

# **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 19, 2014  
**TIME:** 4:00 p.m.  
**PLACE:** Rosenberg City Hall  
City Hall Council Chamber  
2110 4<sup>th</sup> 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 15, 2014. (Renée LeLaurin, Secretary II)

### **PUBLIC HEARINGS**

None

### **VARIANCE REQUESTS**

None

### **SUBDIVISION LAND PLANS AND PRELIMINARY PLATS**

2. Consideration of and action on a Preliminary Plat of Cottonwood Section Three-C, a subdivision of 8.368 acres of land located in the S.A. Stone Survey No. 10, A-392, City of Rosenberg, Fort Bend County, Texas; 41 lots, 1 reserve, 3 blocks. (Travis Tanner, Executive Director of Community Development)
3. Consideration of and action on a Preliminary Plat of The Reserve at Brazos Town Center Section Four, being 27.6 acres of land containing 104 lots (50' x 130' typ.) and four reserves in two blocks out of the Jane H. Long League Survey, A-55, City of Rosenberg, Fort Bend County, Texas. (Travis Tanner, Executive Director of Community Development)

### **FINAL PLATS**

4. Consideration of and action on a Final Plat of Rivers Mist Section Two, being a subdivision of 15.597 acres out of the Wm. Lusk Survey, A-276, in Fort Bend County, Texas (Fort Bend County Municipal Utility District No. 158); 46 lots, 2 blocks, 3 reserves (4.2658 acres). (Travis Tanner, Executive Director of Community Development)
5. Consideration of and action on a Final Plat of Summer Lakes Section Seven, being a subdivision of 23.92 acres out of the W.M. Lusk Survey, A-276, in the City of Rosenberg, Fort Bend County, Texas (Fort Bend County Municipal Utility District No. 144); 53 lots, 5 blocks, 8 reserves (7.4454 acres). (Travis Tanner, Executive Director of Community Development)

### **DISCUSSION ITEMS**

6. Review and discuss the "Subdivision" Ordinance as it pertains to pavement widths of local/residential streets, and take action as necessary to direct staff. (Travis Tanner, Executive Director of Community Development)
7. Review and discuss potential impact fees for roads and thoroughfares, and take action as necessary to direct staff. (Travis Tanner, Executive Director of Community Development)

8. Consideration of and action on requests for future Agenda items and staff report regarding the following (Travis Tanner, Executive Director of Community Development):
  - Third Quarter 2014 Residential Development Report;
  - Comprehensive Plan update; and,
  - Update of ordinances recommended to City Council by Planning Commission.
9. Announcements.
10. 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 13<sup>th</sup> day of November 2014, at 10:35A 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 15, 2014**

## PLANNING COMMISSION MEETING MINUTES

\*\*\*DRAFT\*\*\*

On this the 15<sup>th</sup> day of October 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 4<sup>th</sup> 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 Development
Renée LeLaurin	Secretary II

### OTHERS PRESENT

Geoff Freeman	BGE/Kerry R. Gilbert & Associates (Brazos Town Center)
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### CALL TO ORDER

Chairperson Pavlovsky called the meeting to order at 4:02 p.m.

### AGENDA

#### 1. CONSIDERATION OF AND ACTION ON MINUTES OF THE REGULAR COMMISSION MEETING OF SEPTEMBER 17, 2014.

**Action Taken:** Commissioner Casias moved, seconded by Commissioner Parsons, to approve the minutes of the regular Planning Commission meeting of September 17, 2014, as written. The motion carried unanimously.

#### 2. HOLD PUBLIC HEARING ON A PRELIMINARY PLAT OF ROSENBERG 36 INDUSTRIAL PARK, A SUBDIVISION OF 18.214 ACRES OF LAND BEING A PARTIAL REPLAT OF LOT NO. 17 OF ROSENBERG FARMS SUBDIVISION (VOLUME 3, PAGE 575; DEED RECORDS OF FORT BEND COUNTY, TEXAS, AND VOLUME 4, PAGE 25; PLAT RECORDS OF FORT BEND COUNTY, TEXAS) BEING A CALL 17.135 ACRE TRACT (FORT BEND COUNTY CLERK'S FILE NO. 2014072299) TOGETHER WITH A CALL 0.754 ACRE TRACT (FORT BEND COUNTY CLERK'S FILE NO. 2012014590) AND A CALL 0.32 ACRE TRACT (FORT BEND COUNTY CLERK'S FILE NO. 2014033291), ALL BEING IN THE HENRY SCOTT SURVEY, ABSTRACT NO. 83, CITY OF ROSENBERG, FORT BEND COUNTY, TEXAS.

**Executive Summary:** This Agenda item consists of the required public hearing on the proposed Preliminary Plat of Rosenberg 36 Industrial Park. The Plat consists of 18.214 acres and two (2) nonresidential reserves. It is a partial replat of Lot No. 17 of Rosenberg Farms Subdivision. The property is located on the south side of State Highway 36, northwest of its intersection with U.S. Highway 90A. Further, it is located in the West Fort Bend Management District, which is noted on the plat.

The Plat proposes to subdivide the 18.214 acres into two (2) reserves to accommodate a new site development on Reserve "B" and future development of Reserve "A." 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 Preliminary Plat of Rosenberg 36 Industrial Park before taking action on the Plat.

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

#### 3. CONSIDERATION OF AND ACTION ON A PRELIMINARY PLAT OF THE RESERVE AT BRAZOS TOWN CENTER

**SECTION FIVE, BEING 21.4 ACRES OF LAND CONTAINING 73 LOTS (55' X 130' TYP.) AND THREE RESERVES IN TWO BLOCKS OUT OF THE ROBERT E. HANDY SURVEY, A-187, CITY OF ROSENBERG, FORT BEND COUNTY, TEXAS.**

**Executive Summary:** The Preliminary Plat of The Reserve at Brazos Town Center Section Five is located off of Town Center Boulevard, to the east of its intersection with FM 2218. It is located within the City Limits and in Fort Bend County MUD No. 167. The Plat consists of approximately 21.4 acres, with 73 single-family residential lots and three (3) reserves.

The typical lot size for the subdivision is fifty-five (55') feet in width. This is per the approved Land Plan, as amended on September 30, 2014 (see attached). Per the amended Development Agreement, the subdivision must comply with the following requirements:

- Residences 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.

The proposed Preliminary Plat is not in conflict with any applicable regulations or with the approved Land Plan or Development Agreement for Brazos Town Center. That being said, staff recommends approval of the Preliminary Plat of The Reserve at Brazos Town Center Section Five.

**Key Discussion:**

- Mr. Tanner presented the item and reviewed the Executive Summary.
- Commissioner Poldrack inquired if the landscaping reserves meet the requirement or if they exceed the requirement.
- Mr. Tanner replied the landscaping reserves exceed the requirement.
- Commissioner Parsons inquired if the mean value of these houses has been established.
- Mr. Tanner replied that he did not have that information.
- Commissioner Parsons replied that he would like to table this item until we have some idea of the sales price.
- Mr. Tanner replied that we cannot legally hold the plat for that information. The developer can be held to the standards established in the development agreement but the price of the homes is not sufficient to hold approval of a plat.
- Commissioner Poldrack replied that the developer answered that question at the last meeting. In the September 17<sup>th</sup> minutes, the developer estimated the townhomes to be between 200K and 250K and the single-family homes to be in the 375K range.
- Commissioner Parsons requested that Mr. Tanner try to determine the median home price from the developers and bring that to the Commission when possible for future residential plats.

**Action Taken:** Commissioner Casias moved, seconded by Vice Chairperson Phipps, to approve the Preliminary Plat of The Reserve at Brazos Town Center Section Five, being 21.4 acres of land containing 73 lots (55' x 130' typ.) and three reserves in two blocks out of the Robert E. Handy Survey, A-187, City of Rosenberg, Fort Bend County, Texas. The motion carried unanimously.

**4. CONSIDERATION OF AND ACTION ON A PRELIMINARY PLAT OF BONBROOK PLANTATION NORTH SECTION FOURTEEN, A SUBDIVISION OF 23.506 ACRES OF LAND SITUATED IN THE WILEY MARTIN LEAGUE, ABSTRACT 56, FORT BEND COUNTY, TEXAS.**

**Executive Summary:** The Preliminary Plat of Bonbrook Plantation North Section Fourteen is located off of Reading Road, east of its intersection with Benton Road, in the northwest part of Bonbrook Plantation. The proposed Plat contains 23.506 acres, 60 residential lots, and four (4) reserves consisting of 5.150 acres.

The proposed lots are a minimum of sixty feet (60') in width. This is in accordance with the revised Land Plan for Bonbrook Plantation, which the Planning Commission recently approved on August 20, 2014. The amended Land Plan still must be submitted to City Council as an amendment to the Development Agreement (Exhibit "C"). The effective and revised Land Plans are attached for reference.

The proposed Preliminary Plat is not in conflict with any applicable regulations. Staff recommends approval of the Preliminary Plat of Bonbrook Plantation North Section Fourteen with the following contingency:

- Development Agreement (Exhibit “C”) to be formally amended by City Council action before Final Plat approval.

**Key Discussion:**

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

**Action Taken:** Commissioner Parsons moved, seconded by Commissioner Casias, to approve the Preliminary Plat of Bonbrook Plantation North Section Fourteen, a subdivision of 23.506 acres of land situated in the Wiley Martin League, Abstract 56, Fort Bend County, Texas, contingent upon prior approval by City Council of the third revision of the Land Plan for Bonbrook Plantation, recommended for approval by the Planning Commission at its August 20, 2014 meeting. The motion carried unanimously.

**5. CONSIDERATION OF AND ACTION ON A PRELIMINARY PLAT OF ROSENBERG 36 INDUSTRIAL PARK, A SUBDIVISION OF 18.214 ACRES OF LAND BEING A PARTIAL REPLAT OF LOT NO. 17 OF ROSENBERG FARMS SUBDIVISION (VOLUME 3, PAGE 575; DEED RECORDS OF FORT BEND COUNTY, TEXAS, AND VOLUME 4, PAGE 25; PLAT RECORDS OF FORT BEND COUNTY, TEXAS) BEING A CALL 17.135 ACRE TRACT (FORT BEND COUNTY CLERK’S FILE NO. 2014072299) TOGETHER WITH A CALL 0.754 ACRE TRACT (FORT BEND COUNTY CLERK’S FILE NO. 2012014590) AND A CALL 0.32 ACRE TRACT (FORT BEND COUNTY CLERK’S FILE NO. 2014033291), ALL BEING IN THE HENRY SCOTT SURVEY, ABSTRACT NO. 83, CITY OF ROSENBERG, FORT BEND COUNTY, TEXAS.**

**Executive Summary:** As previously discussed, the Preliminary Plat of Rosenberg 36 Industrial Park consists of 18.214 acres and two (2) nonresidential reserves. It is a partial replat of Lot No. 17 of Rosenberg Farms Subdivision. The Plat is located on the south side of State Highway 36, northwest of its intersection with U.S. Highway 90A, and in the West Fort Bend Management District.

The Plat proposes to subdivide the 18.214 acres into two (2) reserves to accommodate a new site development on Reserve “B” and future development of Reserve “A.” As discussed, there are no issues with the proposed subdivision that conflict with City ordinances. Newly created reserves in the proposed subdivision will be subject to the West Fort Bend Management District’s development standards as noted on the plat.

There being no issues in conflict with City ordinances, staff recommends approval of the Preliminary Plat of Rosenberg 36 Industrial Park.

**Key Discussion:**

- Mr. Tanner presented the item and reviewed the Executive Summary.
- Commissioner Casias inquired if the reason for the public hearing was for a partial replat, correct? If so, then we may assume all the guidelines were followed and letters were mailed out.
- Mr. Tanner replied that state law requires a public hearing on the Agenda. It also states that if the plat meets all the requirements, then it must be approved. For residential replats that were originally platted as single-family lots, then the property owners within 200 feet must be notified in writing. There are more requirements for replats of residential areas.
- Commissioner Casias stated that the public hearing was held but the only way anyone could attend the public hearing was if they knew about it.
- Mr. Tanner replied that state law dictates that even if a public hearing is held, if the plat in question meets the platting requirements, then it must be approved. Even if there were public comments, the Planning Commission and City Council would have to approve it if it met all requirements.
- Commissioner Poldrack inquired what is planned for that tract.
- Mr. Tanner replied that the state parole office wishes to relocate from Spur 10 to this tract. There will be future development on Reserve “A”, closer to US 90A.
- Commissioner Parsons stated that there should be enough right-of-way to widen both SH 36 and US 90A.

**Action Taken:** Commissioner Parsons moved, seconded by Commissioner Poldrack, to approve the Preliminary Plat of Rosenberg 36 Industrial Park, a subdivision of 18.214 acres of land being a partial replat of Lot No. 17 of Rosenberg Farms Subdivision (Volume 3, Page 575; Deed Records of Fort Bend County, Texas, and Volume 4, Page 25; Plat Records of Fort Bend County, Texas) being a call 17.135 acre tract (Fort Bend County Clerk’s File No. 2014072299) together with a call 0.754 acre tract (Fort Bend County Clerk’s File No. 2012014590) and a call 0.32 acre tract (Fort Bend County Clerk’s File No. 2014033291), all being in the Henry Scott Survey, Abstract No. 83, City of Rosenberg, Fort Bend County, Texas. The motion carried unanimously.

**6. CONSIDERATION OF AND ACTION ON A PRELIMINARY PLAT OF THE TOWNHOMES AT BRAZOS TOWN**

**CENTER, BEING 20.1 ACRES OF LAND CONTAINING 139 LOTS (24'28' X 115' TYP.) AND FIVE RESERVES IN THREE BLOCKS OUT OF THE JANE H. LONG LEAGUE SURVEY, A-55 & SIMON JONES SURVEY, A-271, CITY OF ROSENBERG, FORT BEND COUNTY, TEXAS.**

**Executive Summary:** The Preliminary Plat of The Townhomes at Brazos Town is located off of Town Center Boulevard, north of its intersection with Commercial Drive. It is located within the City Limits and in Fort Bend County MUD No. 167. The Plat consists of approximately 20.1 acres, with 139 townhome lots and five (5) reserves.

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

- Residences shall be a minimum of 1,700 square feet in size;
- Residences shall have three-sided masonry exterior with a landscape buffer between buildings;
- 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.

The proposed Preliminary Plat is not in conflict with any applicable regulations or with the approved Land Plan or Development Agreement for Brazos Town Center. That being said, staff recommends approval of the Preliminary Plat of The Townhomes at Brazos Town Center.

**Key Discussion:**

- Mr. Tanner presented the item and reviewed the Executive Summary.
- Chairperson Pavlovsky stated that 139 lots is quite a few townhomes but this area previously had 150 lots for apartments.

**Action Taken:** Commissioner Casias moved, seconded by Commissioner Parsons, to approve the Preliminary Plat of The Townhomes at Brazos Town Center, being 20.1 acres of land containing 139 lots (24'28' x 115' typ.) and five reserves in three blocks out of the Jane H. Long League Survey, A-55 & Simon Jones Survey, A-271, City of Rosenberg, Fort Bend County, Texas. The motion carried unanimously.

**7. CONSIDERATION OF AND ACTION ON A SHORT FORM FINAL PLAT OF KB SUBDIVISION, A SUBDIVISION OF 2.609 ACRES OF LAND (FORT BEND COUNTY CLERK'S FILE NO. 2013096789) BEING A CALL 2.601 ACRE TRACT (VOLUME 2386, PAGE 2102; OFFICIAL RECORDS OF FORT BEND COUNTY, TEXAS) OUT OF THE ORIGINAL HELEN RAY HILLYER CALL 30 ACRE TRACT OF LAND (VOLUME 438, PAGE 488 DEED RECORDS OF FORT BEND COUNTY, TEXAS) BEING IN THE HENRY SCOTT SURVEY, ABSTRACT NO. 83, CITY OF ROSENBERG, FORT BEND COUNTY, TEXAS.**

**Executive Summary:** The Short Form Final Plat of KB Subdivision is located on the east side of State Highway 36, south of its intersection with Walger Avenue. It consists of 2.609 acres and two (2) nonresidential reserves.

The tract being subdivided consists of recently developed Millennium Motors and the adjacent small office building. It is proposed to be subdivided into two (2) reserves (2.402 and 0.207 acres respectively) under separate ownership. There are no regulations that would preclude this proposed subdivision and it has been submitted as a Short Form Final Plat due to the small number of reserves involved and access and utilities already being in place. Staff reviewed a survey with the proposed property lines overlaid to ensure that the existing buildings would comply with the minimum setbacks, etc.

Staff recommends that the Planning Commission recommend approval to City Council of the Short Form Final Plat of KB Subdivision.

**Key Discussion:**

- Mr. Tanner presented the item and reviewed the Executive Summary.
- Commissioner Casias inquired if there may be any parking issues with this subdivision.
- Mr. Tanner replied that these are existing buildings on the site. If there were redevelopment or improvements, then they may be required to confirm with the current standards. For now, these existing businesses are legally nonconforming. The goal of this plat is to provide for separate ownership.

**Action Taken:** Commissioner Parsons moved, seconded by Commissioner Poldrack, to recommend approval to City Council of the Short Form Final Plat of KB Subdivision, a subdivision of 2.609 acres of land (Fort Bend County Clerk's File No. 2013096789) being a call 2.601 acre tract (Volume 2386, Page 2102; Official Records of Fort Bend County, Texas) out of the original Helen Ray Hillyer call 30 acre tract of land (Volume 438, Page 488 Deed Records of Fort Bend County, Texas) being in the Henry Scott Survey, Abstract No. 83, City of Rosenberg, Fort Bend County, Texas. The motion carried unanimously.

**8. CONSIDERATION OF AND ACTION ON A FINAL 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.**

**Executive Summary:** The Final Plat of Irby Cobb Boulevard Street Dedication No. Two is a proposed right-of-way dedication plat consisting of 3.451 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 Final 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 Final Plat is not in conflict with the "Subdivision" Ordinance, the approved Land Plan, or with the Development Agreement for MUD No. 152.

Additionally, the Planning Commission approved the Preliminary Plat on February 26, 2014, and an extension of that approval was granted by the Commission on September 17, 2014. Staff recommends that the Planning Commission recommend approval to City Council of the Final Plat of Irby Cobb Boulevard Street Dedication No. Two.

**Key Discussion:**

- Mr. Tanner presented the item and reviewed the Executive Summary.
- Chairperson Pavlovsky inquired if this plat will complete Irby Cobb.
- Mr. Tanner replied that he believes this roadway will continue on to the east through the intersection with Benton Road.
- Commissioner Poldrack inquired when Benton Road will be completed.
- Mr. Tanner replied that he would need to verify but he believes Benton Road is in the County's mobility plan.
- Commissioner Poldrack stated that it seems the road would need to be completed before they can begin more development, especially for fire and EMS access.
- Mr. Tanner replied that as development progresses, access will need to be improved. Some of the Benton Road improvements do not lie in this subdivision and they would need to also coordinate with the County before they bring any other plats further to the east.
- Commissioner Poldrack stated that he believes that stretch of Benton Road is currently gravel. He would like to have some idea when access will be improved for the people already living there as well as for future residents.
- Mr. Tanner replied that the County's plan for Benton Road would to have it connect from FM 762 to Williams Way which would significantly improve mobility in that area.
- Commissioner Poldrack inquired if the developer would be responsible for the majority of the improvements to Benton Road.
- Mr. Tanner replied that only a small portion of Benton Road is in this development. They will need to coordinate with the County on the improvements. The City does not have a role in these improvements as the development is not in the City limits. Only through a development agreement would the City have any say in improvements in the ETJ.
- Brief discussion was held regarding a plat comment on flood elevation by the County engineer, Richard Stolleis.

**Action Taken:** Vice Chairperson Phipps moved, seconded by Commission Urbish, to recommend approval to City Council of the Final 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. The motion carried by a vote of five "ayes" to one abstention. **Ayes: Chairperson Pavlovsky, Vice Chairperson Phipps, Commissioners Casias, Poldrack, and Urbish. Abstention: Commissioner Parsons.**

9. **CONSIDERATION OF AND ACTION ON A FINAL 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.**

**Executive Summary:** The Final Plat of Walnut Creek Section Seven is a proposed subdivision consisting of 9.621 acres and 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 1.366-acre landscape reserve abutting the future Irby Cobb right-of-way.

The proposed Final Plat is not in conflict with the "Subdivision" Ordinance, the approved Land Plan, or with the Development Agreement for MUD No. 152. Additionally, the Planning Commission approved the Preliminary Plat on February 26, 2014 and an extension of that approval was granted by the Commission on September 17, 2014. That being said, staff recommends that the Planning Commission recommend approval to City Council the Final Plat of Walnut Creek Section Seven.

**Key Discussion:**

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

**Action Taken:** Commissioner Casias moved, seconded by Vice Chairperson Phipps, to recommend approval to City Council of the Final 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. The motion carried by a vote of five "ayes" to one abstention. **Ayes: Chairperson Phipps, Vice Chairperson Phipps, Commissioners Casias, Poldrack, and Urbish. Abstention: Commissioner Parsons.**

10. **CONSIDERATION OF AND ACTION ON A FINAL 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.**

**Executive Summary:** The Final Plat of Walnut Creek Section Eleven is a proposed subdivision consisting of 8.764 acres and 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 1.866-acre landscape reserve abutting the future Irby Cobb right-of-way.

The proposed Final Plat is not in conflict with the "Subdivision" Ordinance, the approved Land Plan, or with the Development Agreement for MUD No. 152. Additionally, the Planning Commission approved the Preliminary Plat on February 26, 2014, and an extension of that approval was granted by the Commission on September 17, 2014. That being said, staff recommends that the Planning Commission recommend approval to City Council of the Final Plat of Walnut Creek Section Eleven.

**Key Discussion:**

- Mr. Tanner presented the item and reviewed the Executive Summary.
- Commissioner Parsons stated that the County engineer's comment regarding flood elevations is the same for all three of these plats. Is that common to all these plats?
- Mr. Tanner replied that it may be standard language.

**Action Taken:** Commissioner Casias moved, seconded by Commissioner Urbish, to recommend approval to City Council of the Final 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. The motion carried by a vote of five “ayes” to one abstention. **Ayes: Chairperson Pavlovsky, Vice Chairperson Phipps, Commissioners Casias, Poldrack, and Urbish. Abstention: Commissioner Parsons.**

**11. CONSIDERATION OF AND ACTION ON PROPOSED AMENDMENTS TO CODE OF ORDINANCES, CHAPTER 6, ARTICLES I AND XVII PROVIDING FOR A MINIMUM MASONRY REQUIREMENT FOR NEW SINGLE-FAMILY RESIDENTIAL CONSTRUCTION.**

**Executive Summary:** Potential masonry standards have been discussed at several previous Planning Commission meetings. At the July 16, 2014 meeting, representatives of the Texas Masonry Council gave a presentation on the benefits of masonry planning policies. Among the benefits they discussed were the following:

- Masonry products are lower maintenance;
- Increased home values and tax base;
- Lower cost of ownership and more advantageous from a resale standpoint;
- Results in more predictable development; and
- Safety considerations.

Because of the West Fort Bend Management District corridors and commercial and multi-family development already being subject to masonry standards in most instances, staff and the Commission have discussed a masonry requirement for new single-family residential developments in the City (these standards could not be applied in the ETJ). Therefore, staff has created definitions and established a minimum percentage of masonry for homes constructed on lots platted after the effective date of this Ordinance. Under the proposed amendments, masonry would include brick, stone, and stucco and would exclude HardiPlank and EIFS (synthetic stucco) materials. The minimum percentage of masonry would be seventy-five (75) percent. The calculation would of course exclude windows and doors (this is covered in the definitions).

The 75 percent masonry requirement is similar to what has been negotiated for recent residential developments in Brazos Town Center. The goal is to ensure a minimum of three (3) sides masonry construction. Staff recommends that the Planning Commission recommend approval to City Council of the proposed amendments to the Code of Ordinances, Chapter 6, Articles I and XVII.

**Key Discussion:**

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

**Action Taken:** Commissioner Parsons moved, seconded by Commissioner Poldrack, to recommend approval to City Council of the proposed amendments to Code of Ordinances, Chapter 6, Articles I and XVII providing for a minimum masonry requirement for new single-family residential construction.

**Additional Discussion:**

- Commissioner Parsons stated that Council may request to see what the requirement is for Pearland and other comparable cities but the intent is to improve Rosenberg and not necessarily to “keep up with the Joneses.”
- Commissioner Urbish stated that he is perfectly happy with 75% masonry but in the past some areas were platted for Habitat for Humanity and those houses are mainly HardiPlank. If Habitat or another entity were to bring in a new plat, would they be required to build in brick?
- Mr. Tanner replied that all new residential construction will be bound by this requirement. An alternative would be to establish a Planned Unit Development (PUD) and lower or change the masonry requirement by agreement.
- Commissioner Urbish replied that he is thinking of some of the 30-foot lots and 50-foot lots on the north side of the City. Some of those property owners may wish to join lots together and build. He does like to see the larger developments built in a majority of brick – that is good for the future of Rosenberg.
- Commissioner Poldrack stated that Bayou Crossing is a perfect example of why masonry requirements are needed. The first section of Bayou Crossing is barely three years old and already in need of painting.

**Action Taken:** Upon voting, the motion carried unanimously.

**12. CONSIDERATION OF AND ACTION ON THE 2015 PLANNING COMMISSION MEETINGS AND SUBMITTAL DEADLINES CALENDAR.**

**Executive Summary:** Staff has included this item for the Planning Commission to consider and take action on the proposed 2015 Planning Commission Meetings and Submittal Deadlines Calendar (Calendar). With the change to the

third Wednesday of the month, it is no longer necessary to accommodate the end of year holidays by moving the meeting date.

Staff recommends approval of the proposed Calendar as presented.

**Key Discussion:**

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

**Action Taken:** Commissioner Parsons moved, seconded by Commissioner Poldrack, to approve the 2015 Planning Commission Meetings and Submittal Deadlines Calendar. The motion carried unanimously.

**13. 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.

Staff expects masonry standards, as well as the "Parking" Ordinance amendments that have been discussed in the last year, to be on a City Council Workshop Agenda in the fall.

**Key Discussion:**

- Mr. Tanner did not have anything further to add.
- Commissioner Poldrack requested to add a discussion item regarding expanded street widths.
- Commissioner Casias stated that this may not be a function of the Planning Commission but she would like to request an ordinance for non-auto sales businesses from parking cars for sale on their properties.
- Mr. Tanner replied that we do have an ordinance governing vehicle sales lots and there are specific requirements.
- Commissioner Casias specifically pointed out the empty lot next to the Millie Street Shell station that is filling up with cars for sale by individuals. It is paved but this is not a business, it is a parking lot. There are other businesses around that do the same.
- Mr. Tanner replied that there are some restrictions but that would be a zoning issue.

**No action taken.**

**14. ANNOUNCEMENTS.**

Vice Chairperson Phipps announced that he would not be present for the November Planning Commission meeting.

**15. ADJOURNMENT.**

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

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Renée LeLaurin  
Secretary II



# PLANNING COMMISSION COMMUNICATION

November 19, 2014

ITEM #	ITEM TITLE
2	Preliminary Plat of Cottonwood Section Three-C

## MOTION

Consideration of and action on a Preliminary Plat of Cottonwood Section Three-C, a subdivision of 8.368 acres of land located in the S.A. Stone Survey No. 10, A-392, City of Rosenberg, Fort Bend County, Texas; 41 lots, 1 reserve, 3 blocks.

## RECOMMENDATION

Staff recommends approval of the Preliminary Plat of Cottonwood Section Three-C.

MUD #	City/ETJ	ELECTION DISTRICT
148 (Cottonwood)	City	2

## SUPPORTING DOCUMENTS:

1. Preliminary Plat of Cottonwood Section Three-C
2. Land Plan for Cottonwood

## APPROVAL

### Submitted by:

*Travis Tanner*

Travis Tanner, AICP  
Executive Director of Community  
Development

### Reviewed by:

\_\_\_ Executive Director of Community Development

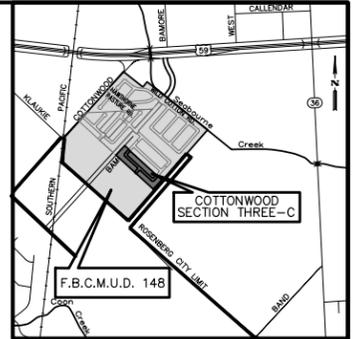
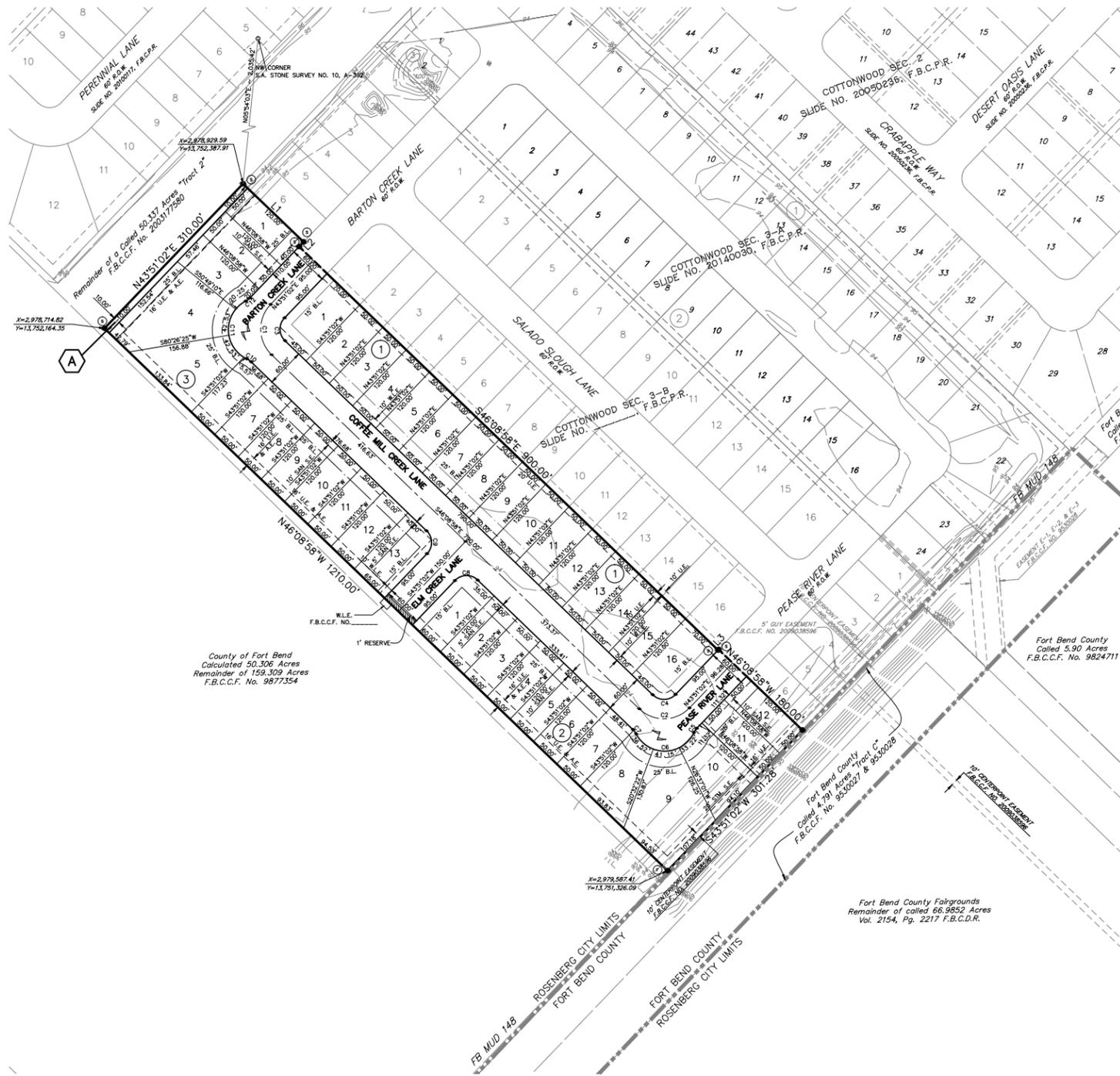
X City Engineer *OK*

## EXECUTIVE SUMMARY

The Preliminary Plat of Cottonwood Section Three-C consists of 8.368 acres and 41 residential lots. It is located off of Barton Creek and Pease River Lanes, immediately southwest of Cottonwood Section Three-B. The Plat is within the City Limits and located 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-C.



