

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, December 16, 2015

TIME: 5:00 p.m.

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

PURPOSE: Rosenberg Planning Commission Meeting

Call to order: Council Chamber

AGENDA

MINUTES

1. Consideration of and action on minutes of the Regular Planning Commission Meeting for November 18, 2015. (Janet Eder, Senior Administrative Specialist)

PUBLIC HEARINGS

None

VARIANCE REQUESTS

None

SUBDIVISION LAND PLANS AND PRELIMINARY PLATS

2. Consideration of and action on a Preliminary Plat of Community Focus Foundation, a subdivision of 43.8605 acres of land out of William Lusk Survey, Abstract Number 276, City of Rosenberg, Fort Bend County, Texas; 1 reserve and 1 block. (Travis Tanner, Executive Director of Community Development)
3. Consideration of and action on a Preliminary Plat of Jones Meadow Replat, a subdivision of a 0.752 acre tract being all of Jones Meadow Subdivision recorded in Film Code No. 20050149, F.B.C.M.R. in the James Lowery 1/3 League, Abstract No. 275 Rosenberg, Fort Bend County, Texas; 3 lots, 1 block and no reserves. (Travis Tanner, Executive Director of Community Development)

FINAL PLATS

4. Consideration of and action on a Short Form Final Plat of Cole Avenue Division No. 1, being a 1.161 acre tract of land being in the J.W. Moore 1/4 League, Abstract No. 61; City of Rosenberg, Fort Bend County, Texas; 0 lots, 1 block and 2 reserves. (Travis Tanner, Executive Director of Community Development)
5. Consideration of and action on a Final Plat of Glenmeadow Section Two Replat Three, being 2.91 acres in the James Lowery 1/3 League, Abstract 275, City of Rosenberg, Fort Bend County, Texas, being a replat of Reserve A, Glenmeadow, Section Two; 0 lots, 1 block, 2 reserves. (Travis Tanner, Executive Director of Community Development)
6. Consideration of and action on a Final Plat of O'Reilly Summer Lakes, being a subdivision of 0.9986 acres of land in the William Lusk Survey, Abstract No. 276, in the City of Rosenberg, Fort Bend County, Texas; 1 block and 1 reserve. (Travis Tanner, Executive Director of Community Development)
7. Consideration of and action on a Final Plat of Walnut Creek Section Thirteen, a subdivision of 13.985 acres containing 53 lots, 4 blocks and 0 restricted reserves out of the Wiley Martin League, A-56, Fort Bend County, Texas. (Travis Tanner, Executive Director of Community Development)

DISCUSSION ITEMS

8. Review and discuss a presentation by Ojala Partners, LP, regarding Summer Park Planned Multi-Family Development, and take action as necessary to direct staff. (Travis Tanner, Executive Director of Community Development)
9. Review and discuss Bagger Ice proposal as it relates to Interim Corridor Standards, and take action as necessary to direct staff. (Travis Tanner, Executive Director of Community Development)
10. Consideration of and action on requests for future Agenda items. (Travis Tanner, Executive Director of Community Development)
11. Announcements.
12. Adjournment.

The Planning Commission reserves the right to adjourn into Executive Session at any time during the course of this meeting to discuss any of the matters listed above, as authorized by Texas Government Code, Section 551.071 (Consultation with Attorney).

[EXECUTION PAGE TO FOLLOW]

DATED AND POSTED this the 10th day of December 2015, at 11:20 a. m. by Linda Cernosek.



Linda Cernosek

Attest:
Linda Cernosek, TRMC, City Secretary

John Maresh

Approved for Posting:
John Maresh, Interim 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 November 18, 2015**

PLANNING COMMISSION MEETING MINUTES

DRAFT

On this the 18th day of November 2015, the Planning Commission of the City of Rosenberg, Fort Bend County, Texas, met in a regular meeting at the Rosenberg City Hall Council Chamber, 2110 4th Street, Rosenberg, Texas 77471.

COMMISSIONERS PRESENT

James Urbish	Planning Commissioner Chairperson
Wayne Poldrack	Planning Commission Secretary
Sergio Villagomez	Planning Commissioner
Steven Monk	Planning Commissioner
Charlotte Davis	Planning Commissioner

NOT PRESENT

Lester Phipps, Jr.	Planning Commission Vice Chairperson
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STAFF PRESENT

Susan Euton	Councilor, District No. 2
Charles Kalkomey	City Engineer
Travis Tanner	Executive Director of Community Development
Janet Eder	Senior Administrative Specialist

OTHERS PRESENT

Jesse Givens	AGS Consultants (Searcy Franchise)
Carlos Fraga	BGE/Kerry R. Gilbert & Associates (Walnut Creek)

CALL TO ORDER

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

AGENDA

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

Action Taken: Commissioner Poldrack moved, seconded by Commissioner Villagomez to approve the minutes of the Regular Planning Commission Meeting of October 21, 2015 as presented. The motion carried unanimously by those present.

2. HOLD PUBLIC HEARING ON A PRELIMINARY PLAT OF GLENMEADOW SECTION TWO REPLAT THREE, BEING 2.91 ACRES IN THE JAMES LOWERY 1/3 LEAGUE, ABSTRACT 275, CITY OF ROSENBERG, FORT BEND COUNTY, TEXAS, BEING A REPLAT OF RESERVE A, GLENMEADOW, SECTION TWO; 0 LOTS, 1 BLOCK, 2 RESERVES.

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

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

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

taking action on the Plat in a subsequent Agenda item.

Key Discussion

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

Chairperson Urbish opened the public hearing at 4:02 p.m. After three calls for speakers, no one came forward. Chairperson Urbish closed the public hearing at 4:03 p.m.

3. CONSIDERATION OF AND ACTION ON A REQUEST BY BGE/KERRY R. GILBERT & ASSOCIATES TO EXTEND APPROVAL FOR THE PRELIMINARY PLAT OF WALNUT CREEK SECTION THIRTEEN, BEING 13.9 ACRES OF LAND CONTAINING 53 LOTS (60' X 120' TYP.) IN FOUR BLOCKS, OUT OF THE WILEY MARTIN LEAGUE, A-56, FORT BEND COUNTY, TEXAS.

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

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

Key Discussion:

- Mr. Tanner presented the item and reviewed the Executive Summary.
- Commissioner Villagomez inquired about the definition of an Extension of Approval (EOA).
- Mr. Tanner replied that the EOA provides the applicant six (6) months to submit the final plat of the subdivision. Should the applicant allow the EOA to expire, then the Preliminary Plat process would need to be repeated.

Action taken: Commissioner Villagomez moved, seconded by Commissioner Davis, to extend approval for the Preliminary Plat of Walnut Creek Section Thirteen, being 13.9 acres of land containing 53 lots (60' x 120' typ.) in four blocks, out of the Wiley Martin League, A-56, Fort Bend County, Texas. The motion carried unanimously by those present.

4. CONSIDERATION OF AND ACTION ON A PRELIMINARY PLAT OF GLENMEADOW SECTION TWO REPLAT THREE, 0 LOTS, 1 BLOCK, 2 RESERVES, BEING 2.91 ACRES IN THE JAMES LOWERY 1/3 LEAGUE, ABSTRACT 275, CITY OF ROSENBERG, FORT BEND COUNTY, TEXAS, BEING A REPLAT OF RESERVE A, GLENMEADOW, SECTION TWO.

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

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

Key Discussion:

- Mr. Tanner presented the item and reviewed the Executive Summary.
- Commissioner Davis inquired if the applicant was subject to the previous subdivision ordinance.
- Mr. Tanner replied that once a subdivision is replatted, it becomes subject to new ordinance standards, and the developer must comply with the building permit process and meet current City codes.
- Commissioner Davis inquired if the new ordinance standards would be impacted by the old ordinance standards.
- Mr. Tanner replied that the new ordinance would not be affected. The developer must comply with current City building line requirements since the property was being subdivided from one reserve to two.
- Commissioner Poldrack inquired if the development was restricted to commercial.
- Mr. Tanner stated that the property was originally platted as a reserve, thus being non-residential.
- Chairperson Urbish inquired about what impact the reserves would have on the detention ponds.

- Mr. Kalkomey replied that the developer would adhere to the Louise Street storm-sewer design. Each reserve would have its own detention.
- Chairperson Urbish inquired if the development could share detention.
- Mr. Kalkomey replied that a replat of the property would be necessary, if the development shared detention ponds.
- Commissioner Poldrack inquired about drainage after Louise Street was widened.
- Mr. Kalkomey replied that the storm sewer on Louise Street was not designed for a 100-year flood. Louise Street currently has more capacity than before when there were open ditches.
- Commissioner Poldrack inquired about the size of the storm sewer on Louise Street.
- Mr. Kalkomey replied that the storm sewer on Louise Street was sized for a particular event, but not a 100-year flood.
- Commissioner Poldrack inquired if there were any design standards for detention ponds.
- Mr. Kalkomey replied that there are standards for detention ponds.

Action Taken: Commissioner Villagomez moved, seconded by Commissioner Poldrack to approve the Preliminary Plat of Glenmeadow Section Two Replat Three, 0 lots, 1 block, 2 reserves, being 2.91 acres in the James Lowery 1/3 League, Abstract 275, City of Rosenberg, Fort Bend County, Texas, being a replat of Reserve A, Glenmeadow, Section Two. The motion carried unanimously by those present.

5. CONSIDERATION OF AND ACTION ON A PRELIMINARY PLAT OF O'REILLY SUMMER LAKES, BEING A SUBDIVISION OF 0.9986 ACRES OF LAND IN THE WILLIAM LUSK SURVEY, ABSTRACT NO. 276, IN THE CITY OF ROSENBERG, FORT BEND COUNTY, TEXAS; 1 BLOCK AND 1 RESERVE.

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

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

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

Key Discussion:

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

Action Taken: Commissioner Poldrack moved, seconded by Commissioner Davis, to approve the Preliminary Plat of O'Reilly Summer Lakes, being a subdivision of 0.9986 acres of land in the William Lusk Survey, Abstract No. 276, in the City of Rosenberg, Fort Bend County, Texas; 1 block and 1 reserve. The motion carried unanimously by those present.

6. CONSIDERATION OF AND ACTION ON A PRELIMINARY PLAT OF WALNUT CREEK SECTION FOURTEEN, BEING 13.4 +/- ACRES OF LAND CONTAINING 50 LOTS (60' X 120' TYP.) AND THREE RESERVES IN THREE BLOCKS, OUT OF THE WILEY MARTIN LEAGUE, A-56, FORT BEND COUNTY, TEXAS.

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

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

Key Discussion:

- Mr. Tanner presented the item and reviewed the Executive Summary.
- Commissioner Poldrack inquired about the number of proposed sections.
- Mr. Tanner replied that there were fifteen (15) sections, with some remaining lots to the south of Dry Creek.
- Commissioner Poldrack inquired if any of the property was located in the City or the ETJ.
- Mr. Tanner replied that a commercial section located on the south side of Irby Cobb, off of FM 2977, is in the City Limits. The City Limits run across Dry Creek, which used to cut into the residential lots, but has since been updated. The City Limits, now run through the creek only, and not the residential area.

Action Taken: Commissioner Villagomez moved, seconded by Commissioner Poldrack to approve the Preliminary Plat of Walnut Creek Section Fourteen, being 13.4 +/- acres of land containing 50 lots (60' x 120' TYP.) and three reserves in three blocks, out of the Wiley Martin League, A-56, Fort Bend County, Texas. The motion carried unanimously by those present.

7. CONSIDERATION OF AND ACTION ON A PRELIMINARY PLAT OF WALNUT CREEK SECTION FIFTEEN, BEING 22.4 +/- ACRES OF LAND CONTAINING 58 LOTS (60' X 120' TYP.) AND SIX RESERVES IN FOUR BLOCKS OUT OF THE WILEY MARTIN LEAGUE, A-56, FORT BEND COUNTY, TEXAS.

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

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

Key Discussion:

- Mr. Tanner presented the item and reviewed the Executive Summary.
- Mr. Kalkomey stated that the development will provide for a two-lane, asphalt road connection from Irby Cobb Boulevard to A Meyers Road (Benton Road). Mr. Kalkomey stated that construction of a 16" water line from Irby Cobb Boulevard to A Meyers Road is part of a long-term plan.

