and east of Walnut Creek Section Eleven.

The subdivision consists of sixty-foot (60') lots in accordance with the approved Land Plan for Walnut Creek and applicable standards. The Preliminary Plat of this subdivision was approved by the Planning Commission on April 15, 2015, and an updated Land Plan reflecting the current subdivision layout was later approved by the Commission on September 16, 2015.

The Final Plat is not in conflict with any applicable standards, the revised Land Plan, or the approved Preliminary Plat. That being said, staff recommends that the Planning Commission recommend approval to City Council of the Final Plat of Walnut Creek Section Twelve.

Key Discussion:

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

Action Taken: Commissioner Poldrack moved, seconded by Vice Chairperson Phipps to recommend approval to City Council of the Final Plat of Walnut Creek Section Twelve, a subdivision of 13.814 acres containing 46 lots, 4 blocks and 4 restricted reserves out of the Wiley Martin League, A-56, Fort Bend County, Texas. The motion carried unanimously.

7. **CONSIDERATION OF AND ACTION ON THE ROSENBERG 2035 COMPREHENSIVE PLAN.**

Executive Summary: As the Planning Commission is well aware, over approximately the last year, Rosenberg has been in the process of updating its Comprehensive Plan for the first time since 1995. Chapter 213 of the Texas Local Government Code provides for municipalities the authority to adopt comprehensive plans for the long-range development of the community. Further, one of the duties of the Planning Commission as specified in the City Charter is to make and amend the master plan for the physical development of the City.

Rosenberg is currently experiencing tremendous growth and has grown from 23,000 to 37,000 residents (over 60%) since its last comprehensive plan. The City's growth rate has accelerated recently due to factors such as the build-out of Sugar Land, and increased employment opportunities, to our immediate north. Further, it is anticipated that our population could double in the next thirty (30) years. Comprehensive planning relates to the City having a role in what the other half of development in Rosenberg will be like and how it will function, in addition to maintaining the existing character of the community. With factors like the West Fort Bend Management District standards no longer being in place, the City has an increased responsibility to plan and determine what standards are needed for future development.

This project had been prioritized and budgeted for several years, and a professional services agreement with Kendig Keast Collaborative was approved by City Council in August 2014 to complete the Plan. Since that time, a great deal of public input has gone into it including, but not limited to, the following:

- "Listening sessions" (or focus groups) with 27 participants;
- Community workshop with 42 participants;
- Online discussion forum with 427 users and over 5,000 views;
- Three (3) Planning Commission briefings;
- One (1) midpoint City Council briefing; and
- Draft Plan chapters posted on City website for review (www.ci.rosenberg.tx.us/compplan).

Additionally, the Local Government Code requires that a public hearing be held on the Plan. While there are no specific notification requirements, notice of the hearing was advertised in the Fort Bend Herald.

The proposed Plan offers a range of strategies for managing our rapid growth; the extent to which it is implemented is fully up to the City. Due in part to the project budget, City staff had a significant role in the creation of the Plan. This was useful, however, because the consultant was given specific information on what policies may be appropriate for Rosenberg. The result is a Plan that contains what I believe are many practical

solutions that could be implemented here. It does not recommend zoning, for example. It should also be noted that, until approved, the Plan remains in "draft" form.

The Comprehensive Plan report was previously distributed to the Commission. Due to the document's size, it has not been included as a supporting document for this item. A full copy is available for public review in the City Secretary's office for viewing at any time.

Staff recommends that the Planning Commission recommend approval to City Council of this Plan, *Rosenberg 2035 Comprehensive Plan*. Following a recommendation by the Planning Commission, the Plan will be submitted for City Council review and approval.

Key Discussion:

- Mr. Tanner presented the item and reviewed the Executive Summary.
- Commissioner Poldrack inquired if the City was committed to the changes of the 2035 Comprehensive Plan.
- Mr. Tanner replied that the City was not committed to the items in Comprehensive Plan. The 2035 Comprehensive Plan simply provides a guide for action and support for the City and Council. Mr. Tanner stated the 2035 Comprehensive Plan provides documentation for possible grant funding in the future.
- Commissioner Poldrack inquired if the 2035 Comprehensive Plan would be considered an ordinance.
- Mr. Tanner replied that the 2035 Comprehensive Plan would not be an ordinance, but would likely be passed by a resolution.
- Commissioner Poldrack inquired if the City was pleased with the cities used for the comparison study.
- Mr. Tanner replied that the City was pleased with the results. The cities chosen for comparison were similar in growth, population and location within the metro area.
- Chairperson Urbish stated that he was very impressed with the valuable information and statistics provided in the 2035 Comprehensive Plan. Chairperson Urbish stated that he was surprised with the suggested narrow street widths in the subdivisions.
- Mr. Tanner stated that the street width could vary from a more urban area to rural.
- Commissioner Poldrack commented about the importance of transportation prior to the development of the property.
- Commissioner Poldrack inquired about zoning regulations and how the regulations must be adopted in conformance with a Comprehensive Plan.
- Mr. Tanner replied that if a City accepts zoning, the zoning must be in compliance with the Comprehensive Plan.
- Chairperson Urbish commented on the landscaping for developments and the low water consumption required.
- Commissioner Poldrack inquired about the boundaries of a Municipal Utility District (MUD) and the drilling of a water well.
- Mr. Tanner replied that the developer must be a participant in the regional ground water reduction plan.
- Commissioner Poldrack stated that the water issue was not addressed in the 2035 Comprehensive Plan.
- Mr. Tanner replied that the water issue was addressed previously in a separate project; therefore it was not included in the scope of this project.

Action Taken: Vice Chairperson Phipps moved, seconded by Commissioner Poldrack to approve the Rosenberg 2035 Comprehensive Plan. The motion carried unanimously.

8. REVIEW AND DISCUSS THE CITY OF ROSENBERG 2016 PLANNING COMMISSION MEETINGS AND SUBMITTAL DEADLINES CALENDAR (CALENDAR).

Executive Summary: Staff has included this item for the Planning Commission to consider and take action on the proposed City of Rosenberg 2016 Planning Commission Meetings and Submittal Deadlines Calendar (Calendar). Alternate deadline dates have been noted to accommodate the holidays.

Staff recommends approval of the proposed Calendar as presented.

Key Discussion:

- Mr. Tanner presented the item and reviewed the Executive Summary.
- Chairperson Urbish suggested that the Planning Commission meeting time be moved to 5:00 p.m.
- Commissioner Villagomez replied that his schedule was flexible.
- Mr. Tanner replied that the meeting time could be discussed at the next Planning Commission meeting.

No action was taken.

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

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

Key Discussion:

- Commissioner Poldrack inquired about the application process for a Variance Request.
- Mr. Tanner stated that the City's consultant will draft new standards for applicants filing a Variance Request.

No action was taken.

10 ANNOUNCEMENTS.

No announcements at this time.

11. ADJOURNMENT.

There being no further business, Chairperson Urbish adjourned the Rosenberg Planning Commission meeting at 4:57 p.m.

Janet Eder
Senior Administrative Specialist



PLANNING COMMISSION COMMUNICATION

November 18, 2015

ITEM #	ITEM TITLE
2	Public Hearing for Preliminary Plat of Glenmeadow Section Two Replat Three

MOTION

Hold public hearing on a Preliminary Plat of Glenmeadow Section Two Replat Three, being 2.91 acres in the James Lowery 1/3 League, Abstract 275, City of Rosenberg, Fort Bend County, Texas, being a replat of Reserve A, Glenmeadow, Section Two; 0 lots, 1 block, 2 reserves.

RECOMMENDATION

Staff recommends the public hearing be held.

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

SUPPORTING DOCUMENTS:

1. Preliminary Plat of Glenmeadow Section Two Replat Three
2. Glenmeadow Section Two

APPROVAL

Submitted by:

Travis Tanner

Travis Tanner, AICP
Executive Director of Community
Development

Reviewed by:

Executive Director of Community Development

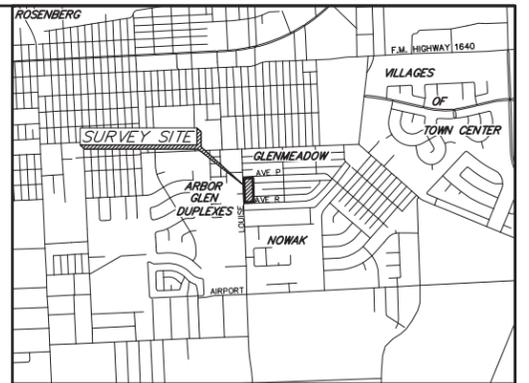
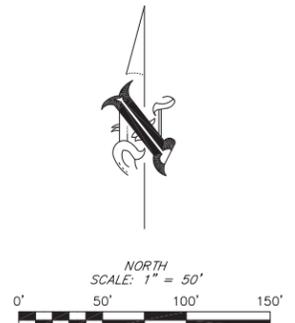
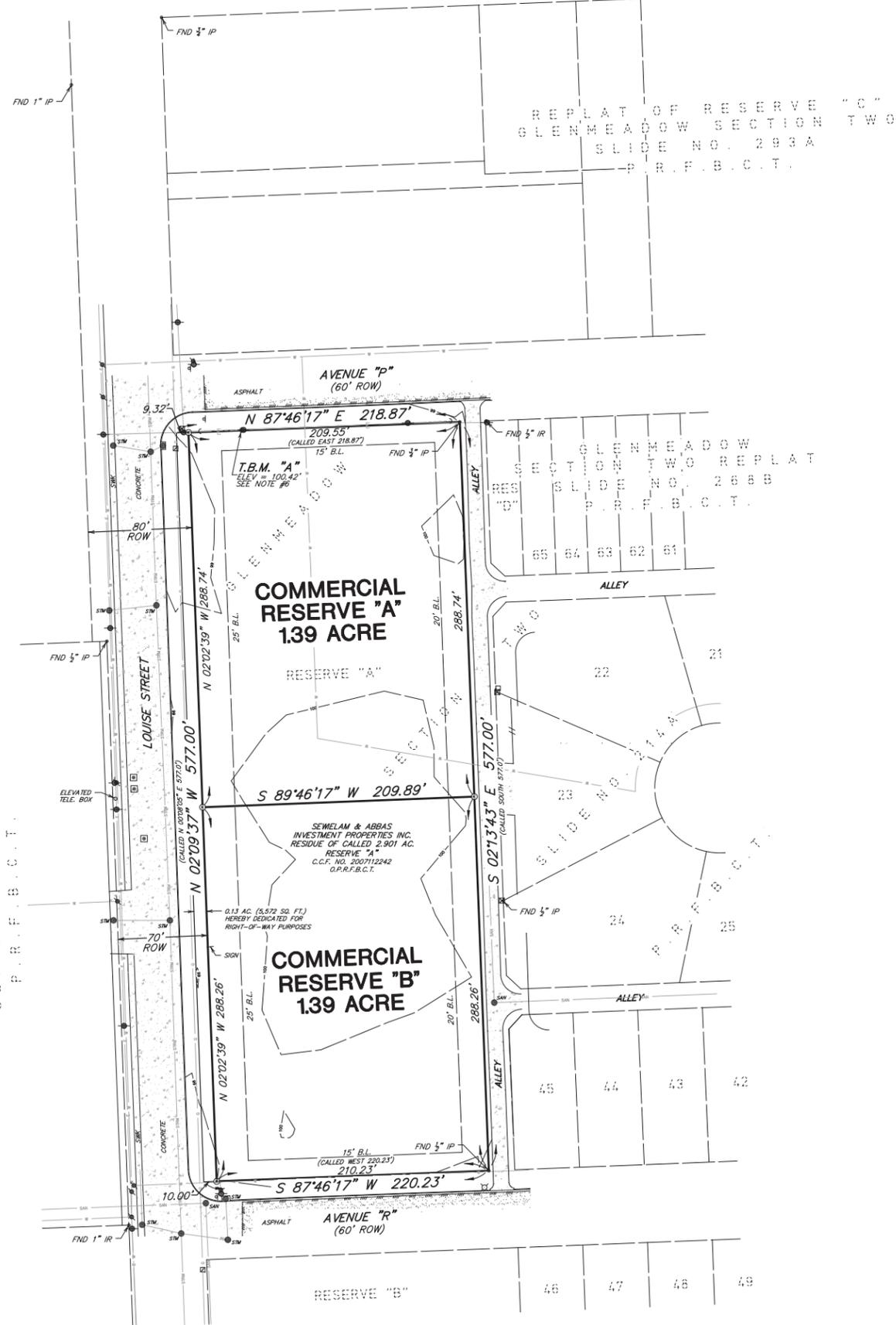
City Engineer *OK*