VICINITY MAP  
1"=2000'  
KEY MAP #604-X

- GENERAL NOTES
- "U.E." indicates "Utility Easement".
  - "B.L." indicates "Building Line".
  - "W.L.E." indicates "Water Line Easement".
  - "W.M.E." indicates "Water Meter Easement".
  - "F.H.E." indicates "Fire Hydrant Easement".
  - "SAN. S.E." indicates "Sanitary Sewer Easement".
  - "STM. S.E." indicates "Storm Sewer Easement".
  - "D.E." indicates "Drainage Easement".
  - "A.E." indicates "Aerial Easement".
  - "F.B.C.C.F. No." indicates "Fort Bend County Clerk's File Number".
  - "F.B.C.P.R." indicates "Plot Records of Fort Bend County".
  - "F.B.C.D.R." indicates "Deed Records of Fort Bend County".
  - "T.B.M." indicates "Temporary Benchmark".
  - All lots shall have a minimum five foot (5') side building line.
  - Single-family dwelling unit shall mean a building containing one (1) dwelling unit that is designed to be occupied by one (1) family, and there shall be only one (1) such dwelling unit per platted lot.
  - One-foot reserve dedicated to the public in fee as a buffer separation between the side and end of streets where such streets abut adjacent property. The condition of such dedication being that when the adjacent property is subdivided or re-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 dedicator, his heirs, assigns or successors.

County of Fort Bend  
Calculated 50.306 Acres  
Remainder of 159.309 Acres  
F.B.C.C.F. No. 9877354

Fort Bend County  
Called 5.90 Acres  
F.B.C.C.F. No. 9824711

Fort Bend County Fairgrounds  
Remainder of called 66.952 Acres  
Vol. 2154, Pg. 2217 F.B.C.D.R.

LOT TABLE

BLOCK-LOT	SQUARE FEET
blk 1 lot 1	8265
blk 1 lot 2	6000
blk 1 lot 3	6000
blk 1 lot 4	6000
blk 1 lot 5	6000
blk 1 lot 6	6000
blk 1 lot 7	6000
blk 1 lot 8	6000
blk 1 lot 9	6000
blk 1 lot 10	6000
blk 1 lot 11	6000
blk 1 lot 12	6000
blk 1 lot 13	6000
blk 1 lot 14	6000
blk 1 lot 15	6000
blk 1 lot 16	8265
blk 2 lot 1	7665
blk 2 lot 2	6000
blk 2 lot 3	6000
blk 2 lot 4	6000
blk 2 lot 5	6000
blk 2 lot 6	6000
blk 2 lot 7	5998
blk 2 lot 8	7809
blk 2 lot 9	15372
blk 2 lot 10	8636
blk 2 lot 11	6000
blk 2 lot 12	6000
blk 3 lot 1	6000
blk 3 lot 2	6000
blk 3 lot 3	6240
blk 3 lot 4	14095
blk 3 lot 5	11150
blk 3 lot 6	5969
blk 3 lot 7	6000
blk 3 lot 8	6000
blk 3 lot 9	6000
blk 3 lot 10	6000
blk 3 lot 11	6000
blk 3 lot 12	6000
blk 3 lot 13	8265

AVERAGE LOT AREA 6871

LINE DATA

NUMBER	BEARING	DISTANCE
L1	N 46°08'58" W	130.00'
L2	S 43°51'02" W	10.00'
L3	N 43°51'02" E	1.28'

CURVE DATA

NUMBER	RADIUS (FT.)	DELTA ANGLE	ARC DISTANCE (FT.)	CHORD BEARING	CHORD DISTANCE (FT.)
C1	55.00	90°00'00"	86.39	S 01°08'58" E	77.78
C2	55.00	90°00'00"	86.39	N 88°51'02" E	77.78
C3	25.00	90°00'00"	39.27	S 01°08'58" E	35.36
C4	25.00	90°00'00"	39.27	N 88°51'02" E	35.36
C5	25.00	18°32'11"	8.09	S 34°34'56" W	8.05
C6	50.00	127°04'22"	110.89	S 88°51'02" W	89.52
C7	25.00	18°32'11"	8.09	N 36°52'52" W	8.05
C8	25.00	90°00'00"	39.27	S 88°51'02" W	35.36
C9	25.00	90°00'00"	39.27	N 01°08'58" W	35.36
C10	25.00	18°32'11"	8.09	N 55°25'04" W	8.05
C11	50.00	127°04'22"	110.89	N 01°08'58" W	89.52
C12	25.00	18°32'11"	8.09	N 53°07'08" E	8.05

RESERVE TABLE

RESERVE	ACREAGE/ SQUARE FOOTAGE	RESTRICTION
(A)	0.0709 AC. / 3,089 S.F.	LANDSCAPE / OPEN SPACE

PRELIMINARY PLAT  
**COTTONWOOD**  
**SECTION THREE-C**

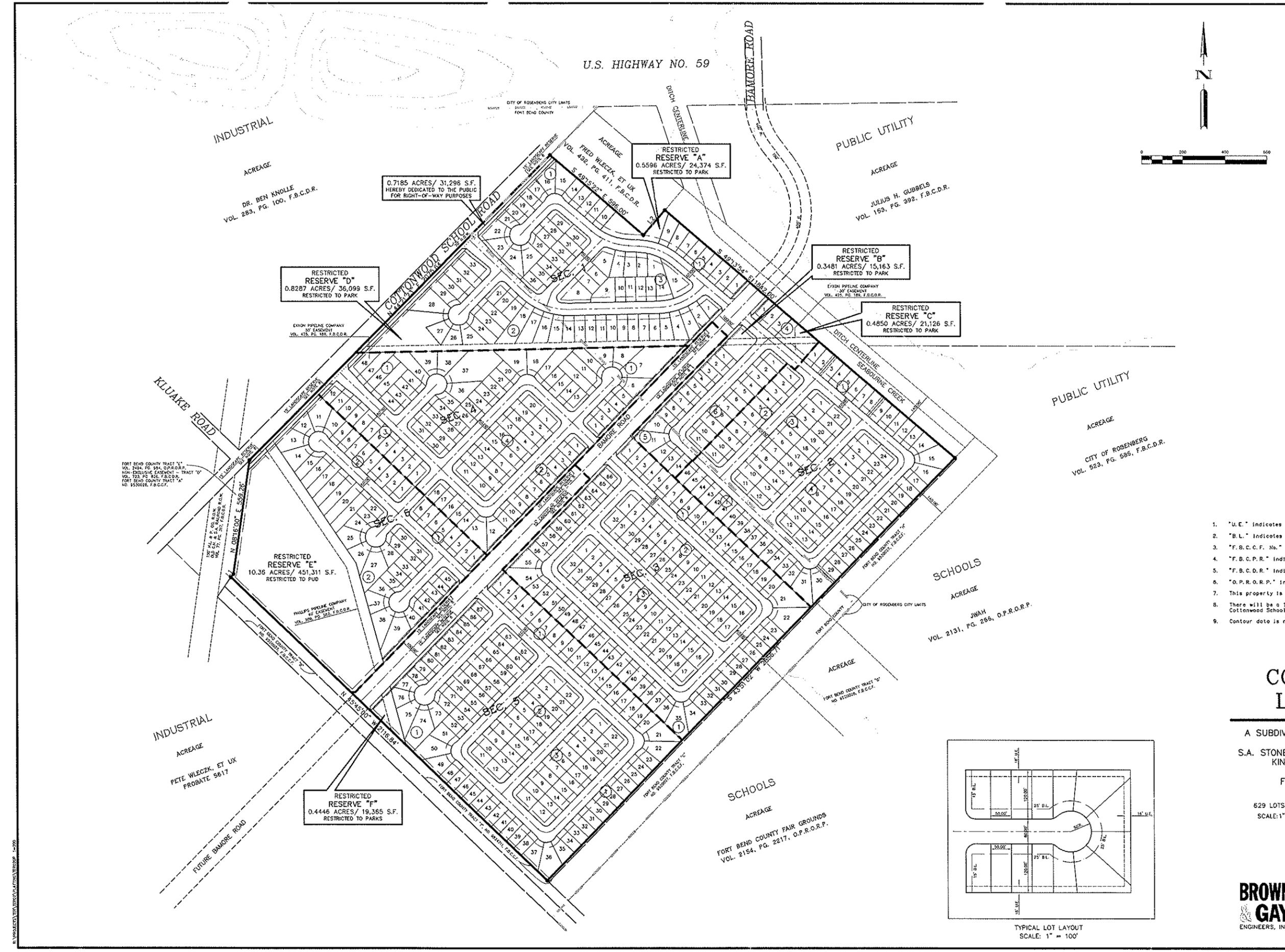
A SUBDIVISION OF 8.368 ACRES OF LAND  
LOCATED IN THE  
S.A. STONE SURVEY NO. 10, A-392  
CITY OF ROSENBERG  
FORT BEND COUNTY, TEXAS

LOTS: 41                      RESERVES: 1                      BLOCKS: 3  
SCALE: 1"=100'                      DATE: NOVEMBER 6, 2014

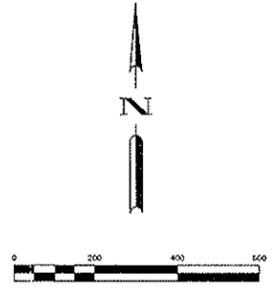
OWNER:  
CENTEX HOMES  
16870 PARK ROW, SUITE 100  
HOUSTON, TEXAS 77084  
281-749-8000



**Brown & Gay Engineers, Inc.**  
10777 Westheimer, Suite 400, Houston, TX 77042  
Tel: 281-558-8700 • www.browngay.com  
TBPE Registration No. F-1046  
TBPLS Licensed Surveying Firm No. 101065-00



VICINITY MAP  
1"=2000'  
KEY MAP #504-X



SECTION DATA		
SECTION	# OF LOTS	PARK ACREAGE
1	112	2.221
2	103	0
3	150	0
4	98	0
5	131	0.4446
6	53	0

LINE DATA		
NUMBER	BEARING	DISTANCE
L1	N 37°55'59" E	20.35'
L2	N 40°49'16" E	160.21'

- GENERAL NOTES
- "U.E." indicates "Utility Easement".
  - "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 Plot Records of Fort Bend County.
  - "F.B.C.D.R." indicates Deed Records of Fort Bend County.
  - "O.P.R.O.R.P." indicates Official Public Records of Real Property.
  - This property is to be annexed into City of Rosenberg City Limits.
  - There will be a 15' Landscaping Reserve adjoining Bamore Road and Cottonwood School road in each section as depicted.
  - Contour data is reflected from National Elevation Dataset, 1990.

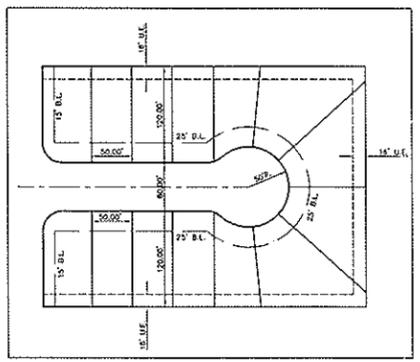
## COTTONWOOD LAND PLAN

A SUBDIVISION OF 151.61 ACRES OF LAND  
LOCATED IN THE  
S.A. STONE SURVEY NO. 10, A-392 AND THE  
KINCH HILLYER SURVEY, A-747  
CITY OF ROSENBERG  
FORT BEND COUNTY, TEXAS

629 LOTS      6 RESERVES      25 BLOCKS  
SCALE: 1"=200'      APRIL, 2003

OWNER:  
TERRAMARK COMMUNITIES  
18550 EMILY COURT  
SUGAR LAND, TEXAS 77478  
281-244-9300

**BROWN GAY** CIVIL ENGINEERS & SURVEYORS  
11480 WESTHEIMER, SUITE 700  
HOUSTON, TEXAS 77077  
(281) 558-8700



TYPICAL LOT LAYOUT  
SCALE: 1" = 100'



# PLANNING COMMISSION COMMUNICATION

November 19, 2014

ITEM #	ITEM TITLE
3	Preliminary Plat of The Reserve at Brazos Town Center Section Four

## MOTION

Consideration of and action on a Preliminary Plat of The Reserve at Brazos Town Center Section Four, being 27.6 acres of land containing 104 lots (50' x 130' typ.) and four reserves in two blocks out of the Jane H. Long League Survey, A-55, City of Rosenberg, Fort Bend County, Texas.

## RECOMMENDATION

Staff recommends approval of the Preliminary Plat of The Reserve at Brazos Town Center Section Four.

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

## SUPPORTING DOCUMENTS:

1. Preliminary Plat of The Reserve at Brazos Town Center Section Four
2. Developer's Conceptual Plan, Revised Exhibit "B" Brazos Town Center – 09-30-14

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

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

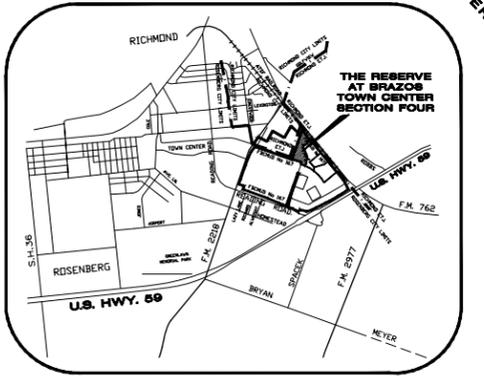
The proposed Preliminary Plat is not in conflict with any applicable regulations or with the approved Land Plan for Brazos Town Center. That being said, staff recommends approval of the Preliminary Plat of The Reserve at Brazos Town Center Section Four.

NOTE:

- A** RESTRICTED RESERVE "A" LANDSCAPE/OPEN SPACE ±0.85 ACRE
- B** RESTRICTED RESERVE "B" LANDSCAPE/OPEN SPACE ±1.18 ACRES
- C** RESTRICTED RESERVE "C" LANDSCAPE/OPEN SPACE ±0.12 ACRE
- D** RESTRICTED RESERVE "D" LANDSCAPE/OPEN SPACE ±0.78 ACRE

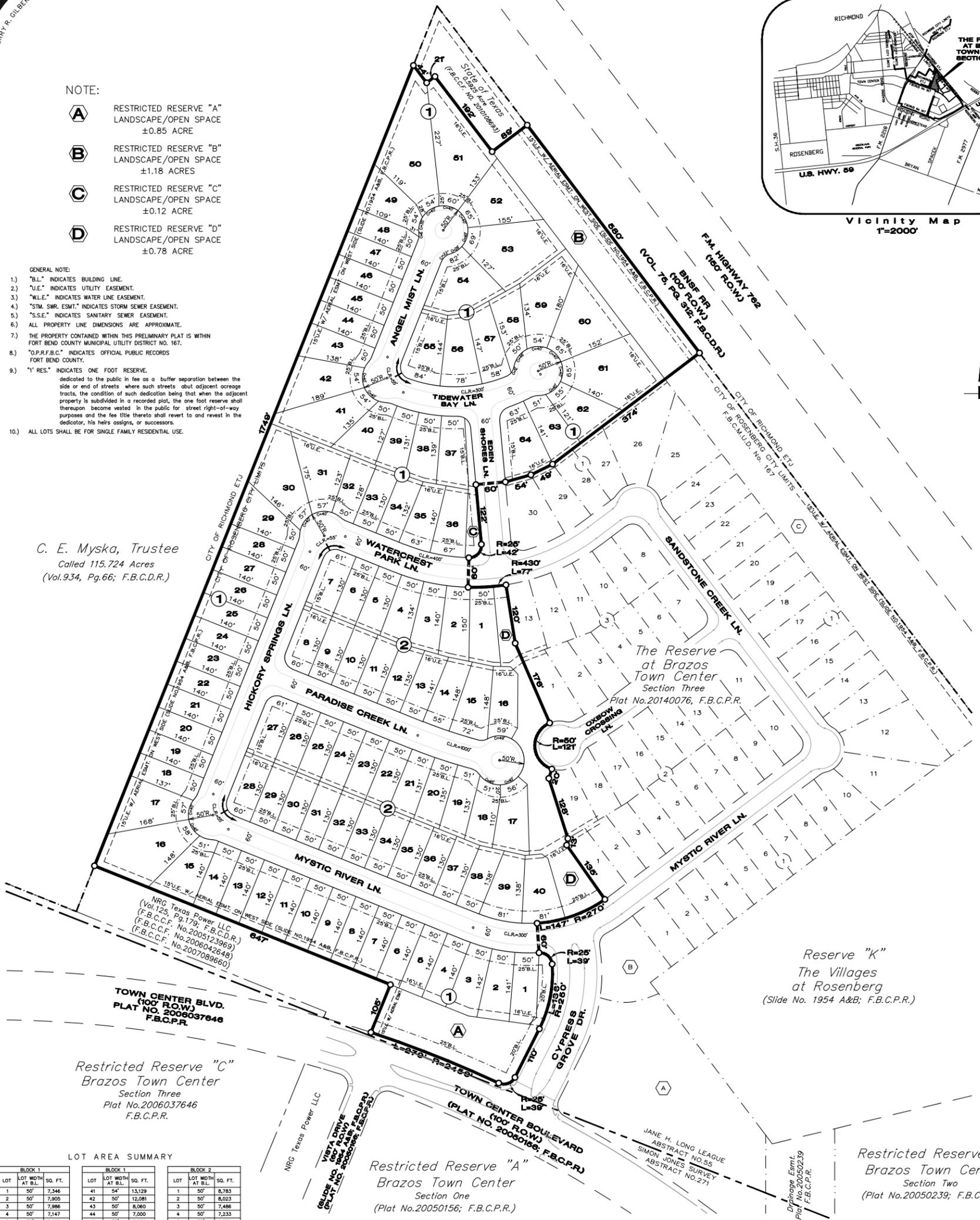
GENERAL NOTE:

- 1.) "B.L." INDICATES BUILDING LINE.
- 2.) "U.E." INDICATES UTILITY EASEMENT.
- 3.) "W.L.E." INDICATES WATER LINE EASEMENT.
- 4.) "S.W. SW. ESMT." INDICATES STORM SEWER EASEMENT.
- 5.) "S.S.E." INDICATES SANITARY SEWER EASEMENT.
- 6.) ALL PROPERTY LINE DIMENSIONS ARE APPROXIMATE.
- 7.) THE PROPERTY CONTAINED WITHIN THIS PRELIMINARY PLAT IS WITHIN FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 167.
- 8.) "O.P.R.F.B.C." INDICATES OFFICIAL PUBLIC RECORDS FORT BEND COUNTY.
- 9.) "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 adjacent storage 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 remain in the dedicator, his heirs assigns, or successors.
- 10.) ALL LOTS SHALL BE FOR SINGLE FAMILY RESIDENTIAL USE.



Vicinity Map  
1"=2000'

C. E. Myska, Trustee  
Called 115,724 Acres  
(Vol.934, Pg.66; F.B.C.D.R.)



LOT AREA SUMMARY

BLOCK 1		BLOCK 2		BLOCK 3	
LOT	LOT AREA (SQ. FT.)	LOT	LOT AREA (SQ. FT.)	LOT	LOT AREA (SQ. FT.)
1	7,346	41	13,129	1	8,783
2	7,905	42	12,081	2	8,023
3	7,986	43	8,960	3	7,486
4	7,147	44	7,000	4	7,233
5	7,000	45	7,000	5	7,023
6	7,000	46	7,000	6	6,500
7	7,000	47	7,000	7	7,741
8	7,000	48	6,886	8	7,674
9	7,000	49	9,212	9	6,500
10	7,000	50	21,964	10	6,500
11	7,000	51	20,175	11	6,500
12	7,000	52	12,669	12	6,635
13	7,000	53	18,531	13	6,986
14	7,000	54	13,399	14	7,019
15	9,436	55	10,248	15	7,306
16	16,953	56	9,225	16	7,698
17	11,750	57	8,467	17	9,086
18	6,982	58	7,675	18	8,849
19	7,000	59	13,824	19	7,148
20	7,000	60	16,022	20	6,914
21	7,000	61	19,218	21	6,785
22	7,000	62	9,025	22	6,501
23	7,000	63	7,668	23	6,500
24	7,000	64	11,061	24	6,500
25	7,000			25	6,500
26	7,000			26	6,500
27	7,000			27	7,750
28	7,000			28	7,679
29	9,167			29	6,500
30	15,053			30	6,500
31	11,364			31	6,500
32	6,578			32	6,500
33	6,438			33	6,500
34	6,545			34	6,500
35	7,745			35	6,500
36	8,188			36	6,500
37	8,078			37	6,500
38	7,570			38	6,735
39	7,115			39	9,217
40	8,400			40	9,142

Restricted Reserve "A"  
Brazos Town Center  
Section One  
(Plat No.20050156; F.B.C.P.R.)

PARKLAND DEDICATION TABLE

TOTAL NUMBER OF LOTS:	104
PUBLIC PARK REQUIREMENTS:	104 / 160 = 0.65 ACRES
PUBLIC PARK DEDICATION:	0
PRIVATE OPEN SPACE TO BE PROVIDED:	
RESTRICTED RESERVE "A":	0.85 x 0.1 = .085 AC.
RESTRICTED RESERVE "B":	1.18 x 0.1 = .118 AC.
RESTRICTED RESERVE "C":	0.12 x 0.1 = .012 AC.
RESTRICTED RESERVE "D":	0.78 x 0.1 = .078 AC.
TOTAL:	0.293 ACRES
REQUIRED PRIVATE PARKLAND DEDICATION:	0.65 AC. / 2 = 0.325 AC.
PRIVATE PARKLAND PROVIDED:	= 0.293 AC.
ADDITIONAL PRIVATE PARKLAND NEEDED FOR THIS SECTION:	= 0.032 AC.
SURPLUS PRIVATE PARKLAND IN DEVELOPMENT:	= 2.0535 AC.
TOTAL REMAINING SURPLUS PRIVATE PARKLAND IN DEVELOPMENT:	= 2.0215 AC.
MONEY IN LIEU OF PARKLAND DEDICATION:	104 / 2 = 52 LOTS 52 LOTS (X) \$350.00 = \$18,200.00

A PRELIMINARY PLAT OF  
**THE RESERVE AT BRAZOS TOWN CENTER SECTION FOUR**

BEING 27.6± ACRES OF LAND CONTAINING 104 LOTS (60' X 130' TYP.) AND FOUR RESERVES IN TWO BLOCKS.

OUT OF THE JANE H. LONG LEAGUE SURVEY, A-65 CITY OF ROSENBERG, FORT BEND COUNTY, TEXAS

OWNER: PERRY HOMES

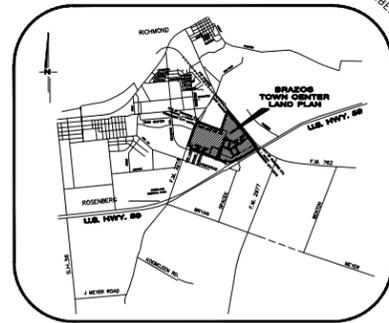
PLANNER: BGE | KERRY R. GILBERT & ASSOCIATES, INC.

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

SCALE: 1" = 100'  
0 50 100 200

OCTOBER 08, 2014  
KGA# I-118B

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 PLAT.



Vicinity Map  
1"=3000'

**LOT ANALYSIS**

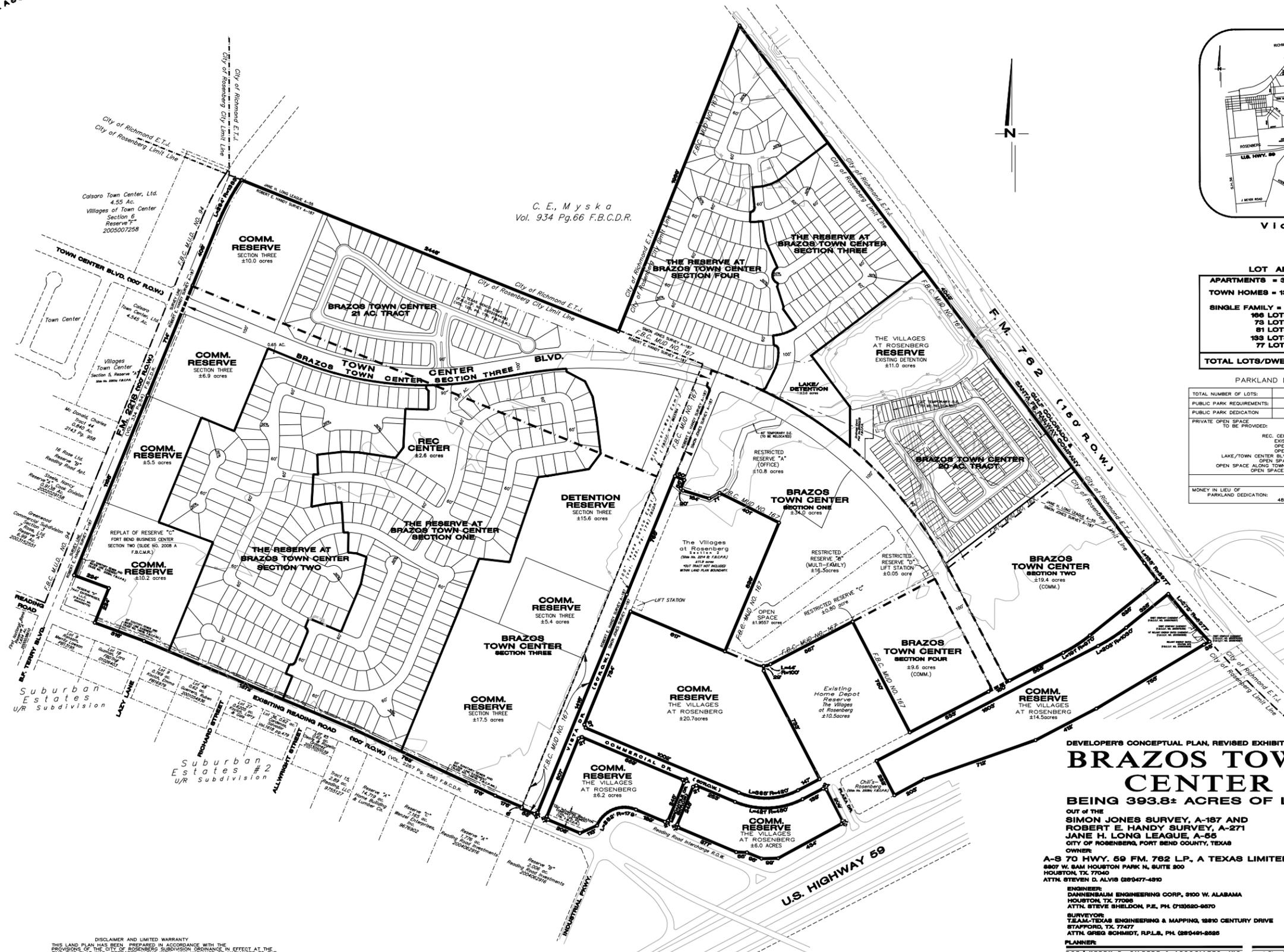
APARTMENTS = 306 DWELLING UNITS  
 TOWN HOMES = 139 LOTS (TYP. 24'x28'x110')

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 = 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.
OPEN SPACE (S.F.-3&4) :	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.
<b>TOTAL:</b>	<b>6.50 ACRES</b>
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:  
 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" = 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 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.



# PLANNING COMMISSION COMMUNICATION

November 19, 2014

ITEM #	ITEM TITLE
4	Final Plat of Rivers Mist Section Two

### MOTION

Consideration of and action on a Final Plat of Rivers Mist Section Two, being a subdivision of 15.597 acres out of the Wm. Lusk Survey, A-276, in Fort Bend County, Texas (Fort Bend County Municipal Utility District No. 158); 46 lots, 2 blocks, 3 reserves (4.2658 acres).

### RECOMMENDATION

Staff recommends a recommendation of approval to City Council of the Final Plat of Rivers Mist Section Two.

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

### SUPPORTING DOCUMENTS:

1. Final Plat of Rivers Mist Section Two
2. Preliminary Plat of Rivers Mist Section Two – 08-20-14
3. Land Plan for Rivers Mist – 05-03-06
4. Planning Commission Meeting Minute Excerpt – 08-20-14

### 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 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 proposed Plat consists of 15.597 acres, 46 lots, two (2) blocks, and three (3) reserves with a total of 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 Preliminary Plat of this subdivision was approved by the Planning Commission on August 20, 2014.

The proposed Final Plat meets all applicable regulations of the City of Rosenberg and is not in conflict with the Land Plan for Rivers Mist or with the approved Preliminary Plat. That said, staff recommends that the Planning Commission recommend approval to City Council of the Final Plat of Rivers Mist Section Two.

STATE OF TEXAS  
COUNTY OF FORT BEND

We, Ventana Development Reading West, L.L.C., a Texas limited liability company, acting by and through James B. Grover, Co-Manager of Ventana Reading Road, L.L.C., a Texas limited liability company and sole General Partner of Ventana Development Reading, LTD., owners (hereinafter referred to as Owners) of the 15.597 acre tract described in the above and foregoing map of RIVERS MIST SECTION TWO, 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, 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 to the land so dedicated.

FURTHER, Owners have dedicated and by these presents do dedicate to the use of the public for public utility purpose forever unobstructed aerial easements. The aerial easements shall extend horizontally an additional 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 aerial easements (U.E. and A.E.) as indicated and depicted hereon, whereby the aerial 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 aerial easements. The aerial easements shall extend horizontally an additional ten feet (10' 0") for ten feet (10' 0") back-to-back ground easements, or eight feet (8' 0") for fourteen feet (14' 0") back-to-back ground easements or seven feet (7' 0") for sixteen feet (16' 0") back-to-back ground 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 aerial easements (U.E. and A.E.) as indicated and depicted hereon, whereby the aerial easement totals thirty feet (30' 0") in width.

FURTHER, Owners 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 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 dedicate to the public a strip of land twenty (20) feet wide on each side of the center line of any and all bays, creeks, gullies, ravines, draws and drainage ditches located in said subdivision, as easements for drainage purposes. Fort Bend County 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 acknowledge the receipt of the "Orders for Regulations of Outdoor Lighting in the Unincorporated Areas of Fort Bend County, Texas", and do hereby covenant and agree to shall comply with this order as adopted by Fort Bend County Commissioners Court on March 23, 2004, and any subsequent amendments.

FURTHER, Owners do hereby covenant and agree that all of the property within the boundaries of this plot and adjacent to any drainage easement, ditch, gully, creek or natural drainage way is hereby restricted to keep such drainage ways and easements clear of fences, buildings, planting and other obstructions to the operations and maintenance of the drainage facility and that such obutting 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 attached plot of RIVERS MIST SECTION TWO, where building setback lines or public utility easements are to be established outside of the boundaries of the above and foregoing plot and do hereby make and establish all building setback lines and dedicate to the use of the public forever all public utility easements shown in said adjacent acreage.

We further acknowledge that the dedications and/or exaction's 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 exaction's made herein.

IN TESTIMONY WHEREOF, Ventana Development Reading West, L.L.C., a Texas limited liability company has caused these presents to be signed by James B. Grover, Co-Manager of Ventana Reading Road, L.L.C., a Texas limited liability company and sole General Partner of Ventana Development Reading, LTD., hereunto authorized, this \_\_\_\_\_ day of \_\_\_\_\_, 2014.

OWNER  
VENTANA DEVELOPMENT READING WEST, L.L.C.,  
a Texas limited liability company  
By:  
Ventana Reading Road, L.L.C.,  
a Texas limited liability company,  
sole General Partner  
By: \_\_\_\_\_  
James B. Grover, Co-Manager

STATE OF TEXAS  
COUNTY OF FORT BEND

BEFORE ME, the undersigned authority, on this day personally appeared James B. Grover, Co-Manager of Ventana Reading Road, L.L.C., a Texas limited liability company, sole General Partner of Ventana Development Reading, LTD., a Texas limited Partnership, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed.

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  
My Notary Commission Expires \_\_\_\_\_

I, Charles Kennedy, Jr., am authorized under the laws of the State of Texas to practice the profession of surveying and hereby certify that 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 minimum 5/8" required and a length of not less than three (3) feet.