Action Taken: Commissioner Davis moved, seconded by Commissioner Poldrack to approve Preliminary Plat of Walnut Creek Section Fifteen, being 22.4 +/- acres of land containing 58 lots (60' x 120' TYP.) and six reserves in four blocks out of the Wiley Martin League, A-56, Fort Bend County, Texas. The motion carried unanimously by those present.

8. CONSIDERATION OF AND ACTION ON A FINAL PLAT OF SEARCY FRANCHISE, A SUBDIVISION OF 1.9337 ACRES (84,231) SQUARE FEET) OF LAND SITUATED IN THE G.M. STONE LEAGUE, ABST. NO. 312, CITY OF ROSENBERG, FORT BEND COUNTY, TEXAS; 2 RESERVES AND 1 BLOCK.

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

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

Additionally, infrastructure plans have been submitted to extend public infrastructure (water and sanitary sewer)

associated with the project. The infrastructure plans must be approved before City Council approval of the Final Plat.

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

Key Discussion:

- Mr. Tanner presented the item and reviewed the Executive Summary.
- Commissioner Poldrack inquired if the property would need detention.
- Mr. Kalkomey replied that storm sewer runs through the old K-Mart development, which has been sized to drain the overall area. The storm sewer consists of box culverts sized to drain properly.
- Commissioner Poldrack inquired where the box culverts begin.
- Mr. Kalkomey replied that the box culverts begin south of Chupik Street, being a part of the Mons improvement project.
- Commissioner Davis inquired about widening the entrance to Discount Tire.
- Mr. Tanner replied that there were no plans to widen it; it is of a sufficient width at this time.
- Councilor Euton inquired if the property went all the way to Louise Street.
- Mr. Tanner replied that it did not.

Action taken: Commissioner Poldrack moved, seconded by Commissioner Villagomez to recommend approval to City Council of the Final Plat of Searcy Franchise, a subdivision of 1.9337 acres (84,231) square feet) of land situated in the G.M. Stone League, Abst. No. 312, City of Rosenberg, Fort Bend County, Texas; 2 reserves and 1 block. The motion carried unanimously by those present.

9. REVIEW AND DISCUSS THE PLANNING COMMISSION MEETING TIMES, AND TAKE ACTION AS NECESSARY.

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

Key Discussion:

- Mr. Tanner presented the item and reviewed the Executive Summary.
- Chairperson Urbish opened the discussion for comments.
- Commissioner Villagomez was open to meeting times.
- Councilor Euton preferred to start the meeting at 5:00 p.m., although she was not a voting member.
- Commissioner Davis made a motion to move the start time from 4:00 p.m. to 5:00 p.m.

Action taken: Commissioner Davis moved, second by Chairperson Urbish to approve the Planning Commission Meeting time to 5:00 p.m. The motion carried by a vote of four "ayes" and one abstention. **AYES: Commissioners Davis, Villagomez, Monk and Chairperson Urbish. ABSTENTION: Commissioner Poldrack.**

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

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

Key Discussion:

- Mr. Tanner stated that the City Council approved the Comprehensive Plan. Funds have been allocated to study the residential street width, shared parking and carport setback issues.
- Commissioner Poldrack inquired about code consolidation such as a unified development code or guide.
- Mr. Tanner replied that a unified code is a priority and it will be done in-house. A developers' guide, in digital format, including both residential and non-residential, is in the planning stage.

No action was taken.

11. ANNOUNCEMENTS.

No announcements at this time.

12. ADJOURNMENT.

There being no further business, Chairperson Urbish adjourned the Rosenberg Planning Commission meeting at 4:39 p.m.

Janet Eder
Senior Administrative Specialist



PLANNING COMMISSION COMMUNICATION

December 16, 2015

ITEM #	ITEM TITLE
2	Preliminary Plat of Community Focus Foundation

MOTION

Consideration of and action a Preliminary Plat of Community Focus Foundation, a subdivision of 43.8605 acres of land out of William Lusk Survey, Abstract Number 276, City of Rosenberg, Fort Bend County, Texas; 1 reserve and 1 block.

RECOMMENDATION

Staff recommends approval of the Preliminary Plat of the Community Focus Foundation.

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

SUPPORTING DOCUMENTS:

1. Preliminary Plat of Community Focus Foundation

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

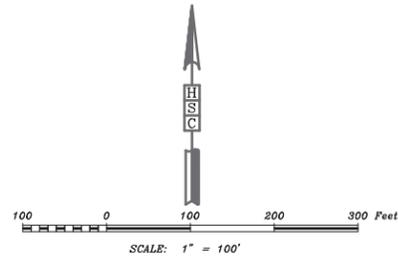
The Preliminary Plat of Community Focus Foundation consists of 43.8605 acres and one (1) proposed reserve. The property is located on the south side of Rohan Road, approximately 500' east of FM 2977, and within the City Limits of the City of Rosenberg.

Existing improvements are located on the eastern approximately one third (1/3) of the property. The improvements consist of a stadium and related improvements (e.g., parking). The stadium and adjoining vacant property to the west are owned by one (1) property owner. The property currently consists of two (2) tracts and the owner has chosen to plat it into one (1) reserve and would like to construct a gymnasium to the west of the stadium and use the overall property as an activity center. Platting the property will, among other things, eliminate the property line between the two (2) properties and help to avoid building setback line issues. A pre-development meeting with City staff was held several months ago at which staff explained parking, restrooms, and other types of code requirements for the facility at hand.

The property currently has access to City water in the Rohan Road right-of-way, but lacks access to public sanitary sewer service. In the plat, the applicant has proposed to dedicate right-of-way for Rohan Road in compliance with City requirements.

There being no conflicts with applicable regulations, staff recommends approval of the Preliminary Plat of Community Focus Foundation.

LINE	DISTANCE	BEARING
L1	40.00'	N 22°25'29" E



- LEGEND:
- BB = BASKET BALL GOAL
 - BEW = BRICK ENTRY WAY
 - BLG = BUILDING
 - BOV = BLOW OFF VALVE
 - BW = BRICK WALL
 - BW W/WIF = BRICK WALL WITH WROUGHT IRON FENCE
 - CLF = CHAIN LINK FENCE
 - CLM = COLUMN
 - CONC = CONCRETE
 - CO = CLEAN OUT
 - CP = CONTROL PANEL
 - DG = DOWN GUY
 - D.R.F.B.C. = DEED RECORDS OF FORT BEND COUNTY
 - EB = ELECTRIC BOX
 - EP = ELECTRIC PANEL
 - F.B.C.C.F. NO. = FORT BEND COUNTY CLERK'S FILE NUMBER
 - FH = FIRE HYDRANT
 - FND = FOUND
 - FP = FLAG POLE
 - G = GENERATOR
 - GI = GRATE INLET
 - GP = GATE POST
 - I.R. = IRON ROD
 - I.P. = IRON PIPE
 - ICV = IRRIGATION CONTROL VALVE
 - L = LID
 - LS = LIGHT STANDARD
 - MF = METAL FENCE
 - MH = MANHOLE
 - P = GOAL POST
 - PL = POLE
 - PP = POWER POLE
 - P.R.F.B.C. = PLAT RECORDS OF FORT BEND COUNTY
 - R = RAMP
 - UCGM = UNDERGROUND CABLE MARKER
 - WIF = WROUGHT IRON FENCE
 - WM = WATER METER
 - WV = WATER VALVE

**PRELIMINARY PLAT OF
COMMUNITY FOCUS
FOUNDATION**

A SUBDIVISION OF 43.8605
ACRES OF LAND OUT OF WILLIAM
LUSK SURVEY, ABSTRACT NUMBER
276 CITY OF ROSENBERG, FORT
BEND COUNTY, TEXAS
1 RESERVE, 1 BLOCK

OWNERS:
COMMUNITY FOCUS FOUNDATION
4800 SUGAR GROVE, STE. 140
STAFFORD, TEXAS 77477
(832) 859-1444

PREPARED BY:
**H HOVIS
S SURVEYING
C COMPANY**
Land Surveys - Computer Mapping
5000 Cabbage - Spring, Texas 77378
(281) 920-9591 hovis@hovisurveying.com
Acreage - Residential - Industrial - Commercial
Texas Firm Registration No. 10030400

DATE: DECEMBER 2, 2015 SCALE: 1" = 100' JOB NO. 15-056-00



PLANNING COMMISSION COMMUNICATION

December 16, 2015

ITEM #	ITEM TITLE
3	Preliminary Plat of Jones Meadow Replat

MOTION

Consideration of and action on a Preliminary Plat of Jones Meadow Replat, a subdivision of a 0.752 acre tract being a replat of Jones Meadow Subdivision recorded in Film Code No. 20050149, F.B.C.M.R. in the James Lowery 1/3 League, Abstract No. 275, City of Rosenberg, Fort Bend County, Texas; 3 lots, 1 block and no reserves.

RECOMMENDATION

Staff recommends approval of the Preliminary Plat of Jones Meadow Replat

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

SUPPORTING DOCUMENTS:

1. Preliminary Plat of Jones Meadow Replat
2. Original Plat – Jones Meadow (2005)

APPROVAL

Submitted by:

Travis Tanner

Travis Tanner, AICP
Executive Director of Community
Development

Reviewed by:

___ Executive Director of Community Development

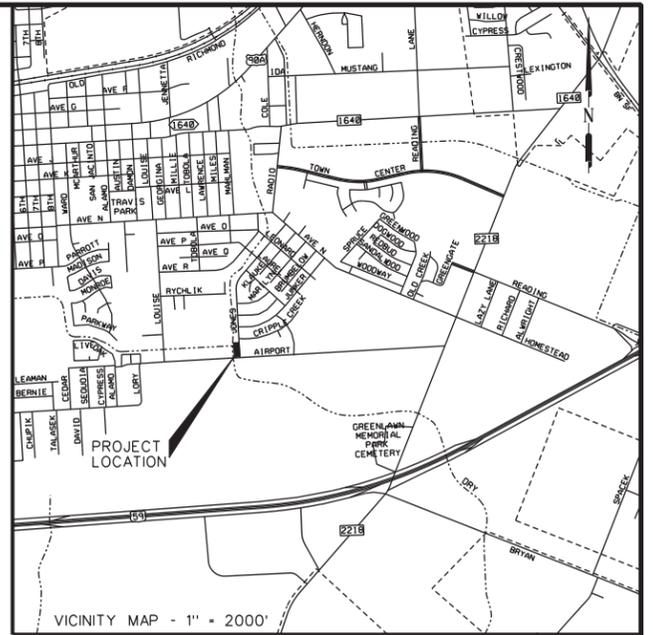
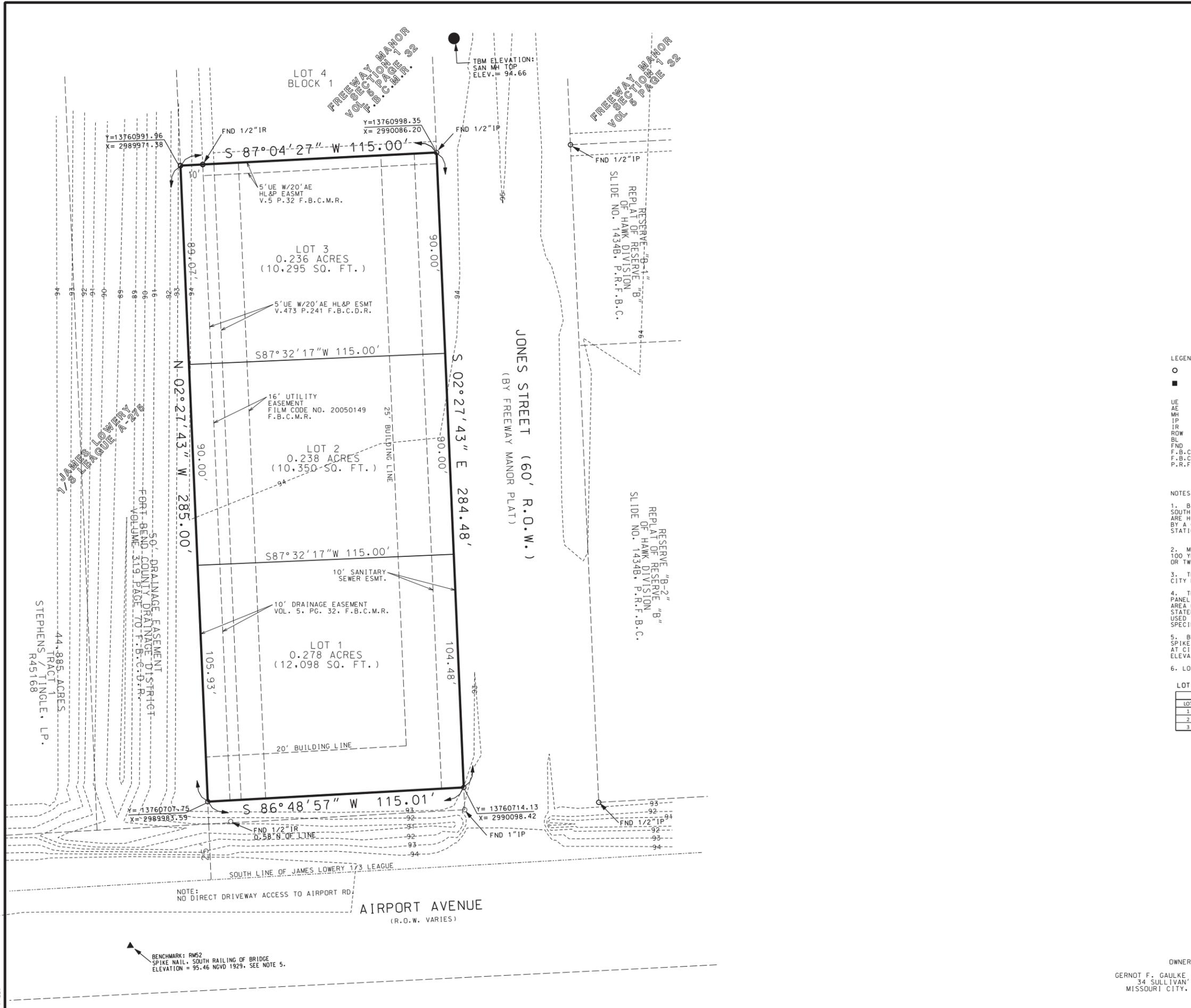
X City Engineer *OK*