EXECUTIVE SUMMARY

The purpose of this agenda item is to hold a Public Hearing on the proposed Preliminary Plat of Glenmeadow Section Two Replat Three. The Plat consists of 2.91 acres and two (2) reserves. It is located within the City Limits on Louise Street (east side), between Avenues P and R.

The original subdivision, Glenmeadow Section Two, was platted in 1975. The original plat is attached for review. The proposed replat would simply subdivide platted Reserve "A" into two (2) new reserves.

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



VICINITY MAP (SCALE: 1" = 2,000')

KEY MAPS: 604 & 605 (PANELS "R" & "N")

- LEGEND**
- These standard symbols will be found in the drawing.
- ⊙ - SET 5/8" IP W/CAP "JONES | CARTER"
 - - POWER POLE
 - ⊕ - GUY ANCHOR
 - ⊞ - TELEPHONE PED.
 - ⊠ - PIPELINE MARKER
 - ⊡ - MANHOLE
 - ⊢ - TELE. MANHOLE
 - ⊣ - FLUSH VALVE
 - ⊤ - WATER VALVE
 - ⊥ - OVERHEAD ELEC.
 - - WOOD FENCE
 - - WROUGHT IRON FENCE

THE PURPOSE OF THIS REPLAT IS TO DIVIDE RESERVE "A" INTO TWO SEPARATE PARCELS

OWNER:
SEWELAM & ABBAS INVESTMENT PROPERTIES INC.
3006 W. HICKORY PARK CIRCLE
SUGAR LAND, TEXAS 77479

JC JONES | CARTER

CHARLIE KALKOMEY SURVEYING DIVISION
Texas Board of Professional Land Surveying Registration No. 10046104
6415 Reading Road • Rosenberg, Texas 77471 • 281.342.2033

17-5

STATE OF TEXAS
COUNTY OF FORT BEND

I, LEE LEAMAN, PRESIDENT OF ALAMO SUBDIVISION COMPANY, INC., THE LAWFUL OWNER OF THE HEREIN DESCRIBED PROPERTY, AS SHOWN ON THE FOREGOING PLAT, LESS RESERVE "A" AND RESERVE "C" LOCATED IN THE JAMES LOWERY 1/3 LEAGUE, ABSTRACT 275, FORT BEND COUNTY, TEXAS, DO HEREBY ADOPT SAID PLAT AS BEING CORRECT AND DEDICATE ALL STREETS AND ALLEYS THEREON SHOWN TO THE USE OF THE PUBLIC.

WITNESS MY HAND THIS 5TH DAY OF NOVEMBER, A.D., 1975.

LEE LEAMAN, PRESIDENT
ALAMO SUBDIVISION COMPANY, INC.

STATE OF TEXAS
COUNTY OF FORT BEND

BEFORE ME THE UNDERSIGNED AUTHORITY, PERSONALLY APPEARED LEE LEAMAN AND ACKNOWLEDGED THIS INSTRUMENT TO BE HIS ACT AND DEED.
WITNESS MY HAND AND SEAL OF OFFICE THIS 2ND DAY OF NOVEMBER, 1975.

NOTARY PUBLIC IN AND FOR
FORT BEND COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF FORT BEND

WE, DEAN K. LEAMAN AND FRANK L. HEARD, JR. THE LAWFUL OWNERS OF THE HEREIN DESCRIBED PROPERTY, RESERVE "A" AND RESERVE "C", AS SHOWN ON THE FOREGOING PLAT, LOCATED IN THE JAMES LOWERY 1/3 LEAGUE, ABSTRACT 275, FORT BEND COUNTY, TEXAS, DO HEREBY ADOPT SAID PLAT AS BEING CORRECT AND DEDICATE ALL STREETS AND ALLEYS THEREON SHOWN TO THE USE OF THE PUBLIC.
WITNESS OUR HAND THIS 3RD DAY OF NOVEMBER, A.D., 1975.

DEAN K. LEAMAN

FRANK L. HEARD, JR.

STATE OF TEXAS
COUNTY OF FORT BEND

BEFORE ME THE UNDERSIGNED AUTHORITY, PERSONALLY APPEARED DEAN K. LEAMAN AND FRANK L. HEARD, JR. AND ACKNOWLEDGED THIS INSTRUMENT TO BE THEIR ACT AND DEED.
WITNESS MY HAND AND SEAL OF OFFICE THIS 3RD DAY OF NOVEMBER, 1975.

NOTARY PUBLIC IN AND FOR
FORT BEND COUNTY, TEXAS

APPROVED:
DATE 11-18-75

CITY PLANNING COMMISSION
OF THE CITY OF ROSENBERG

BY: *Walter E. Hill*
CHAIRMAN

Harvey Briggs
SECRETARY

APPROVED:
DATE NOVEMBER 18, 1975

THE COUNCIL OF THE
CITY OF ROSENBERG

BY: *Bill Stahler*
MAYOR

John P. ...
SECRETARY

I, CHARLIE KALKOMEY, A REGISTERED PUBLIC SURVEYOR, DO HEREBY CERTIFY THAT THIS PLAT IS A TRUE RECORD OF A SURVEY MADE UNDER MY SUPERVISION, ON THE 9TH OF SEPTEMBER, 1975.

SIGNED: *Charlie Kalkomey*



SECTION TWO GLENMEADOW

CONTAINING 57 LOTS IN NO BLOCKS
SCALE 1"=100'

A SUBDIVISION OF 19.5936 ACRES OF LAND LOCATED
IN THE JAMES LOWERY 1/3 LEAGUE A-275
FORT BEND COUNTY, TEXAS
CITY OF ROSENBERG, TEXAS

ALAMO SUBDIVISION COMPANY, INC. - OWNER, DEVELOPER
1621 AVENUE H
ROSENBERG, TEXAS 77471

LANGFORD ENGINEERING INC.
9821 KATY FREEWAY
HOUSTON, TEXAS
AUGUST, 1975
JOB NO. 56A104

278473

FILED FOR RECORD
AT 11:05 O'CLOCK P.M.

DEC 30 1975

Pearl Elliott
County Clerk, Fort Bend Co., Tex.



PLANNING COMMISSION COMMUNICATION

November 18, 2015

ITEM #	ITEM TITLE
3	Extension of Approval – Preliminary Plat of Walnut Creek Section Thirteen

MOTION

Consideration of and action on a request by BGE/Kerry R. Gilbert & Associates to extend approval by 180 days for the Preliminary Plat of Walnut Creek Section Thirteen, being 13.9 acres of land containing 53 lots (60' x 120' typ.) in four blocks, out of the Wiley Martin League, A-56, Fort Bend County, Texas.

RECOMMENDATION

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

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

SUPPORTING DOCUMENTS:

1. Freeman Correspondence – 10-26-15
2. Preliminary Plat of Walnut Creek Section Thirteen – 05-20-15
3. Revised Land Plan of Walnut Creek – 09-16-15
4. Planning Commission Meeting Minute Excerpt – 05-20-15

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 Planning Commission approved the Preliminary Plat of Walnut Creek Section Thirteen on May 20, 2015. Pursuant to the "Subdivision" Ordinance, the applicant has requested an extension of that approval by 180 days from the date of its expiration.

Staff has no objection to extending the approval of the Preliminary Plat of Walnut Creek Section Thirteen by 180 days from the date of expiration, November 20, 2015, consistent with other similar plats. If approved, this extension of the Preliminary Plat approval would then expire on May 18, 2016.



October 26, 2015

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

Re: Walnut Creek Section Thirteen 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 May 20, 2015 and is due to expire on November 20, 2015.

The purpose of this extension request is to allow the project engineer to submit the final plat to the City on November 20th for the December Planning Commission meeting.

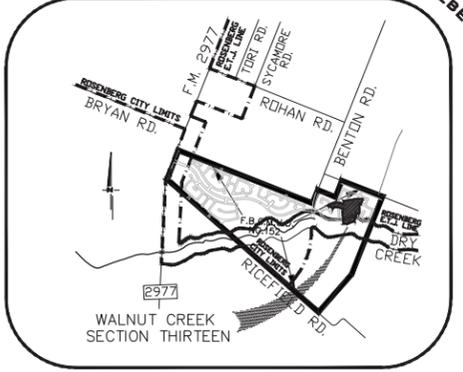
We understand that no other extensions will be allowed.

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

Sincerely,

A handwritten signature in blue ink, appearing to read "MAF", with a long horizontal flourish extending to the right.

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 acreage 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.48157C0220J, 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.