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

GENERAL NOTES

- 1. B.L. indicates Building Line.  
U.E. indicates Utility Easement.  
A.E. indicates Aerial Easement.  
N.T.S. indicates Not To Scale.  
S.T.M. S.E. indicates Storm Sewer Easement.  
S.S.E. indicates Sanitary Sewer Easement.  
W.L.E. indicates Water Line Easement.  
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.  
(F) indicates Found 5/8" Iron Rod with cap Stamped "E.H.R.A.713-784-4500".
- 2. All lots shall be restricted to single family residential use.
- 3. All easements extend equidistant from either side of the property lines unless otherwise noted.
- 4. All side lot lines are either perpendicular or radial to street frontage unless otherwise noted.
- 5. This easement shall be kept clear of fences, buildings, planting, and other obstructions to the operation and maintenance of the drainage facility, and obutting property shall not be permitted to drain into this easement except by means of an approved drainage structure.
- 6. The coordinates shown hereon are Texas South Central Zone No. 4204 State Plane Grid Coordinates (NAD83) and may be brought to surface by dividing by the following combined scale factor 0.999869043.
- 7. Rivers Mist Section Two contains 46 - Lots 60' wide or greater and
- 8. Declaration of Covenants, Conditions and Restrictions for "Rivers Mist Section Two" filed under Fort Bend County Clerk Document No. \_\_\_\_\_ O.P.R.F.B.C.
- 9. The top of all floor slabs shall be a minimum of 90.50 feet above mean sea level. The top slab elevation at any point on the perimeter of the slab shall not be less than 18" above natural ground or twelve inches (12") above the top of curb at the front of the lot, whichever is higher.
- 10. The drainage system for this subdivision is designed in accordance with the Fort Bend County Criteria Manual, which allows street ponding with intense rainfall events.
- 11. Sidewalks shall be built or caused to be built not less than 5 feet in width on both sides of all dedicated rights-of-way within said plot and on the contiguous right-of-way of all perimeter roads surrounding said plot, in accordance with the A.D.A.
- 12. This subdivisions falls within Fort Bend County Outdoor Lighting Ordinance: Zone "L22."
- 13. A project benchmark will be installed and documented per City of Rosenberg requirements prior to acceptance of the subdivision.
- 14. Elevations used for delineating contour lines are based upon U.S.C. & G.S. Datum, NVD-88 (1991 Adj.).
- 15. This plot was prepared to meet City of Rosenberg and Fort Bend County requirements.
- 16. This plot lies wholly within Fort Bend County, Fort Bend County Municipal Utility District No. 158, Fort Bend Subdivision District, Fort Bend County Drainage District, Lamar Consolidated I.S.D., and the EIU of the City of Rosenberg.
- 17. 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.
- 18. All lots shall have a minimum of five (5') foot side building lines.
- 19. The square footage totals as shown hereon are based on the mathematical closure of the courses and distances reflected on this plot. It does not include the tolerances that may be present due to the positional accuracy of the boundary monumentation.
- 20. 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.
- 21. All corners are Set 5/8-inch iron rod with cap stamped "E.H.R.A. 713-784-4500" unless otherwise noted.
- 22. F.B.C. M.U.D. No. 158 is responsible for the maintenance of all drainage and detention reserves.
- 23. This plot was prepared from information furnished by WFG National Title Company, effective date October 17, 2014. The surveyor has not obstructed the above property.

This is to certify that the City Planning Commission of the City of Rosenberg, Texas has approved this plot and subdivision of RIVERS MIST SECTION TWO 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 plot this \_\_\_\_\_ day of \_\_\_\_\_, 2014.

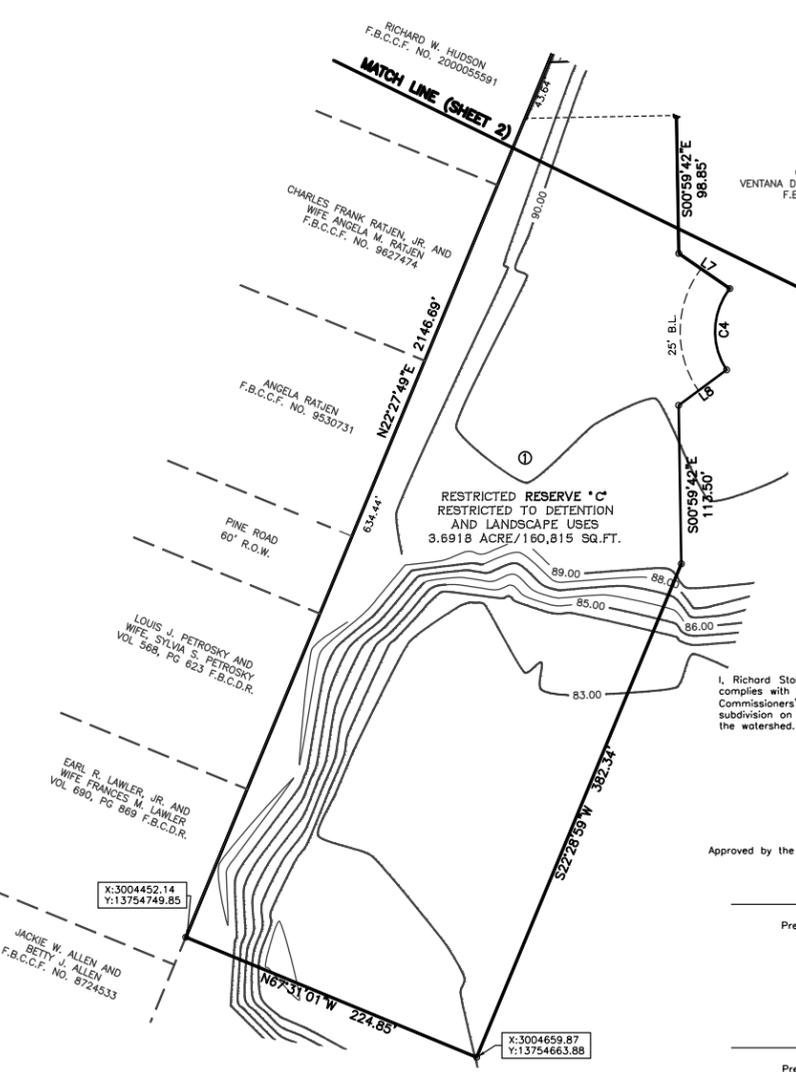
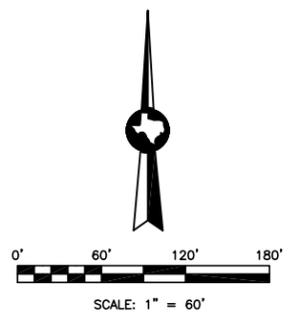
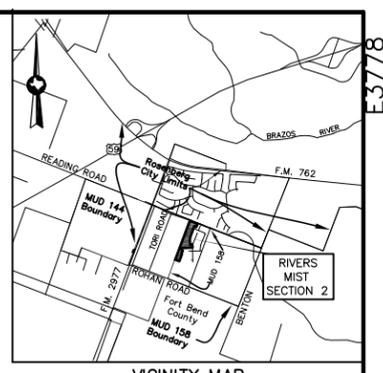
By: Pete Pavlovsky, Chairman  
Wayne Poldrack, Secretary

This is to certify that the City Council of the City of Rosenberg, Texas has approved this plot and subdivision of RIVERS MIST SECTION TWO 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 plot this \_\_\_\_\_ day of \_\_\_\_\_, 2014.

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

I, Justin R. Ring, a Professional Engineer registered in the State of Texas, do hereby certify that this plot meets all requirements of Fort Bend County to the best of my knowledge.

Justin R. Ring, Registered Professional Engineer  
Texas Registration No. 95863



LOT AREA SUMMARY TABLE

BLOCK	LOT	S.F.	WIDTH
1	1	8947	60
	2	9414	60
	3	9738	60
	4	9527	60
	5	18,745	60
	6	13,281	60
	7	7272	60
	8-15	7500	60
	16	7552	60
	17	8098	60
	18	9114	60
	19	10,774	60
	20	11,894	60
	21	8266	60
	22	7200	60
	23	11,150	60
	24	13,903	60
	25	7169	60
	26	7952	60
	27	7945	60
	28	7938	60
	29	7931	60
	30	7924	60
	31	7917	60
	32	9041	60
2	1	8266	60
	2	7200	60
	3	7200	60
	4	8269	60
	5	8545	60
	6	7451	60
	7-12	7200	60
	13	7601	60
	14	8280	60

PARK LAND DEDICATION TABLE  
RIVERS MIST SECTION TWO

TOTAL PARK LAND DEDICATION REQUIRED = 0.46 AC  
(TOTAL LOTS 46/100)  
MAXIMUM PRIVATE PARK LAND DEDICATION = 0.23 AC  
(TOTAL REQUIRED 0.46 X 50%)

PRIVATE PARK LAND DEDICATION:  
PARK LAND CREDIT (RESERVE "C")  
(3.0882 X 25% FOR PARK AREAS (25-177(E)3)) = 0.77 AC

TOTAL PRIVATE PARK LAND DEDICATION = 0.77 AC  
(REMAINING FOR FUTURE SECTIONS = 0.54 AC)

MONEY IN LIEU OF PUBLIC PARK LAND  
(0.23 AC) X 100 X \$560 = \$12,880.00

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

ELEVATION = 81.66 FEET, NGVD 29

PROJECT TB: 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

CURVE TABLE

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	25.00'	84°20'30"	36.80'	S19°53'04"E	33.57'
C2	25.00'	90°00'00"	39.27'	S67°11'11"W	35.36'
C3	25.00'	90°00'00"	39.27'	S45°59'42"E	35.36'
C4	50.00'	71°09'15"	62.09'	S02°16'08"W	58.18'
C5	470.00'	23°27'31"	192.43'	S10°44'04"W	191.09'
C6	25.00'	48°30'43"	21.17'	S43°27'28"E	20.54'
C7	50.00'	179°25'11"	156.57'	S71°05'18"W	100.00'
C8	25.00'	41°05'06"	17.93'	N01°55'16"E	17.55'
C9	25.00'	89°49'22"	39.19'	S67°22'30"W	35.30'
C10	500.00'	23°27'31"	204.71'	S10°44'04"W	203.29'
C11	440.00'	23°27'31"	180.15'	S10°44'04"W	178.89'
C12	25.00'	90°00'00"	39.27'	S45°59'42"E	35.36'
C13	25.00'	90°00'00"	39.27'	N44°00'18"E	35.36'
C14	25.00'	42°50'00"	18.69'	S69°34'41"E	18.26'
C15	50.00'	285°40'01"	231.84'	S00°59'42"E	73.33'
C16	25.00'	42°50'00"	18.69'	S67°35'18"W	18.26'
C17	1950.00'	5°39'30"	192.58'	N64°53'04"W	192.50'
C18	55.00'	89°49'22"	86.22'	S67°22'30"W	77.66'

LINE TABLE

LINE	BEARING	DISTANCE
L1	S22°17'11"W	20.20'
L2	S22°17'11"W	114.92'
L3	N67°42'49"W	84.91'
L4	N09°06'07"E	110.81'
L5	N89°00'18"E	95.00'
L6	S00°59'42"E	141.49'
L7	S55°25'04"E	44.33'
L8	S53°25'41"W	42.72'
L9	S62°03'19"E	121.92'
L10	S63°36'09"E	125.54'
L11	N67°42'49"W	162.84'
L12	S62°03'19"E	108.52'
L13	N67°31'01"W	15.57'
L14	N67°42'49"W	95.17'
L15	S19°10'18"E	25.48'
L16	S19°53'04"E	14.86'

I, Richard Stolleis, P.E., Fort Bend County Engineer, do hereby certify that the Plot of this Subdivision complies with all of the existing rules and regulations of this office as adopted by the Fort Bend County Commissioners' Court. However, no certification is hereby given as to the effect of drainage from this subdivision on the intercepting drainage artery or parent stream or on any other area or subdivision within the watershed.

Richard Stolleis, P.E.  
Fort Bend County Engineer

Approved by the Commissioner's Court of Fort Bend County, Texas, this \_\_\_\_\_ day of \_\_\_\_\_, 2014.

Richard Morrison, Precinct 1, County Commissioner  
W.A. (Andy) Meyers, Precinct 3, County Commissioner  
Robert E. Hebert, County Judge  
Grady Prestage, Precinct 2, County Commissioner  
James Patterson, Precinct 4, County Commissioner

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 recording 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

**RIVERS MIST SECTION TWO**  
BEING A SUBDIVISION OF 15.597 ACRES OUT OF THE WM. LUSK SURVEY, A-276 IN FORT BEND COUNTY, TEXAS.  
(FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 158)  
46 LOTS 2 BLOCKS 3 RESERVES (4.2658 ACRES)

OWNER  
VENTANA DEVELOPMENT READING WEST, L.L.C.  
A TEXAS LIMITED LIABILITY COMPANY  
1600 HIGHWAY 6, SUITE 130  
SUGAR LAND, TX 77478  
(713)781-5553  
NOVEMBER 6, 2014

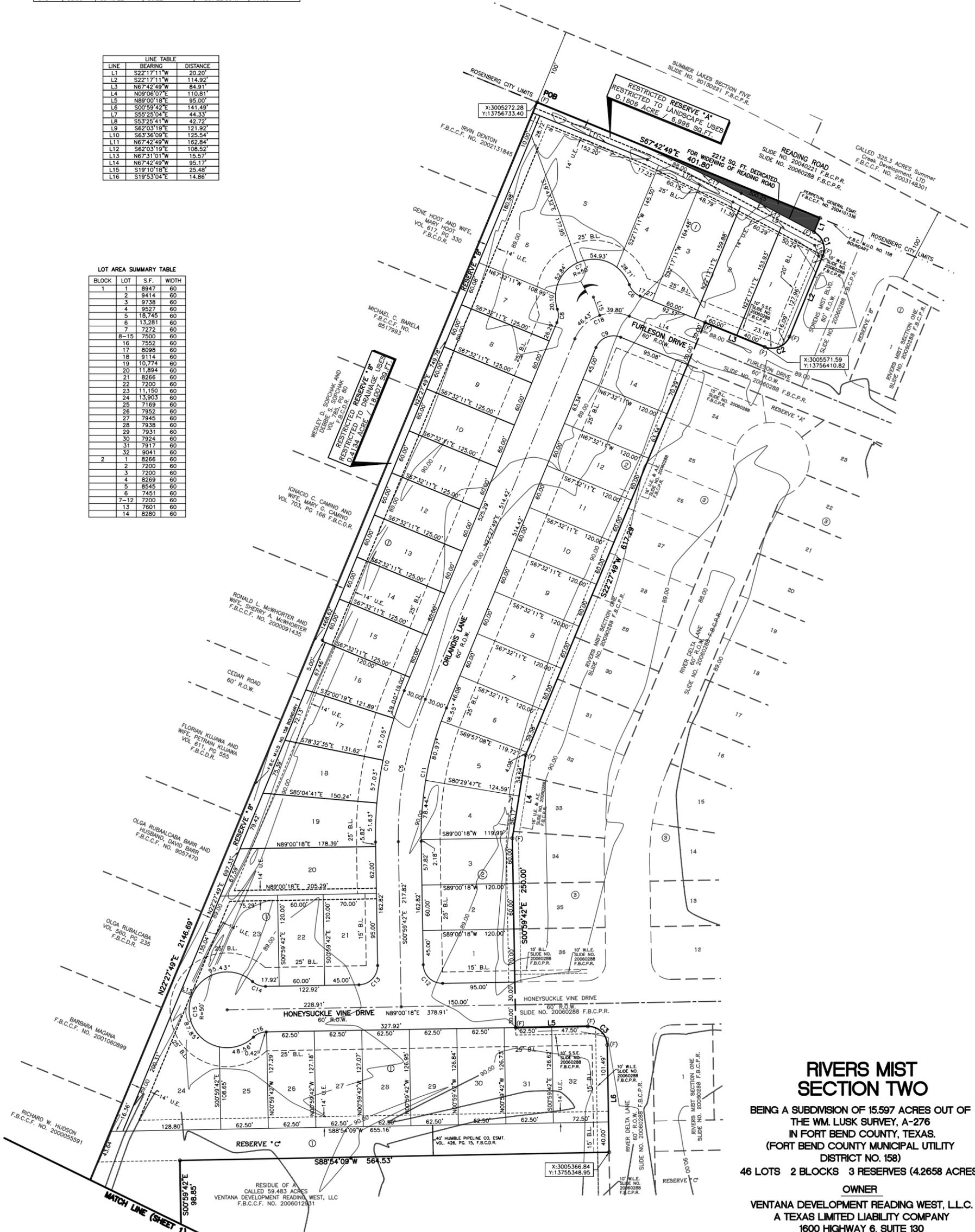
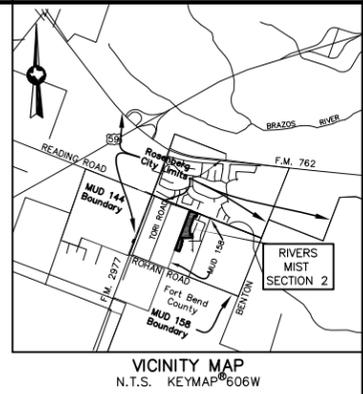
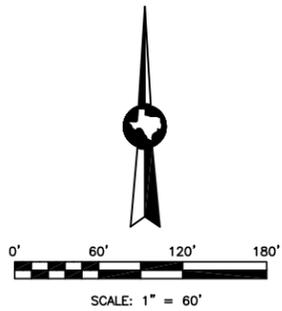


10555 Westoffice Drive  
Houston, Texas 77042  
713.784.4500  
EHRAinc.com  
TBP# No. F-78  
TBL# No. 10592300

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	25.00'	84°20'30"	36.80'	S19°53'04"E	33.57'
C2	25.00'	90°00'00"	39.27'	S67°17'11"W	35.36'
C3	25.00'	90°00'00"	39.27'	S45°59'42"E	35.36'
C4	50.00'	71°09'15"	62.09'	S02°16'08"W	58.18'
C5	470.00'	23°27'31"	192.43'	S10°44'04"W	191.09'
C6	25.00'	48°30'43"	21.17'	S43°27'28"E	20.54'
C7	50.00'	179°25'11"	156.57'	S71°05'18"W	100.00'
C8	25.00'	41°05'06"	17.93'	N01°55'16"E	17.55'
C9	25.00'	89°49'22"	39.19'	S67°22'30"W	35.30'
C10	500.00'	23°27'31"	204.71'	S10°44'04"W	203.29'
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C15	50.00'	265°40'01"	231.84'	S00°59'42"E	73.33'
C16	25.00'	42°50'00"	18.69'	S67°35'18"W	18.26'
C17	1950.00'	5°59'50"	192.58'	N04°53'04"W	192.50'
C18	55.00'	89°49'22"	86.22'	S67°22'30"W	77.66'

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L8	S83°24'41"W	42.72'
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17	17	8098	60
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20	20	11,894	60
21	21	8266	60
22	22	7200	60
23	23	11,150	60
24	24	13,903	60
25	25	7169	60
26	26	7952	60
27	27	7945	60
28	28	7938	60
29	29	7931	60
30	30	7924	60
31	31	7917	60
32	32	9041	60
2	1	8266	60
2	2	7200	60
3	3	7200	60
4	4	8269	60
5	5	8545	60
6	6	7451	60
7-12	7-12	7200	60
13	13	7601	60
14	14	8280	60



**RIVERS MIST SECTION TWO**

BEING A SUBDIVISION OF 15.97 ACRES OUT OF THE WM. LUSK SURVEY, A-276 IN FORT BEND COUNTY, TEXAS. (FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 158) 46 LOTS 2 BLOCKS 3 RESERVES (4.2658 ACRES)

**OWNER**  
VENTANA DEVELOPMENT READING WEST, L.L.C.  
A TEXAS LIMITED LIABILITY COMPANY  
1600 HIGHWAY 6, SUITE 130  
SUGAR LAND, TX 77478  
(713)781-5553

NOVEMBER 6, 2014

10555 Westoffice Drive  
Houston, Texas 77042  
713.784.4500  
EHRAinc.com  
18PE No. F-75  
18PL No. 10592300

XXXX

CURVE TABLE					
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	25.00'	84°20'30"	36.80'	S19°53'04"E	33.57'
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C3	25.00'	90°00'00"	39.27'	S45°59'42"E	35.36'
C4	50.00'	71°09'15"	62.09'	S02°16'08"W	58.18'
C5	470.00'	23°27'31"	192.43'	S10°44'04"W	191.09'
C6	25.00'	40°40'15"	17.75'	S47°22'42"E	17.38'
C7	50.00'	171°09'51"	149.37'	S67°22'30"W	99.70'
C8	25.00'	40°40'15"	17.75'	N02°07'42"E	17.38'
C9	25.00'	89°49'22"	39.19'	S67°22'30"W	35.30'
C10	500.00'	23°27'31"	204.71'	S10°44'04"W	203.29'
C11	440.00'	23°27'31"	180.15'	S10°44'04"W	178.89'
C12	25.00'	90°00'00"	39.27'	S45°59'42"E	35.36'
C13	25.00'	90°00'00"	39.27'	N44°00'18"E	35.36'
C14	25.00'	42°50'00"	18.69'	S69°34'41"E	18.26'
C15	50.00'	265°40'01"	231.84'	S00°59'42"E	73.33'
C16	25.00'	42°50'00"	18.69'	S67°35'18"W	18.26'
C17	1950.00'	5°39'30"	192.58'	N64°53'04"W	192.50'
C18	55.00'	89°49'22"	86.22'	S67°22'30"W	77.66'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S22°17'11"W	20.20'
L2	S22°17'11"W	114.92'
L3	N67°42'49"W	84.91'
L4	N09°08'07"E	110.97'
L5	N89°00'18"E	95.00'
L6	S00°59'42"E	141.49'
L7	S55°25'04"E	44.33'
L8	S53°25'41"W	42.72'
L9	S62°03'19"E	121.92'
L10	S63°36'09"E	125.54'
L11	N67°42'49"W	162.84'
L12	S62°03'19"E	108.52'
L13	N67°31'01"W	15.57'
L14	N67°42'49"W	95.17'
L15	S22°37'30"E	20.00'
L16	S19°53'04"E	14.86'

LOT AREA SUMMARY TABLE			
BLOCK	LOT	S.F.	WIDTH
1	1	8947	60
	2	9414	60
	3	9739	60
	4	9732	60
	5	19,099	60
	6	13,393	60
	7	7161	60
	8-15	7500	60
	16	7552	60
	17	8098	60
	18	9114	60
	19	10,774	60
	20	11,894	60
	21	8266	60
	22	7200	60
	23	11,150	60
	24	13,903	60
	25	7169	60
	26	7952	60
	27	7945	60
	28	7938	60
	29	7931	60
	30	7924	60
	31	7917	60
	32	9041	60
2	1	8266	60
	2	7200	60
	3	7200	60
	4	8269	60
	5	8545	60
	6	7451	60
	7-12	7200	60
	13	7601	60
	14	8280	60

GENERAL NOTES

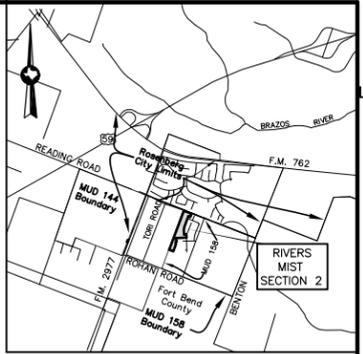
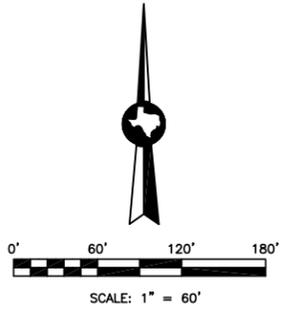
- B.L. indicates Building Line.  
U.E. indicates Utility Easement.  
A.E. indicates Aerial Easement.  
S.M. S.E. indicates Storm Sewer Easement.  
S.S.E. indicates Sanitary Sewer Easement.  
W.L.E. indicates Water Line Easement.  
F.B.C.D.R. indicates Fort Bend County Deed Records.  
F.B.C.C.F. indicates 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.
- All lots shall be restricted to single family residential use.
- All easements extend equidistant from either side of the property lines unless otherwise noted.
- All side lot lines are either perpendicular or radial to street frontage unless otherwise noted.

PARK LAND DEDICATION TABLE	
RIVERS MIST SECTION TWO	
TOTAL PARK LAND DEDICATION REQUIRED =	0.46 AC (TOTAL LOTS 46/100)
MAXIMUM PRIVATE PARK LAND DEDICATION =	0.23 AC (TOTAL REQUIRED 0.46 X 50%)
PRIVATE PARK LAND DEDICATION: PARK LAND CREDIT (RESERVE "D") (3.0882 X 25% FOR PARK AREAS (25-177(E)3)) =	0.77 AC
TOTAL PRIVATE PARK LAND DEDICATION =	0.77 AC (REMAINING FOR FUTURE SECTIONS = 0.54 AC)
MONEY IN LIEU OF PUBLIC PARK LAND (0.23 AC) X 100 X \$560 =	\$12,880.00

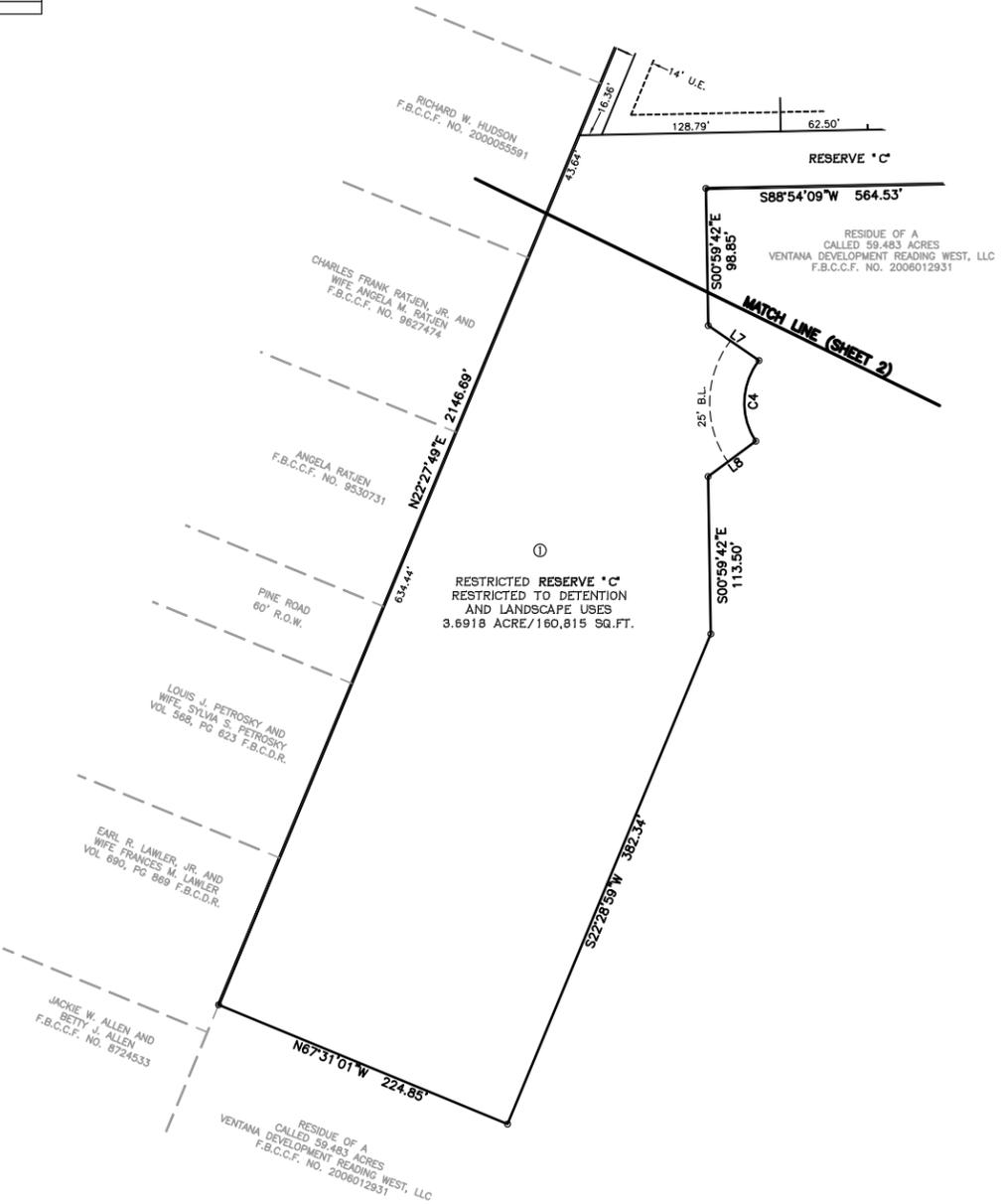
BENCH MARK: NGS W 865, DISK 0.6 MILES EAST OF CRABB, 0.6 MILES EAST, ALONG THE GULF, COLORADO AND SANTA FE RAILWAY FROM THE STATION AT CRABB, FORT BEND COUNTY, NEAR MILE POLE 58, OPPOSITE RAILROAD BRIDGE 58 A, AT A CONCRETE BRIDGE ON PAVED ROAD PARALLELING THE TRACK, IN TOP OF THE SOUTH WALL, 2.2 FEET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

ELEVATION = 81.66 FEET, NGVD 29  
PROJECT TBM: SQUARE CUT ON BACK OF CURB AT NOSE OF ESPLANADE AT THE EXISTING EASTERLY END OF READING ROAD AT THE WEST RIGHT-OF-WAY LINE OF F.M. 2977.  
ELEVATION = 95.80 FEET, NGVD 29

THE SUBJECT PROPERTY LIES WITHIN ZONE "X" (UNSHADED), DEFINED AS AREAS DETERMINED TO BE OUTSIDE 500-YR FLOOD PLAIN, AS DEPICTED ON FLOOD INSURANCE RATE MAP NO. 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.