EXECUTIVE SUMMARY

The Preliminary Plat of Jones Meadow consists of 0.752 acres located at the northwest corner of Airport Avenue and Jones Street, within the City Limits. The subject property was originally platted as Jones Meadow in 2005 (attached for review). Jones Meadow is a single-family residential subdivision consisting of four (4) lots. The owner wishes to replat the property into three (3) duplex lots.

It should be noted that, for replats of subdivisions restricted to single-family residential use, a public hearing is generally required and certain notifications must take place in the newspaper and to property owners within the original subdivision. These notifications must occur fifteen (15) days before the hearing is held. This is pursuant to State law and the City's "Subdivision" Ordinance. However, there is no specification as to whether the hearing must occur at Preliminary or Final Plat. Because of this, and the advance notice required by law, staff will schedule the hearing and meet all notification requirements at the time of Final Plat.

As far as the proposed Plat itself is concerned, it meets the "Subdivision" Ordinance requirements pursuant to Section 25-114 related to duplex subdivisions. This section of the ordinance essentially requires minimum 8,000 square foot lots, eighty (80) feet in width, as well as building line and other requirements with which the proposed Plat appears to comply. Seeing no conflicts with applicable regulations, staff recommends approval of the Preliminary Plat of Jones Meadow Replat.



- LEGEND:**
- FOUND MONUMENT AS NOTED
 - SET 5/8" IR W/ YELLOW PLASTIC CAP STAMPED "CCI"
 - UE UTILITY EASEMENT
 - AE AERIAL EASEMENT
 - MH MAN HOLE
 - IP IRON PIPE
 - IR IRON ROD
 - ROW RIGHT-OF-WAY
 - BL BUILDING LINE
 - FND FOUND
 - F.B.C.D.R. FORT BEND COUNTY DEED RECORDS
 - F.B.C.M.R. FORT BEND COUNTY MAP RECORDS
 - P.R.F.B.C. PUBLIC RECORDS OF FORT BEND COUNTY
- NOTES:**
1. BASIS OF BEARINGS AND COORDINATES: STATE PLAIN COORDINATE SYSTEM, SOUTH CENTRAL ZONE 4204 (NAD 83) NORTH AMERICAN DATUM OF 1983. ALL DISTANCES ARE HORIZONTAL SURFACE DISTANCES AND MAY BE CONVERTED TO GRID BY DIVIDING BY A COMBINED ADJUSTMENT FACTOR OF 1.00013, BASED ON CITY OF HOUSTON CORRS STATION #1 (N29°40'13.19464" E95°32'33.36153"), (CORS 96 EPOCH 2002).
 2. MINIMUM SLAB ELEVATIONS SHALL BE 97.0', 1 FOOT OR TWELVE INCHES (12") ABOVE THE 100 YEAR FLOOD PLAIN ELEVATION, OR EIGHTEEN INCHES (18") ABOVE NATURAL GROUND OR TWELVE INCHES (12") ABOVE TOP OF CURB, WHICHEVER IS HIGHER.
 3. THE PROPERTY SUBDIVIDED IN THE ABOVE AND FOREGOING PLAT, LIES WITHIN THE CITY LIMIT BOUNDARIES OF THE CITY OF ROSENBERG, TEXAS.
 4. THE LOCATION OF THE SUBJECT TRACT, ON THE FEMA FLOOD INSURANCE RATE MAP PANEL NO. 48157C0220J, DATED JANUARY 3, 1997, LIES WITHIN (SHADED) ZONE "AE", AREA OF 100-YEAR FLOOD WITH AVERAGE DEPTHS OF LESS THAN ONE (1) FOOT. THIS STATEMENT IS BASED ON SCALING THE LOCATION ON THE ABOVE MENTIONED MAP AND IS USED TO DETERMINE FLOOD INSURANCE RATES ONLY AND IS NOT INTENDED TO IDENTIFY SPECIFIC FLOOD CONDITIONS. BASE FLOOD ELEVATION IS 96.0.
 5. BENCHMARK: RM52 SPIKE NAIL, SOUTH RAILING OF AIRPORT ROAD BRIDGE OVER DRY CREEK, AT CIVIC CENTER BUILDING. ELEVATION = 95.46 NGVD 1929, BASED ON FIRM PANEL 48157C0220J, JANUARY 3, 1997.
 6. LOTS ARE RESTRICTED TO DUPLEX USE.

LOT SUMMARY TABLE

LOT	SQ. FT.	ACREAGE	WIDTH
1	12,098	0.278	104.48'
2	10,350	0.238	90.00'
3	10,295	0.236	90.00'

IN LIEU OF PAYMENT PARK LAND DEDICATION

NUMBER OF EXISTING DWELLING UNITS	4
NUMBER OF PROPOSED DWELLING UNITS	6
NET NUMBER OF DWELLING UNITS	2
TOTAL FEES:	\$3,400

**PRELIMINARY PLAT
OF
JONES MEADOW
REPLAT**

A SUBDIVISION OF A 0.752 ACRE TRACT
BEING A REPLAT OF JONES MEADOW SUBDIVISION
RECORDED IN FILM CODE NO. 20050149, F.B.C.M.R.
IN THE
JAMES LOWERY 1/3 LEAGUE, ABSTRACT NO. 275
CITY OF ROSENBERG, FORT BEND COUNTY, TEXAS.

3 LOTS 1 BLOCK NO RESERVES
NOVEMBER 25, 2015
REVISED: NOVEMBER 30, 2015
REVISED: DECEMBER 07, 2015

SURVEYOR
Civil Concepts, Inc.
SURVEYING & MAPPING
CIVIL ENGINEERING
3425 FEDERAL STREET, PASADENA, TEXAS 77504
OFFICE: 713-947-6606 FAX: 713-947-6609

OWNERS:
GERNOT F. GAULKE AND KIM GAULKE
34 SULLIVAN'S LANDING
MISSOURI CITY, TEXAS 77459

C.1
PROJECT 98-04



PLANNING COMMISSION COMMUNICATION

December 16, 2015

ITEM #	ITEM TITLE
4	Short Form Final Plat of Cole Avenue Division No. 1

MOTION

Consideration of and action on a Short Form Final Plat of Cole Avenue Division No. 1, being a 1.161 acre tract of land being in the J.W. Moore ¼ League, Abstract No. 61; City of Rosenberg, Fort Bend County, Texas; 0 lots, 1 block, 2 reserves.

RECOMMENDATION

Staff recommends a recommendation of approval to City Council of the Short Form Final Plat of the Cole Avenue Division No. 1.

MUD #	City/ETJ	ELECTION DISTRICT
N/A	City	1

SUPPORTING DOCUMENTS:

1. Short Form Final Plat of Cole Avenue Division No. 1

APPROVAL

Submitted by:

Travis Tanner

Travis Tanner, AICP
Executive Director of Community
Development

Reviewed by:

____ Executive Director of Community Development

X City Engineer *OK*

EXECUTIVE SUMMARY

The Short Form Final Plat of Cole Avenue No. 1 is 1.161 acres located southeast of Highway 90A, and directly west of the intersection of Cole Avenue and Ida Street. The tract is located in the City Limits, within one thousand feet (1000') of the centerline of U. S. Highway 90A / Avenue H east of State Highway 36 West, and therefore will be subject to the Interim Corridor Standards when developed. Access will be from Cole Avenue.

There is an existing car wash on Reserve "B" whereas Reserve "A" is likely to be developed/redeveloped. The purpose of this plat is to plat out raw acreage for commercial development, and there are no issues in conflict with the applicable regulations. Therefore staff recommends that the Planning Commission recommend approval to City Council of the Short Form Final Plat of Cole Avenue Division No. 1.

COUNTY OF _____

We, U-WASH IT, INC., owner of the 1.161 Acre Tract described in the above and forgoing map of COLE AVENUE DIVISION NO. 1, 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 plat and hereby dedicate to the use of the public forever, all streets (except those streets designated as private streets), alleys, park, water courses, drains, easement and public places shown thereon for the purposes and considerations therein expressed; and do hereby bind myself, my heirs and assigns to warrant and forever defend the title to the land so dedicated.

FURTHER, I do hereby dedicate for public utility purposes and unobstructed aerial easement five (5) feet in width from a plane twenty (20) feet above the ground level upward, located adjacent to all public utility easements shown hereon.

FURTHER, I do hereby declare that all parcels of land designated as Reserves on this plat as intended for the construction of Commercial development thereon and shall be restricted for same under the terms and conditions of such restrictions filed separately.

FURTHER, I 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 an public or private street, road or all or an drainage ditch, either directly or indirectly.

WITNESS my hand in the City of _____, Texas, this ____day of _____, 2015.

U-WASH IT, INC.
Wayne McLemore, President

STATE OF TEXAS

COUNTY OF FORT BEND

BEFORE ME, the undersigned authority, on this date personally appeared Wayne McLemore, 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 _____, 2015.

Notary Public in and for _____ County, Texas.



I, Franklin R. Schodek, 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 on 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 rods and a length of three (3) feet.

Franklin R. Schodek

Texas Registration No. 1535

This is to certify that the Planning Commission of the City of Rosenberg, Texas has approved this plat and subdivision of COLE AVENUE DIVISION NO. 1 in conformance with the laws of the State of Texas and the ordinances of the City of Rosenberg as shown hereon and authorizes the recording of this plat this ____ day of _____, 2015.

James Urbish, Chairman

Wayne Poldrack, Secretary

This is to certify that the City Council of the City of Rosenberg, Texas has approved this plat and subdivision of COLE AVENUE DIVISION NO. 1 in conformance with the laws of the State of Texas and this ____day of _____, 2015

Cynthia A. McConathy Mayor

Linda Cernosek, City Secretary

1.B.L. indicates Building Line; U.E. indicates Utility Easement; STM. S.E. indicates Storm Sewer Easement; W.L.E. indicates Water Line Easement; S.S.E. indicates Sanitary Sewer Easement; H.L.& P.E. indicates Houston Lighting & Power Easement; D.E. indicates Drainage Easement; P.L. indicates Property Line.