PARK LAND DEDICATION TABLE

TOTAL NUMBER OF LOTS:	53 LOTS
PUBLIC PARK REQUIREMENT:	53 LOTS/160=0.33 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.1,2,3,4,5,6,7,8,9,10,11,12&13)=630 LOTS.	
630/2 = 315 LOTS	
315 LOTS/160 = 1.97 ACRES OF CREDIT USED.	
MONEY IN LIEU OF PUBLIC PARK LAND DEDICATION:	53 LOTS/2=27 LOTS
	27 LOTS X \$350.00/LOT=\$9,450,000

LOT WIDTH TABLE

WIDTH < 60'	0 LOTS (0%)
WIDTH ≥ 60'	53 LOTS (100%)
LOTS TOTAL: 53	

LOT AREA SUMMARY

BLOCK 1		BLOCK 2		BLOCK 3		BLOCK 4	
LOT	LOT WIDTH AT B.L. SQ. FT.	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	89' 9,978	1	71' 8,960	1	74' 9,028	1	85' 10,369
2	60' 7,500	2	60' 7,311	2	74' 8,802	2	85' 8,392
3	60' 7,500	3	60' 7,454	3	61' 8,200	3	85' 8,232
4	60' 7,500	4	60' 7,448	4	60' 8,770	4	85' 8,303
5	60' 7,500	5	60' 7,899	5	60' 9,635	5	85' 7,944
6	60' 7,500	6	65' 8,646	6	60' 9,285	6	84' 7,968
7	60' 7,500	7	77' 10,936	7	60' 9,754	7	87' 9,754
8	60' 7,903	8	65' 8,108	8	64' 8,450	8	84' 8,450
9	60' 8,518	9	65' 8,783	9	60' 7,200	9	60' 7,200
10	60' 8,844	10	70' 8,418	10	64' 7,503	10	64' 7,503
11	60' 9,363	11	78' 8,721	11	79' 8,793	11	79' 8,793
		12	74' 9,730	12	79' 8,793	12	79' 8,793
		13	62' 7,850	13	79' 8,606	13	79' 8,606
		14	62' 7,440	14	84' 9,587	14	84' 9,587
		15	68' 7,850				
		16	70' 7,957				
		17	70' 7,920				
		18	80' 9,048				
		19	65' 8,668				
		20	62' 7,941				
		21	62' 7,907				

**A PRELIMINARY PLAT OF
WALNUT CREEK
SECTION THIRTEEN**

**BEING 13.9± ACRES OF LAND
CONTAINING 53 LOTS (60' X 120' TYP.)
IN FOUR BLOCKS.**

**OUT OF THE
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:



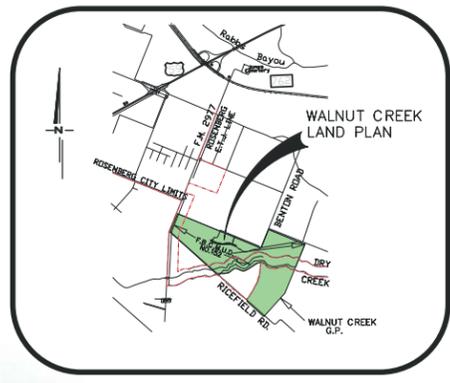
- Land Planning Consultants -
23501 Cinco Ranch Blvd., Suite A-250
Katy, Texas 77494
Tel: 281-579-0340

SCALE: 1" = 100'
0 50 100 200

APRIL 01, 2015
KGA# 05504

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 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 PRELIMINARY SUBDIVISION PLAT.



WALNUT CREEK			
SECTION	Lots < 60'	Lots ≥ 60'	TOTAL
1	73	17	90
2	100	9	109
3	32	8	40
4	12	29	41
5	26	8	34
6	24	9	33
7	4	27	31
8	30	14	44
9	29	9	38
10	30	12	42
11	4	23	27
12	0	47	47
13	0	53	53
14	0	45	45
15	0	63	63
FUTURE	231	222	453
TOTALS	595	595	1190
	50%	50%	

WALNUT CREEK PARKLAND ANALYSIS (Revised 2015)				
Park	Area (Ac.)	Credit (%)	Park Area	Park Area Status
Pocket Park 1	0.27	10%	0.03	Completed
Pocket Park 2	0.48	10%	0.05	Completed
Pocket Park 3	0.32	10%	0.03	To Be Completed
Pocket Park 4	0.39	10%	0.04	To Be Completed
Open Space	1.1	50%	0.5	Completed
Neighborhood Park 1	4.5	50%	2.25	Completed
Neighborhood Park 2	3.0	50%	1.5	To Be Completed
Linear Park	6.06	10%	0.61	40% Completed
Detention	25.1	25%	6.27	Completed
Total Private Park Provided = 11.28 Ac.				
Total Parkland Required= 1190 Lots/160 Lots/Ac. = 7.43 Ac.				
Total Private Parkland Required= 7.43 Ac. * 50% = 3.72 Ac.				
Amount of Parkland Remaining (Money in Lieu of Land) = 3.72 Ac.				
Payment Required = 3.72 Ac. * 160 Lots/Ac. * \$350 = \$208,320				

ROW WIDTH PAVING WIDTH
 60' 27'
 70' 39'

* City is granted access into 5' of the landscape reserve along each side of Irby Cobb Dr. for maintenance purposes.

DISCLAIMER AND LIMITED WARRANTY

THIS PRELIMINARY SUBDIVISION PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE TIME THIS PLAN 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 PLAN WAS PREPARED FOR THE LIMITED PURPOSE OF GUIDANCE IN THE PREPARATION OF ACTUAL 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 FACILITIES IN, ON, OVER, OR UNDER THE PREMISES INDICATED IN THE PRELIMINARY DESIGN, LOCATION, QUALITY, CHARACTER OF ACTUAL UTILITIES OR OTHER SUBDIVISION PLAN.

a general plan for
WALNUT CREEK
 ± 516.0 ACRES OF LAND

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) 877-1651

ENGINEER/SURVEYOR:
 IDS ENGINEERING GROUP
 13333 NORTHWEST FREEWAY, #300
 HOUSTON, TEXAS 77040
 ATTN: MR. BRIAN GEROULD, P.E.

PLANNER:



— Land Planning Consultants —
 23501 Cinco Ranch Blvd., Suite A-250
 Katy, Texas 77494
 Tel: 281-579-0340



SEPTEMBER 3, 2015
 KGA #05504

Key Discussion:

- Mr. Tanner presented the item and reviewed the Executive Summary.
- Commissioner Parsons inquired if an extension of Graeber would run north/south.
- Mr. Tanner replied that Graeber would run north/south.
- Commissioner Parsons inquired about street width.
- Mr. Tanner replied that the street would be an 80' right-of way, collector street.
- Commissioner Parsons inquired about the number of lanes.
- Mr. Kalkomey replied that there would be four lanes.
- Commissioner Parsons inquired about the east/west extension.
- Mr. Kalkomey replied that there were no plans for an east/west extension.
- Mr. Kalkomey stated that the east/west extension would probably be three lanes and be an extension of Mons Avenue.
- Commissioner Parsons expressed concern about street traffic.
- Mr. Tanner replied that a traffic study had been conducted for the property.

Action Taken: Commissioner Parsons moved, seconded by Commissioner Casias to approve the Preliminary Plat of Texas State Technical College Fort Bend, a subdivision of 80.033 acres of land situated in the B.B.B. and C. Railroad Company Survey, Section 13, Abstract 140, and in the Francis H. Demay Survey, Abstract Number 350 City of Rosenberg, Fort Bend County, Texas, being a replat of Reserves A, D, E and F, Barcak Acres, a subdivision recorded in Slide No. 1675A Plat Records of Fort Bend County, Texas; 7 reserves, (74.913 acres), 3 blocks. The motion carried unanimously by those present.

8. CONSIDERATION OF AND ACTION ON A PRELIMINARY PLAT OF WALNUT CREEK SECTION THIRTEEN, BEING 13.9 ACRES OF LAND CONTAINING 53 LOTS (60' X 120' TYP.) IN FOUR BLOCKS, OUT OF THE WILEY MARTIN LEAGUE, A-56, FORT BEND COUNTY, TEXAS.

Executive Summary: The Preliminary Plat of Walnut Creek Section Thirteen is a proposed subdivision consisting of fifty-three (53) residential lots and four blocks located off of Irby Cobb Boulevard in the northeast part of the Walnut Creek Development. The proposed Plat is located partially in the City Limits, mostly in the Extraterritorial Jurisdiction (ETJ), and in Fort Bend County MUD No. 152. It is to the east of Walnut Creek Section Twelve, for which a Preliminary Plat was approved by the Commission in April.

The subdivision consists of sixty-foot (60') lots in accordance with the approved Land Plan for Walnut Creek, although the proposed layout is slightly different. Staff doesn't necessarily consider it to be out of compliance since the lot sizes are adequate. As with Section Twelve, it should be noted that the Plat is bisected by the City Limits towards the southern Plat boundary. This potential issue with lots and a street in multiple jurisdictions is in the process of being addressed by the developer through a petition for annexation and disannexation. If approved by City Council, all of the property within this Plat would be disannexed and the City would voluntarily annex the remainder of a commercial reserve at the entrance to Walnut Creek on the south side of Irby Cobb. This is preferable since it would resolve issues with properties in multiple jurisdictions and, based on staff's initial research, would result in a net fiscal gain to the City.

Staff recommends approval of the Preliminary Plat of Walnut Creek Section Thirteen with the following conditions:

- Development Agreement / Land Plan to be modified before Final Plat approval
- Annexation/disannexation issue to be addressed by developer before Final Plat approval

Key Discussion:

- Mr. Tanner presented the item and reviewed the Executive Summary.
- Chairperson Pavlovsky inquired about contingencies other than the city limits issue.
- Mr. Tanner replied that lots are the same size as in the land plan. Some changes to ownership as well as street layout have been made. Mr. Tanner stated that the land plan would need to be revised before going to the Planning Commission for approval.
- Mr. Parsons inquired about the drill sites located on the property.
- Mr. Kalkomey replied that the drill sites located on the property have a service agreement with oil and gas companies, and that a lease agreement restricts drilling activity for the sites.

Action Taken: Commissioner Casias moved, seconded by Commissioner Urbish to approve the Preliminary Plat of Walnut Creek Section thirteen, being 13.9 +/- acres of land containing 53 lots (60' x 120' typ) in four blocks, out of the Wiley Martin League, A-56, Fort Bend County, Texas. The motion carried unanimously by those present.



PLANNING COMMISSION COMMUNICATION

November 18, 2015

ITEM #	ITEM TITLE
4	Preliminary Plat of Glenmeadow Section Two Replat Three

MOTION

Consideration of and action on a Preliminary Plat of Glenmeadow Section Two Replat Three, being 2.91 acres in the James Lowery 1/3 League, Abstract 275, City of Rosenberg, Fort Bend County, Texas, being a replat of Reserve A, Glenmeadow, Section Two; 0 lots, 1 block, 2 reserves.

RECOMMENDATION

Staff recommends approval of the Preliminary Plat of Glenmeadow Section Two Replat Three.