VICINITY MAP  
N.T.S. KEYMAP 606W



# PRELIMINARY PLAT RIVERS MIST SECTION TWO

BEING A SUBDIVISION OF 15.59 ACRES OUT OF THE WM. LUSK SURVEY, A-276 IN FORT BEND COUNTY, TEXAS. (FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 158)  
46 LOTS 2 BLOCKS 3 RESERVES (4.2658 ACRES)

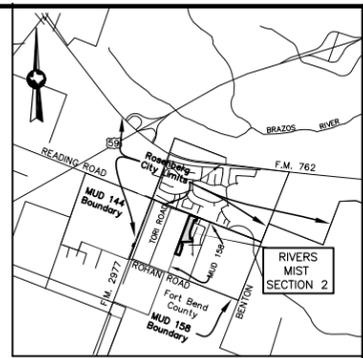
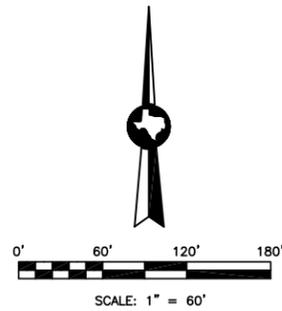
OWNER  
VENTANA DEVELOPMENT READING WEST, L.L.C.  
1600 HIGHWAY 6, SUITE 130  
SUGAR LAND, TX 77478  
(713)781-5553

AUGUST 6, 2014



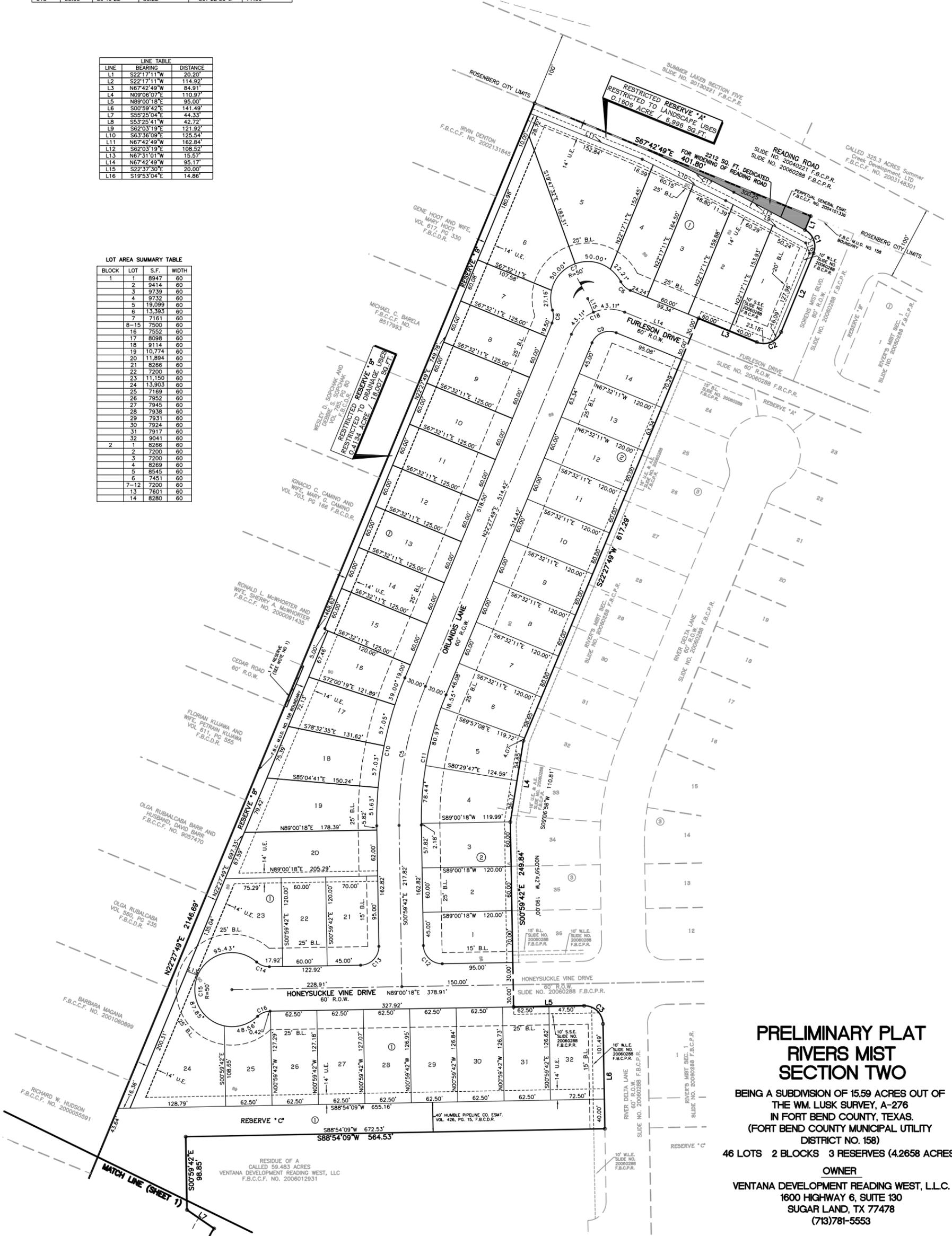
10555 Westoffice Drive  
Houston, Texas 77042  
713.784.4500  
EHRAinc.com  
TBP# No. F-78  
TBL# No. 10692300

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	25.00'	84°20'30"	36.80'	S19°53'04"E	33.57'
C2	25.00'	90°00'00"	39.27'	S67°17'11"W	35.36'
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C4	50.00'	71°09'15"	62.09'	S02°16'08"W	58.18'
C5	470.00'	23°27'31"	192.43'	S10°44'04"W	191.09'
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C7	50.00'	171°09'51"	149.37'	S67°22'30"W	99.70'
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	6	7451	60
	7-12	7200	60
	13	7601	60
	14	8280	60



# PRELIMINARY PLAT RIVERS MIST SECTION TWO

BEING A SUBDIVISION OF 15.59 ACRES OUT OF THE WM. LUSK SURVEY, A-276 IN FORT BEND COUNTY, TEXAS. (FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 158)

46 LOTS 2 BLOCKS 3 RESERVES (4.2658 ACRES)

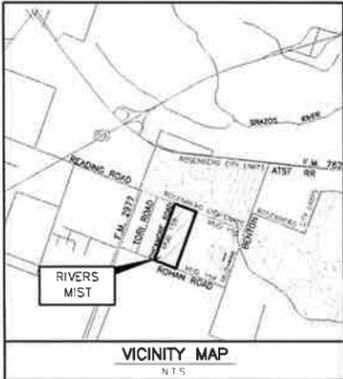
OWNER

VENTANA DEVELOPMENT READING WEST, L.L.C.  
1600 HIGHWAY 6, SUITE 130  
SUGAR LAND, TX 77478  
(713)781-5553

AUGUST 6, 2014

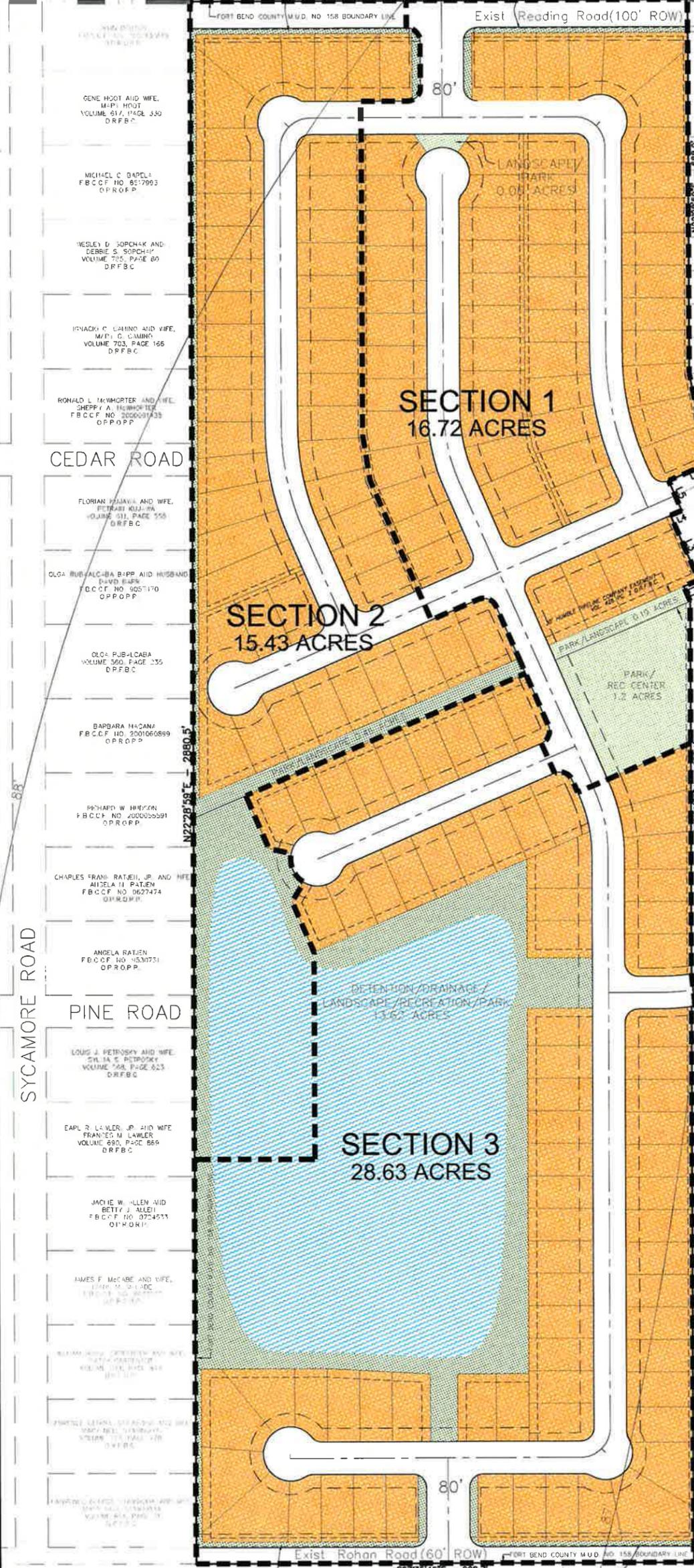


10555 Westoffice Drive  
Houston, Texas 77042  
713.784.4500  
EHRAinc.com  
TBP# No. F/78  
TBL# No. 10592300



SCALE: 1" = 100'

PARK/LANDSCAPE 0.47 ACRES N67°42'47"W - 918.5' PARK/LANDSCAPE 0.13 ACRES ROSENBERG CITY LIMITS



LINE	LENGTH	BEARING
1.1	30.0'	N60°59'42"W
1.2	30.5'	S89°00'54"E
1.3	130.0'	N00°58'42"W
1.4	22.6'	S89°00'18"W
1.5	60.0'	S00°59'42"E
1.6	97.0'	S89°00'18"W
1.7	84.4'	S00°59'42"E
1.8	80.0'	N11°00'22"E
1.9	6.0'	N72°12'58"W
1.10	60.0'	S16°45'13"W

	SEC. 1	SEC. 2	SEC. 3	TOTAL
60'x120' LOTS	56	46	73	175

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

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

# LAND PLAN OF RIVERS MIST

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

## OWNERS

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

MAY 3, 2006



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

**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.



# PLANNING COMMISSION COMMUNICATION

November 19, 2014

ITEM #	ITEM TITLE
5	Final Plat of Summer Lakes Section Seven

## MOTION

Consideration of and action on a Final Plat of Summer Lakes Section Seven, being a subdivision of 23.92 acres out of the W.M. Lusk Survey, A-276, in the City of Rosenberg, Fort Bend County, Texas (Fort Bend County Municipal Utility District No. 144); 53 lots, 5 blocks, 8 reserves (7.4454 acres).

## RECOMMENDATION

Staff recommends a recommendation of approval to City Council of the Final Plat of Summer Lakes Section Seven.

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

## SUPPORTING DOCUMENTS:

1. Final Plat of Summer Lakes Section Seven
2. Preliminary Plat of Summer Lakes Section Seven – 06-18-14
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 Seven is located off of Reading Road and Round Lake Drive in the eastern portion of the Summer Lakes development. The Plat consists of 23.92 acres, 53 residential lots, and eight (8) reserves with a total of 7.4454 acres.

The proposed Plat contains 21 sixty-foot (60') lots and 32 seventy-foot (70') lots. 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 comfortably meet these requirements. The Planning Commission approved the Preliminary Plat of this subdivision on June 18, 2014.

The Preliminary Plat of Summer Lakes Section Seven is not in conflict with any applicable regulations, with the Development Agreement for Fort Bend County MUD No. 144, or with the approved Preliminary Plat. That said, staff recommends that the Planning Commission recommend approval to City Council of the Final Plat of Summer Lakes Section Seven.

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 23.92 acre tract described in the above and foregoing map of Summer Lakes Section Seven, do hereby make and establish said subdivision and development plot of said property according to all lines, dedications, restrictions, reservations or other matters 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 aerial easements. The aerial 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 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 aerial easements (U.E. & A.E.) as indicated and depicted hereon, whereby the aerial 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 purposes forever unobstructed aerial easements. The aerial 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 aerial easements (U.E. and A.E.) as indicated and depicted hereon, whereby the aerial 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 purposes forever unobstructed aerial easements. The aerial easements shall extend horizontally an additional ten feet (10' 0") for ten feet (10' 0") back-to-back ground easements, or eight feet (8' 0") for fourteen feet (14' 0") back-to-back ground easements or seven feet (7' 0") for sixteen feet (16' 0") back-to-back ground 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 aerial easements (U.E. and A.E.) as indicated and depicted hereon, whereby the aerial 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 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 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 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 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

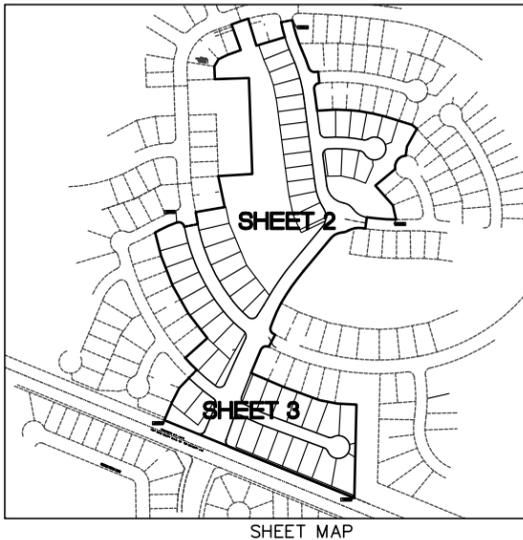
BEFORE ME, the undersigned authority, on this day personally appeared Thomas H. Burleson, Executive Vice-President of Forestar (USA) Real Estate Group, Inc., a Delaware Corporation, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed 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

**GENERAL NOTES**

- (1) 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 dedicant, his heirs, assigns, or successors.
- (2) 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.  
S.T.M.S.E. indicates Storm Sewer Easement.  
U.E. indicates Utility Easement.  
W.L.E. indicates Waterline Easement.
- (3) All lots shall be restricted to single family residential use.
- (4) All easements are centered on lot lines unless otherwise noted.
- (5) 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.
- (6) Bearings shown hereon refer to the Texas Coordinate System of 1983, South Central Zone, as determined by GPS measurements.
- (7) TBM indicates temporary benchmark.
- (8) Elevations used for delineating contour lines are based upon U.S.C. & G.S. Datum, NVD-88 (1991 Adj).
- (9) This plat was prepared to meet City of Rosenberg and Fort Bend County and "MUD 144 P.U.D." requirements (10-26-2011).
- (10) 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.
- (11) There are no pipelines nor pipeline easements within the limits of the subdivision.
- (12) 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.
- (13) 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.
- (14) All lots shall have a minimum of five (5) foot side building line.
- (15) 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.
- (16) Sidewalks shall be built or caused to be built through restrictive covenants within all road right-of-ways dedicated to the public.
- (17) 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.
- (18) 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.
- (19) Variance for 50' ROW's in lieu of 60' ROW's and front building setbacks of 30' in lieu of 25' as approved in the regular Rosenberg City Council meeting on September 16, 2003.
- (20) This plat lies within Fort Bend County Lighting Ordinance Zone No. L22.
- (21) A project benchmark will be installed and documented per City of Rosenberg requirements prior to final acceptance of streets.
- (22) All of the property subdivided in the foregoing plat is wholly within the Incorporated Limits of the City of Rosenberg, Texas.
- (23) This subdivision is within the City of Rosenberg, Lamar Consolidated Independent School District, Fort Bend County MUD 144, Fort Bend County Subdivision District, Fort Bend County Drainage District, and Fort Bend County Taxing Jurisdictions.
- (24) All side lot lines are either perpendicular or radial to street frontage unless otherwise noted.
- (25) This plat was prepared from information furnished by Old Republic National Title Insurance Company, G.F. No. H1075187, effective October 2, 2014. The surveyor has not abstracted the above property.



SHEET MAP

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

This is to certify that the City Planning Commission of the City of Rosenberg, Texas has approved this plat and subdivision of SUMMER LAKES, SECTION SEVEN 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 LAKES, SECTION SEVEN, 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: \_\_\_\_\_  
Vincent M. Morales, Jr., Mayor

By: \_\_\_\_\_  
Linda Cernosek, City Secretary

IN TESTIMONY WHEREOF, the Fort Bend County Municipal Utility District No. 144, has caused these presents to be signed by Scott Maham, President and Ronald Thomas, Secretary, thereunto authorized, this \_\_\_\_ day of \_\_\_\_\_, 2014.

**OWNER**  
Fort Bend County Municipal Utility District No. 144  
a political subdivision of the State of Texas

By: \_\_\_\_\_  
Scott Maham, President

Attest: \_\_\_\_\_  
Ronald Thomas, Secretary

STATE OF TEXAS  
COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared Scott Maham, President and Ronald Thomas, Secretary, Harris County Municipal Utility District 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.

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

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

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

# SUMMER LAKES SECTION SEVEN

BEING A SUBDIVISION OF 23.92 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 8 RESERVES (7.4454 ACRES)

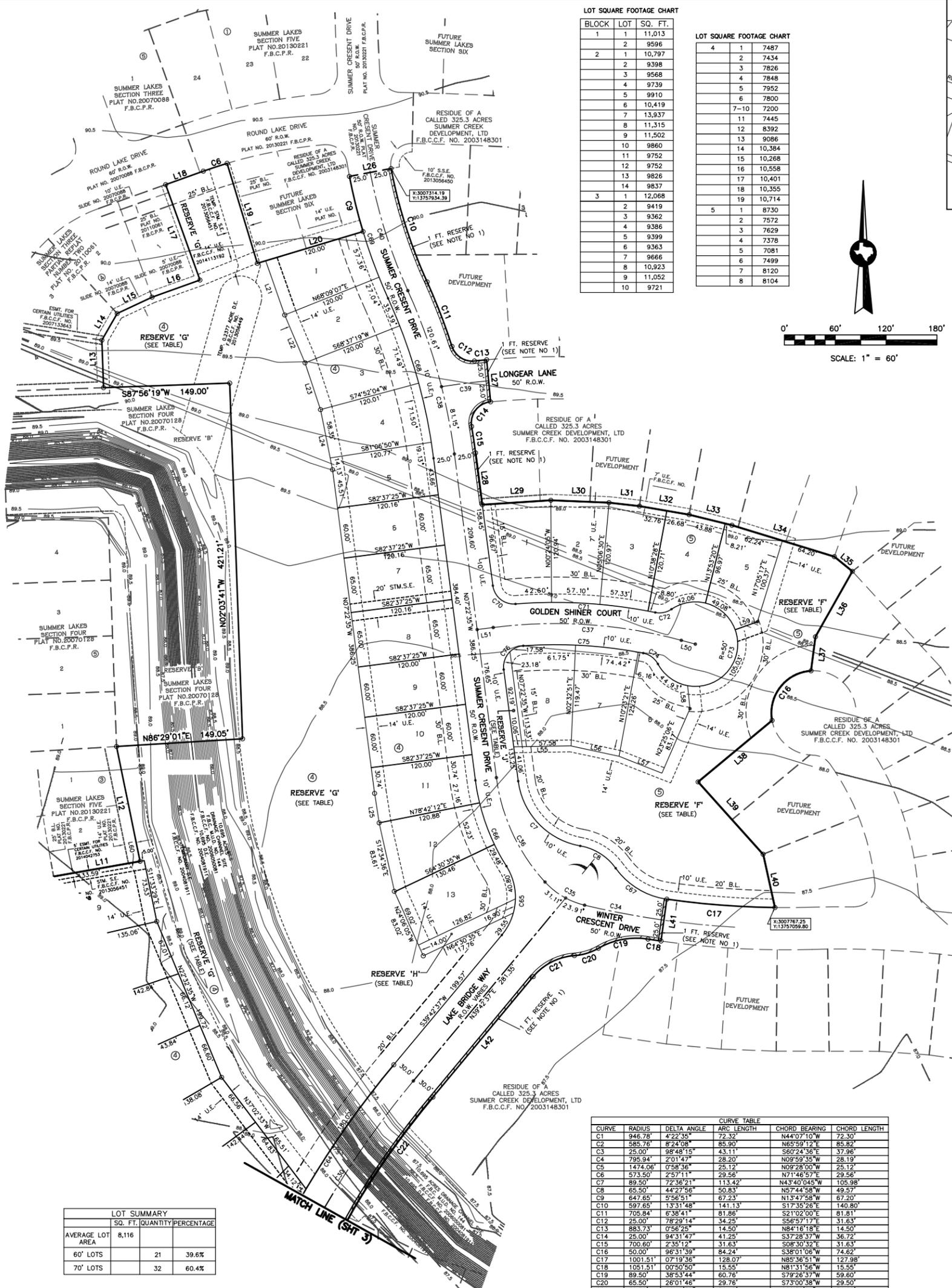
**OWNER**

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

OCTOBER 24, 2014



10555 Westoffice Drive  
Houston, Texas 77042  
713.784.4500  
EHRRAinc.com  
TBPE No. F726  
TBPLS No. 10092300

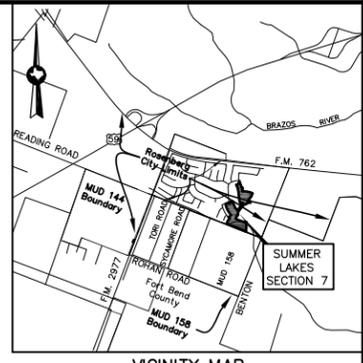
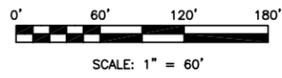


LOT SQUARE FOOTAGE CHART

BLOCK	LOT	SQ. FT.
1	1	11,013
2	2	9596
2	1	10,797
2	3	9568
4	4	9739
5	5	9910
6	6	10,419
7	7	13,937
8	8	11,315
9	9	11,502
10	10	9860
11	11	9752
12	12	9752
13	13	9826
14	14	9837
3	1	12,068
2	2	9419
3	3	9362
4	4	9386
5	5	9399
6	6	9363
7	7	9666
8	8	10,923
9	9	11,052
10	10	9721

LOT SQUARE FOOTAGE CHART

LOT	SQ. FT.
4	7487
2	7434
3	7826
4	7848
5	7952
6	7800
7-10	7200
11	7445
12	8392
13	9066
14	10,384
15	10,268
16	10,558
17	10,401
18	10,355
19	10,714
5	8730
2	7572
3	7629
4	7378
5	7081
6	7499
7	8120
8	8104



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

LINE	BEARING	DISTANCE
L1	N27°55'10"E	85.86'
L2	N27°07'18"E	70.35'
L3	N43°14'32"E	109.94'
L4	N48°04'08"E	130.00'
L5	N37°28'18"W	137.96'
L6	N29°19'47"W	139.07'
L7	N27°14'28"W	138.07'
L8	N14°29'14"W	108.29'
L9	N61°47'09"E	18.82'
L10	N78°59'31"E	60.00'
L11	N80°02'43"E	128.59'
L12	S11°33'29"E	138.71'
L13	S02°03'41"E	58.28'
L14	N29°48'41"E	36.33'
L15	N64°47'45"E	45.54'
L16	S70°18'21"W	60.00'
L17	N19°41'39"W	47.17'
L18	S70°18'21"W	120.00'
L19	N16°46'24"W	123.58'
L20	S73°13'56"W	130.33'
L21	N11°15'27"W	72.48'
L22	N18°15'04"W	58.38'
L23	S22°58'30"W	61.44'
L24	N19°18'50"W	72.48'
L25	N73°13'56"W	120.00'
L26	N79°10'28"E	50.00'
L27	S05°15'29"E	50.00'
L28	S07°22'35"E	61.80'
L29	N86°19'22"E	81.04'
L30	S87°39'50"E	68.70'
L31	S87°28'34"E	36.24'
L32	S80°11'25"E	59.44'
L33	S76°04'27"E	52.09'
L34	S72°54'43"E	126.44'
L35	S50°40'53"E	27.51'
L36	S29°23'43"W	88.85'
L37	S07°24'12"W	40.60'
L38	S50°12'00"W	113.66'
L39	S41°52'20"E	115.25'
L40	S12°23'20"E	64.33'
L41	S07°56'25"W	50.00'
L42	S39°42'37"W	185.22'
L43	S20°26'10"W	26.17'
L44	S27°38'19"W	60.00'
L45	S66°42'20"E	149.54'
L46	S69°45'45"E	173.84'
L47	S79°04'20"E	77.54'
L48	S87°04'07"E	84.56'
L49	S74°48'36"E	17.10'
L50	S82°37'25"W	19.08'
L51	S32°15'31"W	55.82'
L52	S58°29'38"E	36.74'
L53	N76°50'41"E	27.47'
L54	N89°06'42"E	67.65'
L55	S77°48'52"E	57.91'
L56	S68°30'14"E	54.45'
L57	N05°46'54"W	27.37'
L58	N70°08'03"E	27.89'
L59	N37°47'50"W	11.31'

LOT SUMMARY			
AVERAGE LOT AREA	SQ. FT.	QUANTITY	PERCENTAGE
60' LOTS	8,116	21	39.6%
70' LOTS		32	60.4%

RESERVE TABLE			
RESERVE	RESTRICTED TO	ACREAGE	SQUARE FEET
A	LANDSCAPE	0.5073	22,100
B	LANDSCAPE	0.2942	12,813
C	LANDSCAPE	0.0318	1,387
D	LANDSCAPE	0.1365	5,944
E	LANDSCAPE	0.1499	6,529
F	LANDSCAPE AND RECREATION	1.3365	58,218
G	LANDSCAPE, RECREATION, DRAINAGE, DETENTION	4.9917	217,439
H	LANDSCAPE	0.0394	1,718
I	LANDSCAPE	0.0292	1,271
J	LANDSCAPE	0.0245	1,067

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	948.78'	42°22'08"	72.30'	N44°07'00"W	72.30'
C2	585.76'	87°24'08"	85.90'	N65°59'12"E	85.82'
C3	25.00'	98°48'15"	43.11'	S60°24'36"E	37.96'
C4	795.94'	2°01'47"	28.20'	N09°59'35"W	28.19'
C5	1474.06'	0°58'36"	25.12'	N09°28'00"W	25.12'
C6	573.50'	2°51'11"	29.56'	N71°46'57"E	29.56'
C7	89.50'	72°36'21"	113.42'	N43°40'04"W	105.98'
C8	65.50'	44°27'56"	50.83'	N57°44'58"W	49.57'
C9	647.65'	5°56'51"	67.23'	N13°47'58"W	67.20'
C10	597.65'	13°31'48"	141.13'	S17°35'26"E	140.80'
C11	703.84'	0°48'41"	81.66'	S21°02'00"E	81.81'
C12	25.00'	78°29'14"	34.25'	S56°57'17"E	31.63'
C13	883.73'	0°56'25"	14.50'	N84°16'18"E	14.50'
C14	25.00'	94°31'47"	41.25'	S37°28'37"W	36.72'
C15	700.60'	2°35'12"	31.63'	S08°30'32"E	31.63'
C16	50.00'	96°31'39"	84.24'	N38°01'06"W	74.62'
C17	1001.51'	0°19'36"	128.07'	N85°36'51"W	127.98'
C18	1051.51'	0°00'50"	15.55'	N81°31'56"W	15.55'
C19	89.50'	38°53'44"	60.76'	S79°26'37"W	59.60'
C20	65.50'	26°01'46"	29.78'	S73°00'58"W	29.50'
C21	69.50'	46°18'55"	58.24'	S62°52'00"W	54.66'
C22	1073.90'	6°53'46"	129.25'	S36°15'44"W	129.17'
C23	607.54'	12°22'41"	131.25'	S26°37'31"W	131.00'
C24	25.00'	82°17'37"	35.91'	S20°42'39"E	32.90'
C25	973.43'	0°30'28"	8.63'	S67°08'49"E	8.63'
C26	25.00'	94°21'10"	41.17'	S22°22'58"E	36.67'
C27	5548.61'	1°08'44"	110.95'	S22°42'32"W	110.95'
C28	971.78'	2°34'17"	396.97'	S58°00'36"E	394.21'
C29	6898.03'	3°39'52"	441.17'	S23°12'31"W	441.10'
C30	1103.90'	14°40'10"	182.63'	S32°23'23"W	281.86'
C31	513.30'	20°30'49"	138.34'	S38°23'36"W	141.80'
C32	825.94'	27°16'43"	393.23'	S24°38'50"E	389.53'
C33	1003.43'	3°33'56"	62.44'	S60°34'58"E	62.43'
C34	1026.51'	0°59'19"	95.35'	S79°17'33"E	95.32'
C35	92.18'	34°11'57"	58.02'	S52°38'54"E	54.21'
C36	226.11'	20°30'20"	138.34'	N48°43'15"E	136.20'
C37	568.73'	22°33'59"	224.00'	N86°05'36"W	222.55'
C38	680.84'	16°58'45"	201.76'	S15°51'58"W	201.02'
C39	858.73'	3°44'21"	56.04'	S87°52'20"W	56.03'
C40	622.65'	13°31'48"	147.03'	S17°35'26"E	146.69'
C41	25.00'	90°00'00"	39.27'	N67°17'11"E	35.36'
C42	25.00'	86°37'36"	37.80'	S24°24'01"E	34.30'
C43	25.00'	97°27'34"	42.52'	S68°39'01"W	37.58'
C44	25.00'	77°25'36"	33.78'	N15°41'34"W	31.27'
C45	998.78'	7°05'33"	123.39'	S66°00'58"E	123.31'
C46	946.78'	7°50'59"	129.71'	S69°47'15"E	129.61'
C47	25.00'	48°11'23"	21.03'	N45°37'03"W	20.41'
C48	50.00'	27°6'22'46"	241.19'	N20°17'15"E	66.67'
C49	25.00'	48°11'23"	21.03'	N86°11'34"E	20.41'
C50	28.00'	82°49'45"	36.14'	S22°22'58"E	33.08'
C51	25.00'	103°14'52"	45.05'	N75°19'17"E	39.20'
C52	946.78'	6°44'49"	111.49'	S49°40'52"E	111.43'
C53	996.78'	8°05'54"	140.89'	S50°21'25"E	140.77'
C54	8657.36'	0°47'42"	120.11'	S22°37'23"W	120.11'
C55	8657.36'	12°21'18"	219.84'	S24°23'50"W	219.83'
C56	5548.61'	2°18'54"	224.20'	S22°07'27"W	224.19'
C57	25.00'	77°13'54"	33.70'	N13°27'48"W	31.20'
C58	543.30'	13°47'34"	130.79'	N45°10'58"E	130.47'
C59	855.94'	27°16'43"	407.51'	S24°38'50"E	403.68'
C60	785.94'	25°13'28"	350.41'	S23°59'12"E	347.59'
C61	483.30'	11°13'06"	94.63'	S43°48'05"E	94.48'
C62	25.00'	98°22'51"	42.93'	N81°26'57"E	37.84'
C63	620.08'	2°40'57"	29.03'	N30°55'03"E	29.03'
C64	1133.90'	10°08'03"	200.56'	S34°38'50"E	200.30'
C65	69.50'	71°55'34"	87.25'	S03°44'50"W	81.63'
C66	251.11'	24°50'20"	108.86'	N19°47'47"W	108.01'
C67	89.50'	46°26'03"	72.53'	S58°44'01"E	70.56'
C68	655.84'	17°15'19"	197.51'	N15°50'32"W	196.77'
C69	647.65'	17°24'52"	151.63'	S17°35'26"E	151.28'
C70	25.00'	87°08'09"	38.02'	S03°44'50"W	34.86'
C71	593.73'	16°00'09"	165.83'	N86°30'40"W	165.29'
C72	25.00'	45°47'54"	19.98'	N78°35'28"E	19.46'
C73	50.00'	27°16'38"	241.10'	N13°49'50"E	66.73'
C74	25.00'	50°29'03"	32.22'	S52°38'54"E	21.50'
C75	543.73'	14°59'54"	142.33'	N82°27'38"W	141.93'
C76	25.00'	93°25'00"	40.76'	S39°19'55"W	36.39'

THE SUBJECT PROPERTY LIES WITHIN ZONE "X" (UNSHADED), 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.

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.