2. BENCHMARK: E1212
ELEVATION=99.90

3. PROJECT BENCHMARK: Cotton Picker Spindle at intersection of Cole Avenue and Ida Street, Temporary Bench Mark (TBM), Elevation = 99.42.

X=2990109.439
Y=13763844.64
Elevation= 99.42 (NAVD 88)

4. Elevations used for delineating contour lines are based upon U.S.C. & G.S. Datum, NVD-88.

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

6. This plat was prepared from information furnished by Stewart Title Insurance Company, File No. 15157 030454, dated October 1, 2015. This Surveyor has not abstracted the above property.

7. This plat lies within Fort Bend Subsidence District, Fort Bend County Drainage District, Lamar C.I.S.D. and the City Limits of the City of Rosenberg and Fort Bend County.

8. COLE AVENUE DIVISION NO. 1 lies within Zone "X" as per Flood Insurance Rate Map No. 48C1570245L, dated April 2, 2015.

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

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

11. Five-eighths inch (5/8") inch iron rods three feet in length are set on all perimeter boundary corners, all angle points, all points of curvature and tangency, and all block corners, unless otherwise noted.

12. The minimum slab elevation shall be 101.8, twelve (12) inches above the 100-year Flood Plain Elevation and maximum ponding elevation, eighteen inches (18") above natural ground, or twelve inches (12") above the top of curb at the front of the lot, whichever is higher.

13. All lots shall have a minimum of ten (10) foot side building line.

14. All Drainage System for this Subdivision shall be designed to meet the requirements of the Fort Bend County Drainage Criteria Manual which allows street ponding during intense rainfall events.

15. This Plat lies with Fort Bend County Lighting Ordinance Zone No. LZ3.

16. All easements are centered on Lot Lines unless otherwise indicated.

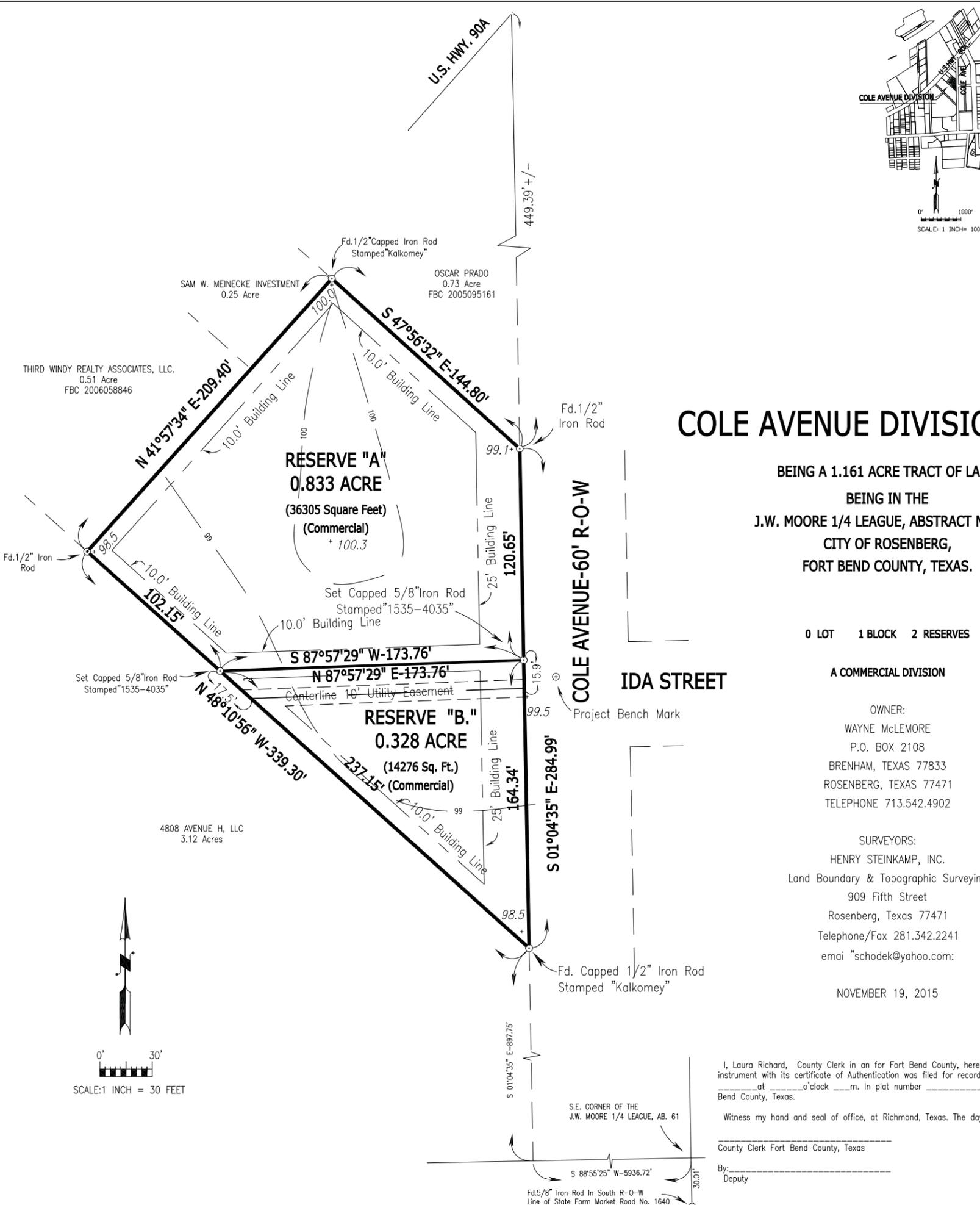
17. The Coordinates shown hereon are Texas State Plane Coordinates, South Central Zone (Grid NAD 83) and may be brought to the surface by applying the following combined scale factor of 1.00012949245106.

18. Not Applicable.

19. Sidewalks shall be built or caused to be built through restrictive covenants within all road rights-of-way dedicated to the public.

20. Site plans shall be submitted to the City of Rosenberg for Staff review and approval prior to construction. Driveway requirements for the locations, widths and offset from an intersection and any existing driveways or proposed driveways, shall conform to the Design Standards for the City of Rosenberg.

21. No Owner of the land subject to an easement may place, build or construct any permanent building, structure or obstruction of any kind over, under or upon the easement, provided that such Owner may cross or cover the Easement with a paved driveway/parking lot under the following conditions. The driveway shall be jointed at the boundary line of the Easement to limit the amount of paving that must be removed to provide access, and there shall be no obligation of the City to replace/repair any paving removed in the exercise of this easement.



COLE AVENUE DIVISIC

BEING A 1.161 ACRE TRACT OF LAI
BEING IN THE
J.W. MOORE 1/4 LEAGUE, ABSTRACT N
CITY OF ROSENBERG,
FORT BEND COUNTY, TEXAS.

0 LOT 1 BLOCK 2 RESERVES

A COMMERCIAL DIVISION

OWNER:
WAYNE McLEMORE
P.O. BOX 2108
BRENNHAM, TEXAS 77833
ROSENBERG, TEXAS 77471
TELEPHONE 713.542.4902

SURVEYORS:
HENRY STEINKAMP, INC.
Land Boundary & Topographic Surveyin
909 Fifth Street
Rosenberg, Texas 77471
Telephone/Fax 281.342.2241
emai "schodek@yahoo.com:

NOVEMBER 19, 2015

I, Laura Richard, County Clerk in an for Fort Bend County, heret instrument with its certificate of Authentication was filed for record _____at _____o'clock ____m. In plat number _____ Bend County, Texas.

Witness my hand and seal of office, at Richmond, Texas. The day _____

County Clerk Fort Bend County, Texas

By: _____
Deputy



PLANNING COMMISSION COMMUNICATION

December 16, 2015

ITEM #	ITEM TITLE
5	Final Plat of Glenmeadow Section Two Replat Three

MOTION

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

RECOMMENDATION

Staff recommends a recommendation of approval to City Council of the Final Plat of Glenmeadow Section Two Replat Three.

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

SUPPORTING DOCUMENTS:

1. Final Plat of Glenmeadow Section Two Replat Three
2. Preliminary Plat of Glenmeadow Section Two Replat Three
3. Planning Commission Draft Meeting Minute Excerpt – 11-18-15

APPROVAL

Submitted by:

Travis Tanner

Travis Tanner, AICP
Executive Director of Community
Development

Reviewed by:

___ Executive Director of Community Development

X City Engineer *OK*

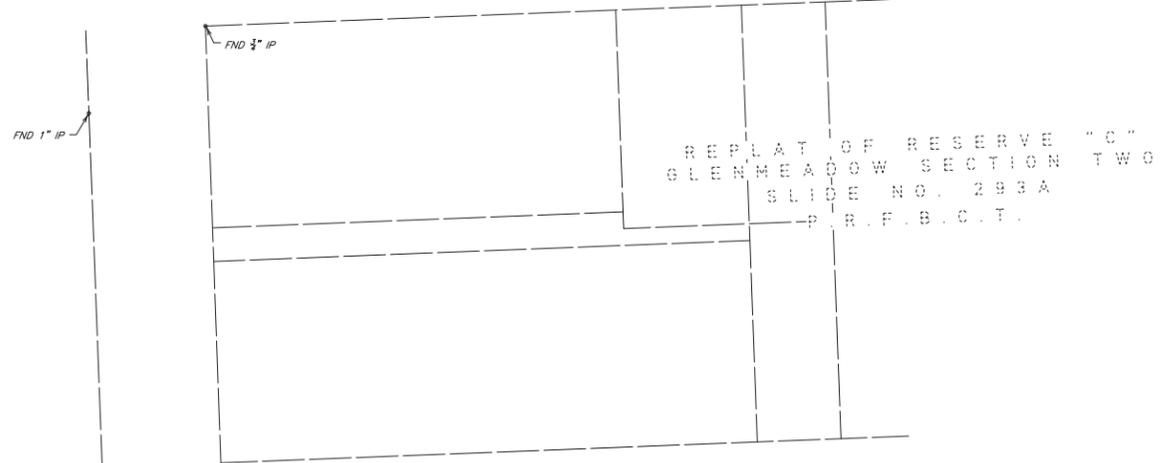
EXECUTIVE SUMMARY

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

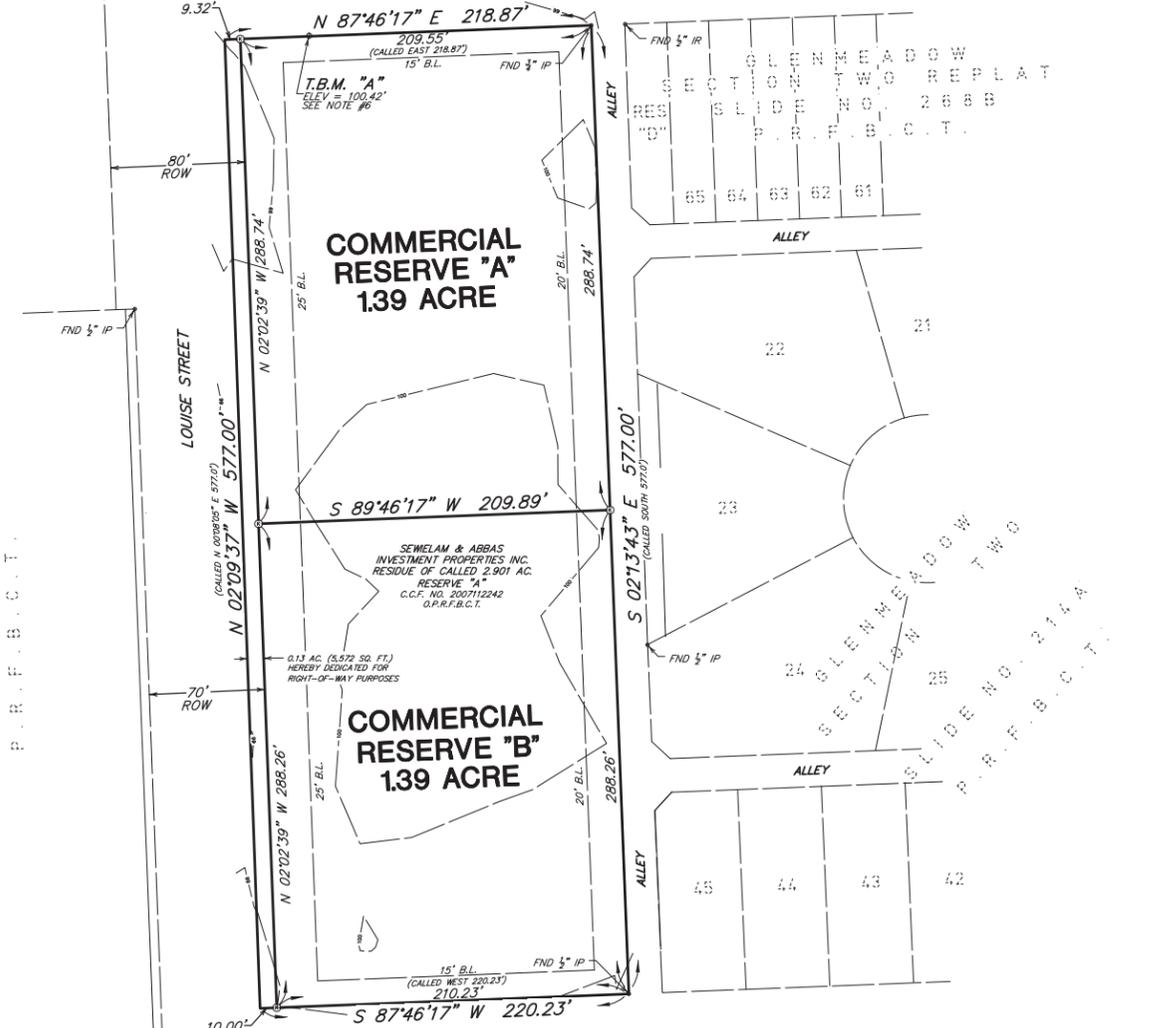
Reserve "A" was originally platted in 1975 and the applicant/owner wishes to replat it into two (2) reserves to convey one (1) of the reserves for use as an office. A public hearing was required due to this being a replat, which was held at the November 18, 2015 Planning Commission meeting. Staff finds no conflicts with applicable regulations (building lines, etc.).

The Preliminary Plat of this subdivision was approved by the Planning Commission on November 18, 2015. Seeing no conflicts with applicable regulations, and with the proposed Final Plat being consistent with the approved Preliminary Plat, staff recommends that the Planning Commission recommend approval to City Council of the Final Plat of Glenmeadow Section Two Replat Three.

AVENUE "O"
(60' ROW)



AVENUE "P"
(60' ROW)



AVENUE "R"
(60' ROW)

LEGEND
These standard symbols will be found in the drawing.
⊙ - SET 5/8" IP W/CAP "JONES | CARTER"

State of Texas
County of Fort Bend

We, Sewielam & Abbas Investment Properties Inc., acting by and through Ahmed I. Sewielam, its President, and Hala A. Abbas, its Vice-President, Owners of a portion of land described in the foregoing map of GLENMEADOW SECTION TWO REPLAT THREE do hereby make and establish said subdivision and development plan of said property according to all lines, dedications, restrictions and notations on said maps or plat.

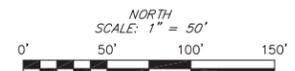
FURTHER, Owners do hereby dedicate for public utility purposes an unobstructed aerial easement five (5) feet in width from a place twenty (20) feet above the ground level upward, located adjacent to all public utility easements shown on the attached plat.

FURTHER, Owners do hereby covenant and agree that all of the property within the boundaries of this plat 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, Owners do hereby certify that it is the owner of all property immediately adjacent to the boundaries of the attached plat where public utility easements are to be established outside the boundaries of the attached plat and does hereby dedicate to the use of the public forever all public utility easements shown in said adjacent acreage.

Witness our hand this _____ day of _____, 2016.

Sewielam & Abbas Investment Properties Inc.
By: Ahmed I. Sewielam, President By: Hala A. Abbas, Vice-President



BEFORE ME, the undersigned authority, on this day personally appeared Ahmed I. Sewielam, President of Sewielam & Abbas Investment Properties Inc., known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein and herein set out, and as the act and deed of said corporation.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 2016.

Notary Public in and for the State of Texas

BEFORE ME, the undersigned authority, on this day personally appeared Hala A. Abbas, Vice-President of Sewielam & Abbas Investment Properties Inc., known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein and herein set out, and as the act and deed of said corporation.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 2016.

Notary Public in and for the State of Texas

I, Craig W. Kalkomey, a Professional Engineer Registered in the State of Texas, do hereby certify that this plat meets all requirements of Fort Bend County, and the City of Rosenberg, Texas.

Craig W. Kalkomey, Registered Professional Engineer
Texas Registration No. 105040

I, Chris D. Kalkomey, 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; that all boundary corners, angle points, points of curvature and other points of reference have been marked with iron pipes having a minimum outside diameter of five-eighths (5/8) inch and length of not less than three (3) feet.

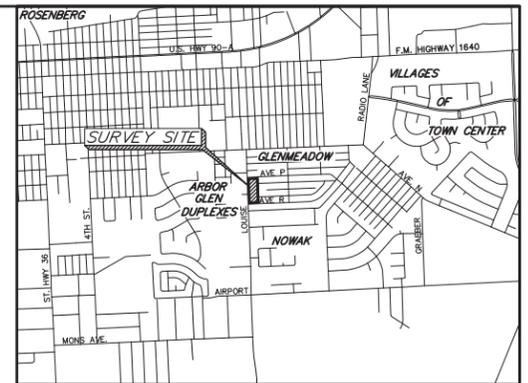
Chris D. Kalkomey, Registered Professional Land Surveyor
Texas Registration No. 5869

GENERAL NOTES:

- 1. This tract lies within Zone 'X' of the Flood Insurance Rate Map, Community No. 480232, Map Number 4815700245L, Panel 0245, Suffix 'L' dated April 2, 2014, for Fort Bend County, Texas and incorporated areas. This flood statement does not imply that the property or structures thereon will be free from flooding or flood damage. On rare occasions floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor. The location of the flood zone lines shown hereon were determined by scaling from said FIRM map. The actual location as determined by elevation contours may differ. Charlie Kalkomey Surveying, Inc. assumes no liability as to the accuracy of the location of the flood zone limits.
- 2. Bearings and coordinates are based upon the Texas Coordinate System, South Central Zone, NAD83, based upon GPS observations of City of Rosenberg control monument RS09.
- 4. Elevations shown hereon are based on GPS observations of City of Rosenberg monument RS07, with a published elevation of 100.83'. (NAVD88)
- 5. The coordinates shown hereon are Texas State Plane Coordinates, South Central Zone (Grid NAD83) and may be brought to surface by applying the following combined scale factor of 0.99986977.
- 6. Project Benchmark: "BM 'A'" - A Cotton Picker Spindle Set in PP, located 42'± E. of the NW corner along the north line of subject tract. Elevation = 100.42' (NAVD88).
- 7. Elevations used for delineating contour lines are based upon U.S.C.&G.S. datum, NAVD88.
- 8. This plat was prepared to meet City of Rosenberg and Fort Bend County requirements.
- 9. This survey does not provide any determination concerning wetlands, fault lines, toxic waste or any other environmental issues. Such matters should be directed by the client or prospective purchaser to an expert consultant.
- 10. The drainage system for this subdivision is designed in accordance with the Fort Bend County Drainage Criteria Manual which allows street ponding with intense rainfall events.
- 11. B.L. indicates building line; U.E. indicates utility easement; S.T.M. S.E. indicates storm sewer easement; W.L.E. indicates water line easement; S.S.E. indicates sanitary sewer easement; H.L. & P.E. indicates Houston Lighting and Power easement; D.E. indicates drainage easement; P.L. indicates property line.
- 12. All drainage easements are to be kept clear of fences, buildings, vegetation, and other obstructions to the operation and maintenance of the drainage facility. All property is required to drain into the drainage easements through an approved drainage structure.
- 13. Site plans shall be submitted to the City of Rosenberg for staff review and approval prior to construction. Driveway requirements for the locations, widths and offset, from an intersection and any existing driveways or proposed driveways, shall conform to the design standards of the City of Rosenberg.
- 14. There are no pipelines nor pipeline easements within the limits of the subdivision.
- 15. This tract is located within Lamar Consolidated Independent School District, the City of Rosenberg, and Fort Bend County.
- 16. 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.
- 17. This tract is located in Lighting Zone LZ3.
- 18. Five-eighths (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.
- 19. No owner of the land subject to an easement may place, build or construct any permanent building, structure or obstruction of any kind over, under or upon the easement, provided that such owner may cross or cover the easement with a paved driveway/parking lot under the following conditions, the driveway shall be jointed at the boundary line of the easement to limit the amount of paving that must be removed to provide access, and there shall be no obligation of the city to replace/repair any paving removed in the exercise of this easement.
- 20. This plat was prepared from information furnished by StarTex Title Company, G.F. No. 0215756533, effective date Nov. 23, 2015. The surveyor has not obstructed the above property.
- 21. The minimum slab elevation shall be 101.5', twelve inches (12") above the 100-year flood plain elevation and maximum ponding elevation, eighteen inches (18") above natural ground, or twelve inches (12") above the top of curb at the front of the lot, whichever is higher.
- 22. Tract is subject to Agreement recorded in Vol. 685, Pg. 613, D.R.F.B.C.T. (blanket).

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

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



VICINITY MAP (SCALE: 1" = 2,000') KEY MAPS: 604 & 605 (PANELS "R" & "N")

This is to certify that the Planning Commission of the City of Rosenberg, Texas has approved this plat and subdivision of GLENMEADOW SECTION TWO REPLAT THREE 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 _____, 2016.

James Urbish, Chairman Wayne Poldrack, Secretary

This is to certify that the City Council of the City of Rosenberg, Texas has approved this plat and subdivision of GLENMEADOW SECTION TWO REPLAT THREE in conformance with the laws of the State of Texas and the ordinances of the City of Rosenberg as shown hereon and authorized the recording of this plat this _____ day of _____, 2016.

Cynthia A. McConathy, Mayor Linda Cernosek, Secretary

I, Laura Richard, County Clerk in and for Fort Bend County, hereby certify that the foregoing instrument with its certificate of authentication was filed for recordation in my office on _____ 2016 at _____ o'clock _____ m. in Plat No. _____ of the Plat Records of Fort Bend County for said county.

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

Laura Richard, County Clerk
Fort Bend County, Texas

Deputy

**GLENMEADOW SECTION TWO
REPLAT THREE**
0 LOTS, 1 BLOCK, 2 RESERVES
BEING 2.91 ACRES IN THE
JAMES LOWERY 1/3 LEAGUE, ABSTRACT 275
CITY OF ROSENBERG
FORT BEND COUNTY, TEXAS
BEING A REPLAT OF RESERVE A,
GLENMEADOW, SECTION TWO
DECEMBER 2, 2015

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

taking action on the Plat in a subsequent Agenda item.

Key Discussion

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

Chairperson Urbish opened the public hearing at 4:02 p.m. After three calls for speakers, no one came forward. Chairperson Urbish closed the public hearing at 4:03 p.m.

3. CONSIDERATION OF AND ACTION ON A REQUEST BY BGE/KERRY R. GILBERT & ASSOCIATES TO EXTEND APPROVAL FOR THE PRELIMINARY PLAT OF WALNUT CREEK SECTION THIRTEEN, BEING 13.9 ACRES OF LAND CONTAINING 53 LOTS (60' X 120' TYP.) IN FOUR BLOCKS, OUT OF THE WILEY MARTIN LEAGUE, A-56, FORT BEND COUNTY, TEXAS.

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

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

Key Discussion:

- Mr. Tanner presented the item and reviewed the Executive Summary.
- Commissioner Villagomez inquired about the definition of an Extension of Approval (EOA).
- Mr. Tanner replied that the EOA provides the applicant six (6) months to submit the final plat of the subdivision. Should the applicant allow the EOA to expire, then the Preliminary Plat process would need to be repeated.