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

SUPPORTING DOCUMENTS:

1. Preliminary Plat of Glenmeadow Section Two Replat Three (please refer to Agenda item No. 2)

APPROVAL

Submitted by:

Travis Tanner

Travis Tanner, AICP
Executive Director of Community
Development

Reviewed by:

___ Executive Director of Community Development

X City Engineer *OK*

EXECUTIVE SUMMARY

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

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



PLANNING COMMISSION COMMUNICATION

November 18, 2015

ITEM #	ITEM TITLE
5	Preliminary Plat of O'Reilly Summer Lakes

MOTION

Consideration of and action on a Preliminary Plat of O'Reilly Summer Lakes, being a subdivision of 0.9986 acres of land in the William Lusk Survey, Abstract No. 276, in the City of Rosenberg, Fort Bend County, Texas; 1 block and 1 reserve.

RECOMMENDATION

Staff recommends approval of the Preliminary Plat of the O'Reilly Summer Lakes.

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

SUPPORTING DOCUMENTS:

1. Preliminary Plat of O'Reilly Summer Lakes
2. Revised Land and Parcel Plan MUD 144 PUD – 11-01-11

APPROVAL

Submitted by:

Travis Tanner

Travis Tanner, AICP
Executive Director of Community
Development

Reviewed by:

Executive Director of Community Development

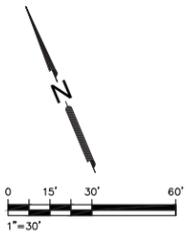
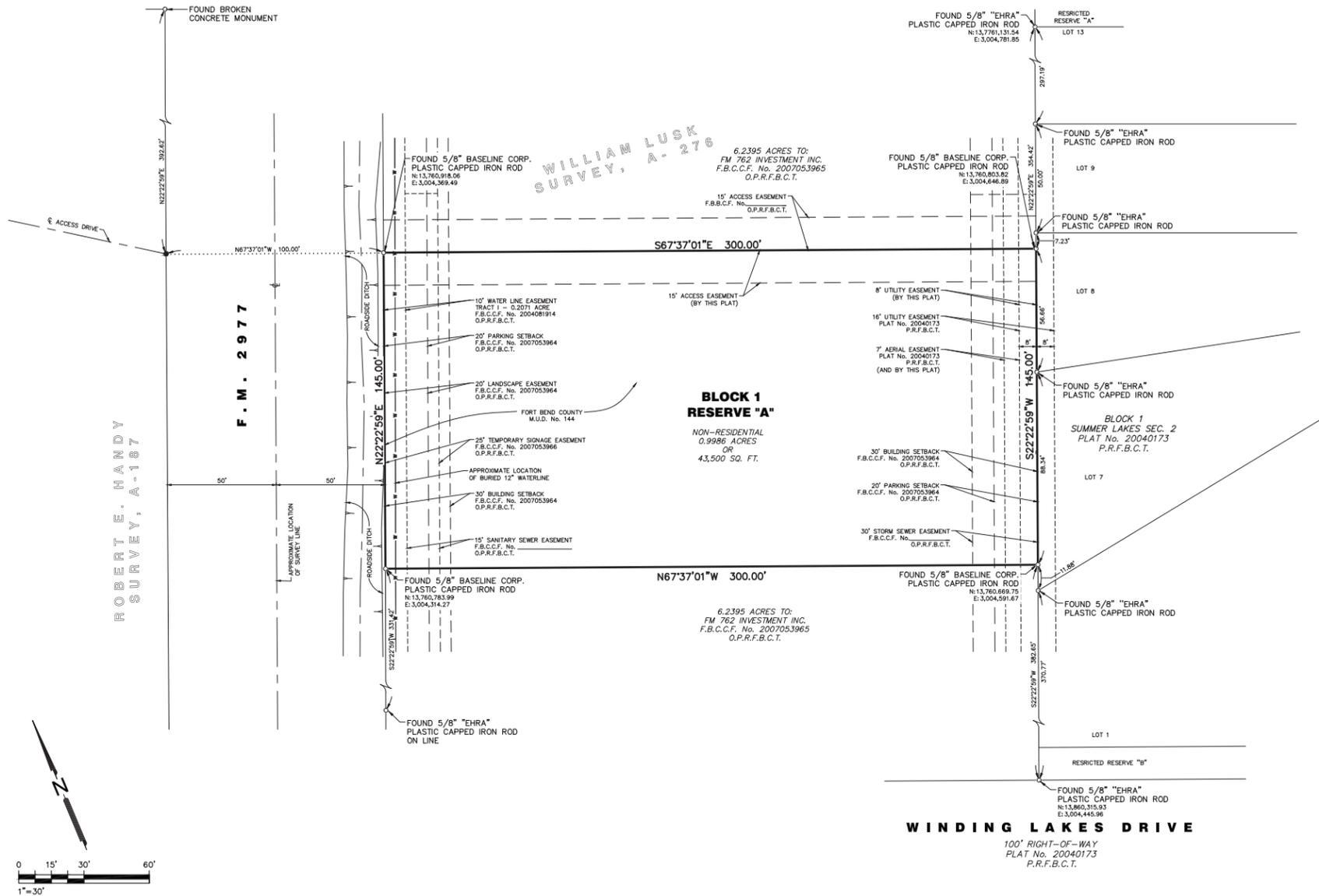
City Engineer *OK*

EXECUTIVE SUMMARY

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

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

Seeing no conflicts with applicable regulations, staff recommends approval of the Preliminary Plat of O' Reilly Summer Lakes.



- NOTES**
1. F.B.C.C.F. No. = FORT BEND COUNTY CLERK'S FILE NUMBER
 2. P.R.F.B.C.T. = PLAT RECORDS OF FORT BEND COUNTY, TEXAS
 3. O.P.R.F.B.C.T. = OFFICIAL PUBLIC RECORDS OF FORT BEND COUNTY, TEXAS.

BENCHMARK

FORT BEND COUNTY MARKER NUMBER 180 - A BRONZE DISK IN CONCRETE LOCATED ADJACENT TO LOTS 11 AND 12 OF BLOCK 2 IN THE RIVER RUN AT THE BRAZOS SUBDIVISION. LOCATED APPROXIMATELY 3.4 FEET FROM THE NORTHWEST BACK OF CURB OF CLOVER LEAF DRIVE. ELEV.=85.20 (NAVD88)

PRELIMINARY PLAT OF
O'REILLY SUMMER LAKES
 BEING A SUBDIVISION OF 0.9986 ACRES OF LAND IN THE WILLIAM LUSK SURVEY,
 ABSTRACT No. 276, IN THE CITY OF ROSENBERG, FORT BEND COUNTY, TEXAS

1 BLOCK 1 RESERVE

LAND SURVEYOR

BASELINE
 BASELINE CORPORATION
 Professional Surveyors
 BASELINE CORPORATION
 1750 SEAMIST DRIVE, SUITE 160
 HOUSTON, TEXAS 77008
 PH: 713-869-0155
 TBPLS FIRM No. 10030200

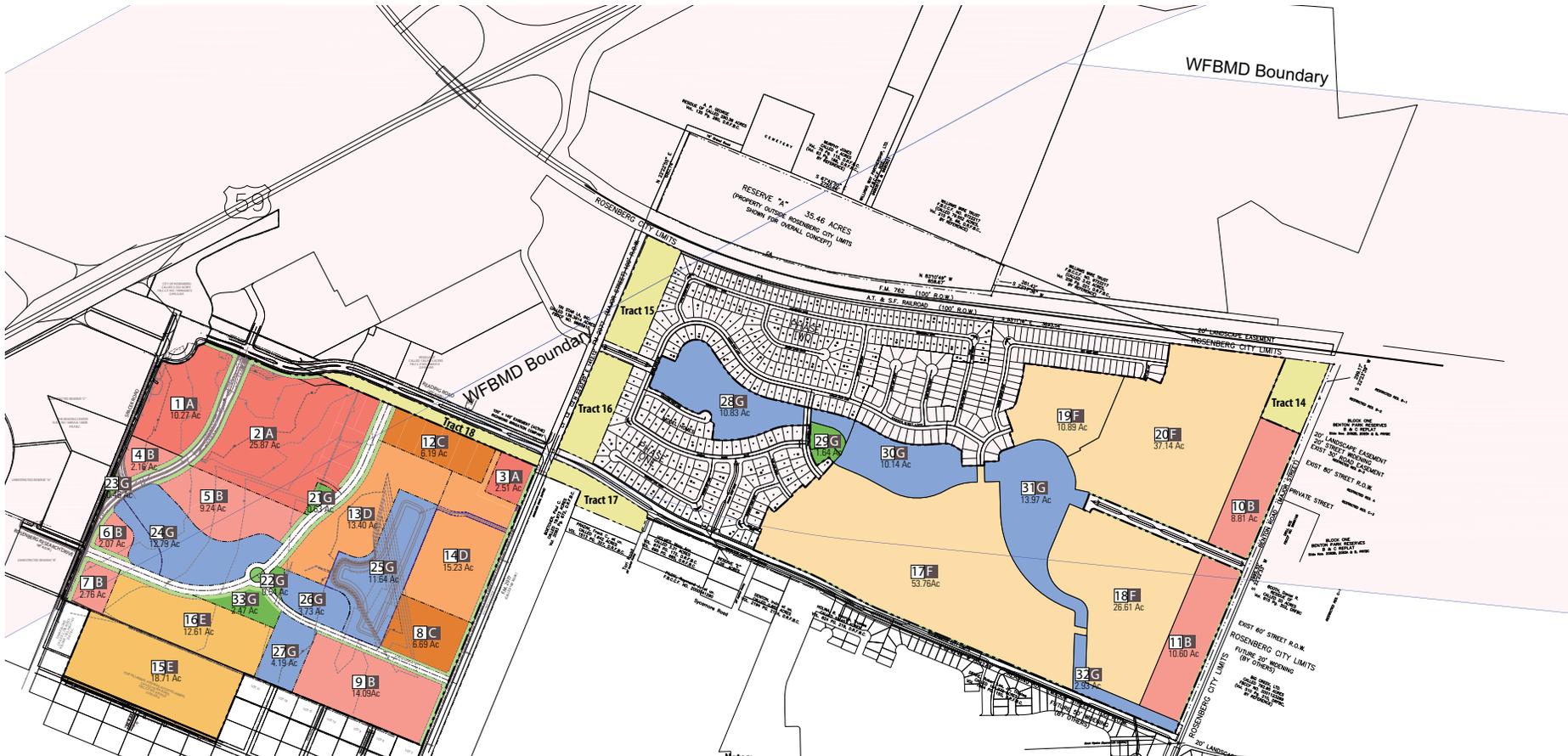
OWNER

FM 762 INVESTMENT INC.
 14340 TORREY CHASE BLVD., SUITE 110
 HOUSTON, TEXAS 77014
 713-600-8320

DEVELOPER

O'Reilly AUTO PARTS
 O'REILLY AUTO ENTERPRISES, LLC
 233 SOUTH PATTERSON
 SPRINGFIELD, MISSOURI 65802
 417-862-3333 (PHONE)

OCTOBER 15, 2015



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 2006155450 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.