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

# SUMMER LAKES SECTION SEVEN

BEING A SUBDIVISION OF 23.92 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 8 RESERVES (7.4454 ACRES)

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

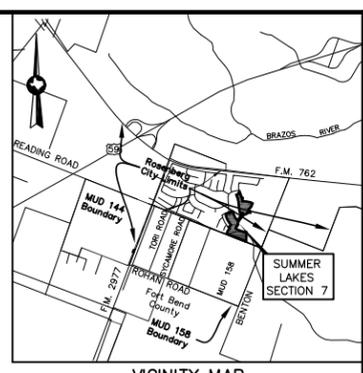
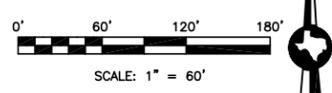
OCTOBER 24, 2014



10555 Westlodge Drive  
 Houston, Texas 77042  
 713.784.4500  
 EHRInc.com  
 TBP# No. F-76  
 TPL# No. 10092900



LOT SUMMARY			
AVERAGE LOT AREA	SQ. FT.	QUANTITY	PERCENTAGE
60' LOTS	8,116	21	39.6%
70' LOTS		32	60.4%



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

LINE	BEARING	DISTANCE
L1	N22°55'10"E	85.86'
L2	N27°07'18"E	70.35'
L3	N43°41'32"E	109.94'
L4	N48°04'08"E	130.00'
L5	N37°28'18"W	137.96'
L6	N29°19'47"W	139.07'
L7	N21°14'28"W	139.07'
L8	N14°20'14"W	106.29'
L9	N1°47'09"E	18.82'
L10	N78°59'31"E	60.00'
L11	N80°02'43"E	128.59'
L12	S11°33'29"E	138.71'
L13	S02°03'41"E	56.28'
L14	N29°48'41"E	36.33'
L15	N64°47'45"E	45.54'
L16	S70°18'21"W	60.00'
L17	N19°41'39"W	120.00'
L18	S70°18'21"W	47.17'
L19	N16°46'24"W	23.58'
L20	S73°13'36"W	130.33'
L21	N11°15'27"W	72.48'
L22	N18°15'04"W	58.38'
L23	N22°59'30"W	61.44'
L24	N15°18'50"W	72.48'
L25	N73°13'36"E	120.00'
L26	N79°10'28"E	50.00'
L27	S05°15'29"E	50.00'
L28	S07°22'35"E	61.80'
L29	N86°19'22"E	81.04'
L30	S87°39'50"E	68.70'
L31	S83°28'34"E	36.24'
L32	S80°11'25"E	59.44'
L33	S76°04'07"E	84.09'
L34	S72°54'43"E	126.44'
L35	S50°40'53"E	27.51'
L36	S29°23'43"W	88.85'
L37	S07°24'12"W	40.60'
L38	S30°12'00"W	113.66'
L39	S41°52'20"E	115.25'
L40	S12°23'20"E	64.33'
L41	S07°56'25"W	50.00'
L42	S39°42'37"W	185.22'
L43	S20°28'10"W	28.17'
L44	S27°38'19"W	60.00'
L45	S66°42'20"E	149.54'
L46	S69°42'45"E	173.84'
L47	S79°04'20"E	77.54'
L48	S87°04'07"E	84.50'
L49	S74°48'36"E	17.10'
L50	S82°37'25"W	19.08'
L51	S32°15'31"W	55.82'
L52	S58°29'38"E	36.74'
L53	N76°50'41"E	37.89'
L54	N89°06'42"E	67.65'
L55	S77°48'52"E	57.91'
L56	S68°30'14"E	54.45'
L57	N05°46'54"W	27.37'
L58	N10°08'19"W	37.89'
L59	N37°47'50"W	11.31'
L60		

LOT SQUARE FOOTAGE CHART		
BLOCK	LOT	SQ. FT.
1	1	11,013
1	2	9,596
2	1	10,797
2	2	9,398
3	3	9,568
4	4	9,739
5	5	9,910
6	6	10,419
7	7	13,937
8	8	11,315
9	9	11,502
10	10	9,860
11	11	9,752
12	12	9,752
13	13	9,826
14	14	9,837
3	1	12,068
2	2	9,419
3	3	9,362
4	4	9,386
5	5	9,399
6	6	9,363
7	7	9,666
8	8	10,923
9	9	11,052
10	10	9,721
4	1	7,487
2	2	7,434
3	3	7,826
4	4	7,848
5	5	7,952
6	6	7,800
7-10	7-10	7,200
11	11	7,445
12	12	8,392
13	13	9,086
14	14	10,384
15	15	10,288
16	16	10,558
17	17	10,401
18	18	10,355
19	19	10,714
5	1	8,730
2	2	7,572
3	3	7,629
4	4	7,378
5	5	7,081
6	6	7,499
7	7	8,120
8	8	8,104

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	946.78	4°22'35"	72.32	N44°07'10"W	72.30
C2	485.78	8°24'08"	85.82	N65°59'12"E	85.82
C3	25.00	98°48'15"	43.11	S60°24'36"E	37.96
C4	795.94	2°01'47"	28.20	N09°59'35"W	28.19
C5	1474.06	0°58'36"	25.12	N09°28'00"W	25.12
C6	573.50	2°57'11"	29.56	N71°46'57"E	29.56
C7	89.50	72°36'21"	113.42	N43°40'04"E	105.98
C8	65.50	44°27'56"	50.83	N57°44'58"W	49.57
C9	647.65	5°56'51"	67.23	N13°47'58"W	67.20
C10	597.65	1°31'48"	141.13	S17°35'26"E	140.80
C11	705.84	6°38'41"	81.86	S21°02'00"E	81.81
C12	25.00	78°29'14"	34.25	S65°57'17"E	31.63
C13	883.73	0°56'25"	14.50	N84°16'18"E	14.50
C14	25.00	94°31'47"	41.25	S37°28'37"W	36.72
C15	700.60	2°35'12"	31.63	S08°30'32"E	31.63
C16	50.00	96°31'39"	84.24	S38°01'08"W	74.62
C17	1001.51	0°19'36"	128.07	N85°36'51"W	127.98
C18	1051.51	0°05'50"	15.55	N81°31'56"W	15.55
C19	89.50	38°53'44"	60.76	S79°26'37"W	59.60
C20	65.50	26°01'46"	29.76	S73°00'38"W	29.50
C21	69.50	46°18'55"	56.18	S25°52'04"W	54.66
C22	1073.90	6°53'46"	129.25	S36°15'44"W	129.17
C23	607.54	12°22'41"	131.25	S26°37'31"W	131.00
C24	25.00	82°17'37"	35.91	S20°42'39"E	32.90
C25	973.43	0°30'29"	8.63	S67°06'42"E	8.63
C26	25.00	94°21'10"	41.17	S70°27'29"W	36.87
C27	5548.61	1°08'44"	110.95	S22°42'52"W	110.95
C28	971.78	2°32'17"	396.97	S58°00'36"E	394.21
C29	6898.03	3°39'52"	441.17	S23°12'51"W	441.10
C30	1103.90	14°40'10"	282.63	S32°27'32"E	281.86
C31	513.30	20°30'49"	183.78	N44°50'50"E	182.80
C32	825.94	27°16'43"	393.23	S24°38'50"E	389.53
C33	1003.43	3°33'56"	62.44	S60°34'58"E	62.43
C34	1026.51	0°51'19"	95.35	S79°17'33"E	95.32
C35	92.18	34°11'57"	55.07	S59°31'54"E	54.21
C36	228.11	35°03'20"	136.34	N48°30'50"E	136.20
C37	568.73	22°33'59"	224.00	N86°05'36"W	222.55
C38	680.84	16°58'45"	201.76	S15°51'58"W	201.02
C39	858.73	3°44'21"	56.04	S82°52'20"W	56.03
C40	622.65	1°31'48"	147.03	S17°35'26"E	146.69
C41	25.00	90°00'00"	39.27	N67°17'11"E	35.38
C42	25.00	86°37'36"	37.80	S24°24'01"E	34.30
C43	25.00	97°27'34"	42.52	S68°39'01"W	37.58
C44	25.00	77°25'36"	33.78	N15°41'34"W	31.27
C45	996.78	7°05'33"	123.39	S66°09'58"E	123.31
C46	946.78	25°13'28"	350.41	S25°35'27"E	347.59
C47	25.00	48°11'23"	21.03	N45°37'03"W	20.41
C48	50.00	27°22'46"	24.19	N20°17'15"E	66.67
C49	25.00	48°11'23"	21.03	N86°11'34"E	20.41
C50	25.00	82°49'45"	36.14	S20°26'53"E	33.08
C51	25.00	103°14'52"	46.05	N70°19'17"E	39.20
C52	946.78	6°44'49"	111.49	S49°40'52"E	111.43
C53	996.78	8°05'54"	140.89	S50°21'25"E	140.77
C54	8657.36	0°47'42"	120.11	S22°37'23"W	120.11
C55	8657.36	1°27'18"	219.84	S24°23'30"W	219.83
C56	5548.61	2°18'54"	224.20	S20°07'22"W	224.19
C57	25.00	77°13'54"	33.70	N13°27'48"W	31.20
C58	543.30	13°47'34"	130.79	N45°10'58"E	130.47
C59	855.94	27°16'43"	407.51	S24°38'50"E	403.68
C60	795.94	25°13'28"	350.41	S25°35'27"E	347.59
C61	483.30	11°13'06"	94.63	S43°45'05"E	94.48
C62	25.00	98°22'51"	42.93	N81°26'57"E	37.84
C63	620.08	2°40'57"	29.03	S30°55'03"E	29.03
C64	1133.90	10°08'03"	200.56	S34°38'35"W	200.30
C65	69.50	71°55'34"	87.23	S50°40'00"E	81.63
C66	251.11	24°50'20"	108.86	N19°47'47"W	108.01
C67	89.50	46°26'03"	72.53	S58°44'01"E	70.56
C68	655.84	17°15'19"	197.51	N15°50'32"W	196.77
C69	647.65	13°24'52"	151.63	S17°31'58"E	151.28
C70	25.00	87°08'09"	38.07	S60°40'00"E	34.46
C71	593.73	16°00'09"	165.83	N86°30'40"W	165.29
C72	25.00	45°47'54"	19.98	N78°35'28"E	19.46
C73	50.00	27°16'38"	241.10	N13°49'50"E	66.73
C74	25.00	90°55'49"	22.20	N83°29'46"W	21.50
C75	543.73	14°59'54"	142.33	N85°27'39"W	141.93
C76	25.00	93°25'00"	40.78	S39°19'55"W	36.39

RESERVE	RESTRICTED TO	ACREAGE	SQUARE FEET
A	LANDSCAPE	0.5073	22,100
B	LANDSCAPE	0.2942	12,813
C	LANDSCAPE	0.0318	1,387
D	LANDSCAPE	0.1365	5,944
E	LANDSCAPE	0.1499	6,529
F	LANDSCAPE AND RECREATION	1.3365	58,218
G	LANDSCAPE, RECREATION, DRAINAGE, DETENTION	4.9917	217,439
H	LANDSCAPE	0.0394	1,718
I	LANDSCAPE	0.0292	1,271
J	LANDSCAPE	0.0245	1,067

THE SUBJECT PROPERTY LIES WITHIN ZONE "X" (UNSHADED), DEFINED AS AREAS DETERMINED TO BE OUTSIDE 500-YEAR 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 2 & 3, 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 PARALLEL TO 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 SEVEN

BEING A SUBDIVISION OF 23.92 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 8 RESERVES (7.4454 ACRES)

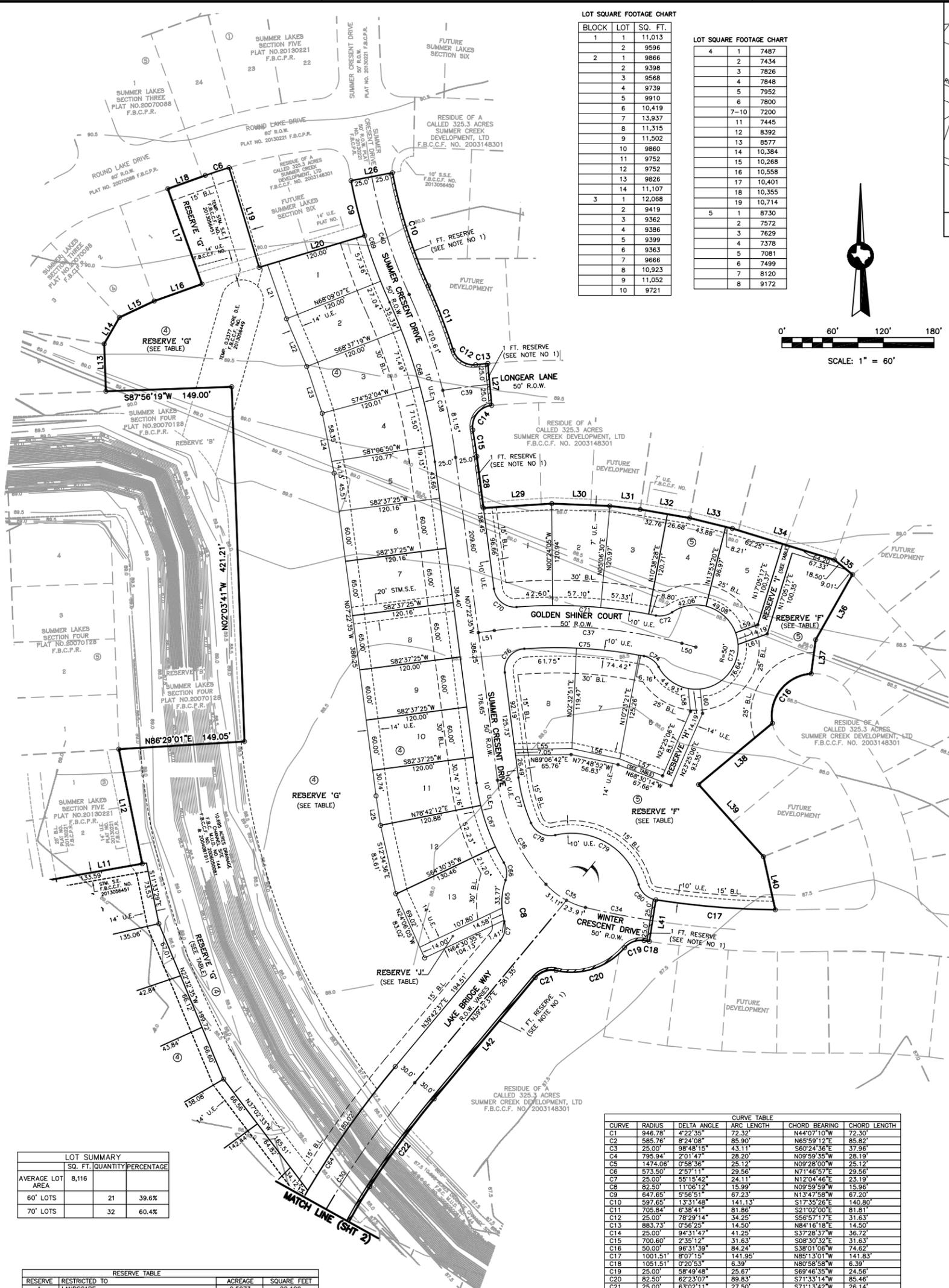
### OWNER

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

OCTOBER 24, 2014



10555 Westoffice Drive  
Houston, Texas 77042  
713.784.4500  
EHRAinc.com  
BPE No. 1778  
BPLS No. 10092900

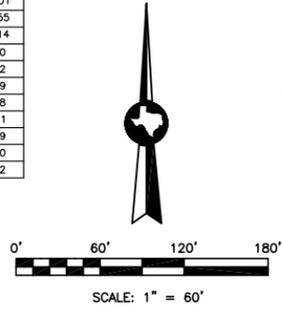
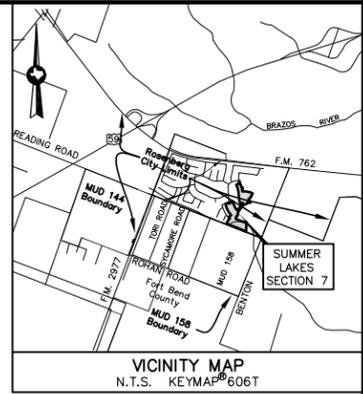


LOT SQUARE FOOTAGE CHART

BLOCK	LOT	SQ. FT.
1	1	11,013
2	2	9596
2	1	9866
2	3	9398
3	9568	
4	9739	
5	9910	
6	10,419	
7	13,937	
8	11,315	
9	11,502	
10	9860	
11	9752	
12	9752	
13	9826	
14	11,107	
3	1	12,068
2	2	9419
3	9362	
4	9386	
5	9399	
6	9363	
7	9666	
8	10,923	
9	11,052	
10	9721	

LOT SQUARE FOOTAGE CHART

LOT	SQ. FT.
4	7487
1	7434
2	7826
3	7848
4	7848
5	7952
6	7800
7-10	7200
11	7445
12	8392
13	8577
14	10,384
15	10,268
16	10,558
17	10,401
18	10,355
19	10,714
20	8730
21	7572
22	7629
23	7378
24	7081
25	7499
26	8120
27	9172



LINE TABLE

LINE	BEARING	DISTANCE
L1	N27°55'10"E	85.86'
L2	N27°07'18"E	70.35'
L3	N43°41'33"E	109.94'
L4	N48°04'08"E	130.00'
L5	N37°28'18"W	137.96'
L6	N29°19'47"W	139.07'
L7	N21°14'28"W	138.07'
L8	N17°20'14"W	108.29'
L9	N61°47'09"E	18.82'
L10	N78°59'31"E	60.00'
L11	N87°02'43"E	128.59'
L12	S11°53'29"E	138.71'
L13	S22°02'41"E	108.29'
L14	N29°48'41"E	36.33'
L15	N64°47'45"E	45.54'
L16	S70°18'21"W	60.00'
L17	N19°41'59"W	120.00'
L18	S59°42'37"W	187.04'
L19	N16°46'24"W	123.58'
L20	S73°13'56"W	130.33'
L21	N11°15'27"W	72.48'
L22	N18°15'04"W	58.38'
L23	N22°58'30"W	61.44'
L24	N19°18'50"W	67.97'
L25	N73°13'56"E	120.00'
L26	N79°10'28"E	50.00'
L27	S05°15'29"E	50.00'
L28	S07°22'35"E	61.80'
L29	N86°19'22"E	81.04'
L30	S87°39'50"E	68.70'
L31	S83°28'34"E	36.24'
L32	S89°11'25"E	59.44'
L33	S76°04'22"E	52.09'
L34	S72°54'43"E	126.44'
L35	S50°40'53"E	27.51'
L36	S29°23'43"W	88.85'
L37	S07°24'12"W	40.60'
L38	S50°12'00"W	113.66'
L39	S41°52'20"E	115.25'
L40	S12°23'20"E	64.33'
L41	S08°50'36"W	50.00'
L42	S39°42'37"W	187.04'
L43	S20°28'10"W	26.17'
L44	S27°38'19"W	60.00'
L45	S66°42'20"E	149.54'
L46	S69°42'45"E	173.84'
L47	S79°04'20"E	77.54'
L48	S87°04'07"E	84.56'
L49	S74°48'36"E	17.10'
L50	S82°37'25"W	19.08'
L51	S32°15'37"W	55.82'
L52	S58°29'35"E	36.74'
L53	N76°50'41"E	27.47'
L54	N89°06'42"E	67.65'
L55	S77°48'52"E	57.91'
L56	S68°30'14"E	54.45'
L57	N05°46'54"W	27.37'
L58	N70°08'03"E	27.89'
L59	N05°46'54"W	29.02'
L60	N70°08'03"E	36.88'
L61	N70°08'03"E	36.88'

LOT SUMMARY

AVERAGE LOT AREA	SQ. FT. QUANTITY	PERCENTAGE
8,116	21	39.6%
60' LOTS	21	39.6%
70' LOTS	32	60.4%

RESERVE TABLE

RESERVE	RESTRICTED TO	ACREAGE	SQUARE FEET
A	LANDSCAPE	0.5073	22,100
B	LANDSCAPE	0.3152	13,729
C	LANDSCAPE	0.0318	1,387
D	LANDSCAPE	0.1365	5,944
E	LANDSCAPE	0.1493	6,529
F	LANDSCAPE AND RECREATION	1.1789	51,551
G	LANDSCAPE, RECREATION, DRAINAGE, DETENTION	4.9889	217,316
H	LANDSCAPE	0.0671	2,922
I	LANDSCAPE	0.0531	2,314
J	LANDSCAPE	0.0340	1,480

THE SUBJECT PROPERTY LIES WITHIN ZONE "X" (UNSHADED), DEFINED AS AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAIN, AS DEPICTED ON FLOOD INSURANCE RATE MAP NO. 481570285 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 2 & 3, HEREIN.

BENCH MARK: NCS 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 SB 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

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 rest in the dedicatory, his heirs, assigns, or successors.
- 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.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.T.M.S.E. indicates Storm Sewer Easement  
U.E. indicates Utility Easement  
W.L.E. indicates Waterline Easement  
S.T. indicates Street Name Change.
- All side lot lines are either perpendicular or radial to street frontage unless otherwise noted.
- All lots shall be restricted to single family residential use.
- All easements are centered on lot lines unless otherwise noted.

CURVE TABLE

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	946.78'	4°22'35"	72.32'	N44°07'10"W	72.30'
C2	585.76'	8°24'08"	85.90'	N65°59'12"E	85.82'
C3	25.00'	98°48'15"	43.11'	S60°24'36"E	37.96'
C4	795.94'	2°01'47"	28.20'	N09°59'35"W	28.19'
C5	1474.06'	0°58'36"	25.12'	N09°28'00"W	25.12'
C6	573.50'	2°57'11"	29.56'	N71°46'57"E	29.56'
C7	25.00'	55°15'42"	24.11'	N12°04'46"E	23.19'
C8	82.50'	11°06'12"	15.99'	N09°59'59"W	15.98'
C9	647.65'	6°56'51"	67.23'	N13°47'58"W	67.20'
C10	597.65'	1°31'48"	141.13'	S17°35'26"E	140.80'
C11	705.84'	6°38'41"	81.86'	S21°02'00"E	81.81'
C12	25.00'	78°29'14"	34.25'	S56°57'17"E	31.63'
C13	883.73'	0°56'25"	14.50'	N84°16'18"E	14.50'
C14	25.00'	94°31'47"	41.25'	S37°28'37"W	36.72'
C15	700.60'	2°35'12"	31.63'	S08°30'32"E	31.63'
C16	50.00'	96°31'39"	84.24'	S38°01'06"W	74.62'
C17	1001.51'	8°07'15"	141.95'	N85°13'01"W	141.83'
C18	1051.51'	0°20'53"	6.39'	N80°58'58"W	6.39'
C19	25.00'	58°49'48"	25.87'	S69°46'35"W	24.54'
C20	82.50'	6°23'07"	89.83'	S71°33'14"W	85.46'
C21	25.00'	63°02'11"	27.50'	S71°13'42"W	26.14'
C22	1073.90'	6°53'46"	129.26'	S36°15'44"W	129.17'
C23	607.54'	1°22'24"	131.25'	S26°37'31"W	131.00'
C24	25.00'	94°31'47"	41.25'	S37°28'37"W	36.72'
C25	973.43'	0°30'29"	8.63'	S62°06'42"E	8.63'
C26	25.00'	94°21'10"	41.17'	S70°27'29"W	36.67'
C27	5548.61'	1°08'44"	110.95'	S22°42'32"W	110.95'
C28	971.78'	2°32'47"	396.97'	S56°00'36"E	394.21'
C29	688.03'	1°34'57"	81.79'	S37°12'39"E	81.79'
C30	1103.90'	14°40'10"	282.63'	S32°22'32"W	281.86'
C31	513.30'	20°30'49"	183.78'	N48°32'36"E	182.80'
C32	825.94'	2°16'43"	393.23'	S24°38'50"E	389.53'
C33	1003.43'	3°33'56"	62.44'	S60°34'58"E	62.43'
C34	1026.51'	4°31'51"	81.08'	S37°12'39"E	81.08'
C35	92.18'	34°11'57"	55.02'	S59°31'54"E	54.21'
C36	226.11'	3°03'20"	138.34'	N24°54'15"E	136.20'
C37	568.73'	2°23'59"	224.00'	N86°05'36"W	222.55'
C38	680.84'	16°58'45"	201.76'	S15°51'59"W	201.02'
C39	688.84'	17°15'19"	34.93'	S82°52'20"W	56.03'
C40	622.65'	1°33'148"	147.03'	S17°35'26"E	146.69'
C41	25.00'	90°00'00"	39.27'	N67°11'11"E	35.36'
C42	25.00'	86°37'36"	37.80'	S24°24'01"E	34.30'
C43	25.00'	97°27'54"	42.52'	S68°39'01"W	37.58'
C44	25.00'	77°25'36"	33.78'	N15°41'34"W	31.27'
C45	996.78'	7°05'33"	123.39'	S66°09'58"E	123.31'
C46	946.78'	7°50'59"	129.71'	S65°47'15"E	129.61'
C47	25.00'	48°11'23"	21.03'	N45°37'03"W	20.41'
C48	50.00'	27°22'46"	241.19'	N20°17'15"E	66.67'
C49	25.00'	48°11'23"	21.03'	N86°11'34"E	20.41'
C50	25.00'	82°49'45"	36.14'	S20°26'53"E	33.08'
C51	25.00'	103°14'52"	45.05'	N75°19'17"E	39.20'
C52	946.78'	6°44'49"	111.49'	S49°40'52"E	111.43'
C53	996.78'	8°09'54"	140.89'	N20°17'15"E	66.67'
C54	8657.36'	0°47'42"	120.11'	S22°37'23"W	120.11'
C55	8657.36'	1°27'18"	219.84'	S24°25'30"W	219.83'
C56	5548.61'	2°18'54"	224.20'	S22°07'27"W	224.19'
C57	25.00'	77°13'54"	33.70'	N13°27'48"W	31.20'
C58	543.30'	1°34'57"	81.79'	N45°10'58"E	130.47'
C59	855.94'	2°16'43"	407.51'	S24°38'50"E	403.68'
C60	795.94'	2°51'28"	350.41'	S25°35'12"E	347.59'
C61	483.30'	11°13'06"	94.63'	S43°45'05"E	94.48'
C62	25.00'	98°22'51"	42.93'	N81°26'57"E	37.84'
C63	620.08'	2°40'57"	29.03'	N30°55'03"E	29.03'
C64	1133.90'	1°08'03"	200.56'	S34°38'35"W	200.30'
C65	82.50'	34°33'25"	49.76'	S01°43'38"W	49.01'
C66	25.00'	49°19'56"	21.53'	N05°39'38"W	20.87'
C67	251.11'	2°23'00"	100.58'	S18°51'07"E	99.91'
C68	688.84'	1°15'19"	34.93'	N15°50'32"W	186.77'
C69	647.65'	1°32'45"	151.63'	S17°31'58"E	151.28'
C70	25.00'	87°08'09"	38.02'	S50°56'40"E	34.46'
C71	593.73'	16°00'09"	165.83'	N86°30'40"W	165.29'
C72	25.00'	49°47'57"	19.98'	N78°35'28"E	19.46'
C73	201.11'	8°58'57"	56.93'	S15°50'32"W	56.93'
C74	25.00'	80°03'40"	34.93'	S63°24'12"E	32.16'
C75	543.73'	14°59'54"	142.33'	N53°29'46"W	21.50'
C76	25.00'	93°25'00"	40.76'	S39°19'55"W	36.39'
C77	201.11'	8°58'57"	56.93'	S15°50'32"W	56.93'
C78	25.00'	80°03'40"	34.93'	S63°24'12"E	32.16'
C79	82.50'	88°14'35"	127.06'	N59°18'45"W	114.87'
C80	25.00'	65°57'57"	28.78'	S48°10'26"E	27.22'

**SUMMER LAKES SECTION SEVEN (PRELIMINARY PLAT)**  
 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)

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

JUNE 4, 2014

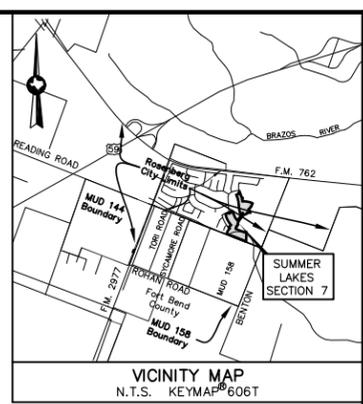
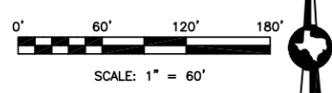


10555 Westoffice Drive  
 Houston, Texas 77042  
 713.784.4500  
 EHRInc.com  
 TPL No. F-726  
 TPLs No. 10092300

XXXX



LOT SUMMARY			
AVERAGE LOT AREA	SQ. FT.	QUANTITY	PERCENTAGE
60' LOTS	8,116	21	39.6%
70' LOTS		32	60.4%



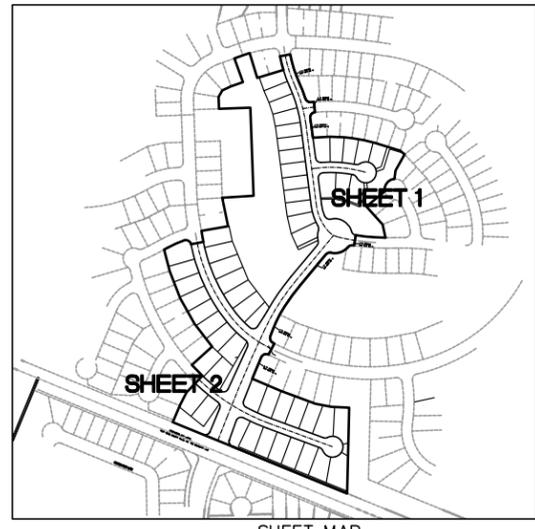
LINE TABLE		
LINE	BEARING	DISTANCE
L1	N22°55'10"E	85.86
L2	N27°07'18"E	50.35
L3	N43°41'32"E	109.94
L4	N48°04'08"E	130.00
L5	N37°28'18"W	137.96
L6	N29°19'47"W	139.07
L7	N21°12'28"W	139.07
L8	N14°20'14"W	106.29
L9	N61°47'09"E	18.82
L10	N78°59'31"E	60.00
L11	N80°02'43"E	128.59
L12	S11°33'29"E	138.71
L13	S02°03'41"E	56.28
L14	N29°48'41"E	36.33
L15	N64°47'45"E	45.54
L16	S70°18'21"W	60.00
L17	N19°41'39"W	120.00
L18	S70°18'21"W	47.17
L19	N16°46'24"W	123.58
L20	S75°13'36"W	130.33
L21	N11°15'27"W	72.48
L22	N18°15'04"W	58.84
L23	N22°59'30"W	61.44
L24	N19°18'50"W	67.97
L25	N75°13'36"E	120.00
L26	N79°10'28"E	50.00
L27	S05°15'29"E	50.00
L28	S07°22'35"E	61.80
L29	N86°19'22"E	81.04
L30	S87°39'50"E	68.70
L31	S83°28'34"E	58.24
L32	S80°11'25"E	59.44
L33	S76°04'27"E	52.09
L34	S72°54'43"E	126.44
L35	S50°40'53"E	27.51
L36	S29°33'43"W	88.85
L37	S07°24'12"W	40.60
L38	S50°12'00"W	113.66
L39	S41°52'20"E	115.25
L40	N12°23'20"E	64.33
L41	S08°50'36"W	120.00
L42	S39°42'37"W	187.04
L43	S20°26'10"W	26.17
L44	S27°38'19"W	60.00
L45	S66°42'20"E	149.54
L46	S69°42'45"E	173.84
L47	S79°04'20"E	77.54
L48	S87°04'07"E	84.56
L50	S74°48'36"E	17.10
L51	S82°37'25"W	19.08
L52	S12°15'51"W	54.45
L53	S58°29'38"E	36.74
L54	N76°50'41"E	27.47
L55	N89°06'42"E	67.65
L56	S77°48'52"E	57.31
L57	S68°50'14"E	54.45
L58	N05°46'54"W	27.37
L59	N70°08'03"E	27.89
L60	N05°46'54"W	29.02
L61	N70°08'03"E	36.88

LOT SQUARE FOOTAGE CHART

BLOCK	LOT	SQ. FT.
1	1	11,013
	2	9,996
2	1	9,866
	2	9,998
3	1	9,568
	2	9,739
4	1	9,910
	2	10,419
5	1	13,937
	2	11,315
6	1	11,502
	2	9,860
7	1	11,975
	2	9,752
8	1	9,826
	2	11,107
9	1	12,068
	2	9,419
10	1	9,362
	2	9,386
11	1	9,399
	2	9,363
12	1	9,666
	2	10,923
13	1	11,052
	2	9,721
14	1	7,487
	2	7,434
15	1	7,826
	2	7,848
16	1	7,952
	2	7,800
17	1	7,800
	2	7,499
18	1	8,120
	2	8,120
19	1	7,200
	2	7,445
20	1	8,392
	2	8,577
21	1	10,384
	2	10,268
22	1	10,558
	2	10,401
23	1	10,355
	2	10,714
24	1	8,730
	2	7,572
25	1	7,629
	2	7,378
26	1	7,081
	2	7,499
27	1	8,120
	2	9,172