Action taken: Commissioner Villagomez moved, seconded by Commissioner Davis, to extend approval for the Preliminary Plat of Walnut Creek Section Thirteen, being 13.9 acres of land containing 53 lots (60' x 120' typ.) in four blocks, out of the Wiley Martin League, A-56, Fort Bend County, Texas. The motion carried unanimously by those present.

4. CONSIDERATION OF AND ACTION ON A PRELIMINARY PLAT OF GLENMEADOW SECTION TWO REPLAT THREE, 0 LOTS, 1 BLOCK, 2 RESERVES, BEING 2.91 ACRES IN THE JAMES LOWERY 1/3 LEAGUE, ABSTRACT 275, CITY OF ROSENBERG, FORT BEND COUNTY, TEXAS, BEING A REPLAT OF RESERVE A, GLENMEADOW, SECTION TWO.

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

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

Key Discussion:

- Mr. Tanner presented the item and reviewed the Executive Summary.
- Commissioner Davis inquired if the applicant was subject to the previous subdivision ordinance.
- Mr. Tanner replied that once a subdivision is replatted, it becomes subject to new ordinance standards, and the developer must comply with the building permit process and meet current City codes.
- Commissioner Davis inquired if the new ordinance standards would be impacted by the old ordinance standards.
- Mr. Tanner replied that the new ordinance would not be affected. The developer must comply with current City building line requirements since the property was being subdivided from one reserve to two.
- Commissioner Poldrack inquired if the development was restricted to commercial.
- Mr. Tanner stated that the property was originally platted as a reserve, thus being non-residential.
- Chairperson Urbish inquired about what impact the reserves would have on the detention ponds.

- Mr. Kalkomey replied that the developer would adhere to the Louise Street storm-sewer design. Each reserve would have its own detention.
- Chairperson Urbish inquired if the development could share detention.
- Mr. Kalkomey replied that a replat of the property would be necessary, if the development shared detention ponds.
- Commissioner Poldrack inquired about drainage after Louise Street was widened.
- Mr. Kalkomey replied that the storm sewer on Louise Street was not designed for a 100-year flood. Louise Street currently has more capacity than before when there were open ditches.
- Commissioner Poldrack inquired about the size of the storm sewer on Louise Street.
- Mr. Kalkomey replied that the storm sewer on Louise Street was sized for a particular event, but not a 100-year flood.
- Commissioner Poldrack inquired if there were any design standards for detention ponds.
- Mr. Kalkomey replied that there are standards for detention ponds.

Action Taken: Commissioner Villagomez moved, seconded by Commissioner Poldrack to approve the Preliminary Plat of Glenmeadow Section Two Replat Three, 0 lots, 1 block, 2 reserves, being 2.91 acres in the James Lowery 1/3 League, Abstract 275, City of Rosenberg, Fort Bend County, Texas, being a replat of Reserve A, Glenmeadow, Section Two. The motion carried unanimously by those present.

5. CONSIDERATION OF AND ACTION ON A PRELIMINARY PLAT OF O'REILLY SUMMER LAKES, BEING A SUBDIVISION OF 0.9986 ACRES OF LAND IN THE WILLIAM LUSK SURVEY, ABSTRACT NO. 276, IN THE CITY OF ROSENBERG, FORT BEND COUNTY, TEXAS; 1 BLOCK AND 1 RESERVE.

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

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

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

Key Discussion:

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

Action Taken: Commissioner Poldrack moved, seconded by Commissioner Davis, to approve the Preliminary Plat of O'Reilly Summer Lakes, being a subdivision of 0.9986 acres of land in the William Lusk Survey, Abstract No. 276, in the City of Rosenberg, Fort Bend County, Texas; 1 block and 1 reserve. The motion carried unanimously by those present.

6. CONSIDERATION OF AND ACTION ON A PRELIMINARY PLAT OF WALNUT CREEK SECTION FOURTEEN, BEING 13.4 +/- ACRES OF LAND CONTAINING 50 LOTS (60' X 120' TYP.) AND THREE RESERVES IN THREE BLOCKS, OUT OF THE WILEY MARTIN LEAGUE, A-56, FORT BEND COUNTY, TEXAS.

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

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



PLANNING COMMISSION COMMUNICATION

December 16, 2015

ITEM #	ITEM TITLE
6	Final Plat of O'Reilly Summer Lakes

MOTION

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

RECOMMENDATION

Staff recommends a recommendation of approval to City Council of the Final Plat of the O'Reilly Summer Lakes.

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

SUPPORTING DOCUMENTS:

1. Final Plat of O'Reilly Summer Lakes
2. Preliminary Plat of O'Reilly Summer Lakes
3. Revised Land and Parcel Plan MUD 144 PUD – 11-01-11
4. Planning Commission Draft Meeting Minute Excerpt – 11-18-15

APPROVAL

Submitted by:

Travis Tanner

Travis Tanner, AICP
Executive Director of Community
Development

Reviewed by:

Executive Director of Community Development

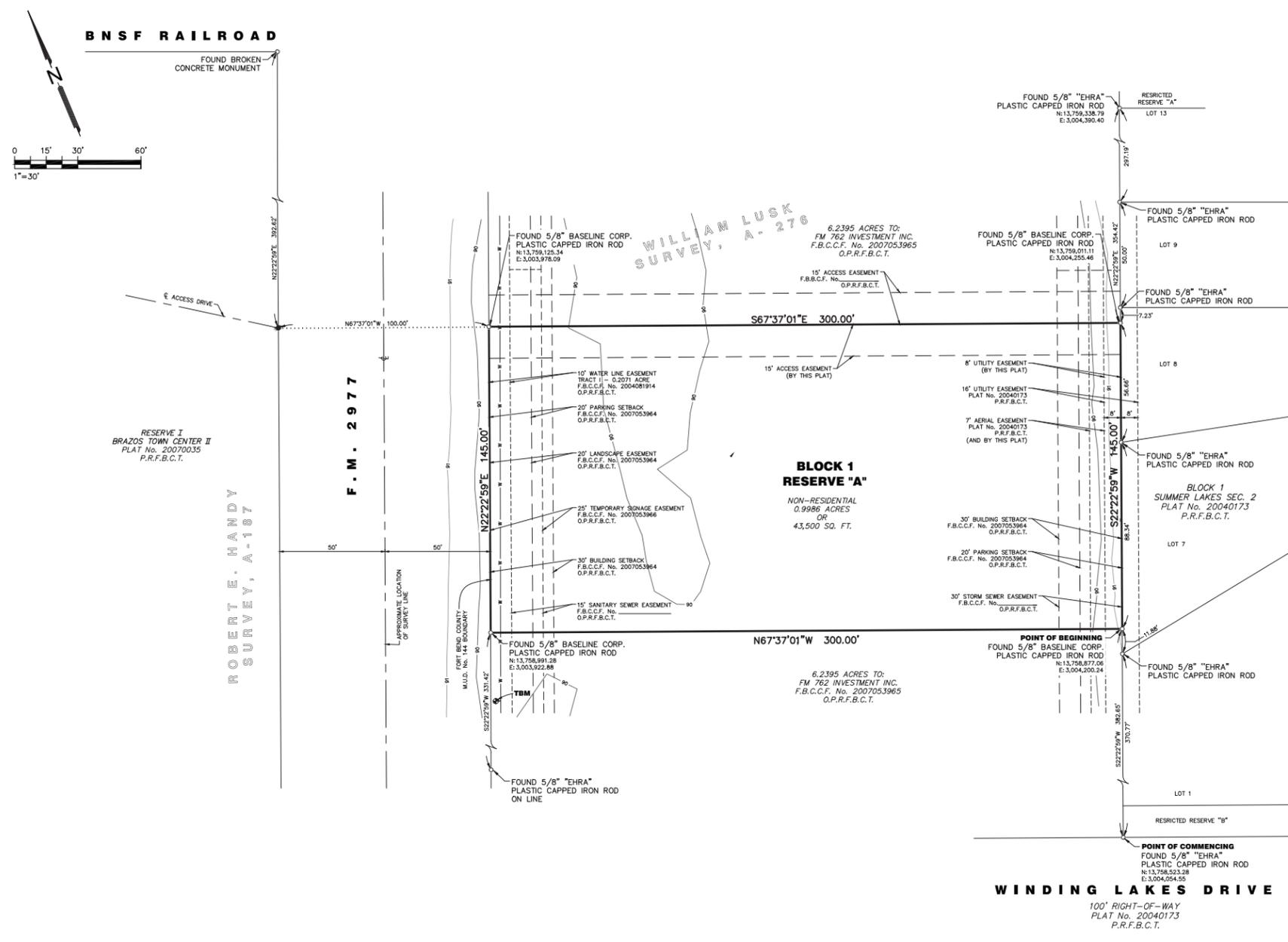
City Engineer *OK*

EXECUTIVE SUMMARY

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

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

The Preliminary Plat of this subdivision was approved by the Planning Commission on November 18, 2015. There being no conflicts with applicable regulations or with the approved Land Plan or Preliminary Plat, staff recommends that the Planning Commission recommend approval to City Council of the Final Plat of O'Reilly Summer Lakes.



STATE OF TEXAS
COUNTY OF FORT BEND

WE, FM 762 INVESTMENT INC., acting by and through Nizarali H. Manesia, its President, and Karim Karedia, its Secretary, hereinafter referred to as "Owners" of the 0.9986 acre tract described in the above and foregoing plat of O'REILLY SUMMER LAKES, do hereby make and establish said subdivision and development plat, according to all lines, dedications, restrictions, and notations on said map or plat and hereby dedicate to the use of the public forever, all streets (except those streets designated as private streets), alleys, parks, water courses, drains, easements and public places shown thereon for the purposes and considerations therein expressed; and do hereby bind ourselves, our heirs, successors and assigns to warrant and forever defend the title on the land so dedicated.

FURTHER, Owners dedicate and by these presents do dedicate to the use of the public for 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 designed 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 dedicate and by these presents do dedicate to the use of the public for 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 and adjoining said public utility easements that are designed 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 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, Owners hereby dedicate to the public a strip of land fifteen feet (15'-0") wide on each side of the center line of any and all bayous, creeks, gullies, ravines, draws, sloughs or other natural drainage courses located in said plat, as easements for drainage purposes, giving the City of Rosenberg, Fort Bend County, or any other governmental agency, the right to enter upon said easement at any time for the purpose of construction and maintenance of drainage facilities and structures.

FURTHER, Owners hereby covenant and agree that all of the property within the boundaries of this plat 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, 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.

IN TESTIMONY WHEREOF, FM 762 INVESTMENT INC., has caused these presents to be signed by Nizarali H. Manesia, its President, and Karim Karedia, its Secretary, thereunto authorized, this _____ day of _____, 20____.

FM 762 INVESTMENT INC.

By: Nizarali H. Manesia
President

By: Karim Karedia
Secretary

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared Nizarali H. Manesia and Karim Karedia of FM 762 INVESTMENT INC., known to me to be the persons whose names are subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and considerations therein expressed and in the capacity therein and herein stated, and as the act and deed of said corporation.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 20____.

Print Name: _____
Notary Public in and for the State of Texas

My Commission Expires: _____

STATE OF TEXAS
COUNTY OF HARRIS

WE, METROBANK N.A., Owner and holder of a lien against the property described in the plat of O'REILLY SUMMER LAKES, said lien being evidenced by instruments under Clerk's File No. 2007053965, 2007053967, 2007053968, 2007053969, 2008067523 and 2013092066, filed for record in the office of the County Clerk of Fort Bend County, Texas, do hereby in all things subordinate our interest in the said property to the purposes and effects of said plat and the dedications and restrictions shown herein to said plat and we hereby confirm that we are the present owner of said Lien and have not assigned the same nor any part thereof.

By: James Flynn
Trustee

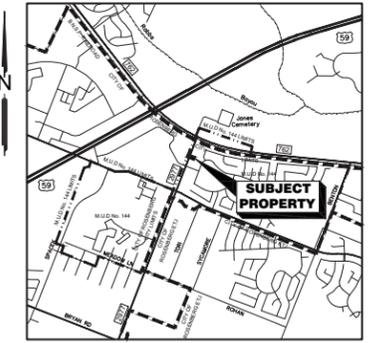
STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared James Flynn of METROBANK, N.A., 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 corporation.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 20____.