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

Legend

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

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

Parcel Key

Parcel Number
 Land Use Key

Land Use & Parcel Plan: Exhibit B

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

the original scale is 1" = 400'

north arrow

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



PLANNING COMMISSION COMMUNICATION

November 18, 2015

ITEM #	ITEM TITLE
6	Preliminary Plat of Walnut Creek Section Fourteen

MOTION

Consideration of and action on a Preliminary Plat of Walnut Creek Section Fourteen, being 13.4 +/- acres of land containing 50 lots (60' x 120' TYP.) and three reserves in three blocks, out of the Wiley Martin League, A-56, Fort Bend County, Texas.

RECOMMENDATION

Staff recommends approval of the Preliminary Plat of Walnut Creek Section Fourteen.

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

SUPPORTING DOCUMENTS:

1. Preliminary Plat of Walnut Creek Section Fourteen
2. Revised Land Plan of Walnut Creek – 09-16-15 (please refer to Agenda No. 3)

APPROVAL

Submitted by:

Travis Tanner

Travis Tanner, AICP
Executive Director of Community
Development

Reviewed by:

Executive Director of Community Development

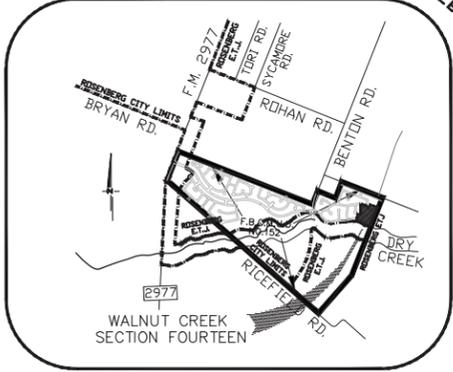
City Engineer *OK*

EXECUTIVE SUMMARY

The Preliminary Plat of Walnut Creek Section Fourteen is a proposed subdivision consisting of fifty (50) residential lots and three reserves in three blocks located off of Irby Cobb Boulevard in the northeast part of the Walnut Creek Development. The proposed Plat is located in the Extraterritorial Jurisdiction (ETJ) and in Fort Bend County MUD No. 152. It is east of Walnut Creek Section Thirteen, for which a Preliminary Plat has already been approved by the Planning Commission.

The subdivision consists of sixty-foot (60') lots in accordance with the approved Land Plan for Walnut Creek and with the current "Subdivision" Ordinance. The Land Plan for this subdivision was updated/approved in September and is attached for review as well. Seeing no conflicts with applicable regulations, staff recommends approval of the Preliminary Plat of Walnut Creek Section Fourteen.

792.85 ACRES - PROPERTY NO. 4
BIG CREEK, LTD.
FILE No. 2001 123289, D.R.F.B.C.



130.58 ACRES
VENTANA DEVELOPMENT BRAZOS, LLC.
TO
JM TEXAS LAND FUND NO. 4 L.P.
FILE No. 2005-107303, O.P.R.F.B.C.

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	60'	7,500	1	60'	9,010	1	60'	7,393
2	60'	7,674	2	75'	9,040	2	73'	8,532
3	71'	8,759	3	65'	7,752			
4	73'	8,591	4	65'	7,776			
5	60'	7,500	5	70'	8,683			
6	60'	8,249	6	78'	14,410			
7	75'	17,747	7	75'	8,974			
8	60'	7,825	8	65'	7,384			
9	60'	7,502	9	65'	7,800			
10	60'	7,502	10	65'	7,800			
11	60'	7,502	11	73'	9,475			
12	60'	7,502	12	62'	9,352			
13	60'	7,502	13	62'	7,440			
14	60'	7,502	14	62'	7,440			
15	60'	8,270	15	62'	7,440			
16	68'	12,647	16	62'	7,440			
17	68'	11,678	17	62'	7,440			
18	60'	11,014	18	80'	9,454			
19	60'	10,552	19	63'	7,691			
20	60'	8,961	20	60'	7,691			
21	60'	8,015	21	60'	7,257			
22	71'	8,595	22	60'	7,493			
23	74'	8,853	23	65'	8,037			
24	74'	8,680	24	104'	11,543			

CURVE	RADIUS	ARC	BEARING
C1	370'	62'	N 76°10'55" W
C2	470'	28'	S 84°43'33" E

PARK LAND DEDICATION TABLE	
TOTAL NUMBER OF LOTS:	50 LOTS
PUBLIC PARK REQUIREMENT:	50 LOTS/160=0.31 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.1,2,3,4,5,6,7,8,9,10,11,12,13,14&15)=737 LOTS.	
737/2 = 369 LOTS	
369 LOTS/160 = 2.31 ACRES OF CREDIT USED.	
MONEY IN LIEU OF PUBLIC PARK LAND DEDICATION:	50 LOTS/2=25 LOTS 25 LOTS X \$350.00/LOT=\$8,750.000

LOT WIDTH TABLE	
WIDTH < 60'	0 LOTS (0%)
WIDTH ≥ 60'	50 LOTS (100%)
LOTS TOTAL: 50	

- NOTE:
- A** RESTRICTED RESERVE "A" LANDSCAPE/OPEN SPACE ±0.14 ACRES
 - B** RESTRICTED RESERVE "B" LANDSCAPE/OPEN SPACE ±0.27 ACRE
 - C** RESTRICTED RESERVE "C" LANDSCAPE/OPEN SPACE ±0.14 ACRES

- GENERAL NOTE:
- 1.) "B.L." INDICATES BUILDING LINE.
 - 2.) "U.E." INDICATES UTILITY EASEMENT.
 - 3.) "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 acreage 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 revest in the dedicant, his heirs assigns, or successors.
 - 4.) ALL PROPERTY LINE DIMENSIONS ARE APPROXIMATE.
 - 5.) 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.
 - 6.) 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.
 - 7.) 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 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 PRELIMINARY SUBDIVISION PLAT.

A PRELIMINARY PLAT OF
WALNUT CREEK SECTION FOURTEEN

BEING 13.4± ACRES OF LAND CONTAINING 50 LOTS (60' X 120' TYP.) AND THREE RESERVES IN THREE BLOCKS.

OUT OF THE WILEY MARTIN LEAGUE, A-56 FORT BEND COUNTY, TEXAS

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

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

PLANNER:
BGE | KERRY R. GILBERT & ASSOCIATES

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

SCALE: 1" = 100'
0 50 100 200
SEPTEMBER 29, 2015
KGA# 05504



PLANNING COMMISSION COMMUNICATION

November 18, 2015

ITEM #	ITEM TITLE
7	Preliminary Plat of Walnut Creek Section Fifteen

MOTION

Consideration of and action on a Preliminary Plat of Walnut Creek Section Fifteen, being 22.4 +/- acres of land containing 58 lots (60' x 120' TYP.) and six reserves in four blocks out of the Wiley Martin League, A-56, Fort Bend County, Texas.

RECOMMENDATION

Staff recommends approval of the Preliminary Plat of Walnut Creek Section Fifteen.

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

SUPPORTING DOCUMENTS:

1. Preliminary Plat of Walnut Creek Section Fifteen
2. Revised Land Plan of Walnut Creek – 09-16-15 (please refer to previous Agenda item No. 3)

APPROVAL

Submitted by:

Travis Tanner

Travis Tanner, AICP
Executive Director of Community
Development

Reviewed by:

Executive Director of Community Development

City Engineer *OK*

EXECUTIVE SUMMARY

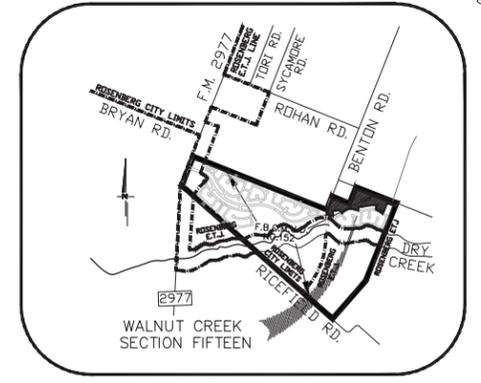
The Preliminary Plat of Walnut Creek Section Fifteen is a proposed subdivision consisting of fifty-eight (58) residential lots and four blocks located off of Irby Cobb Boulevard in the northeast part of the Walnut Creek Development. The proposed Plat is located in the Extraterritorial Jurisdiction (ETJ) and in Fort Bend County MUD No. 152. It is north of Walnut Creek Sections Twelve and Thirteen, which have already been approved.

The subdivision consists of sixty-foot (60') lots in accordance with the approved Land Plan for Walnut Creek and with the current "Subdivision" Ordinance. Further, the plat provides for dedication of right-of-way for A Myers Road, a thoroughfare to the immediate north of the subdivision, as well as for Benton Road to the west. The Land Plan for this subdivision was updated/approved in September and is attached for review as well. Seeing no conflicts with applicable regulations, staff recommends approval of the Preliminary Plat of Walnut Creek Section Fifteen.

Anastazie Stasney
24.41 Acres
Vol. 2705, Pg. 1151, D.R.F.B.C.T.

Nelson Marquez and
Martha C. Romero
24.41 Acres
FILE NO. 2013-146713, O.P.R.F.B.C.

792.85 ACRES - PROPERTY NO. 4
BIG CREEK, LTD.
FILE No. 2001 123289, D.R.F.B.C.



DRILL SITE
F.B.C.C.F. NO. 2004033838

130.58 ACRES
VENTANA DEVELOPMENT BRAZOS, LLC.
TO
JM TEXAS LAND FUND NO. 4 L.P.
FILE No. 2005-107303, O.P.R.F.B.C.

A PRELIMINARY PLAT OF
WALNUT CREEK SECTION FIFTEEN

BEING 22.4± ACRES OF LAND
CONTAINING 58 LOTS (60' X 120' TYP.) AND
SIX RESERVES IN FOUR BLOCKS.