CURVE TABLE					
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	946.78	4°22'35"	72.32'	N44°07'10"W	72.30'
C2	585.76	8°24'08"	85.90'	N65°59'12"E	85.82'
C3	25.00	98°48'15"	43.11'	S60°24'36"E	37.96'
C4	795.94	2°01'47"	28.20'	N09°59'35"W	28.19'
C5	1474.06	0°58'36"	25.12'	N09°28'00"W	25.12'
C6	573.50	2°57'11"	29.56'	N71°46'57"E	29.56'
C7	25.00	55°15'42"	24.11'	N12°04'46"E	23.19'
C8	82.50	11°06'12"	15.99'	N09°59'59"W	15.96'
C9	647.65	5°56'51"	67.23'	N13°47'58"W	67.20'
C10	597.65	13°31'48"	141.13'	S17°35'26"E	140.80'
C11	705.84	6°38'41"	81.86'	S21°02'00"E	81.81'
C12	25.00	78°29'14"	34.25'	S56°57'17"E	31.63'
C13	883.73	0°56'25"	14.50'	N84°16'18"E	14.50'
C14	25.00	94°31'42"	41.25'	S37°28'32"W	36.72'
C15	700.60	2°35'12"	31.63'	S08°30'32"E	31.63'
C16	50.00	96°31'39"	84.24'	S38°01'06"W	74.62'
C17	1001.51	8°07'15"	141.95'	N85°13'01"W	141.83'
C18	1051.51	0°20'53"	6.30'	N80°58'58"W	6.34'
C19	25.00	58°49'48"	25.87'	S69°46'35"E	24.56'
C20	82.50	62°23'07"	89.83'	S71°33'14"W	85.46'
C21	25.00	63°02'11"	27.50'	S71°13'42"W	26.14'
C22	1073.90	6°53'46"	129.25'	S36°15'44"W	129.17'
C23	607.54	12°22'41"	131.25'	S26°32'51"W	131.00'
C24	25.00	94°31'42"	41.25'	S20°42'39"E	37.96'
C25	973.43	0°30'29"	8.63'	S62°06'42"E	8.63'
C26	25.00	94°21'10"	41.17'	S70°27'29"W	36.67'
C27	5548.61	1°08'44"	110.95'	S22°42'32"W	110.95'
C28	971.78	23°24'13"	396.97'	S58°00'36"E	394.21'
C29	6888.03	3°38'52"	441.17'	S23°12'31"W	441.10'
C30	1103.90	14°40'10"	282.63'	S32°22'32"W	281.86'
C31	513.30	20°30'49"	183.78'	N48°32'36"E	182.80'
C32	825.94	27°16'43"	393.23'	S24°38'50"E	389.53'
C33	1003.43	3°33'58"	62.44'	N60°34'58"E	62.43'
C34	1028.51	4°31'51"	81.08'	S78°53'38"E	81.06'
C35	92.18	34°11'57"	55.02'	S59°31'54"E	54.21'
C36	226.11	35°03'20"	138.34'	N24°54'15"E	136.20'
C37	568.73	22°33'59"	224.00'	N86°05'36"W	222.55'
C38	680.84	16°58'43"	201.76'	S15°11'58"E	201.02'
C39	858.73	3°44'21"	56.04'	S82°52'20"W	56.03'
C40	622.65	13°31'48"	147.03'	S17°35'26"E	146.69'
C41	25.00	90°00'00"	39.27'	N67°17'11"E	35.36'
C42	25.00	86°37'36"	37.80'	S24°24'01"E	34.30'
C43	25.00	97°27'34"	42.52'	S88°39'01"W	37.58'
C44	25.00	77°25'36"	33.78'	N15°41'34"W	31.27'
C45	996.78	7°05'33"	123.39'	S66°09'58"E	123.31'
C46	946.78	7°50'59"	129.71'	S65°47'15"E	129.61'
C47	25.00	48°11'23"	21.03'	N45°37'03"W	20.41'
C48	50.00	27°16'43"	24.19'	N20°17'15"E	24.19'
C49	25.00	48°11'23"	21.03'	N86°11'34"E	20.41'
C50	25.00	82°49'45"	36.14'	S20°26'53"E	33.08'
C51	25.00	103°14'52"	45.05'	N75°19'17"E	39.20'
C52	946.78	6°44'49"	111.49'	S49°40'52"E	111.43'
C53	996.78	8°59'43"	140.89'	S52°12'25"E	140.77'
C54	865.73	0°47'42"	120.11'	S22°57'23"W	120.11'
C55	865.73	1°27'18"	219.84'	S24°25'30"W	219.83'
C56	5548.61	2°18'54"	224.20'	S22°07'27"W	224.19'
C57	25.00	77°13'54"	33.70'	N13°27'48"W	31.20'
C58	543.30	13°47'34"	130.79'	N45°10'58"E	130.79'
C59	855.94	27°16'43"	403.51'	S24°38'50"E	403.68'
C60	795.94	25°13'28"	350.41'	S25°38'12"E	347.59'
C61	483.30	11°13'06"	94.63'	S43°45'05"E	94.48'
C62	25.00	96°22'51"	42.93'	N81°26'57"E	37.84'
C63	620.08	2°40'57"	29.03'	N15°50'32"E	29.03'
C64	1133.90	10°08'03"	200.56'	S34°38'50"E	200.30'
C65	82.50	34°33'25"	49.76'	S01°43'38"W	49.01'
C66	25.00	49°19'56"	21.53'	N05°39'38"W	20.87'
C67	251.11	22°57'00"	100.58'	S18°51'07"E	99.91'
C68	656.94	17°15'19"	197.51'	N15°50'32"E	196.77'
C69	647.65	13°24'52"	151.63'	S17°31'58"E	151.28'
C70	25.00	87°08'09"	38.02'	S50°56'40"E	34.46'
C71	593.73	16°00'09"	165.83'	N86°30'40"W	165.29'
C72	50.00	45°47'54"	19.86'	N18°33'58"E	19.86'
C73	50.00	27°16'38"	24.10'	N13°49'50"E	24.10'
C74	25.00	50°55'49"	22.22'	N53°29'46"W	21.50'
C75	543.73	14°59'54"	142.33'	N86°27'38"W	141.93'
C76	25.00	93°25'00"	40.76'	S39°19'55"W	36.39'
C77	201.11	45°47'54"	56.15'	N18°33'58"E	56.15'
C78	25.00	80°03'40"	34.93'	S63°24'12"E	31.16'
C79	82.50	88°14'35"	127.06'	N59°18'45"W	114.87'
C80	25.00	65°57'57"	28.78'	S48°10'26"E	27.22'

RESERVE TABLE			
RESERVE	RESTRICTED TO	ACREAGE	SQUARE FEET
A	LANDSCAPE	0.5073	22,100
B	LANDSCAPE	0.3152	13,729
C	LANDSCAPE	0.0318	1,387
D	LANDSCAPE	0.1365	5,944
E	LANDSCAPE	0.1499	6,529
F	LANDSCAPE AND RECREATION	1.1789	51,361
G	LANDSCAPE, RECREATION, DRAINAGE, DETENTION	4.9889	217,316
H	LANDSCAPE	0.0671	2,922
I	LANDSCAPE	0.0531	2,314
J	LANDSCAPE	0.0340	1,480



# SUMMER LAKES SECTION SEVEN (PRELIMINARY PLAT)

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)

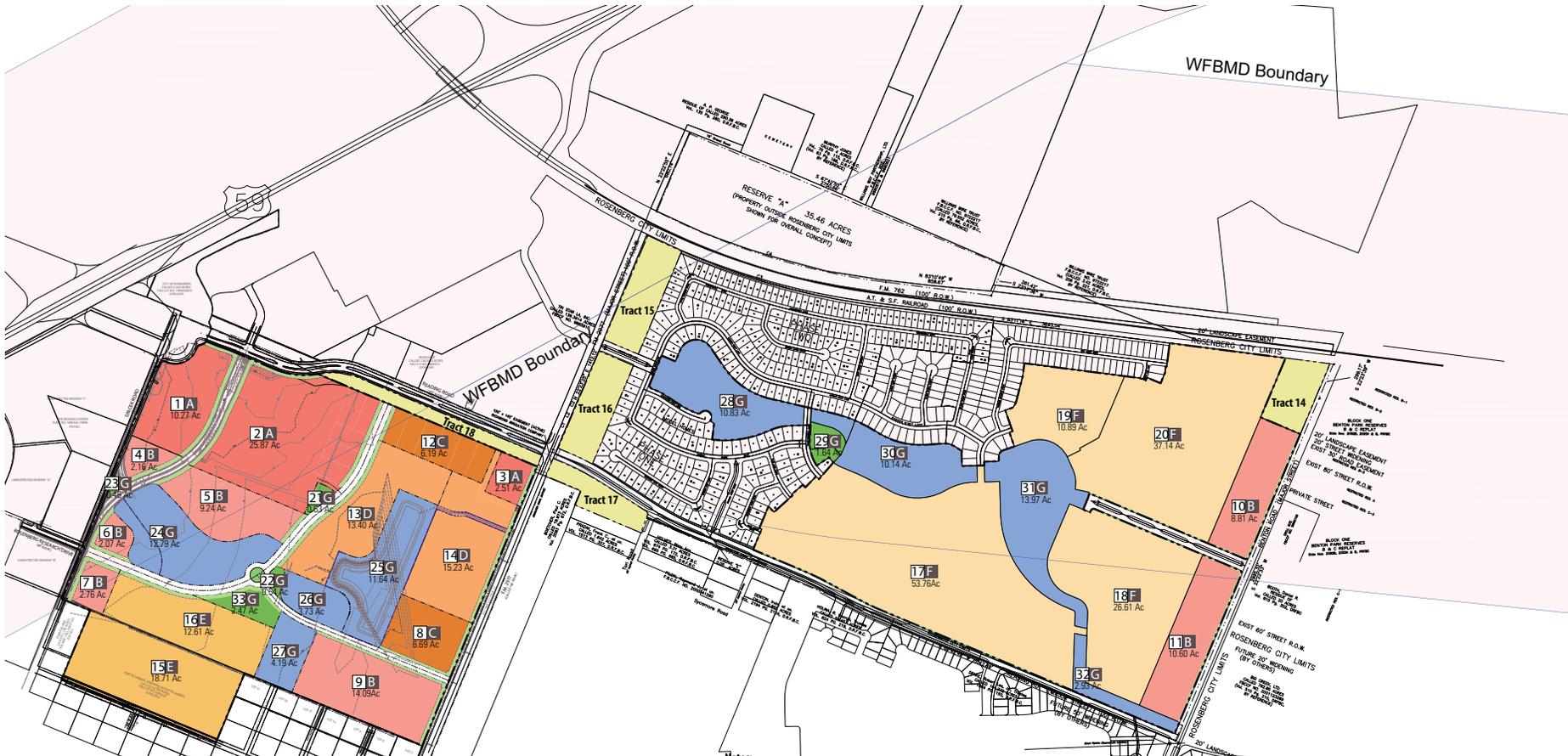
**OWNER**  
 FORESTAR (USA) REAL ESTATE GROUP, INC.  
 1500 CITY WEST BLVD.  
 HOUSTON, TEXAS 77042  
 PHONE: (713) 783-0308  
 FAX: (713) 783-0704

JUNE 4, 2014



10555 Westoffice Drive  
 Houston, Texas 77042  
 713.784.4500  
 EHRAinc.com  
 IBE No. 1776  
 IBPLS No. 10092900

XXXX



**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.

**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
	<b>24.622 Acres</b>

Legend		Land Uses Permitted										Parcel Areas
Land Use Key		SF	DUP	PH	TH	MF	COM	RET	CH	SCH	OFF*	
<span style="color: red;">■</span>	A Commercial											38.65
<span style="color: red;">■</span>	B Commercial/Residential	✓			✓		✓	✓	✓	✓	✓	49.74
<span style="color: orange;">■</span>	C Multi-family/Commercial	✓			✓		✓	✓	✓	✓	✓	12.90
<span style="color: orange;">■</span>	D Multi-family/Residential				✓							28.63
<span style="color: yellow;">■</span>	E Residential	✓	✓	✓	✓				✓	✓	✓	31.32
<span style="color: yellow;">■</span>	F Residential	✓		✓								128.40
<span style="color: green;">■</span>	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**

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



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

**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 & 4, J.M. DONLEY SUBDIVISION RECORDED AT VOL. 1, PG, 20, F.B.C.P.R.**

**Executive Summary:** As discussed in the previous Agenda item, the Preliminary Plat of Bayou Crossing Section Three is located off of Grand Cane Lane in the northeast part of Bayou Crossing, located in the northeast corner of Louise Street and Airport Avenue. The Plat consists of 8.67 acres and thirty-seven (37) residential lots. The proposed Plat is not in conflict with the approved Land Plan dated September 2004. In fact, the Land Plan, which is attached for reference, provides for fifty- and sixty-foot lots in this location. However, the proposed Plat provides for all sixty-foot lots in accordance with current regulations.

Because the Plat constitutes a partial replat of Reserve "A-2" of Block 1 of Bayou Crossing Section Two Partial Replat No. One, a public hearing was held per State law and the "Subdivision" Ordinance. There being no issues, staff recommends approval of the Preliminary Plat of Bayou Crossing Section Three.

**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 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 & 4, J. M. Donley Subdivision recorded at Vol. 1, Pg. 20, F.B.C.P.R. The motion carried unanimously by those present.

**4. CONSIDERATION OF AND ACTION ON A PRELIMINARY 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 Preliminary 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 proposed Preliminary Plat is not in conflict with any applicable regulations. Staff recommends approval of the Preliminary Plat of Bonbrook Plantation North Section Thirteen.

**Key Discussion:**

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

**Action Taken:** Commissioner Poldrack moved, seconded by Commission Phipps, to approve the Preliminary 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 by those present.

**5. CONSIDERATION OF AND ACTION ON A 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).**

**Executive Summary:** The Preliminary Plat of Summer Lakes Section Seven is located off of Reading Road and Round Lake Drive in the eastern portion of the Summer Lakes development. The Plat consists of 23.94 acres, 53 residential lots, and ten (10) reserves containing 7.4627 acres.

The proposed Plat contains 21 sixty-foot (60') lots and 32 seventy-foot (70') lots. 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 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

November 19, 2014

ITEM #	ITEM TITLE
6	Pavement Width Discussion

## MOTION

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

## RECOMMENDATION

Staff has no recommendation for this item.

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

## SUPPORTING DOCUMENTS:

1. Code of Ordinances Excerpt – Section 25-1(3)
2. Design Standards Excerpt – Division 6 – Paving and Street Design Requirements, Section 6.2
3. Kalkomey Memorandum – 02-22-10
4. Special Joint City Council and Planning Commission PowerPoint Presentation – 04-23-13
5. Special Joint City Council and Planning Commission Meeting Minute Excerpt – 04-23-13
6. Planning Commission Meeting Minute Excerpt – 04-28-10
7. Planning Commission Meeting Minute Excerpt – 02-24-10
8. Planning Commission Meeting Minute Excerpt – 01-27-10

## APPROVAL

### Submitted by:

*Travis Tanner*

Travis Tanner, AICP  
Executive Director of Community  
Development

### Reviewed by:

\_\_\_ Executive Director of Community Development

\_\_\_ City Engineer

## EXECUTIVE SUMMARY

At the October 15<sup>th</sup> Planning Commission meeting, Commissioner Poldrack requested an Agenda item to revisit a discussion item regarding expanded residential street pavement widths.

Minute excerpts from previous Planning Commission and City Council discussions have been included for review. A memorandum dated February 22, 2010, from Charles Kalkomey, City Engineer, has also been included for reference on pavement widths with standard and mountable curb types.

**CODE OF ORDINANCES  
CHAPTER 25. SUBDIVISIONS  
ARTICLE I. – IN GENERAL**

Sec. 25-1. - Definitions.

For the purpose of this chapter, the following terms, phrases, words and their derivations shall have the meaning given herein. Definitions not expressly prescribed herein are to be determined in accordance with customary usage in municipal planning and engineering practices. The word "shall" is always mandatory, while the word "may" is merely directory. The city council reserves to itself the power, duty and responsibility to interpret, define and/or provide such modification to this chapter or any provision thereof that the city council shall be called upon from time to time to provide. Such interpretation, definition and/or modification as shall be provided by action of the city council shall constitute an amendment to this chapter.

\*\*\*

*Street* shall mean a public right-of-way, however designated, which provides vehicular circulation and access to adjacent property.

- (1) A *major thoroughfare* means a principal traffic artery or traffic way, usually of more or less continuous routing over long distances, whose function is to serve as a principal connecting street with state and federal highways, and shall include each street designated as a major thoroughfare on the major thoroughfare plan of the city or so designated by the commission and city council. Minimum paving width of a major thoroughfare shall be two (2) twenty-four-foot lanes of paved width measured inside curb to inside curb, with a fifteen-foot median for a four-lane divided roadway; or fifty-one-foot paved width measured inside curb to inside curb for a four-lane undivided roadway. Minimum width of right-of-way shall be one hundred (100) feet.
- (2) A *collector street* means a street whose function is to collect and distribute traffic between major thoroughfares and minor streets. It is not necessarily of continuous routing for long distances, has intersections at grades, provides direct access to abutting property, and shall include each street designated as a collector street on the thoroughfare plan or so designated by the commission and city council. Minimum paving width of a collector street shall be thirty-nine (39) feet measured inside curb to inside curb. Minimum width of right-of-way shall be eighty (80) feet.
- (3) A *minor street* means a street whose function is to provide access to abutting residential property within neighborhoods, with all intersections at grade, and not of continuous routing for any great distance so as to discourage heavy, through traffic and shall include any public street which is not classified as a major thoroughfare or a collector street. Minimum paving width of a minor street shall be twenty-seven (27) feet measured inside curb to inside curb. Minimum width of right-of-way shall be sixty (60) feet.
- (4) An *access street* means a public street within or bounding a townhouse or patio home subdivision which serves a townhouse or patio home subdivision and other adjacent property.
- (5) An *interior street* means a public street not more than six hundred (600) feet long within a townhouse or patio home subdivision which is located and designed to serve a limited area within such subdivision and shall not serve other properties outside the subdivision.

## **DIVISION 6 - PAVING AND STREET DESIGN REQUIREMENTS**

### **6.1 General**

- 6.1.1** All paving plans and construction shall be approved by the City of Rosenberg for all streets within the City and its extraterritorial jurisdiction.
- 6.1.2** All paving plans and construction shall also be approved by the Fort Bend County Engineer for work in the extraterritorial jurisdiction.
- 6.1.3** All streets shall be concrete, with concrete curb and gutter.
- 6.1.4** Fire lane easements shall be specified on all multi-family and non-residential plats. All fire lane easements must have access to public roadways. Location, alignment width, and construction specifications shall be reviewed and approved by the City.

### **6.2 Pavement**

#### **6.2.1 Minimum Allowable Pavement Width**

- A.** A minor (single family residential) street shall be twenty-seven feet (27') wide measured from the inside of curb to inside of curb.
- B.** A collector street shall be thirty-nine feet (39') wide measured from the inside of curb to inside of curb.
- C.** A major thoroughfare (undivided) shall be a minimum of fifty-one feet (51') wide measured from the inside of curb to inside of curb or as specified by the city.
- D.** A major thoroughfare (divided) shall be a minimum of two (2) twenty-four feet (24') paved lanes measured from the inside of curb to the inside of curb for each section, with a fifteen feet (15') median for a four lane divided roadway.
- E.** Alleys may be required in commercial and industrial districts. Service alleys in commercial and industrial districts shall have a minimum concrete pavement width of twenty feet (20'). An easement may be substituted upon approval by the City if the easement is also an extra width fire lane easement. In residential districts, alleys shall be parallel, or approximately parallel to the frontage of the street. Alleys in residential districts shall provide a minimum of twenty feet (20') of right-of-way and twelve feet (12') of concrete pavement.
- F.** Interior streets for a Townhouse subdivision shall be a minimum of a thirty-six (36') foot paving section, measured from inside of curb to inside of curb.
- G.** Cross streets for Townhouse subdivision shall be thirty-two (32') feet wide, measured from inside of curb to inside of curb.
- H.** Interior streets for Patio Home subdivisions shall be twenty-eight (28') feet wide, measured from inside of curb to inside of curb.

- I. Access street for Patio Home subdivisions shall be thirty-six (36') feet wide, measured from inside of curb to inside of curb.

**6.2.2 Pavement Structure Requirements**

- A. Minor residential streets shall have a minimum thickness of six (6") inches with number four (#4) rebar spaced at twenty-four inches (24") measured center to center of the rebar, each way.
- B. Residential collector streets and all streets in multi-family residential, commercial, or industrial areas shall have a minimum thickness of seven inches (7") with number four (#4) rebar spaced at eighteen inches (18") measured center to center of the rebar, each way.
- C. Major thoroughfares shall have a minimum thickness of seven inches (7") with number four (#4) rebar spaced at eighteen inches (18") measured center to center of the rebar, each way.
- D. The pavement structure for each roadway shall be designed based on soil data from the site and based on the anticipated traffic volume, loading and service life of the proposed pavement structure. The design engineer is responsible to insure that the pavement structure is designed to withstand the anticipated loads that are expected on the roadway.
- E. Alleys for commercial and industrial districts shall have a minimum thickness of seven inches (7") with number four (#4) rebar spaced at eighteen inches (18") measured center to center of the rebar, each way. Residential alleys shall have a minimum thickness of six inches (6") with number four (#4) rebar spaced at twenty-four inches (24") measured center to center of the rebar, each way.

**6.2.3 Materials**

- A. Concrete - five and one-half (5-1/2) sacks cement per cubic yard concrete, with a minimum twenty-eight (28) day compressive strength of 3,500 psi.
- B. Reinforcing steel - Grade 60, ASTM A615, current.

**6.2.4** Subgrade should be stabilized with a minimum six percent (6%) lime by weight, six inches (6") thick and compacted to ninety-five percent (95%) standard proctor density. Alternative subgrade stabilization may be substituted when specific recommendations are made by the geotechnical engineer for the project and when specifically approved by the City.

**6.2.5** Concrete pavement thickness design is required for all pavement within industrial areas and on major thoroughfares. Concrete pavement thickness design shall be based on American Association of State Highway and Transportation Officials design procedures for rigid pavements.

**6.3 Grading and Layout Requirements**

**6.3.1** Minimum gradient on gutter shall be 0.30 percent. For special conditions where the gutter must be placed at a flatter grade, the minimum grade may be 0.25 percent with specific approval of the City.

**6.3.2** Inlet spacing as defined in Section 5.6.2.

**6.3.3** Maximum cut measured from finished grade at the right-of-way line to top of curb shall be 1.75 feet. The recommended maximum slope for driveways shall be ten

## MEMO

**TO:** Theresa Grahmann  
**FROM:** Charles A. Kalkomey  
**DATE:** February 22, 2010  
**RE:** Residential Street Paving Widths

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At the last Planning Commission Meeting, there was an agenda item to discuss the paving width of local or minor streets. The Commission's concern was that parking on these streets restricts access for emergency vehicles such as fire trucks.

During the discussion of the agenda item, it was stated that the required pavement width for a local or minor street was twenty-eight (28) feet, inside of curb to inside of curb. This information provided at the meeting was that found under Chapter 25, Division 4, Patio Home Subdivisions, as follows:

***Sec. 25-108. Streets and other public ways.***

*(a) Access streets shall have a minimum right-of-way width of sixty (60) feet and shall be developed with a minimum of a thirty-six-foot paving section (inside of curb to inside of curb) with concrete curb and gutter in accordance with current design standards.*

*b) Interior streets shall have a minimum right-of-way width of sixty (60) feet and shall be developed with a minimum of a **twenty-eight-foot paving section (inside of curb to inside of curb)** with concrete curb and gutters in accordance with current design standards.*

Therefore, this particular section applies to only Patio Home Subdivisions.

The pavement width for the typical single-family residential street is defined in Chapter 25 as having a width of twenty-seven (27) feet, inside of curb to inside of curb.

***Sec. 25-1. Definitions.***

*Street shall mean a public right-of-way, however designated, which provides vehicular circulation and access to adjacent property.*

*(3) A minor street means a street whose function is to provide access to abutting residential property within neighborhoods, with all intersections at grade, and not of continuous routing for any great distance so as to discourage heavy, through traffic and shall include any public street which is not classified as a major thoroughfare or a collector street. Minimum paving width of a minor street shall be **twenty-seven (27) feet measured inside curb to inside curb**. Minimum width of right-of-way shall be sixty (60) feet.*

The City's Design Standards further confirm this pavement width within Division 6, Paving and Street Design Requirements, as follows:

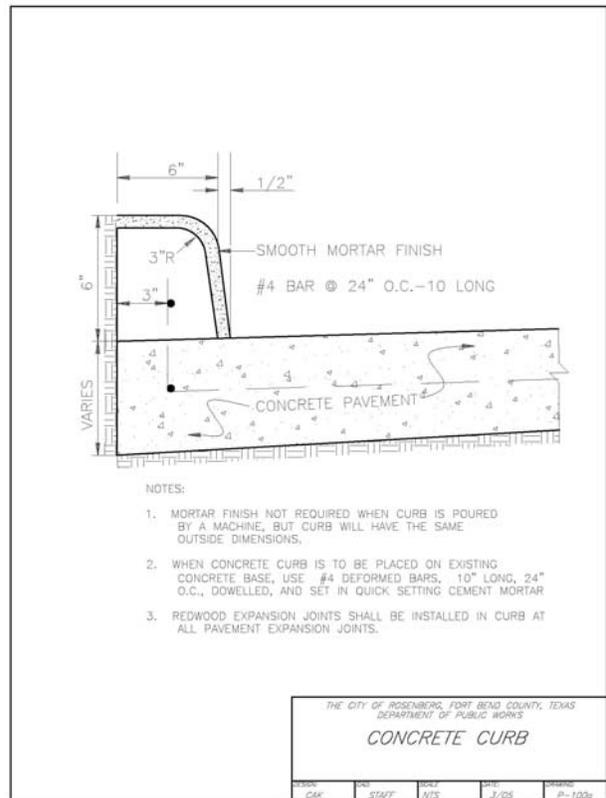
**6.2 Pavement**

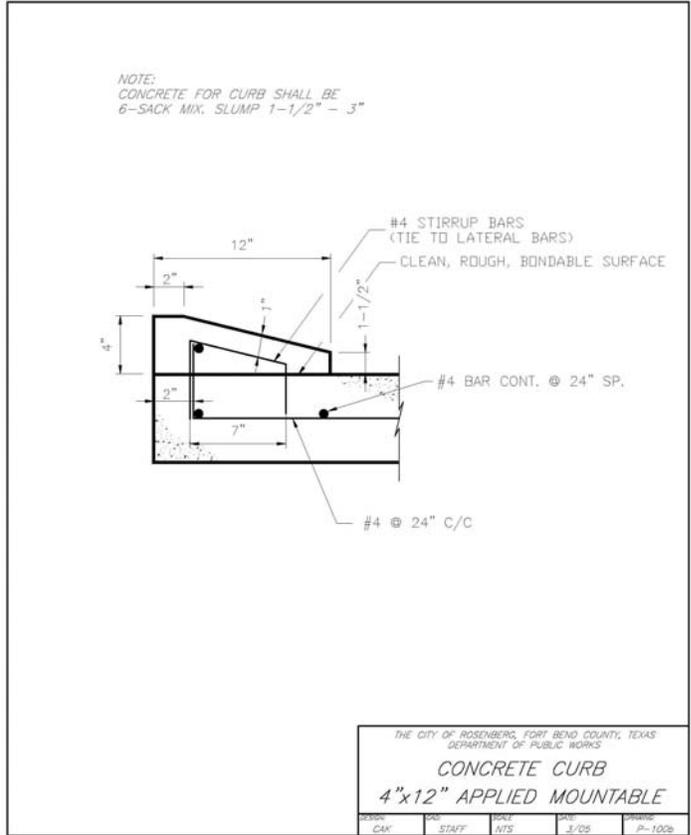
**6.2.1 Minimum Allowable Pavement Width**

**A. A minor (single family residential) street shall be *twenty-seven feet (27')* wide measured from the inside of curb to inside of curb.**

Also during the meeting, there were concerns regarding the width of the streets constructed within three (3) specific subdivisions within the City. These were Bayou Crossing on Louise Street, Seabourne Meadows on Spur Highway 529, and Cottonwood Subdivision south of U.S. Highway 59. At issue was that the streets were not constructed to the required width. I measured the street sections in question in Bayou Crossing and Seabourne Meadows and found the width to be twenty-eight (28) feet, outside of curb to outside of curb. I could not identify the location in question within the Cottonwood Subdivision, and therefore did not measure the pavement width in this subdivision.

The detail on the right is the typical six (6) inch curb found on the majority of the streets within the City. This six (6) inch curb with the required pavement width of twenty-seven (27) feet, inside of curb to inside of curb, results in a total concrete pavement width of twenty-eight (28) feet, back of curb to back of curb.





The detail on the left is a modified curb for residential streets, known as a mountable curb. This curb section allows for a “cleaner” connection of the driveways, which, with a typical street curb, usually results in broken sections of curb over time. This curb section has been used on residential streets where access to the street is allowed.

Under strict interpretation of Chapter 25, a pavement width of twenty-seven (27) feet, inside of curb to inside of curb, would result in an actual pavement width of twenty-nine (29) feet, as each curb is twelve (12) inches in width. Since there is always a transition from a street section with a typical six (6) inch curb to a street section with a mountable curb, the construction allowed has been to hold the back of curb to back to back of curb dimension of twenty-eight (28) feet, creating a straight back of curb line. This does result in an actual inside of curb to inside of curb dimension of twenty-six (26) feet. However, it can be argued that on the typical residential street with the six (6) inch curb, the maximum width for vehicle use is twenty-seven (27) feet. On a street with a mountable curb, vehicles can actually take advantage of the full twenty-eight (28) feet of pavement.

I trust this clarifies some of the issues discussed at the last meeting. Please do not hesitate to call should you have any questions.

# Single-Family Residential Pavement Width

- ▣ 2010 Planning Commission recommendation that pavement width for single-family residential streets be increased from 27' to 30'
  - Due to apparent concerns over emergency access
  - Specifically, that cars parked on both sides of a 27' street could prevent or hamper emergency access

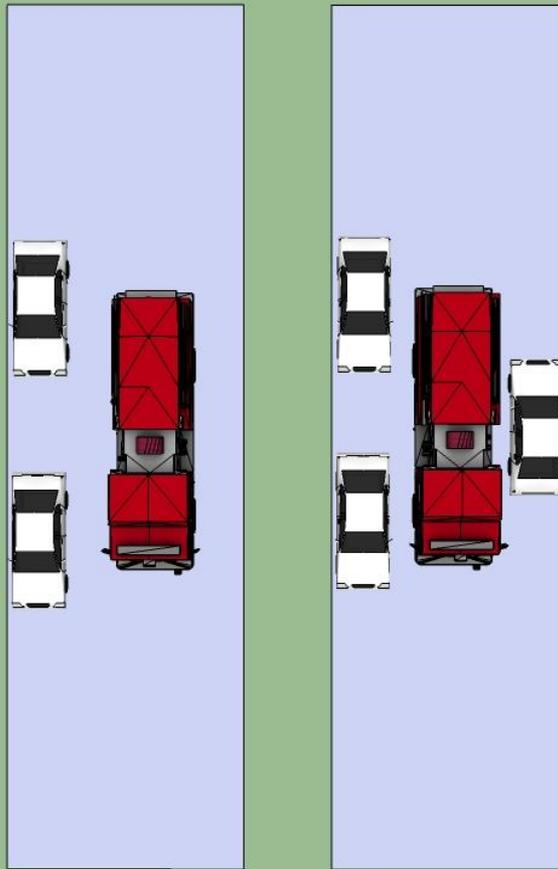
# Pavement Width Comparison

City	Pavement Width Requirement
Rosenberg	27'
Sugar Land	27'
Missouri City	27'
Fulshear	27'
Pearland	27'
Houston	27'

# 27' Pavement Width

- ▣ Staff could not identify any cities in the area or elsewhere that require greater than 27'
- ▣ 27' pavement width accommodates parking on one side of street while still generally allowing a 20' fire lane for emergency access
- ▣ Even with parking on both sides, there is typically a sufficient (13') lane for emergency access
  - For comparison purposes, the lane width on a freeway, for example, is 12'

# 27' Pavement Width Exhibit



# Front View



# Pavement Width / Emergency Access

- ▣ Fire Department has not had access issues with 27' pavement width streets
- ▣ Access issues have been in neighborhoods developed prior to 27' standard with narrower streets
- ▣ To have a full 20' fire lane with parking on both sides would require 34' pavement width
  - More like a collector street – would encourage higher speeds on residential streets
  - 26% increase over current pavement width

# 30' Pavement Width Recommendation

- ▣ Represents an 11% increase in the current pavement width requirement
  - Would add to the City's cost of maintaining the streets
  - Would add to development costs
- ▣ Still does not allow for full 20' fire lane with parking on both sides, which was the original concern
- ▣ Staff has concerns that the costs would outweigh any benefits to public safety

Project will begin at FM 2218 and end just west of the Graeber Road intersection.

Sam Kruse and representatives of Costello, Inc., made a presentation regarding the Airport Avenue Phase I Reconstruction Project.

**Key discussion points:**

- Cyndy Powell, Assistant to the City Manager turned the item over to representatives of Costello, Inc.
- Sam Kruse, Chad Nesvabda and Stephen Wilcox of Costello, Inc., gave an update on the Airport Avenue Project.
- Project at thirty percent (30%) with the preliminary engineering
- Phase 1 of project – from FM 2218 to the west of Graeber Road
- Surveying and geotechnical work has been done.
- Utilities, drainage and right-of-way acquisitions have been reviewed.
- Traffic control comes at approximately sixty and ninety percent completion of project.
- Slides were shown of the work that has been done on the project to this point.
- A brief discussion was held regarding the project.
- No action was taken on the item.

**2. REVIEW AND DISCUSS A PROPOSED AMENDMENT TO SECTION 6.2 OF THE DESIGN STANDARDS, INCREASING THE MINIMUM ALLOWABLE PAVEMENT WIDTH FOR MINOR (SINGLE-FAMILY RESIDENTIAL) STREETS FROM TWENTY-SEVEN FEET (27') TO THIRTY FEET (30'), AND TAKE ACTION AS NECESSARY TO DIRECT STAFF.**

**Executive Summary:** On April 28, 2010, following much discussion, the Planning Commission (Commission) made a recommendation to City Council that the minimum pavement width for single-family residential streets, as identified in the Design Standards, Section 6.2, be increased from twenty-seven feet (27') to thirty feet (30').