Print Name: _____
Notary Public in and for the State of Texas

My Commission Expires: _____



VICINITY MAP
1"=3,000'
KEY MAP 606S

This is to certify that the Planning Commission of the City of Rosenberg, Texas has approved this plat and subdivision of O'REILLY SUMMER LAKES 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 _____, 20____.

By: James Urbish
Chairman

By: Wayne Foldrak
Secretary

This is to certify that the City Council of the City of Rosenberg, Texas has approved this plat and subdivision of O'REILLY SUMMER LAKES in conformance with the laws of the State of Texas and the ordinances of the City of Rosenberg as shown hereon and authorized the recording of this plat this _____ day of _____, 20____.

By: Cynthia A. McConathy
Mayor

By: Linda Cernosek
Secretary

I, Laura Richard, County Clerk in and for Fort Bend County, Texas do hereby certify that the within instrument with its certificate of authentication was filed for registration in my office on _____, 20____, at _____ o'clock _____ M., and duly recorded on _____, 20____, at _____ o'clock _____ M., and in Plat No. _____ of the Plat Records of Fort Bend County for said county.

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

Laura Richard
County Clerk
of Fort Bend County, Texas

By: _____
Deputy

STATE OF TEXAS
COUNTY OF HARRIS

I, Steven E. Williams, 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; that all boundary corners, angle points, points of curvature and other points of reference have been marked with iron rods having an outside diameter of five eighths (5/8) inch, and a length of three (3) feet; and that the plot boundary corners have been tied to the Texas Coordinate System of 1983, south central zone.

Steven E. Williams, R.P.L.S.
Texas Registration No. 4819

BENCHMARK

FORT BEND COUNTY MARKER NUMBER 180 - A BRONZE DISK IN CONCRETE LOCATED ADJACENT TO LOTS 11 AND 12 OF BLOCK 2 IN THE RIVER RUN AT THE BRAZOS SUBDIVISION, LOCATED APPROXIMATELY 3.4 FEET FROM THE NORTHWEST BACK OF CURB OF CLOVER LEAF DRIVE.
ELEV.=85.20 NAVD88 (CORS - GEOID 03 ADJ.)

TBM

THE TOP OF THE LETTERS "AL" CAST IN THE TOP FLANGE OF A FIRE HYDRANT LOCATED APPROXIMATELY 350' NORTH OF WINDING LAKES LN. ON THE EAST R.O.W. OF F.M. 2977 AND LOCATED AS SHOWN HEREON.
ELEV.=92.24 NAVD88 (CORS - GEOID 03 ADJ.)
N:13,758,960.40
E:3,003,912.57

NOTES

- F.B.C.C.F. No. = FORT BEND COUNTY CLERK'S FILE NUMBER
- P.R.F.B.C.T. = PLAT RECORDS OF FORT BEND COUNTY, TEXAS
- O.P.R.F.B.C.T. = OFFICIAL PUBLIC RECORDS OF FORT BEND COUNTY, TEXAS.
- EASEMENTS AND OTHER MATTERS OF RECORD MENTIONED OR SHOWN HEREON ARE STRICTLY BASED FROM THE CITY PLANNING LETTER ISSUED ON DECEMBER 1, 2015 (EFFECTIVE DATE: NOVEMBER 6, 2015) BY INTEGRITY TITLE #58 No. 1518953A.
- BEARINGS ARE BASED FROM THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE (4204) NAD 83 GRID AND MAY BE BROUGHT TO SURFACE BY DIVIDING BY A COMBINED PROJECT SCALE FACTOR OF 0.999869723628.
- DISTANCES HEREON ARE SURFACE DATUM. TO CONVERT TO GRID MULTIPLY BY A COMBINED PROJECT SCALE FACTOR OF 0.999869723628.
- THIS TRACT OF LAND LIES WITHIN UNSHADED ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN ACCORDING TO F.E.M.A. FLOOD INSURANCE RATE MAP No. 48157C0265L DATED APRIL 2, 2014.
- SURVEYED ON THE GROUND IN JUNE, 2015.
- THIS TRACT OF LAND LIES WHOLLY WITHIN FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT No. 144, FORT BEND SUBSIDIANCE DISTRICT, LAMAR CONSOLIDATED I.S.D., FORT BEND COUNTY, AND THE CITY LIMITS OF ROSENBERG.
- THIS PLAT WAS PREPARED TO MEET CITY OF ROSENBERG AND FORT BEND COUNTY REQUIREMENTS.
- UNLESS OTHERWISE INDICATED, THE BUILDING LINES, WHETHER ONE OR MORE, SHOWN ON THIS SUBDIVISION PLAT ARE ESTABLISHED TO EVIDENCE COMPLIANCE WITH THE APPLICABLE PROVISIONS OF CODE OF ORDINANCES, CITY OF ROSENBERG, TEXAS, IN EFFECT AT THE TIME THIS PLAT WAS APPROVED, WHICH MAY BE AMENDED FROM TIME TO TIME.
- APPROVAL OF THIS PLAT WILL EXPIRE ONE YEAR FROM CITY COUNCIL APPROVAL, IF NOT RECORDED IN THE REAL PROPERTY RECORDS OF THE COUNTY OF FORT BEND.
- THERE ARE NO PIPELINES NOR PIPELINE EASEMENTS WITHIN THE LIMITS OF THIS SUBDIVISION.
- A. THE MINIMUM SLAB ELEVATION WILL BE 91.5'.
B. TWELVE INCHES (12") ABOVE THE 100-YEAR FLOOD ELEVATION AS ESTABLISHED BY F.E.M.A. IN ACCORDANCE WITH FEDERAL EMERGENCY MANAGEMENT AGENCY COMMUNITY PANEL No. 48157C0265L DATED APRIL 2, 2014. THIS TRACT OF LAND LIES WITHIN UNSHADED ZONE X, OUTSIDE THE 100-YEAR FLOODPLAIN
C. EIGHTEEN INCHES (18") ABOVE NATURAL GROUND
D. TWELVE INCHES (12") ABOVE THE TOP OF CURB AT THE FRONT OF THE TRACT, WHICHEVER IS HIGHER.
- THIS TRACT OF LAND LIES WITHIN FORT BEND COUNTY LIGHTING ORDINANCE ZONE No. LZ3.
- 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.
- ALL DRAINAGE EASEMENTS ARE TO BE KEPT CLEAR OF FENCES, BUILDINGS, VEGETATION AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF THE DRAINAGE FACILITY.
- ALL PROPERTY TO DRAIN INTO THE DRAINAGE EASEMENT ONLY THROUGH AN APPROVED DRAINAGE STRUCTURE.
- SITE PLANS SHALL BE SUBMITTED TO THE CITY OF ROSENBERG FOR STAFF REVIEW AND APPROVAL PRIOR TO CONSTRUCTION. DRIVEWAY REQUIREMENTS FOR THE LOCATIONS, WIDTHS AND OFFSET FROM AN INTERSECTION AND ANY EXISTING DRIVEWAYS OR PROPOSED DRIVEWAYS, SHALL CONFORM TO THE DESIGN STANDARDS OF THE CITY OF ROSENBERG.
- NO OWNER OF THE LAND SUBJECT TO AN EASEMENT MAY PLACE, BUILD OR CONSTRUCT ANY PERMANENT BUILDING, STRUCTURE OR OBSTRUCTION OF ANY KIND OVER, UNDER OR UPON THE EASEMENT, PROVIDED THAT SUCH OWNER MAY CROSS OR COVER THE EASEMENT WITH A PAVED DRIVEWAY/PARKING LOT UNDER THE FOLLOWING CONDITIONS: THE DRIVEWAY SHALL BE JOINED AT THE BOUNDARY LINE OF THE EASEMENT TO LIMIT THE AMOUNT OF PAVING THAT MUST BE REMOVED TO PROVIDE ACCESS, AND THERE SHALL BE NO OBLIGATION OF THE CITY TO REPLACE/REPAIR ANY PAVING IN THE EXERCISE OF THIS EASEMENT.
- THIS TRACT OF LAND IS SUBJECT TO RESTRICTIVE COVENANTS RECORDED IN F.B.C.C.F. No. 2007053964, O.P.R.F.B.C.T.
- ELEVATIONS USED FOR DELINEATING CONTOUR LINES ARE BASED UPON U.S.C.&G.S. DATUM, NAVD88 (CORS - GEOID 03 ADJ.)
- SIDEWALKS SHALL BE BUILT OR CAUSED TO BE BUILT THROUGH RESTRICTIVE COVENANTS WITHIN ALL ROAD RIGHTS-OF-WAY DEDICATED TO THE PUBLIC.

O'REILLY SUMMER LAKES

BEING A SUBDIVISION OF 0.9986 ACRES OF LAND IN THE WILLIAM LUSK SURVEY, ABSTRACT No. 276, IN THE CITY OF ROSENBERG, FORT BEND COUNTY, TEXAS

1 BLOCK 1 RESERVE

LAND SURVEYOR

BASELINE
Professional Surveyors

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

OWNER

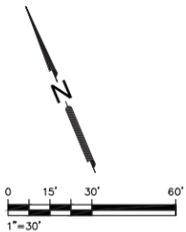
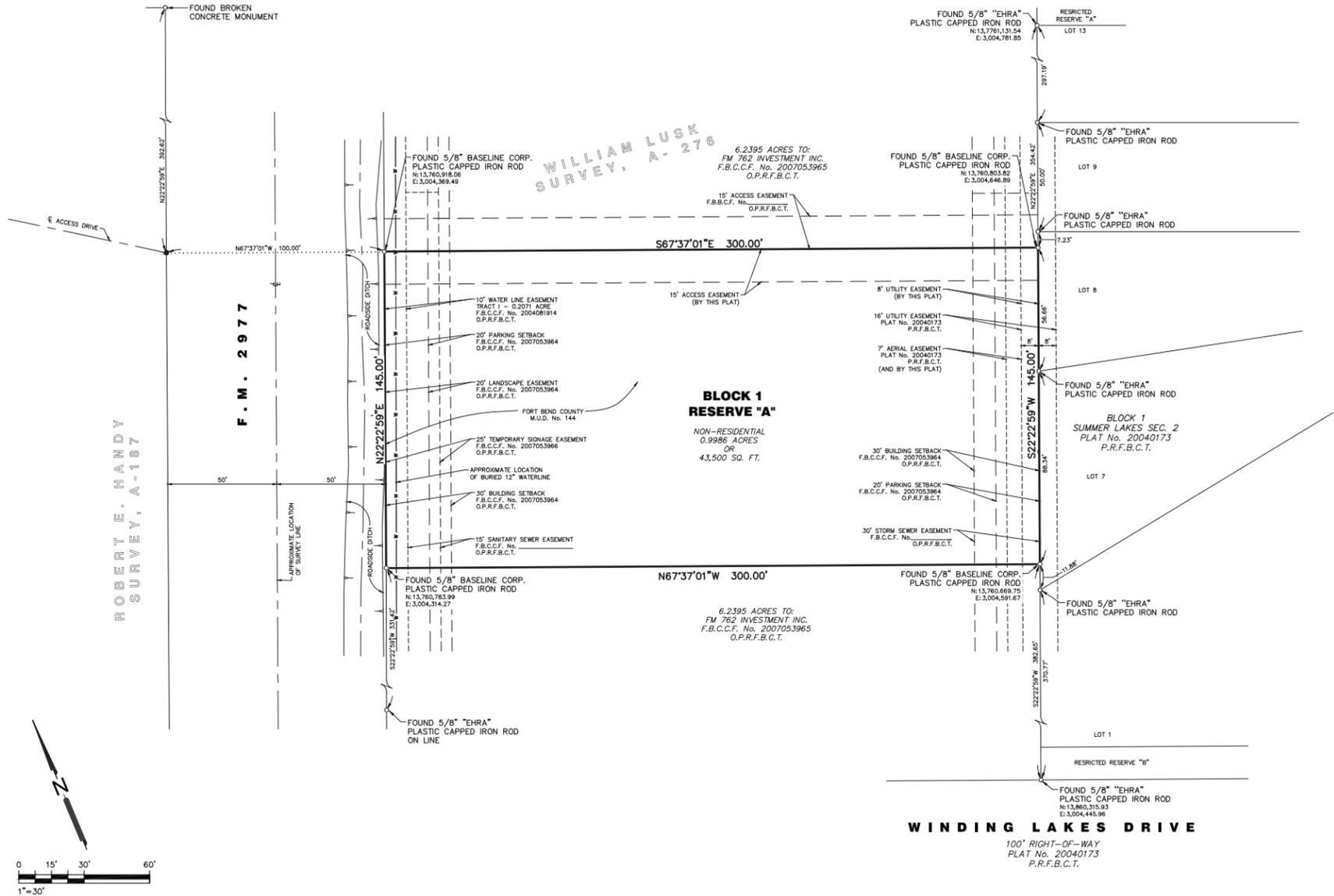
FM 762 INVESTMENT INC.
14340 TORREY CHASE BLVD., SUITE 110
HOUSTON, TEXAS 77014
713-600-8320