OUT OF THE
WILEY MARTIN LEAGUE, A-56
FORT BEND COUNTY, TEXAS

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

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

PLANNER:
BGE KERRY R. GILBERT & ASSOCIATES

- Land Planning Consultants -
23501 Cinco Ranch Blvd., Suite A-250
Katy, Texas 77494
Tel: 281-579-0340

SCALE: 1" = 100'
0 50 100 200
SEPTEMBER 10, 2015
KGA# 05504

NOTE:

- A** RESTRICTED RESERVE "A" LANDSCAPE/OPEN SPACE ±0.74 ACRES
- B** RESTRICTED RESERVE "B" LIFT STATION ±0.52 ACRES
- C** RESTRICTED RESERVE "C" LANDSCAPE/OPEN SPACE ±0.25 ACRES
- D** RESTRICTED RESERVE "D" LANDSCAPE/OPEN SPACE ±0.23 ACRES
- E** RESTRICTED RESERVE "E" LANDSCAPE/OPEN SPACE ±0.27 ACRES
- F** RESTRICTED RESERVE "F" LANDSCAPE/OPEN SPACE ±0.98 ACRES

- GENERAL NOTE:
- 1) "B.L." INDICATES BUILDING LINE.
 - 2) "U.E." INDICATES UTILITY EASEMENT.
 - 3) "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 acreage 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.
 - 4) ALL PROPERTY LINE DIMENSIONS ARE APPROXIMATE.
 - 5) 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.
 - 6) IN ACCORDANCE WITH THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP NO. 48157C0220J, 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.
 - 7) ALL LOTS CONTAINED WITHIN THIS PRELIMINARY PLAT ARE HEREBY RESTRICTED TO SINGLE FAMILY RESIDENTIAL USE.

PARK LAND DEDICATION TABLE

TOTAL NUMBER OF LOTS:	58 LOTS
PUBLIC PARK REQUIREMENT:	58 LOTS/160=0.36 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.1,2,3,4,5,6,7,8,9,10,11,12,13,815)=687 LOTS.	
687/2 = 344 LOTS	
344 LOTS/160 = 2.15 ACRES OF CREDIT USED.	
MONEY IN LIEU OF PUBLIC PARK LAND DEDICATION:	58 LOTS/2=29 LOTS 29 LOTS X \$350.00/LOT=\$10,150.000

LOT WIDTH TABLE

WIDTH < 60'	0 LOTS (0%)
WIDTH ≥ 60'	58 LOTS (100%)
LOTS TOTAL: 58	

CURVE	RADIUS	ARC	BEARING
C1	2050.00'	78.62'	S 07°00'03" W
C2	270.00'	30.93'	N 78°42'40" W

LOT AREA SUMMARY

BLOCK 1			BLOCK 2			BLOCK 3			BLOCK 4		
LOT	LOT WIDTH AT B.L.	SQ. FT.	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	82'	13,043	1	60'	9,736	1	60'	7,381	1	73'	11,056
2	144'	18,574	2	60'	8,080	2	60'	7,500	2	72'	8,381
3	92'	15,423	3	60'	7,809	3	63'	10,937	3	60'	9,324
4	61'	8,287	4	60'	7,500	4	73'	9,803	4	63'	10,633
5	60'	9,424	5	60'	7,500	5	76'	15,998	5	70'	8,266
6	63'	10,885	6	60'	7,500	6	60'	9,128	6	60'	7,200
7	78'	16,785	7	60'	7,500	7	99'	12,601	7	99'	12,601
8	60'	8,250	8	60'	7,500	8	60'	7,500	8	68'	11,054
9	60'	7,500	9	62'	9,140	9	63'	9,877	9	63'	8,977
10	60'	7,756	10	68'	15,218	10	60'	7,500	10	70'	8,265
11	60'	8,610	11	68'	10,892	11	60'	7,200	11	70'	8,266
12	60'	9,972	12	60'	7,500	12	60'	7,500	12	70'	8,265
13	84'	18,367	13	60'	7,500	13	60'	7,500	13	70'	8,266
			14	60'	7,500	14	60'	7,500	14	60'	7,200
			15	60'	7,500	15	60'	7,500	15	60'	7,200
			16	60'	7,500	16	60'	7,500	16	60'	7,200
			17	60'	7,500	17	60'	7,500	17	60'	7,200
			18	60'	7,500	18	60'	7,500	18	129'	14,898
			19	60'	7,500	19	60'	7,500			
			20	60'	7,500	20	60'	7,500			
			21	60'	7,381	21	60'	7,381			

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 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 PRELIMINARY SUBDIVISION PLAT.



PLANNING COMMISSION COMMUNICATION

November 18, 2015

ITEM #	ITEM TITLE
8	Final Plat of Searcy Franchise

MOTION

Consideration of and action on a Final Plat of Searcy Franchise, a subdivision of 1.9337 acres (84,231 square feet) of land situated in the G.M. Stone League, Abst. No. 312, City of Rosenberg, Fort Bend County, Texas; 2 reserves and 1 block.

RECOMMENDATION

Staff recommends a recommendation of approval to City Council of the Final Plat of Searcy Franchise.

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

SUPPORTING DOCUMENTS:

1. Final Plat of Searcy Franchise
2. Preliminary Plat of Searcy Franchise – 10-21-15
3. Planning Commission Meeting Draft Minute Excerpt – 10-21-15

APPROVAL

Submitted by:

Travis Tanner

Travis Tanner, AICP
Executive Director of Community
Development

Reviewed by:

___ Executive Director of Community Development

X City Engineer *OK*

EXECUTIVE SUMMARY

The Final Plat of Searcy Franchise consists of 1.9337 acres and two (2) reserves located on the north side of U.S. 59/I-69 immediately east of Discount Tire. The Plat is within the City Limits and not in a utility district.

The property will take access from the existing access easement/drive that is located in Reserve "A" and currently serves Discount Tire. Cross access will also continue from the west across the north side of proposed Reserve "B." Reserve "B" will have on it a proposed Golden Corral restaurant. A preliminary site plan has been submitted and complies with applicable standards. While it is located in the West Fort Bend Management District, the developer sought and received variances to the setback requirements allowing for twenty-five-foot (25') front and ten-foot (10') interior building setbacks; and for ten-foot (10') front and five-foot (5') interior parking setbacks.

Additionally, infrastructure plans have been submitted to extend public infrastructure (water and sanitary sewer) associated with the project. The infrastructure plans must be approved before City Council approval of the Final Plat.

The Preliminary Plat of this subdivision was approved by the Planning Commission on October 21, 2015. Seeing no conflicts with applicable regulations, staff recommends that the Planning Commission recommend approval to City Council of the Final Plat of Searcy Franchise.

STATE OF TEXAS
COUNTY OF FORT BEND CITY OF ROSENBERG
WE, ZED PARTNERS, LTD, EDWARD P. DEZAEVALLOS AND DAVID G. EDGAR, BEING OWNERS OF THE 1.9337 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING MAP OF SEARCY FRANCHISE, 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 MYSELF (OR OURSELVES), MY (OR OUR) HEIRS AND ASSIGNS TO WARRANT AND FOREVER DEFEND THE TITLE TO THE LAND SO DEDICATED.

WITNESS MY HAND IN THE CITY OF _____, TEXAS, THIS _____ DAY OF _____, 20____

DAVID G. EDGAR
COUNTY OF FORT BEND

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED DAVID G. EDGAR KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGE TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF _____, 20____

NOTARY PUBLIC IN AND FOR THE _____, TEXAS

FURTHER, I (OR 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, I (OR 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 TO COMPLY WITH THIS ORDER AS ADOPTED BY FORT BEND COUNTY COMMISSIONERS COURT ON MARCH 23, 2004.

IN TESTIMONY WHEREOF, THE ZED PARTNERS, LTD., HAS CAUSED THESE PRESENTS TO BE SIGNED BY ATTESTED BY ITS SECRETARY (OR AUTHORIZED TRUST OFFICER), (NAME OF SECRETARY OR AUTHORIZED TRUST OFFICER), AND ITS COMMON SEAL HERETO AFFIXED THIS _____ DAY OF _____, 20____.

ZED PARTNERS, LTD.

BY: _____ ATTEST: _____
(NAME TO BE PRINTED) TITLE

STATE OF TEXAS COUNTY OF FORT BEND
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED _____ KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGE TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF _____, 20____

NOTARY PUBLIC IN AND FOR THE _____, TEXAS

WITNESS MY HAND IN THE CITY OF _____, TEXAS, THIS _____ DAY OF _____, 20____

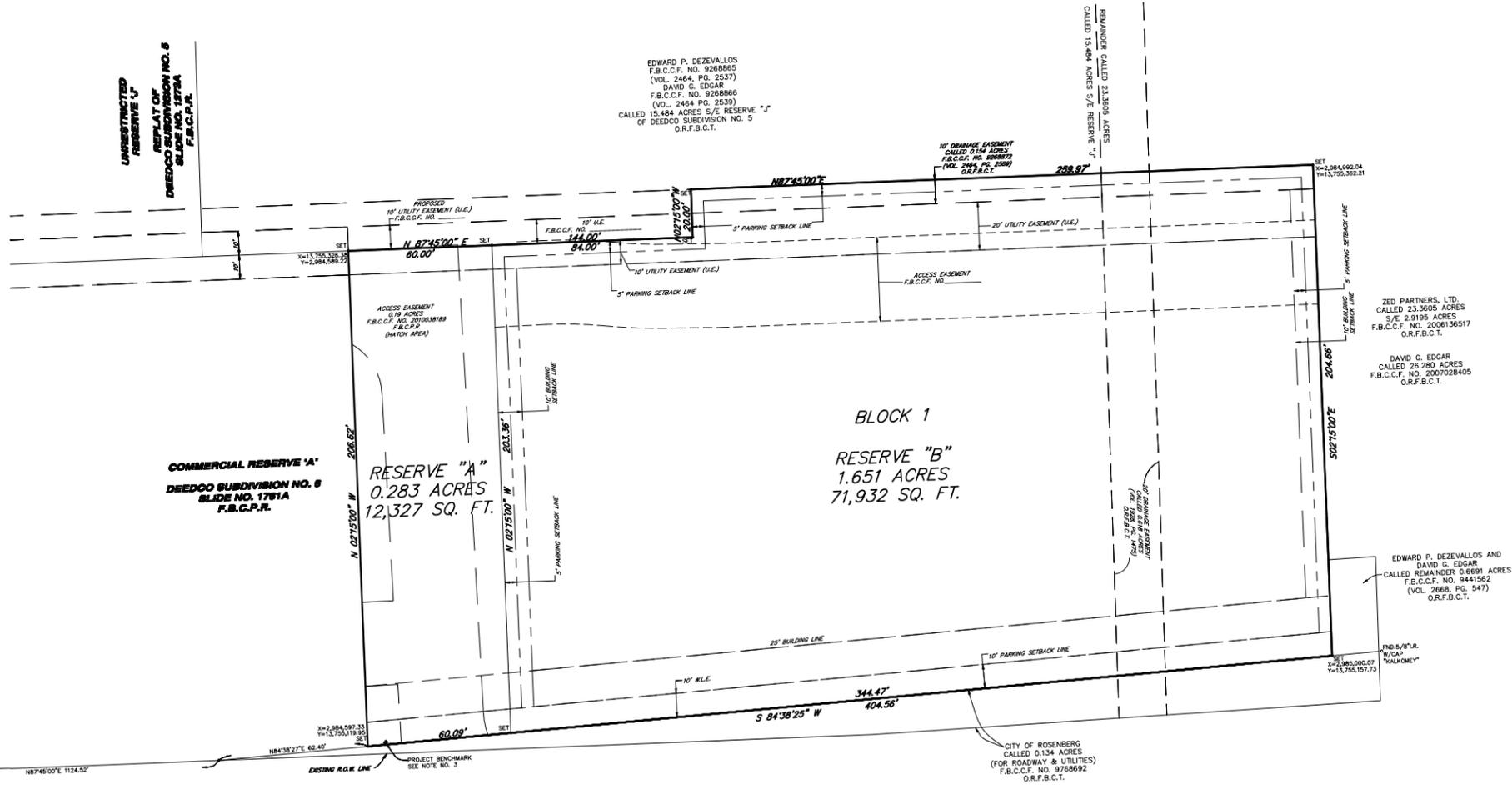
EDWARD P. DEZAEVALLOS

STATE OF TEXAS
COUNTY OF FORT BEND

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED EDWARD P. DEZAEVALLOS KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGE TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF _____, 20____