A review of the Commission Meeting Minutes of January 27, February 24, and April 28, 2010, identifies that the Commission's main concern in taking action on this item was emergency access and, in particular, the issue that having two (2) cars parked on opposite sides of a twenty-seven foot (27') street could prevent or hamper emergency access.

Staff has researched this issue and has found that, without exception, like Rosenberg, other comparable cities have a minimum single-family residential pavement width requirement of twenty-seven feet (27'). The cities researched include Sugar Land, Missouri City, Fulshear, Pearland, and Houston (much of unincorporated Fort Bend County is in Houston's ETJ and therefore subject to its design standards). In fact, staff was unable to identify any cities in this area or elsewhere that require greater than twenty-seven feet (27'). The reason for this is that a twenty-seven foot (27') pavement width accommodates parking on one (1) side of the street while still generally allowing a twenty-foot (20') fire lane for emergency access. A pavement width of thirty-four feet (34') would be required to accommodate parking on both sides of the street and still have sufficient width remaining for emergency access. This thirty-four feet (34') would be a twenty-six percent (26%) increase in pavement width over what Rosenberg and other cities currently require. It should be noted that it would significantly add to development costs and to the City's cost of maintaining streets.

**Key discussion points:**

- Travis Tanner, Planning Director presented a PowerPoint on the item.
- Single-Family Residential Pavement Width
- 2010 Planning Commission recommendation that pavement width for single-family residential streets be increased from 27' to 30'
- Due to apparent concerns over emergency access
- Specifically, that cars parked on both sides of a 27' street could prevent or hamper emergency access
- **27' Pavement Width**
- Staff could not identify any cities in the area or elsewhere that require greater than 27'
- 27' pavement width accommodates parking on one side of street while still generally allowing a 20' fire lane for emergency access
- Even with parking on both sides, there is typically a sufficient (13') lane for emergency access

- For comparison purposes, the lane width on a freeway, for example, is 12'
- **Pavement Width / Emergency Access**
- Fire Department has not had access issues with 27' pavement width streets
- Access issues have been in neighborhoods developed prior to 27' standard with narrower streets
- To have a full 20' fire lane with parking on both sides would require 34' pavement width
- More like a collector street – would encourage higher speeds on residential streets
- 26% increase over current pavement width
- **30' Pavement Width Recommendation**
- Represents an 11% increase in the current pavement width requirement
- Would add to the City's cost of maintaining the streets
- Would add to development costs
- Still does not allow for full 20' fire lane with parking on both sides, which was the original concern
- Staff has concerns that the costs would outweigh any benefits to public safety
- Discussion was held regarding the recommendations above.
- Councilor Benton requested to note that he mentioned the 34 foot streets was his preference for new development and no member of the Planning Commission or Council supported his preference.
- No action was taken on the item.

3. **REVIEW AND DISCUSS CAPITAL IMPROVEMENTS PLAN, AND TAKE ACTION AS NECESSARY TO DIRECT STAFF:**

- (a) **REVIEW OF FY2013 CAPITAL IMPROVEMENTS PLAN.**
- (b) **REVIEW OF PRIORITIES FOR STREETS AND DRAINAGE PROJECTS.**
- (c) **REVIEW OF PRIORITIES FOR WATER/WASTEWATER PROJECTS.**
- (d) **REVIEW OF PRIORITIES FOR GENERAL FUND PROJECTS.**
- (e) **REVIEW OF AVAILABLE FUNDING SOURCES FOR CAPITAL PROJECTS.**

**Executive Summary:** This item has been added to the agenda to offer City Council and the Planning Commission the opportunity to review and discuss the FY2014 Capital Improvements Plan with specific discussion items including the following:

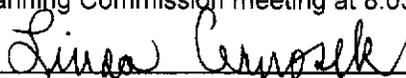
- (a) Review of FY2013 Capital Improvements Plan.
- (b) Review of priorities for Streets and Drainage Projects.
- (c) Review of priorities for Water/Wastewater Projects.
- (d) Review of priorities for General Fund Projects.
- (e) Review of available funding sources for Capital Projects.

**Key discussion points:**

- Jack Hamlett provided a memorandum outlining the FY2014 Capital Improvements Program ( CIP) including the following:
  - Streets and Drainage FY 2013 CIP – City Council Final Rankings and Summary
  - Water/Wastewater Fund FY2013 CIP – City Council Final Rankings and Summary
  - General Fund FY2013 CIP – City Council Final Rankings and Summary
  - FY2013 Capital Improvement Projects
  - Rosenberg CIP Plan – FY2104 – FY2016
  - Streets and Drainage CIP FY2014 Staff Recommendations
  - Water/Wastewater Fund CIP Fy2014 Staff Recommendations
  - General Fund CIP FY2014 Staff Recommendations
  - Available Funding Sources for Capital Projects
- The complete package of material provided at the meeting will be included in the agenda packet material.
- After review and discussion, the Planning Commission will hold a special meeting in May to discuss and will provide their recommendation to City Council in June.
- No action was taken on the item.

4. **ADJOURNMENT.**

There being no further business Mayor Morales adjourned the Council meeting at 8:03 p.m. Chairman Pavlovsky adjourned the Planning Commission meeting at 8:03 p.m.

  
 \_\_\_\_\_  
 Linda Cernosek, TRMC, City Secretary

meeting.

The Planning Commission at its January 27, 2010 Regular Meeting approved the Preliminary Plat of Bonbrook Plantation North Section Three with the following condition:

- The applicant reconfigure lots 18 and 19, block 1 to comply with the proposed land plan as it relates to the requirements for 55' lots.

Staff has reviewed the Final Plat of Bonbrook Plantation North Section Three and found it to be in compliance with the Subdivision Regulations, all other applicable City ordinances, and the conditions of the preliminary plat. Staff recommends approval of the Final Plat of Bonbrook Plantation North Section Three contingent upon the following items being provided prior to being placed on the City Council agenda:

1. Plat recordation fee (Not applicable to plats in the ETJ);
2. 2 sets Mylars;
3. 11 – 24x36 copies of the plat;
4. 10 – 11x17 copies of the plat.

**Key Discussion:**

- Mr. Kalkomey presented the item and stated that Bonbrook is a MUD 155 development east of Benton Road. Reading Road splits the tract into a northern and southern section so this is on the north side of Reading Road. This tract contains 44 lots and follows the approved development plan. They have reconfigured the size of a few lots in a cul-de-sac that did not meet the minimum frontage requirements. Based on that, staff recommends approval of this final plat contingent upon the appropriate fees and copies being submitted prior to a City Council agenda.
- Commissioner Poldrack inquired about the condition that staff review the regulations in place at the time the land plan was approved with respect to access.
- Mr. Kalkomey replied that the regulations in place now were not in place when this development was approved.
- Commissioner Poldrack inquired if the regulations in place at the time required two access points.
- Mr. Kalkomey replied that they were not required at the time. Ultimately there will be additional access points through the development when the overall development is complete. Staff met and discussed it and determined that regulation did not apply.

**Action Taken:** Commissioner Parsons made a motion, seconded by Vice Chairperson Pavlovsky, to approve the Final Plat of Bonbrook Plantation North Section Three, a subdivision of 24.965 acres located in the Wiley Martin League, Abstract 56, Fort Bend County, Texas, containing 44 lots, 4 reserves (14.421 acres) and 2 blocks. The motion carried unanimously.

**7. CONSIDERATION OF AND ACTION ON THE PAVEMENT WIDTH OF A SINGLE FAMILY RESIDENTIAL STREET.**

**Executive Summary:** At the January 27, 2010 Planning Commission meeting, there was a discussion item on the agenda pertaining to the pavement width of single family residential streets. During the discussion, a pavement width of 34 feet was brought up. At the February 24, 2010 Planning Commission meeting, pavement width was discussed once again, and a pavement width of 30 feet was brought forth. In order to clarify the recommended pavement width, staff has placed the item on this agenda for consideration again.

The following are the pertinent sections of the code that reference pavement width.

The pavement width for the typical single-family residential street is defined in Chapter 25 as having a width of twenty-seven (27) feet, inside of curb to inside of curb.

**Sec. 25-1. Definitions**

*Street shall mean a public right-of-way, however designated, which provides vehicular circulation and access to adjoining property.*

*3) A minor street means a street whose function is to provide access to abutting residential property within neighborhoods, with all intersections at grade, and not of continuous routing for any great distance so as to discourage heavy, through traffic and shall include any public street which is not classified as a major thoroughfare or a collector street. Minimum paving width of right-of-way shall be sixty (60) feet.*

The City's Design Standards further confirm this pavement width within Division 6, Paving and Street Design Requirements, as follows:

**6.2 Pavement**

**6.2.1 Minimum Allowable Pavement Width**

**A. A minor (single family residential) street shall be *twenty-seven (27') wide measured from the inside of curb to inside of curb.***

**Key Discussion:**

- Ms. Grahmann presented the item and stated that this item was discussed at the January and February meetings and two different pavement widths were suggested. The first being a pavement width of 34 feet and the second being 30 feet. Staff needs to confirm which width is being recommended by the Commission.
- Chairperson Franklin inquired of Mr. Kalkomey if the streets are too wide, would there be utilities being put under pavement?
- Mr. Kalkomey replied that in many developments, utility easements are put in adjacent to the ROW. If it were to be too crowded, we would request another 5 to 10 feet of utility easement adjacent to the ROW.
- Vice Chairperson Pavlovsky stated that at the last joint City Council and Planning Commission meeting, Mr. Sam Yager, III commented that there may be other ways to resolve the issue but he did not suggest anything. I spoke with him briefly after the meeting and he mentioned that one option might be to adapt the driveway shape. It was not very clear how that would correct the issue we have with parking. I would like to hear some solution suggestions from developers.
- Commissioner Parsons replied that Mr. Yager likely meant that multiple cars could be parked in a long enough driveway. The problem with that solution is that it requires other parked cars to move in order to let out the first car in. People will still park in the street. One option would be to restrict parking to one side of the street and alternate parking sides on each block. Home buyers would need to be made aware that they may not be able to park in front of their homes. The best option is to make the streets wider. I originally proposed 34 feet and, guided by the other Commissioners, I reduced that recommendation to 32 feet but would not feel comfortable with any less than 30 feet.
- Commissioner Urbish stated the only reason to stay at 28 feet is that it seems to be the standard everywhere. Rosenberg does not have to be like everywhere. Lawrence Street is 39 feet back to back and while the streets will never be that wide again, 30 feet widths will be an improvement.

**Action Taken:** Commissioner Parsons made a motion, seconded by Commissioner Poldrack, to

make a recommendation to City Council increasing single-family residential street width regulations to 30 feet wide curb face to curb face.

***Further Discussion:***

- Chairperson Franklin added his concern that there will be some feedback from developers. Those outside of town with larger tracts will not be strongly impacted but I do have concern that this may discourage developers from developing unused tracts within the City limits.
- Commissioner Poldrack replied that it is important to remember that we are working for the interest of our citizens and not for the interests of developers.
- Commissioner Urbish stated that a developer can come forward to request a development agreement.
- Commissioner Parsons replied that will occur with large developers, particularly for large developments. The recent joint meeting regarding the PUD is a good example.
- Chairperson Franklin replied that he has concern than a developer that wishes to develop open tracts within the City is going to be more restricted than the major developers and that may discourage growth within the City.
- Commissioner Parsons replied that it is his hope that this Commission and City Council do not accept every request from major developers. There has to be a point where some of it is allowable but some of it is not.

***Action:*** Upon voting, the motion carried unanimously.

**8. REVIEW AND DISCUSS THE SUBDIVISION ORDINANCE AS IT PERTAINS TO ACCESS AND BLOCK LENGTHS FOR SINGLE FAMILY RESIDENTIAL SUBDIVISIONS.**

***Executive Summary:*** At the February 24, 2010 Planning Commission meeting, it was requested by the Commission that a discussion item be brought to a future meeting regarding access to single family residential subdivision as well as block lengths. The Commission discussed the item at the March 24, 2010 meeting and explained the concerns with one point of access into subdivisions.

Attached are the relevant sections from the Subdivision Ordinance. Also attached is a comparison of a few other cities and how they address the issue of block lengths, dead end streets, and access into single family residential subdivisions.

Staff will provide further information at the meeting.

***Key Discussion:***

- Ms. Grahmann presented the item and stated that it was requested as a discussion item. The main concern was subdivision with 50 or fewer lots are required to have one point of access. I have put together a few slides showing recent developments. The issue of access came up with the Vishram Kuteer subdivision. The concern was that he had 49 lots proposed for his tract which has a proposed church to both the north and south of his property, and his tract had only 600 feet of frontage on FM 762 and they were only approved for one driveway into the development. In the case of this development, there was not another potential point of access. The railroad to the north would not allow access. They may be able to work with the churches for possible access though the churches also have constraints with drainage. Another example is Cambridge Village at Avenue N and Ward Street. At one point, there is only one access to 150 to 200 lots. Bayou Park is also an example in the Alamo Street and Airport Avenue area. Summer Lakes is also an example but additional phases of the development will eventually connect to provide additional access. Other cities address this issue by setting a maximum

**16. REVIEW AND DISCUSS THE SUBDIVISION ORDINANCE AND DESIGN STANDARDS PERTAINING TO PAVEMENT WIDTHS OF LOCAL/RESIDENTIAL STREETS.**

**Executive Summary:** At the January 27, 2010 Planning Commission Meeting, the Commission discussed pavement widths of local/residential streets. Staff has further researched the item and will present additional information at the meeting. Please refer to the minutes of the last meeting to review the items discussed.

Staff has no recommendation at this time, but would like direction from the Planning Commission on how to proceed with this item.

**Key Discussion:**

- Mr. Kalkomey presented the item and distributed a memo to the Commission.
- Commissioner Parsons stated that, according to the Code, single family residential is 27 feet, inside curb to inside curb and patio homes are 28 feet outer curb to outer curb. What was the logic to have wider streets in patio home developments?
- Mr. Kalkomey replied that he was not sure. The original ordinance was always curb back to curb back and we went through and revised them to all be face to face. He did not recall why patio home standards were not changed.
- Commissioner Parsons stated that based on the number of lots platted at 27 feet, face to face, we have all the 27 foot wide streets we can stand. I would like to recommend that this Commission change that width to no less than 30 feet wide, inside curb to inside curb. This is the standard in the older residential neighborhoods which allows for parking on either side of the street and ample room for traffic to move between them.
- Commissioner Poldrack requested that Mr. Sam Yager III step forward to comment on this street width recommendation as he would like a developer's perspective.
- Mr. Sam Yager, III, of 1111 Post Oak Boulevard, Houston, Texas, stepped forward to address the Commission. A 30 foot street width is not a normal standard. We typically see in the City of Houston and the ETJ is a 28 foot standard. I am not sure what the issue is with the street width.
- Commissioner Parsons replied that if two cars are parked on both sides of a 27 foot street and we know that most people do not park right at the curb, and if a fire truck needs access, there is an issue. The Fire Marshal presented photos of some of our 27 foot streets and what the Fire Department encounters when trying to respond to emergencies. An argument against widening the street width is that it would potentially discourage developers. If we do not widen the street widths, another option would be to prohibit parking on one side of the street. This is a safety issue.
- Mr. Yager replied that he does not disagree that the incremental cost is likely not going to run off developers. Part of the problem with incremental issues is not a single incremental change, it is the entire set of standards. Some of the building standards, wind loads, et cetera that create a point where it makes it economically prohibitive to build in the City relative to areas outside the City. Widening the street width requirement is not a tremendous issue but when paired with lot depths and sizes, configuration issues, efficient use of land is decreased and it becomes more difficult to put the puzzle pieces together. There may be circumstances where wider paving would be appropriate and some of your concerns are good concerns. At some point, the City has to maintain these streets, too, and that maintenance cost will be borne by the taxpayers. Dealing with your concerns by means of a parking ordinance may be ultimately less costly to the taxpayer.
- Commissioner Parsons replied that a parking ordinance with a sufficient penalty may be the means to deal with this issue but that also leads to enforcement and collection issues.
- Brief discussion was held between Mr. Yager and Commissioner Parsons on regulations in comparable cities.
- Commissioner Parsons stated that he would like this Commission to make a street width

recommendation based on the needs of the citizens of Rosenberg.

- Additional brief discussion was held regarding street widths in the older developments in Rosenberg.
- Commissioner Poldrack stated that adding two more feet of pavement would not change the building setbacks. There would be two more feet of pavement instead of two feet of grass.
- Vice Chairperson Pavlovsky inquired what the street width requirement is for a mobile home park.
- Mr. Kalkomey replied 28 feet.
- Vice Chairperson Pavlovsky replied that recently there was a shooting on Ruby Street. That is a long street and when the developer put that street in, he put in a side street. When that call went out, all the police, EMS and Fire Stations responded and the street was completely blocked. There was no way to get past those responders if someone and that other end had needed assistance. Something needs to be done and either a parking ordinance or street width requirement changes would be appropriate.
- Commissioner Poldrack replied that the parking ordinance would cause issues for enforcement and collection as well as property owner who will be upset they cannot park in front of their homes.
- Chairperson Franklin stated that no action can be taken but we can request that staff return with a proposed ordinance to widen the residential and patio home subdivision streets.
- Commissioner Parsons replied that the easiest way to address this problem is to require new developments meet a 30 foot street width, curb face to curb face, requirement.
- Mr. Olson stated for clarity that the Commission is requesting that staff prepare a proposed ordinance amendment for a street width requirement of 30 feet, front to front.

***No action taken.***

## 17. **CONSIDERATION OF AND ACTION ON THE WORK IN PROGRESS REPORT.**

***Executive Summary:*** The Work in Progress Report consists of projects that staff is currently working on, projects that staff anticipates working on in the near future, and projects that have recently been completed. Projects can be initiated by City Council, Planning Commission, or staff.

### ***Key Discussion:***

- Mr. Herrera presented the item and stated that the report has been updated to reflect discussion held last month relating to updating the City Council ordinance update rankings, which have been listed 1 through 10 on the report. The top 3 items relate to the platting exemption/joiner of lots which was approved by Council last Tuesday. Building setback lines for undersized lots was tentatively scheduled for a Council workshop but did not make it onto the agenda. Blighted areas remains an ongoing project. Item 1 on the City Council priority list relates to signs and the Sign Task Force has been meeting twice a month since January.
- Commissioner Parsons inquired about the item for the regulations for assisted living or senior living multi-family projects. I was under the impression that if we made the exception to the multi-family ordinance for Texana, that we would not be making any further changes to the multi-family ordinance.
- Commissioner McConathy replied that senior facilities were removed from that ordinance.
- Ms. Grahmann replied that regulations specific to senior living facilities was identified by City Council as one of their priorities. When Texana came forward, assisted living was originally in that ordinance as the two are very similar but as Texana became more complicated, senior living facilities were removed from that ordinance. City Council has requested that Planning Commission review requirements since there has been interest in building these facilities.
- Brief discussion was held on the Texana ordinance exception and the multi-family ordinance.
- Mr. Herrera stated that the majority of the items are projected to be completed within fiscal

an interest in a pedestrian plan for Rosenberg. We have also requested that any plan which requires funding have financial strategies presented with it. The RDC Board has requested that Traffic Engineers, Inc. determine if public transit along Avenue H be a means to assist revitalization of that area. We want to allow the public ample opportunity to provide their input on a transit plan as well and have scheduled two public meetings, the first being February 11. We have attempted to broadcast that meeting as broadly as possible. The second meeting is tentatively scheduled for April 29. Currently, the County is providing services and we do not feel that there is a role for the City to be a service provider. What we hope to accomplish with this study is to use the data to approach the County to structure the services in the City to better serve our citizens, who are the largest group of users. The contract for the study was awarded in December. Since that time, Traffic Engineers, Inc. have been holding meetings with stakeholders. Following the two public meetings, we are projecting a completed study by July which will be in time for consideration for the FY11 budget.

- Commissioner Parsons inquired approximately how much is 20% of the study that RDC is funding?
- Mr. Fielder replied that it is \$20,000.
- Commissioner Parsons inquired if there is an expectation that, over time, this service would save the City money or generate revenue?
- Mr. Fielder replied that the RDC is more focused on generating commercial activity.
- Vice Chairperson Pavlovsky expressed interest in the study as it relates to Avenue H.
- Chairperson Franklin thanked Mr. Fielder for his presentation.

**No Action Taken.**

**11. REVIEW AND DISCUSS THE SUBDIVISION ORDINANCE SECTION 25-108 AS IT PERTAINS TO PAVEMENT WIDTHS OF LOCAL/RESIDENTIAL STREETS.**

**Executive Summary:** At the October 28, 2009 Planning Commission Meeting, the Commission requested that staff add an item to a future agenda pertaining to pavement widths of local streets. The Commission was of the opinion that the current pavement width of 28 feet for local/residential streets is not wide enough to accommodate emergency vehicles.

Pavement widths are discussed in Section 25-108 (Streets and other public ways) of the Subdivision Ordinance. This Section states the following:

“Section 25-108. Streets and other public ways.

- (a) Access streets shall have a minimum right-of-way width of sixty (60) feet and shall be developed to a minimum of a thirty-six foot paving section (inside of curb to inside of curb) with concrete curb and gutter in accordance with current design standards.
- (b) Interior streets shall have a minimum right-of-way width of sixty (60) feet and shall be developed with a minimum of twenty-eight foot paving section (inside of curb to inside of curb) with concrete curb and gutters in accordance with the current design standards.”

Sub-section (a) refers to collector streets. Sub-section (b) refers to local/residential streets.

Staff has no recommendation at this time, but would like direction from the Planning Commission on how to proceed on this item. A representative of the Fire Department will be at the meeting to answer questions.

**Key Discussion:**

- Ms. Grahmann presented the item and stated that this item was requested by the Commission. The width of streets is defined by the Subdivision Ordinance 25-108(a) and (b). Section 25-108(a) refers to collector streets. Section 25-108(b) refers to interior streets and states there shall be a minimum ROW width of 60' and a 28' pavement section from inside curb to inside curb. Staff is requesting the Commission's input. Also, since there is a public safety concern, Fire Marshal Wade Goates is present to address any specific questions about emergency access.
- Commissioner Parsons stated that while he does not wish to impose on property owners' rights, a residential street width of 34' is preferable. At Sunrise Meadow, there were several cars parked on the street and in order to go around the cars, it was necessary to cross the center line. If an ambulance were to attempt to get through, they may be forced to drive over lawns. The reason I suggest 34' is that at my own home on Sequoia, the street width is 34' and people may park on either side of the street and emergency vehicles have ample access.
- Commissioner Poldrack stated that he went around and measured three streets in the subdivisions of Bayou Bend, Cottonwood and Seabourne Creek. Of those measured, not one was 28' inside curb to inside curb. Of three streets measured, one was 27' and the other two were 26'.
- Mr. Kalkomey replied that the original ordinance had a required width of 28' from outer curb to outer curb. It was later changed to 28' from inside curb to inside curb. Many streets around town were built under the old rule.
- Commissioner Parsons replied that we are creating more subdivisions where the streets are just too narrow.
- Brief discussion was held on specific locations in the City where street width is an issue in residential areas.
- Commissioner Poldrack inquired of Fire Marshal Goates what his recommendation would be. During previous discussion with the Fire Chief, she has stated that street width should be a minimum of 28'.
- Commissioner Parsons stated that the streets must be wide enough to accommodate emergency vehicles or pass an ordinance that only allows parking on one side of the street. We need to implement something that ensures public safety.
- Commissioner McConathy asked Fire Marshal Goates which subdivision is the most difficult to maneuver in.
- Fire Marshal Goates replied that Greenwood is difficult but specifically Greenwood Section 2 is a problem. We also have difficulty maneuvering the trucks in some of the mobile home parks though they may not be subject to the same street width standard.
- Commissioner Urbish inquired if anyone had the street width measurement for the problem area in Greenwood.
- Ms. Grahmann replied that in Greenwood Section 2, the street width is 24'.
- Commissioner Urbish stated that while he understands that wider streets will cost a developer more, the main issue is public safety. In a single family of four, once the children are of driving age, that means two cars in the driveway and two cars in the street.
- Commissioner McConathy inquired if staff had researched comparable cities for their street width requirements.
- Ms. Grahmann replied that she searched comparable cities across the state of Texas and 27-28' is standard everywhere depending on where on the curb the width is measured. There are some cities that have wider widths for drainage concerns but when checking around, there were no cities found that had wider street width due to

- parking or public safety concerns.
- Mr. Kalkomey requested that Commissioner Poldrack let him know which streets and where he measured. If there are areas where the widths are narrower, it would be good to know where they are.
  - Commissioner Poldrack described the areas he measured in Bayou Bend, Cottonwood, and Seabourne Meadows.
  - Vice Chairperson Pavlovsky inquired what the standard width is for a one-lane street.
  - Mr. Kalkomey replied 12'.
  - Vice Chairperson Pavlovsky replied that there should be at least 24' and that a minimum width of 28' is still quite narrow.
  - Chairperson Franklin inquired what direction staff should take this.
  - Commissioner Poldrack replied that one issue is drive-over curbs. They encourage people to park in their yards.
  - Mr. Kalkomey replied that the argument in favor of drive-over curbs is that it gets rid of driveway maintenance issues with breaking out a raised curb and pouring a driveway and attempting to re-pour that curb. When the streets are poured, they do not know where the driveways are going to be.
  - Chairperson Franklin stated that there would be no need for drive-over curbs if the property frontages were 80' or 90'. There would be fewer driveways. When the frontages are only 40-50', it is driveway after driveway.
  - Commissioner Parsons inquired if the Commission has a recommendation.
  - Chairperson Franklin replied that if this body is to make a recommendation to Council then staff will need to provide documentation from neighboring cities. If staff is able to find a city with wider widths, we would like documentation of the reason they have opted for wider streets. We do not have enough data to make a recommendation tonight.
  - Commissioner Parsons requested that staff prepare a layout of a street and cars of average size parked on either side to demonstrate the clearance.
  - Chairperson Franklin requested that staff find the meeting minutes from the last time the Planning Commission had discussion on this very topic before. It would have been several years ago.
  - Mr. Suter replied that discussion would have taken place when this ordinance was changed to change the width from 28' from the outer curbs to 28' from the inner curbs. There was a study done with all the other cities.
  - Vice Chairperson Pavlovsky stated that he would like to know if other cities are having the same issues with street width as in Rosenberg and what, if anything, they are doing about it.
  - Commissioner McConathy inquired if this is a common complaint among your peers in other cities.
  - Fire Marshal Goates replied that access is always a concern for Fire Departments but it is not one that sticks out more than any other concern. When Ms. Grahmann contacted us for our input, our staff went out at night to take photos as we can much better demonstrate the parking issue at night when most people are home from work. This is an existing problem that the Fire Department must work around.
  - Chairperson Franklin agreed with Mr. Kalkomey that there is a major concern if there are 27' and 26' widths in the newer subdivisions. That would be cause to tear streets out and start over.
  - Mr. Hamlett replied that if the City has already accepted the work from the developer, then we cannot go back and make them change.
  - Brief discussion was held on differences in curb measurements, citizens parking in yards, and the issue of on-street parking for households with more than two cars.

**No Action Taken.**

**12. CONSIDERATION OF AND ACTION ON THE WORKS IN PROGRESS REPORT.**

**Executive Summary:** The Work in Progress Report consists of projects that staff is currently working on, projects that staff anticipates working on in the near future, and projects that have recently been completed. Projects can be initiated by City Council, Planning Commission or staff.

Due to the length of this month's agenda, the Chairperson decided to defer the discussion on the street pavement widths and right-of-way widths until the January 2010 meeting. Also, Commission Parsons requested that a presentation be given by the City Engineer on utility impact fees as an update since it has been about one year since the revised impact fee ordinance was adopted. This impact fee discussion will also be deferred to the January 2010 meeting.

**Key Discussion:**

- Ms. Grahamann presented the item and stated the recent Council actions include the HUD multi-family ordinance adoption at the January 19<sup>th</sup> meeting. The platting exception ordinance went to a Council Workshop last night and Council was comfortable with the ordinance and it will be placed in a regular agenda for action. The undersized lot ordinance is tentatively scheduled for a February or March Council Workshop. The sign ordinance task force is meeting on the 2<sup>nd</sup> and 4<sup>th</sup> Mondays of the month at the Civic Center. The items listed in the report as ongoing is due to strategic planning in progress by City Council. Those goals for this year will be passed out by Mr. Hamlett.
- Mr. Hamlett distributed the proposed ordinance update ranking compiled by City Council. Council has ranked their priorities as follows:
  1. Sign Ordinance
  2. Regulations for assisted living and/or senior residential multi-family projects
  3. Regulations for converting single-family residences to multi-family use
  4. Noise Ordinance
  5. Street pavement and right-of-way standards for local city streets
  6. Street load limits
  7. Off-street parking in residential areas
  8. Require Planning Commission approval of commercial site plans
  9. Access management and curb-cut regulations
  10. Tree removal and maintenance regulations
  11. West Fort Bend Management District Standards
  12. Commercial lighting regulations
  13. Use of off-site parking to comply with minimum parking requirements
  14. Parking within a residential street right-of-way
  15. Shared parking area regulations
  16. Temporary office/construction office regulations
- Mr. Hamlett stated that Council has set a goal to accomplish the top ten by the end of the year which would be an item each month. The sign ordinance is in progress and we will be bringing individual recommendations to the ordinance as we have them. Staff will work on the other items and hopefully put in a schedule of when these items will be brought to this Commission. Planning Commission will not consider all the ordinance updates, such as the noise ordinance and some others.



# PLANNING COMMISSION COMMUNICATION

November 19, 2014

ITEM #	ITEM TITLE
7	Impact Fees for Roads and Thoroughfares Discussion

## MOTION

Review and discuss potential impact fees for roads and thoroughfares, and take action as necessary to direct staff.

## RECOMMENDATION

Staff has no recommendation for this item.

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

## SUPPORTING DOCUMENTS:

1. Water/Wastewater Impact Fee Advisory Task Force Resolution – 05-20-14
2. Water/Wastewater Impact Fee Advisory Task Force Resolution – 11-16-09
3. City Council Meeting Minute Excerpt – 01-26-10
4. Water/Wastewater Impact Fee Advisory Task Force Meeting Draft Minute Excerpt – 05-19-14

## APPROVAL

### Submitted by:

*Travis Tanner*

Travis Tanner, AICP  
Executive Director of Community  
Development

### Reviewed by:

\_\_\_ Executive Director of Community Development  
\_\_\_ City Engineer

## EXECUTIVE SUMMARY

This discussion item has been included at the request of Commissioner Parsons to allow for Planning Commission discussion on potential impact fees for roads and thoroughfares. The Water/Wastewater Impact Fee Advisory Task Force (Task Force) made a recommendation explore the addition of said impact fees to City Council on November 16, 2009, and on May 20, 2014.

City Council discussion was held regarding the Task Force's 2009 Resolution recommendation for these impact fees at the January 26, 2010 Workshop. An excerpt of that discussion has been included for review. The Task Force's 2014 Resolution was distributed to City Council on May 30, 2014, as part of a weekly activity report by staff. At this time, no Council member has requested to add the proposed impact fees for roads and thoroughfares to a future meeting Agenda for further discussion. Staff does not have a recommendation for this item.

**RESOLUTION**

**A RESOLUTION OF THE WATER/WASTEWATER IMPACT FEE ADVISORY TASK FORCE OF THE CITY OF ROSENBERG, TEXAS, RECOMMENDING THE CITY COUNCIL OF THE CITY OF ROSENBERG CONSIDER EXPANDING THE IMPACT FEE STRUCTURE TO INCLUDE ROADS AND THOROUGHFARES.**

**WHEREAS**, the City of Rosenberg, Texas (the "City"), has authorized the formation of an Water/Wastewater Impact Fee Advisory Task Force Committee to review and revise the Impact Fees assessed by the City for the funding of Water/Wastewater related Capital Improvement Projects; now, therefore,

**BE IT RESOLVED BY THE WATER/WASTEWATER IMPACT FEE ADVISORY TASK FORCE OF THE CITY OF ROSENBERG, TEXAS:**

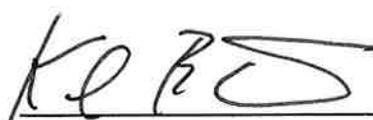
Section 1. That the Water/Wastewater Impact Fee Advisory Task Force hereby recommends the City Council of the City of Rosenberg consider expanding the assessment of additional impact fees for roads and thoroughfares.

**PASSED, APPROVED, AND RESOLVED** this 20<sup>th</sup> day of May 2014.

**ATTEST:**

  
\_\_\_\_\_  
Christian Hawkins, **Vice Chairman**

**APPROVED:**

  
\_\_\_\_\_  
Karl Baumgartner, **Chairman**

RESOLUTION

A RESOLUTION OF THE IMPACT FEE ADVISORY TASK FORCE OF THE CITY OF ROSENBERG, TEXAS, RECOMMENDING THE CITY COUNCIL OF THE CITY OF ROSENBERG EXPAND THE IMPACT FEE STRUCTURE TO INCLUDE ROADS AND THOROUGHFARES.

WHEREAS, the City of Rosenberg, Texas (the "City"), has authorized the formation of an Impact Fee Advisory Task Force Committee to review and revise the Impact Fees assessed by the City for the funding of Capital Improvement Projects,

BE IT RESOLVED BY THE IMPACT FEE ADVISORY TASK FORCE OF THE CITY OF ROSENBERG, TEXAS:

Section 1. That the facts and matters set forth in the preamble of this Resolution are hereby found to be true and correct.

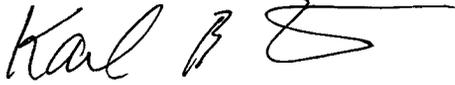
Section 2. That the Impact Fee Advisory Task Force hereby recommends the City Council of the City of Rosenberg investigate expanding the assessment of additional impact fees for roads and thoroughfares.

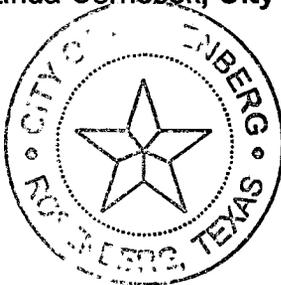
PASSED, APPROVED, and RESOLVED this 16<sup>th</sup> day of November, 2009.

ATTEST:

  
Linda Cernosek, City Secretary

APPROVED:

  
Karl Baumgartner, Chairman



going to let them join those two pieces of land without platting anything. Bill Olson said you could have two ten acre tracts of land and some industry or commercial owned it and wanted to put their building in the middle of it, they could not do it. First, it has never been platted and they will be building over one of the tract lines and it would not meet the setback requirements. By this joinder, they would file this instrument of record and say they are treating the twenty acres as a single tract for building purposes. In that circumstance, there would be no requirement that they dedicate any public road. If they had to dedicate any public roads, dedicate public improvements, drainage or otherwise they would have to plat it. They can do it if they meet all the setbacks. If they ever divided it, they would have to plat it. Each tract would become single tracts. If you ever sold off a part of it, it would be a division.

- Councilor Euton said this would be a great benefit to the consumer and residents would be more pleased with the building permit process. There would be improvements in the City that would bring in additional income.
- Bill Olson said it is commonplace to allow the joinder of lots. Someone who owns two lots and have a house on one but want to build a garage on the adjacent lot or put in a swimming pool and they would be violating the setback requirements. It is a dilemma for cities because you need to treat that as a single building unit. Otherwise, you should never issue a permit.
- Mayor Gurecky said there is an older subdivision that has one-half acre lots and someone owns both lots side by side and they have a home on one lot. They decide to sell one lot, but it has never been officially platted. To sell that one lot, the platting and surveying would be required.
- Bill Olson said no. If you are on two one acre tracts, separate tracts of land, you had a home on one of the acre tracts and the other was undeveloped, you can sell that, which is not a division. It does not require a plat. If you sold it and someone came in and put a house on it and it was not platted, under our current ordinance they would have to plat it. Under this they would not have to plat it.
- Mayor Pro Tem Grigar said before these declarations are filed for public record, staff would check to make sure this is good. Theresa Grahmann said the property owner would have to show us they do not need a right-of-way dedication or an easement.
- Mayor Pro Tem Grigar said with these declarations being filed for public record it would show up in a title search tagged to that lot. Bill Olson replied yes, that is the whole idea, that the subsequent property owners be put on notice. If someone comes in for a building permit and we discover that they have violated that requirement, we will tell them they cannot get a permit. They will have to come in and plat the property.
- The general consensus of Council was to move forward and put the item on an upcoming agenda to take action.

No action was taken on the item.

**3. PRESENT IMPACT FEE TASK FORCE RESOLUTION RECOMMENDING CITY COUNCIL INVESTIGATE EXPANDING THE ASSESSMENT OF IMPACT FEES FOR ROADS AND THOROUGHFARES, AND TAKE ACTION AS NECESSARY TO DIRECT STAFF.**

**Executive Summary:** The Impact Fee Advisory Task Force met on November 16, 2009 for the Biannual Meeting to review the progress and status of the collection of Impact Fees. The Task Force did approve the Resolution included with this agenda item recommending the City Council expand the Impact Fee structure to include roads and thoroughfares.

The process to implement roadway impact fees is much more detailed than the one used for the water/sewer impact fees. Roadway fees are limited to specific service areas within the City Limits that must have clearly identified boundaries. These fees must be calculated by

determining existing and future population and land uses based on ten (10) year projections, with the emphasis on the land uses. Fees may only be expended within the specific service area from which it was collected and must be expended within ten (10) years from the date of collection. Consideration should be given to the requirement that the fees may only be assessed based upon the projected traffic increases directly related to new development within the defined service area. The City would be responsible to fund all remaining portions of that particular roadway project. It is estimated the process would take approximately eight (8) months to complete with expenses of \$50,000.

This item has been placed on the agenda for City Council discussion and to provide direction to staff.

**Key discussion points:**

- John Maresh, Assistant City Manager/Utility Director, read the executive summary and gave an overview of the item.
- Jack Hamlett said this was listed as a potential budget item, but when we cut the budget there was no funding in this current budget. It would have to be considered in next year's budget. This year we have already made some commitments for staff. In addition to money it takes considerable staff time like John Maresh and Mindi Snyder did to get to Water/Wastewater Impact Fees. If we designate some projects, it obligates the City to spend those funds in ten (10) years. If you get the funds you have to spend them and if you do not have enough funds to do the project, then the City has to come up with the balance. The concern is that we are already through the mobility bonds and committed to six projects and if we complete them in the next five to seven years we will be doing very well. Jack Hamlett cautioned Council that we will be going into something that will create other obligations to this City to fund some other road projects that are not on our Capital Projects at this time. With the current economic conditions, is this the right time to begin considering adding additional burden on potential developments?
- Councilor Suter asked what the specific service areas area? Jack Hamlett replied that those would have to be identified. Charles Kalkomey came up with some road projects, primarily in the extraterritorial jurisdiction (ETJ), such as, Benton Road, Bryan Road and Powerline Road and gave a service area of properties that would be served by that road. Through this process you would have to identify what you would want to be included in this fee. This would be determined based on potential traffic. It is a ten (10) year projection.
- Councilor Suter said, as an example, you would not tie Airport Avenue and Blume Road. That would be two separate areas and the revenue from the impact fee on Airport Avenue has to be spent in that particular geographic area within ten years, or what happens. Jack Hamlett said that is correct and you have to return it to the developer.
- Councilor Suter said "requirement that the fee may only be assessed based upon the projected traffic increases". Does that mean we have to pay for a traffic analysis based on our hopes that something would develop on the land?
- John Maresh said as part of the studies you would have to try to determine how the land will be developed and how much traffic will be generated in that geographic area. The fee can only be based on that increased amount of traffic. You cannot consider any through traffic. It has to be tied specifically to the development within that area.
- Jack Hamlett said without zoning it is difficult to project what a property will be used for.
- Mayor Gurecky referenced Planning Commission minutes that the ETJs cannot participate in this financially. John Maresh said that is correct. The roadway fees can only be applied within the city limits.
- Jack Hamlett said there is a provision that allows to negotiate in a particular MUD.

We attempted to negotiate with them to come up with a road impact fees and we have been unsuccessful in doing that. The only one we came close to was MUD 144, which is inside the City. That is Sam Yeager's development on Spacek. We used the formula Charles Kalkomey came up with to negotiate an agreement with them for some contributions to the Spacek Road. That is the only one we have done at this point.

- Councilor Suter asked if the impact fee is based upon the entire acreage or the frontage on that road. John Maresh said it would be based on how you would develop that tract of land and what the increased traffic would be as a result of developing the acreage.
- Mayor Gurecky referenced the November 16, 2009, Planning Commission Minutes "Kalkomey replied that roads are done by specific service areas and it is not done system wide as it is with water and sewer". "It would be based on the land uses that are projected and what demands are put on the roads". Example – commercial developments would generate more traffic and would therefore pay more per acre versus residential development". Not being a zoned city residential and commercial will be co-mingled and it would be difficult to figure out what the residents should pay versus commercial.
- Mayor Pro Tem Grigar said wouldn't this type of impact fee trigger updating the Comprehensive Plan. Jack Hamlett said it could be an element.
- Councilor Suter asked if we did this would the existing build-outs be grandfathered. John Maresh replied if it is built-out today, you can not go back and apply this fee retroactively.
- Bill Olson said what you are doing is asking new development to pay for infrastructure that is necessitated because of the new development. The City is responsible for providing the infrastructure for existing developments. If you have a two lane road that needs to be a four lane road due to overcrowding, but the new development will need to make it a six lane road, you might get enough from your impact fees to cover from two to four, but the city would have to pay the remaining cost.
- Jack Hamlett said this is an item to consider as we go into next year's budget.
- Mayor Pro Tem Grigar said he understands wanting to ease the burden on existing residents. However, he feels uncomfortable with this at this time. There are places in Texas that have impact fees and they are relaxing those fees because of the economic times. They want to spur and help the development. Plano is relaxing their fees for a time period to help spur development. He is apprehensive at this time. However, it certainly could be kept on the back burner.
- Jack Hamlett said we will consider it when we look at priorities for next year's budget.

No action was taken on the item.

#### 4. REVIEW AND DISCUSS THE HAYNES REPORT ON FLEET MAINTENANCE OPERATIONS.

**Executive Summary:** In September, 2009, the City authorized Tommy Haynes to conduct an update assessment of the Fleet Maintenance Operations. Mr. Haynes was to compare his findings with the study prepared in 2006.

Mr. Haynes completed the assessment and prepared a report outlining his conclusions with recommendations. A copy of his report was provided to the Mayor, City Council, and Chief Mechanic Val Martínez.

Jack Hamlett asked Mr. Martinez to review the report and to prepare his recommendations to address specific concerns identified by Mr. Haynes. Since certain concerns will require funding in future budgets, the City Manager requested Mr. Martinez establish priorities for

- Mr. Tanner replied that he thinks there may be more activity in 2014. The reason being is that developers have all these lots that have been platted and they are being absorbed by builders and developers. MUD No. 184 will be adding an estimated 1,700 connections and MUD No. 155 has recently added acreage into their district so we do anticipate additional development relative to impact fees.
- Mr. Baumgartner inquired how all this development will impact the City's expenditures and provide new infrastructure and services.
- Mr. Tanner replied that new development is an expense but it is also a source of revenue. It is difficult to pinpoint what the impact may be.
- Mr. Kalkomey stated that basic infrastructure and utilities are put in the by the developers. Water plants, sewer plants, and lift stations are needed for these new developments.
- Mr. Maresh stated that water/wastewater impact fees are collected and applied to these new infrastructure needs.
- Mr. Parsons replied that he would like to include streets like this and streets in the future that fall into this category and have to be developed before a development occurs.
- Mr. Turner inquired what the City's policy and plan on annexation of MUDs into City Limits.
- Mr. Kalkomey replied that per many of their development agreements, they need to be at least 90% paid off.
- Mr. Tanner replied that the recent annexations were not inclusive of any MUDs and were mainly residential or raw land.
- Mr. Turner replied that all the MUDs will need to pay down their debt before being annexed and that may be 25-35 years.
- Mr. Parsons inquired what the City's obligation is to annexed roadways.
- Mr. Tanner replied that our obligation is the same for any other street in the City. They can participate in the CIP and the City maintains them.
- Mr. Baumgartner thanked Mr. Tanner for his presentation.

***No action taken.***

**8. CONSIDERATION OF AND ACTION ON A RECOMMENDATION TO THE CITY COUNCIL OF THE CITY OF ROSENBERG, TEXAS, TO EXPAND IMPACT FEES TO INCLUDE ROADS AND THOROUGHFARES.**

**Executive Summary:** Mr. Mike Parsons, Impact Fee Task Force member, has requested this Agenda item to allow the Water/Wastewater Impact Fee Advisory Task Force the opportunity to discuss the consideration and approval of a Resolution recommending the City Council consider expanding the assessment of additional impact fees for roads and thoroughfares. Staff has prepared a draft Resolution for consideration that is included in this packet.

This item was initially discussed at the October 23, 2013 Water/Wastewater Impact Fee Advisory Task Force meeting.

***Action Taken:***

- Mr. Parsons stated that so this Committee understands, whether or not we approve this item this year or next year, he honestly believes that we need to continue to find ways for people who move into the community to pay their share of improvements required to accommodate them, such as water and wastewater or roads. He thinks we have shown that impact fees are not going to slow growth. The last time we discussed this, the Committee decided to go out and do some research on impact fees.
- Mr. Turner stated that what he knows of for the road impact fee is that it seems to be more up north and he does not see it in our area here. They do not have the number of MUDs that we have and MUDs are more prevalent here than there. The other concern he had is that he wanted to be sure what is in our purview as far as what we are responsible for. This seems to be stepping outside of what we are supposed to do. As he understands our purview, this group is only responsible for anything regarding water and wastewater impact fees. He would like some clarity to be sure this is a recommendation that this body can make and that it falls under our purview.
- Mr. Parsons replied that in the beginning of this Committee, it was impact fees and over time changed to water and wastewater only. He does not see any reason why, especially since we have some experience with the process, an additional committee would be needed to examine impact fees for roads and thoroughfares. He is not saying that we should adopt the road impact fee but we should do a study with someone who understands Rosenberg.
- Mr. Turner stated that when the water/wastewater impact fee was formulated, Council selected a committee to do it.

- Mr. Parsons stated that this committee name changed after it was established.
- Mr. Turner replied that he would be more comfortable making a recommendation if Council is the one directing us to do so. He does not want to make a recommendation that is not this Committee's to make.
- Mr. Parsons replied that he understands but this was not something that City Council initially embraced. It took six years of recommendations for Council to agree to a study. It will take the initiative of a group that has been through this process and continues to make the recommendation. He believes that we are missing an opportunity to have new residents take on some of the cost for expansion.
- Mr. Turner inquired if Mr. Parsons has had any discussions with any Council members about this recommendation.
- Mr. Parsons replied that this is the third or fourth year we have brought this up to Council and he expects this recommendation will be the same and no response will be received from City Council.
- Mr. Baumgartner stated that our recommendation is not to adopt the road impact fee, it is that Council should look into it and authorize a study. Of course, the Task Force has continued to make this recommendation but have not gotten a response. One of the reservations he has is that the impact fees for utilities are accepted for financing and most other cities nearby are using them. But there are virtually no cities in Fort Bend that are doing impact fees for roads.
- Mr. Parsons replied that Mr. Baumgartner may be right but recommends that he drive around and look at the current development in Rosenberg. Then go up and drive around Fulshear, Katy, or Sugar Land and he will see how astronomically different development is in Rosenberg compared to the other cities. We will have difficulty in the future if we do not start preparing for this growth now. The recommendation is not to adopt the fees but to expend an amount to do a study and show us what the return would be.
- Mr. Baumgartner replied that if he were in business, he would spend some time doing research to determine which roads to include, allocate areas and designate payees. A study is going to be 30-50K.
- Mr. Turner replied that he is not comfortable with the recommendation. He wants to be completely certain that this falls under our purview.
- Mr. Parsons replied that when water and wastewater impact fees were initially discussed, it took three to four years to get the discussion started and get them to look into it.
- Mr. Baumgartner stated that he would really like to see a comparable financial analysis of some city showing how much revenue has been generated for these fees. He does not feel that the City should spend the funds for the study for a broad based fee without looking at it further and seeing how it does.
- Mr. Parsons replied that he understands that but this Task Force does not have the expertise to guide this process. A consultant is needed. He would be satisfied if Council would simply inquire how much it would cost us to do the study and then go from there. We do not have authority to spend any money but we can make the recommendation.
- Mr. Kalkomey replied that if the members wish to do some reading, the City of New Braunfels has a complete, detailed study on their website.

**Action Taken:** Mr. Parsons moved, seconded by Mr. Baumgartner, that the City Council investigate the cost and rewards for the possible inclusion of roads and thoroughfares into the impact fees and to forward the Resolution recommending same to City Council. The motion carried by a vote of two "ayes" and one "no". **Ayes: Mr. Baumgartner and Mr. Parsons. No: Mr. Turner.**

## 9. ANNOUNCEMENTS

- Mr. Maresh stated that the Image Committee meets in this room on a monthly basis and tonight, we have a conflict. Would this Task Force be willing to revise its meeting time or location so the conflict may be eliminated?
- After discussion, a consensus was reached to maintain the current meeting schedule and location.

## 10. ADJOURNMENT

There being no further business, Mr. Baumgartner adjourned the Water/Wastewater Impact Fee Advisory Task Force meeting at 7:14 p.m.

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Renée LeLaurin  
Secretary II

Attachment: Population Growth Pre- and Post-2008



# PLANNING COMMISSION COMMUNICATION

November 19, 2014

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

## MOTION

Consideration of and action on requests for future Agenda items and staff report regarding the following:

- Third Quarter 2014 Residential Development Report;
- Comprehensive Plan update; and,
- Update of ordinances recommended to City Council by Planning Commission.

## RECOMMENDATION

N/A

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

## SUPPORTING DOCUMENTS:

1. Third Quarter 2014 Residential Development Report

## APPROVAL

### Submitted by:

*Travis Tanner*

Travis Tanner, AICP  
Executive Director of Community  
Development

### Reviewed by:

\_\_\_ Executive Director of Community Development

\_\_\_ City Engineer

## EXECUTIVE SUMMARY

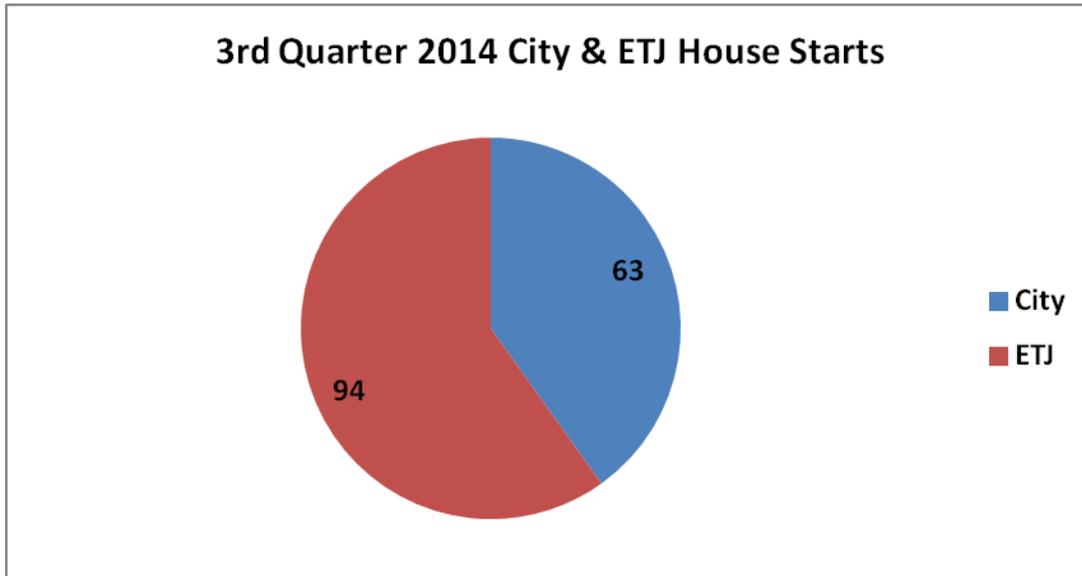
The Staff Report of Current Activities consists of projects that staff is currently working on as well as other updates that are relevant to the Planning Commission. This item also allows the Planning Commission the opportunity to request that items be placed on future agendas.

Staff expects masonry standards, as well as the "Parking" Ordinance amendments that have been discussed in the last year to be on the City Council Workshop Agenda in November. A report of residential development activity in the Third Quarter of 2014 is attached for reference. Additionally, the first chapter of the Comprehensive Plan, generally containing background information on the community, has been completed and staff expects a draft to be available in the near future once revisions have been made by the consultant. The information will be shared with the Planning Commission at a future meeting. The next Comprehensive Plan Advisory Committee (CPAC) meeting will be in January 2015.

## Third Quarter 2014 Single-Family Residential Development

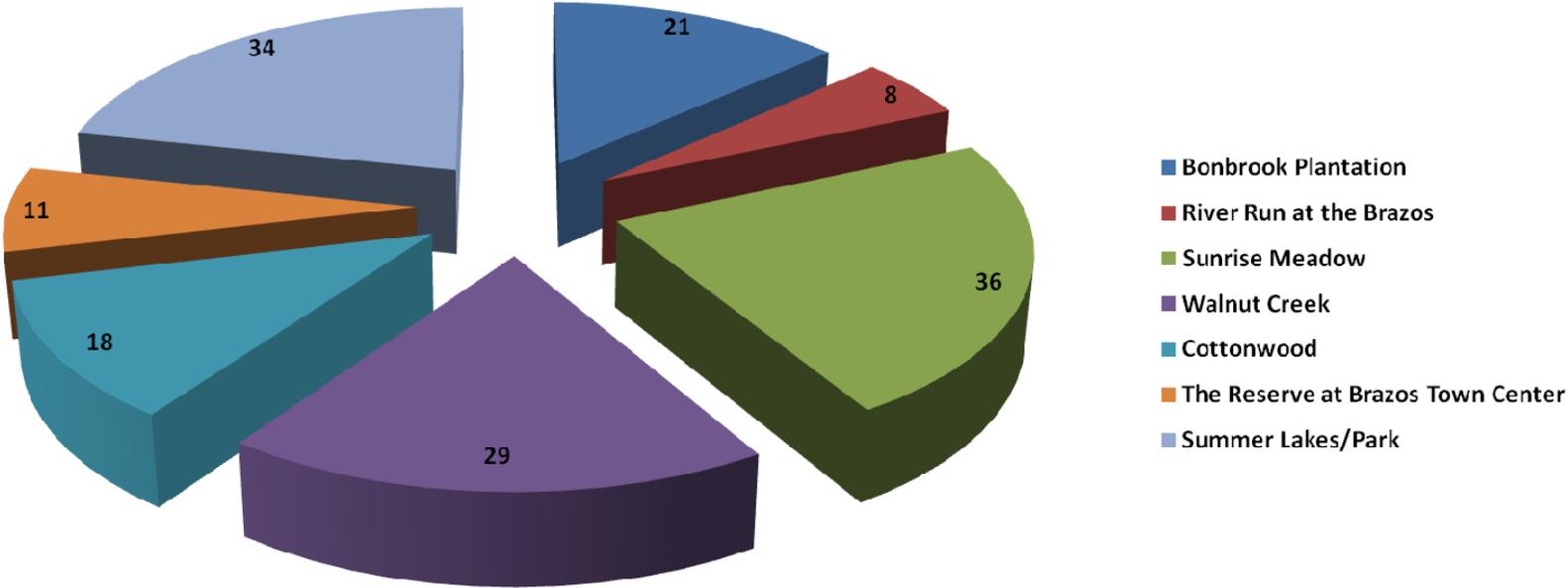
House Starts:

City Versus ETJ House Starts		
Jurisdiction	House Starts	Percent
City	63	40.1%
ETJ	94	59.9%
Total	157	100.0%

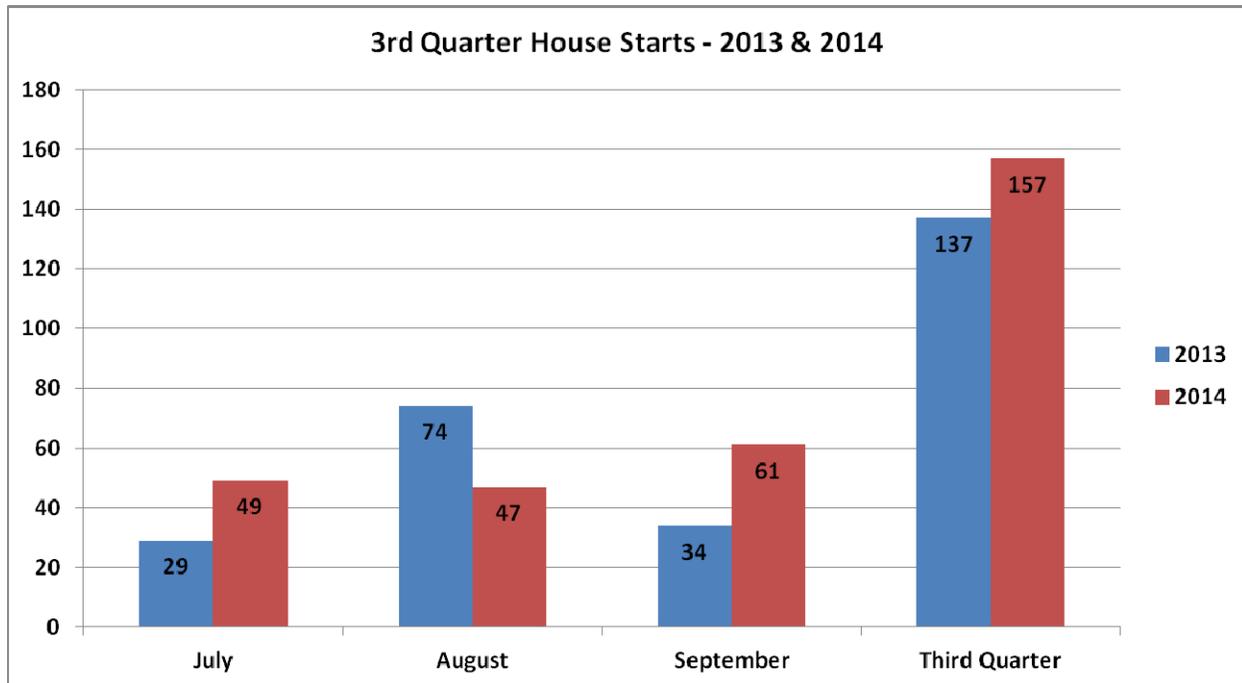


House Starts by MUD/Development				
Jurisdiction	MUD	Development	House Starts	Percent
ETJ	155	Bonbrook Plantation	21	13.4%
	158	River Run at the Brazos	8	5.1%
	162	Sunrise Meadow	36	22.9%
	152	Walnut Creek	29	18.5%
City	148	Cottonwood	18	11.5%
	167	The Reserve at Brazos Town Center	11	7.0%
	144	Summer Lakes/Park	34	21.7%
All	All	All	157	100.0%

### 3rd Quarter 2014 House Starts by Development

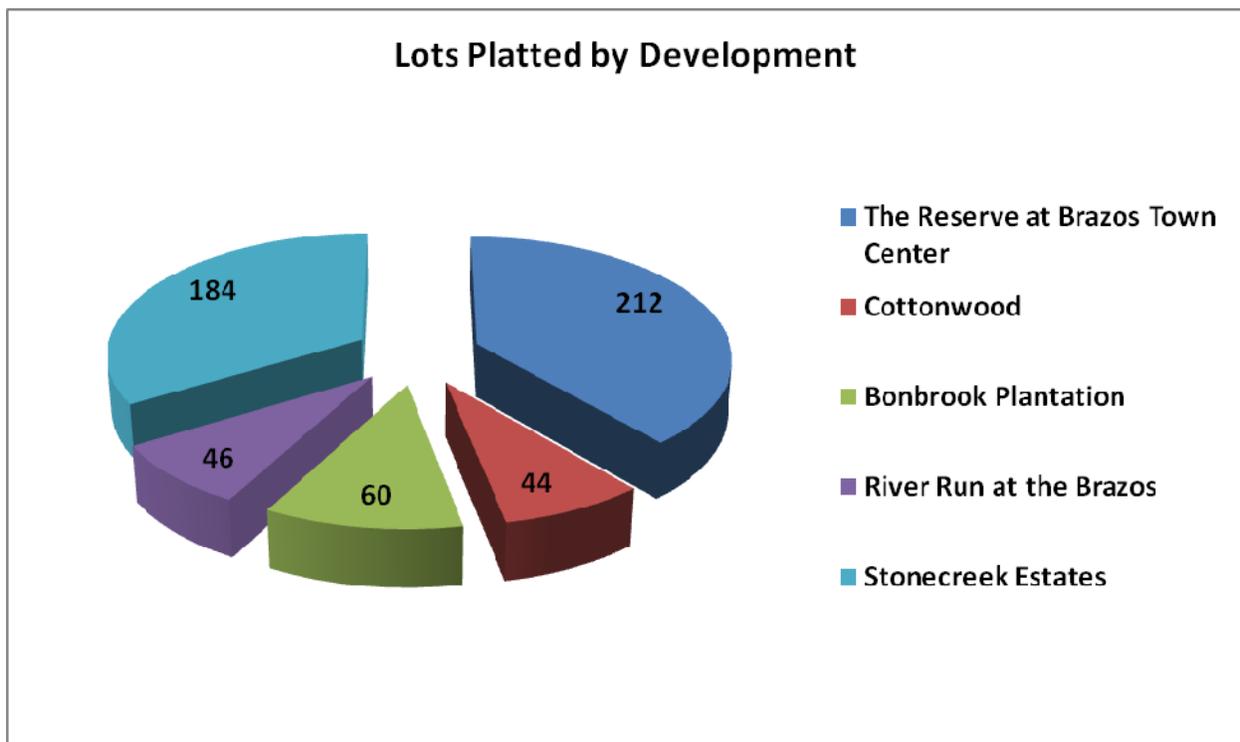


Total House Starts		
Timeframe	2013	2014
July	29	49
August	74	47
September	34	61
Third Quarter	137	157

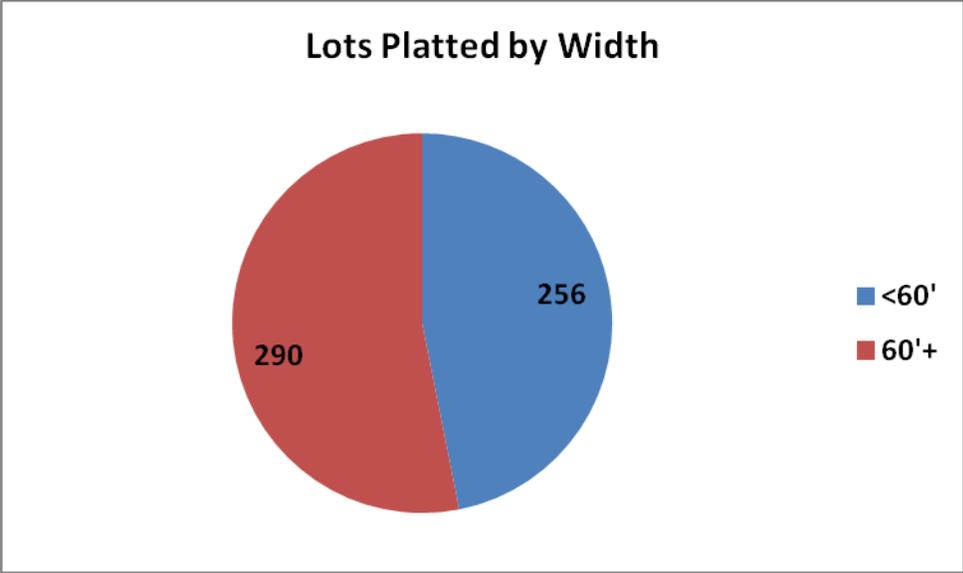


Lots Platted:

Platting by MUD/Development				
Jurisdiction	MUD	Development	Lots	Percent
City	167	The Reserve at Brazos Town Center	212	38.8%
City	148	Cottonwood	44	8.1%
ETJ	155	Bonbrook Plantation	60	11.0%
ETJ	158	River Run at the Brazos	46	8.4%
ETJ	184	Stonecreek Estates	184	33.7%
All	All	All	546	100.0%



Platting by Lot Width		
Lot Width	Lots	Percent
<60'	256	46.9%
60'+	290	53.1%
All	546	100.0%



# **ITEM 9**

**Announcements.**

# **ITEM 10**

**Adjournment.**