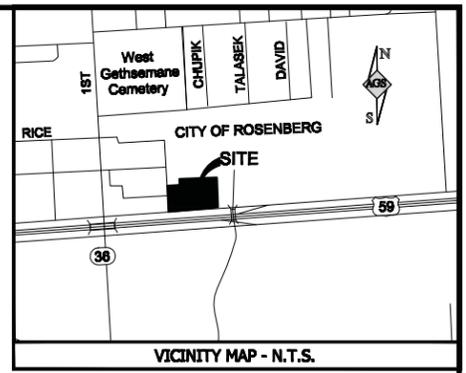
NOTARY PUBLIC IN AND FOR THE _____, TEXAS



U.S. HIGHWAY 59
(VARIABLE WIDTH. VOL. 511, PG. 22 F.B.C.D.R.)

LEGEND

B.L.	BUILDING LINE
CM	CONTROLLING MONUMENT
FND.	FOUND
R.O.W.	RIGHT-OF-WAY
F.B.C.D.R.	FORT BEND COUNTY DEED RECORDS
F.B.C.P.R.	FORT BEND COUNTY PLAT RECORDS
F.B.C.C.F.	FORT BEND COUNTY CLERK FILE
VOL./PG.	VOLUME/PAGE
I.R.	IRON ROD
DOT	BOTTOM
95.3	NATURAL GROUND CONTOUR
W.L.E.	WATER LINE EASEMENT
S/E	SAVE AND EXCEPT
SET	SET 5/8" IRON ROD WITH CAP STAMPED "AGS"



- 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.
- BENCHMARK: RR SPIKE ON POWER POLE ALONG THE NORTH RIGHT-OF-WAY LINE OF EXISTING HIGHWAY 59 AND BEING NORTH 77°01'29" EAST, 7.7 FEET FROM THE SOUTHWEST CORNER OF RESERVE "A", ELEV = 99.81, (NAVD 88) (1991 ADJ.)
- PROJECT BENCHMARK: REFERENCE TO NOS PID AW4792 (DESIGNATION M1219) BEING LOCATED 2.25 MILES SOUTH, ALONG STATE HIGHWAY 36 FROM THE FIRST BAPTIST CHURCH AT ROSENBERG, 0.45 MILE NORTH OF THE JUNCTION OF BOND ROAD, IN THE TOP AND 0.6 FOOT SOUTH OF THE NORTH END OF THE EAST CONCRETE HEADWALL OF A 5-CHANNEL CULVERT, 25 FEET EAST OF THE CENTER LINE OF THE HIGHWAY, AND ABOUT 1/2 FOOT HIGHER THAN THE HIGHWAY. ELEV. = 94.48 FEET (NAVD 88) (1991 ADJ.)
- ELEVATIONS USED FOR DELINEATING CONTOUR LINES ARE BASED UPON U.S.C. & G.S. DATUM, (NAVD 88) (1991 ADJ.)
- THIS PLAT WAS PREPARED TO MEET CITY OF ROSENBERG AND FORT BEND COUNTY REQUIREMENTS.
- THIS PLAT WAS PREPARED FROM INFORMATION FURNISHED BY INTEGRITY TITLE COMPANY, G.F. NO. 1518206A, EFFECTIVE DATE SEPTEMBER 15, 2015. THE SURVEYOR HAS NOT ABSTRACTED THE ABOVE PROPERTY.
- THIS PLAT LIES WHOLLY WITHIN FORT BEND SUBSIDENCE DISTRICT, FORT BEND COUNTY DRAINAGE DISTRICT, LAMAR CONSOLIDATED I.S.D., CITY LIMITS OF ROSENBERG, AND FORT BEND COUNTY.
- THIS TRACT LIES WITHIN UNSHADED ZONE "A" AS PER FLOOD INSURANCE RATE MAP, MAP NUMBER 4815702C45L, DATED APRIL 2, 2014.
- APPROVAL OF THIS PLAT WILL EXPIRE ONE YEAR FROM CITY COUNCIL APPROVAL IF NOT RECORDED IN THE REAL PROPERTY RECORDS OF THE COUNTY OF FORT BEND.
- THERE ARE NO PIPELINES NOR PIPELINE EASEMENTS WITHIN THE LIMITS OF THE SUBDIVISION.
- FIVE-EIGHTHS INCH (5/8") IRON RODS THREE FEET (3') IN LENGTH ARE SET ON ALL PERIMETER BOUNDARY CORNERS, ALL ANGLE POINTS, ALL POINTS OF CURVATURE AND TANGENCY, AND ALL BLOCK CORNERS, UNLESS OTHERWISE NOTED.
- THE MINIMUM SLAB ELEVATION SHALL BE 97.5, 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 REAR AND SIDE LOTS SHALL HAVE 10' INTERIOR BUILDING SETBACK, 5' INTERIOR PARKING SETBACK, ALL FRONT LOTS SHALL HAVE 25' FRONT BUILDING SETBACK AND 10' FRONT PARKING SETBACK 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 L23.
- ALL EASEMENTS ARE CENTERED ON LOT LINES UNLESS OTHERWISE INDICATED.
- THE COORDINATES SHOWN HEREON ARE TEXAS STATE PLANE GRID COORDINATES, SOUTH CENTRAL ZONE (GRID NAD 83) AND MAY BE BROUGHT TO SURFACE BY APPLYING THE FOLLOWING COMBINE SCALE FACTOR OF 1.00013217.
- SITE PLANS SHALL BE SUBMITTED TO THE CITY OF ROSENBERG FOR STAFF REVIEW AND APPROVAL PRIOR TO CONSTRUCTION. DRIVEWAY REQUIREMENTS FOR THE LOCATIONS, WIDTHS AND OFFSET FROM AN INTERSECTION AND ANY EXISTING DRIVEWAYS OR PROPOSED DRIVEWAYS, SHALL CONFORM TO THE DESIGN STANDARDS OF THE CITY OF ROSENBERG.
- NO OWNER OF THE LAND SUBJECT TO AN EASEMENT MAY PLACE, BUILD OR CONSTRUCT ANY PERMANENT BUILDING, STRUCTURE OR OBSTRUCTION OF ANY KIND OVER, UNDER OR UPON THE EASEMENT, PROVIDED THAT SUCH OWNER MAY CROSS OR COVER THE EASEMENT WITH A PAVED DRIVEWAY/PARKING LOT UNDER THE FOLLOWING CONDITIONS. THE DRIVEWAY SHALL BE JOINTED AT THE BOUNDARY LINE OF THE EASEMENT TO LIMIT THE AMOUNT OF PAVING THAT MUST BE REMOVED TO PROVIDE ACCESS, AND THERE SHALL BE NO OBLIGATION OF THE CITY TO REPLACE/REPAIR ANY PAVING REMOVED IN THE EXERCISE OF THIS EASEMENT.
- SUBJECT TO THE WEST FORT BEND MANAGEMENT DISTRICT DEVELOPMENT STANDARDS, WEST FORT BEND MANAGEMENT DISTRICT REQUIRES A TREE SURVEY AND TREE PRESERVATION PLAN PRIOR TO REMOVAL OF ANY TREES 18" IN DIAMETER OR GREATER FROM PROPERTY. WEST FORT BEND MANAGEMENT DISTRICT SHALL BE NOTIFIED PRIOR TO ANY SITE CLEARING OR CONSTRUCTION. SITE PLANS SHALL BE SUBMITTED TO THE CITY OF ROSENBERG AND WEST FORT BEND MANAGEMENT DISTRICT FOR STAFF REVIEW AND APPROVAL PRIOR TO CONSTRUCTION. THIS PLAT WAS PREPARED TO MEET CITY OF ROSENBERG, FORT BEND COUNTY, AND WEST FORT BEND MANAGEMENT DISTRICT REQUIREMENTS.
- RESERVE "A" IS DEDICATED AS AN ACCESS RESERVE AND RESERVE "B" AS NON-RESIDENTIAL.
- THE WEST FORT BEND MANAGEMENT DISTRICT GRANTED A VARIANCE ALLOWING FOR A 25' BUILDING SETBACK AND A 10' BUFFER ALONG U.S. HIGHWAY 59 AS REFLECTED ON THE PLAT.

ZED PARTNERS, LTD.
CALLED 23.3605 ACRES
S/E 2.9195 ACRES
F.B.C.C.F. NO. 2008158517
O.R.F.B.C.T.

DAVID G. EDGAR
CALLED 26.289 ACRES
F.B.C.C.F. NO. 2007028405
O.R.F.B.C.T.

EDWARD P. DEZAEVALLOS AND
DAVID G. EDGAR
CALLED REMAINDER 0.6691 ACRES
F.B.C.C.F. NO. 9441562
(VOL. 2468, PG. 547)
O.R.F.B.C.T.

PLANNING COMMISSION APPROVAL
THIS IS TO CERTIFY THAT THE PLANNING COMMISSION OF THE CITY OF ROSENBERG, TEXAS HAS APPROVED THIS PLAT AND SUBDIVISION OF SEARCY FRANCHISE IN CONFORMANCE WITH THE LAWS OF THE STATE OF TEXAS AND THE ORDINANCES OF THE CITY OF ROSENBERG AS SHOWN HEREON AND AUTHORIZES THE RECORDING OF THIS PLAT THIS _____ DAY OF _____, 2015.

JAMES URBISH, CHAIRMAN
WAYNE POLDRACK, SECRETARY

CITY COUNCIL APPROVAL
THIS IS TO CERTIFY THAT THE CITY COUNCIL OF THE CITY OF ROSENBERG, TEXAS HAS APPROVED THIS PLAT AND SUBDIVISION OF SEARCY FRANCHISE IN CONFORMANCE WITH THE LAWS OF THE STATE OF TEXAS AND THE ORDINANCES OF THE CITY OF ROSENBERG AS SHOWN HEREON AND AUTHORIZES THE RECORDING OF THIS PLAT THIS _____ DAY OF _____, 2015.

CYNTHIA A. MCCONATHY, MAYOR
LINDA CERNOSEK, CITY SECRETARY

I, GRACE Y. CERVIN, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND HEREBY CERTIFY THAT THE ABOVE SUBDIVISION IS TRUE AND CORRECT, WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND AND THAT ALL BOUNDARY CORNERS, ANGLES POINTS OF CURVATURE AND OTHER POINTS OF REFERENCE HAVE BEEN MARKED WITH IRON (OR OTHER SUITABLE PERMANENT FERROUS METAL) PIPES AND A LENGTH OF NOT LESS THAN THREE (3) FEET.

GRACE Y. CERVIN
TEXAS REGISTRATION NO. 5564

I, LAURA RICHARD, COUNTY CLERK IN AND FOR FORT BEND COUNTY, HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORDATION IN MY OFFICE ON _____ AT _____ O'CLOCK _____ M. IN PLAT 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.

LAURA RICHARD, COUNTY CLERK
FORT BEND COUNTY, TEXAS

SEARCY FRANCHISE
A SUBDIVISION OF 1.9337 ACRES (84,231 SQUARE FEET)
OF LAND SITUATED
IN THE G.M. STONE LEAGUE, ABST. NO. 312
CITY OF ROSENBERG, FORT BEND COUNTY, TEXAS

2 RESERVES 1 BLOCK

AGS CONSULTANTS, LLC 16800 GREENSPRING PARK DR. STE 180N HOUSTON, TEXAS 77060 (832)301-3815	LAND PLANNER: DAC ENGINEERS 15995 N. BARKERS LANDING RD., SUITE 180 HOUSTON, TEXAS 77055 (713)476-0266	OWNER: ZED PARTNERS, LTD. 9219 KATY HWY., SUITE 120 HOUSTON, TEXAS 77024
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- Online discussion forum with 427 users and over 5,000 views;
- Three (3) Planning Commission briefings;
- One (1) midpoint City Council briefing; and
- Draft Plan chapters posted on City website for review (www.ci.rosenberg.tx.us/compplan).

Staff recommends holding the hearing prior to the Planning Commission taking action on the *Rosenberg 2035 Comprehensive Plan*.

Key Discussion

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

Chairperson Urbish opened the public hearing at 3:59 p.m. After three calls for speakers, no one came forward. Chairperson Urbish closed the public hearing at 4:01 p.m.

3. CONSIDERATION OF AND ACTION ON A LAND PLAN OF BONBROOK PLANTATION SOUTH, A SUBDIVISION OF 144.14 ACRES LOCATED IN THE WILEY MARTIN LEAGUE, ABSTRACT NO. 56, FORT BEND COUNTY, TEXAS, 368 LOTS IN 16 BLOCKS, 40.7442 ACRES IN 15 RESERVES.

Executive Summary: A Land Plan has been submitted for Bonbrook Plantation South consisting of 144.14 acres of land. The 144-acre tract is generally located south of the existing Bonbrook Plantation development and east of the intersection of Benton and Rohan Roads. Further, the property is located in the Extraterritorial Jurisdiction (ETJ) and in Fort Bend County MUD No. 155. The Plan consists of 368 proposed lots and over forty (40) acres in fifteen (15) reserves.

The subject property was annexed into Fort Bend County MUD No. 155 as approved by City Council in May 2014. Specifically, it should be noted all proposed lots must conform to current development standards, and it would appear that they do. The proposed Plan contains 41 percent sixty-foot (60') lots and 59 percent sixty-five-foot (65') lots. The Plan also conforms to current parkland dedication standards. Additionally, the east side of the development provides for a north-south collector street "stub out" to eventually connect to Stonecreek Estates when the property between the two is developed.

Staff has no objection and recommends approval of the Land Plan of Bonbrook Plantation South.

Key Discussion:

- Mr. Tanner presented the item and reviewed the Executive Summary.
- Commissioner Villagomez inquired if the developer of Bonbrook Plantation South or the City have any stipulations regarding flooding or overflow from the ponds located within the subdivision.
- Mr. Tanner replied that the ponds must meet the requirements of the Fort Bend County Drainage District.
- Commissioner Poldrack inquired about the price range of homes and if the Reserve was designated for multi-family.

Action taken: Commissioner Poldrack moved, seconded by Commissioner Villagomez, to approve the Land Plan of Bonbrook Plantation South, a subdivision of 144.14 acres located in the Wiley Martin League, Abstract No. 56, Fort Bend County, Texas, 368 lots in 16 blocks, 40.7442 acres in 15 reserves. The motion carried unanimously.

4. CONSIDERATION OF AND ACTION ON A PRELIMINARY PLAT OF SEARCY FRANCHISE, A SUBDIVISION OF 1.9337 (84.231 SQUARE FEET) OF LAND SITUATED IN THE G.M. STONE LEAGUE, ABST. NO. 312, CITY OF ROSENBERG, FORT BEND COUNTY, TEXAS.

Executive Summary: The Preliminary Plat of Searcy Franchise consists of 1.9337 acres located on the north side of U.S. 59/I-69 immediately east of Discount Tire. The Plat is within the City limits and not in a utility district.

The property will take access from the existing access easement/drive that is located in Reserve "A" and currently serves Discount Tire. Cross access will also continue from the west across the north side of proposed Reserve "B." Reserve "B" will have on it a proposed Golden Corral restaurant. A preliminary site plan has been submitted and appears to comply with applicable standards. While it is located in the West Fort Bend Management District, the developer sought and received variances to the setback requirements allowing for twenty-five-foot (25') front and ten-foot (10') interior building setbacks; and for ten-foot (10') front and five-foot (5') interior parking setbacks.

There being no conflicts with applicable regulations, staff recommends approval of the Preliminary Plat of Searcy Franchise.

Key Discussion:

- Mr. Tanner presented the item and reviewed the Executive Summary.
- Commissioner Villagomez inquired about the developer's time frame for submitting the Final Plat of Searcy Franchise.
- Mr. Tanner replied that the developer has six (6) months to apply for the Final Plat.
- Commissioner Poldrack inquired if the City has plans to connect Rice to US 59.
- Mr. Tanner replied that the Thoroughfare Plan includes Rice to the north of this development.
- Commissioner Poldrack inquired about a dedicated right-of-way at this time.
- Mr. Tanner replied that there was not.

Action Taken: Vice Chairperson Phipps moved, seconded by Commissioner Villagomez to approve the Preliminary Plat of Searcy Franchise, a subdivision of 1.9337 (84.231 square feet) of land situated in the G.M. Stone League, Abst. No. 312, City of Rosenberg, Fort Bend County, Texas. The motion carried unanimously.

5. CONSIDERATION OF AND ACTION ON A FINAL PLAT OF THE TRAILS AT SEABOURNE PARKE SECTION THREE, A SUBDIVISION OF 23.495 ACRES LOCATED IN THE G.M STONE 1/3 LEAGUE SURVEY, ABSTRACT 312, CITY OF ROSENBERG, FORT BEND COUNTY, (FORT BEND MUNICIPAL UTILITY DISTRICT NO. 147); 97 LOTS, 2 RESERVES, 3 BLOCKS.

Executive Summary: The Final Plat of The Trails at Seabourne Parke Section Three consists of approximately 23.495 acres and 97 single-family residential lots. It is located south of J. Meyer Road off of Sandy Sea Road, east of The Trails at Seabourne Parke Section Two and south of The Trails at Seabourne Parke Section One. It is generally in the southeast quadrant of The Trails at Seabourne Parke adjoining Seabourne Creek to the east. The Plat is located within the City Limits and in Fort Bend County MUD No. 147.

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

The Preliminary Plat of this subdivision was approved by the Planning Commission on June 17, 2015. There being no conflicts with applicable regulations or with the approved Land Plan or Preliminary Plat, staff recommends that the Planning Commission recommend approval to City Council of the Final Plat of The Trails at Seabourne Parke Section Three.

Key Discussion:

- Mr. Tanner presented the item and reviewed the Executive Summary.
- Commissioner Poldrack inquired about road improvements.
- Mr. Tanner replied that road improvements are being worked on. The City received a schedule of road improvements and completion was expected by the end of October or the first part of November. Mr. Tanner stated that the ten feet of right-of-way needed for road improvements has been dedicated on the south side of J Meyer Road. No additional permits may be obtained for Section Two or beyond until the road improvements have been completed.
- Commissioner Poldrack stated that he understood that the Final Plat of The Trails at Seabourne Parke Section Three was not going to be considered for Planning Commission approval prior to completion and approval of the road improvements by the City.
- Mr. Tanner replied that the development agreement would need to be reviewed again for clarification. Mr. Tanner stated that the Final Plat of The Trails at Seabourne Parke Three would not go to City Council until around the time the road improvements have been completed.

Action Taken: Commissioner Villagomez moved, seconded by Vice Chairperson Phipps, to recommend approval to City Council of the Final Plat of The Trails at Seabourne Parke Section Three, a subdivision of 23.495 acres located in the G.M Stone 1/3 League Survey, Abstract 312, City of Rosenberg, Fort Bend County, (Fort Bend Municipal Utility District No. 147); 97 lots, 2 reserves, 3 blocks. The motion carried by a vote of five "ayes" to one "no". **AYES: Chairperson Urbish, Vice Chairperson Phipps, Commissioners Villagomez, Monk and Davis. NO: Commissioner Poldrack.**



PLANNING COMMISSION COMMUNICATION

November 18, 2015

ITEM #	ITEM TITLE
9	Planning Commission Meeting Times Discussion

MOTION

Review and discuss the Planning Commission Meeting times and take action as necessary.

RECOMMENDATION

N/A

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

SUPPORTING DOCUMENTS:

1. None

APPROVAL

Submitted by:

Travis Tanner

Travis Tanner, AICP
Executive Director of Community
Development

Reviewed by:

___ Executive Director of Community Development

___ City Engineer

EXECUTIVE SUMMARY

Staff has included this item for the Planning Commission to consider and take action on the Planning Commission Meeting times based on discussion at the October 21, 2015 meeting.



PLANNING COMMISSION COMMUNICATION

November 18, 2015

ITEM #	ITEM TITLE
10	Requests for Future Agenda Items

MOTION

Consideration of and action on requests for future Agenda items.

RECOMMENDATION

N/A

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

SUPPORTING DOCUMENTS:

1. None

APPROVAL

Submitted by:

Travis Tanner

Travis Tanner, AICP
Executive Director of Community
Development

Reviewed by:

___ Executive Director of Community Development

___ City Engineer

EXECUTIVE SUMMARY

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

ITEM 11

Announcements.

ITEM 12

Adjournment.