DEVELOPER

O'Reilly AUTO PARTS

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

DECEMBER 1, 2015



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

BENCHMARK

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

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

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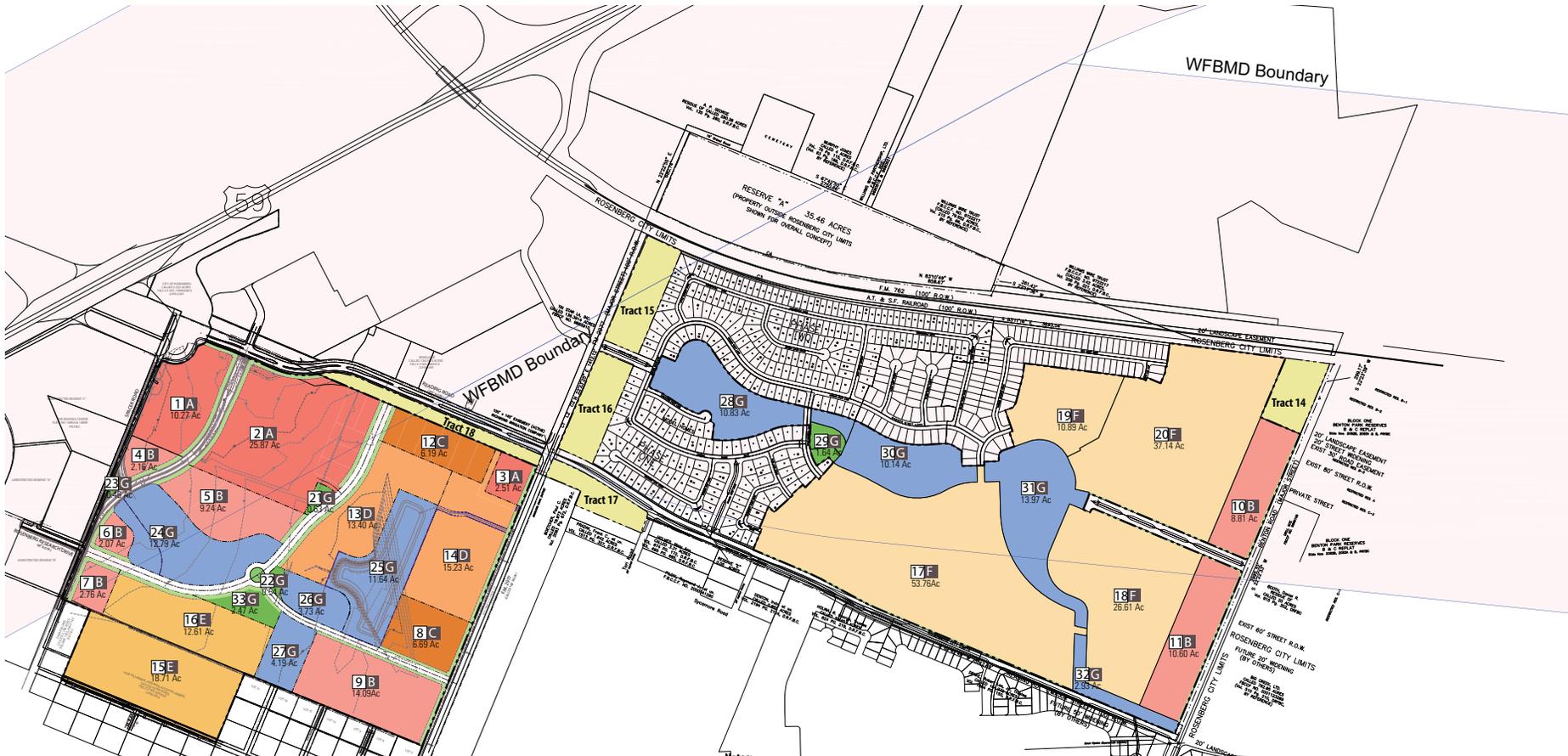
OWNER

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 HOUSTON, TEXAS 77014
 713-600-8320

DEVELOPER

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

OCTOBER 15, 2015



Notes:

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

** Note 2: Tract 18 (depicted on Exhibit "A" of the MUD 144 PUD) is encumbered by easements (including but not limited to landscaping, signage, access and other easements) for the benefit of the "Adjacent Parcel" referred to as the "Summer Creek Subdivision Tract" (identified as Tract 1, 2, 3, 4 and 5 as depicted on Exhibit "A" to the MUD 144 PUD heretofore filed under Fort Bend County Clerk's File No's 2006155450 and 2010079053 ("Easements"). A Benefitted Party of the Summer Creek Subdivision Tract shall be entitled to meet the requirements Exhibit "H", Exhibit "T" and Table "5" of the MUD 144 PUD in connection with and subject to said Easement rights on Tract 18.

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

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

Legend

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

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

Parcel Key

Parcel Number
 Land Use Key

Land Use & Parcel Plan: Exhibit B



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

- Mr. Kalkomey replied that the developer would adhere to the Louise Street storm-sewer design. Each reserve would have its own detention.
- Chairperson Urbish inquired if the development could share detention.
- Mr. Kalkomey replied that a replat of the property would be necessary, if the development shared detention ponds.
- Commissioner Poldrack inquired about drainage after Louise Street was widened.
- Mr. Kalkomey replied that the storm sewer on Louise Street was not designed for a 100-year flood. Louise Street currently has more capacity than before when there were open ditches.
- Commissioner Poldrack inquired about the size of the storm sewer on Louise Street.
- Mr. Kalkomey replied that the storm sewer on Louise Street was sized for a particular event, but not a 100-year flood.
- Commissioner Poldrack inquired if there were any design standards for detention ponds.
- Mr. Kalkomey replied that there are standards for detention ponds.

Action Taken: Commissioner Villagomez moved, seconded by Commissioner Poldrack to approve the Preliminary Plat of Glenmeadow Section Two Replat Three, 0 lots, 1 block, 2 reserves, being 2.91 acres in the James Lowery 1/3 League, Abstract 275, City of Rosenberg, Fort Bend County, Texas, being a replat of Reserve A, Glenmeadow, Section Two. The motion carried unanimously by those present.

5. CONSIDERATION OF AND ACTION ON A PRELIMINARY PLAT OF O'REILLY SUMMER LAKES, BEING A SUBDIVISION OF 0.9986 ACRES OF LAND IN THE WILLIAM LUSK SURVEY, ABSTRACT NO. 276, IN THE CITY OF ROSENBERG, FORT BEND COUNTY, TEXAS; 1 BLOCK AND 1 RESERVE.

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

Key Discussion:

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

Action Taken: Commissioner Poldrack moved, seconded by Commissioner Davis, to approve the Preliminary Plat of O'Reilly Summer Lakes, being a subdivision of 0.9986 acres of land in the William Lusk Survey, Abstract No. 276, in the City of Rosenberg, Fort Bend County, Texas; 1 block and 1 reserve. The motion carried unanimously by those present.

6. CONSIDERATION OF AND ACTION ON A PRELIMINARY PLAT OF WALNUT CREEK SECTION FOURTEEN, BEING 13.4 +/- ACRES OF LAND CONTAINING 50 LOTS (60' X 120' TYP.) AND THREE RESERVES IN THREE BLOCKS, OUT OF THE WILEY MARTIN LEAGUE, A-56, FORT BEND COUNTY, TEXAS.

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

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



PLANNING COMMISSION COMMUNICATION

December 16, 2015

ITEM #	ITEM TITLE
7	Final Plat of Walnut Creek Section Thirteen

MOTION

Consideration of and action on a Final Plat of Walnut Creek Section Thirteen, a subdivision of 13.985 acres containing 53 lots, 4 blocks and 0 restricted reserves out of the Wiley Martin League, A-56, Fort Bend County, Texas.

RECOMMENDATION

Staff recommends a recommendation of approval to City Council of the Final Plat of Walnut Creek Section Thirteen.

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

SUPPORTING DOCUMENTS:

1. Final Plat of Walnut Creek Section Thirteen
2. Preliminary Plat of Walnut Creek Section Thirteen – 05-20-15
3. Revised Land Plan of Walnut Creek – 09-16-15
4. Planning Commission Meeting Minute Excerpt – 05-20-15
5. Planning Commission Draft Meeting Minute Excerpt - 11-18-15

APPROVAL

Submitted by:

Travis Tanner

Travis Tanner, AICP
Executive Director of Community
Development

Reviewed by:

____ Executive Director of Community Development

X City Engineer *OK*

EXECUTIVE SUMMARY

The Final Plat of Walnut Creek Section Thirteen is a proposed subdivision consisting of fifty-three (53) lots and four blocks on 13.985 acres of land located off of Irby Cobb Boulevard in the northeast part of the Walnut Creek Development. The proposed Plat is located in the Extraterritorial Jurisdiction (ETJ) and in Fort Bend County MUD No. 152, east of Walnut Creek Section 12.

The Planning Commission approved the Preliminary Plat of Walnut Creek Section Thirteen on May 20, 2015. Pursuant to the "Subdivision" Ordinance, the applicant requested an extension of that approval by 180 days from the date of its expiration. The request was granted on November 18th, 2015 to give the applicant an extra month to submit the Final Plat.

Seeing no conflicts with applicable regulations, and with the proposed Final Plat being consistent with the approved Preliminary Plat, staff recommends that the Planning Commission recommend approval to City Council of the Final Plat of Walnut Creek Section Thirteen.

STATE OF TEXAS
COUNTY OF FORT BEND

We, LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD., a Texas Limited Partnership dba Friendswood Development Company, acting by and through John W. Hammond, Vice President of LENNAR TEXAS HOLDING COMPANY, a Texas Corporation, its General Partner, owner hereinafter referred to as Owners of the 13.985 acre tract described in the above and foregoing map of WALNUT CREEK SECTION THIRTEEN, do hereby make and establish said subdivision and development plat of said property according to all lines, dedications, restrictions and notations on said maps or plat and hereby dedicate to the use of the public forever, all streets (except those streets designated as private streets), alleys, parks, water courses, drains, easements and public places shown thereon for the purposes and considerations therein expressed; and do hereby bind ourselves, our heirs and assigns to warrant and forever defend the title to the land so dedicated.

FURTHER, We 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 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 twenty one feet, six inches (21'6") in width.

FURTHER, We 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 ground level upward, located adjacent to both sides 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, 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 and shall be restricted for same under the terms and conditions of such restrictions filed separately.

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

FURTHER, We do hereby dedicate to the public a strip of land twenty (20) feet wide on each side of the center line of any and all bayous, creeks, gullies, ravines, draws, and drainage ditches located in said subdivision, as easements for drainage purposes. Fort Bend County or any other governmental agency shall have the right to enter upon said easement at any and all times for the purpose 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, Owners do hereby certify that we are the owners of all property immediately adjacent to the boundaries of the above and foregoing plat of WALNUT CREEK SECTION THIRTEEN where building setback lines or public utility easements are to be established outside the boundaries of the above and foregoing plat 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.

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

IN TESTIMONY WHEREOF, LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD., a Texas Limited Partnership dba Friendswood Development Company, has caused these presents to be signed by John W. Hammond, Vice President of LENNAR TEXAS HOLDING COMPANY, a Texas Corporation, its General Partner,

Thereunto authorized, this _____ day of _____, 2016.

LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD.,
a Texas Limited Partnership
dba Friendswood Development Company

By: LENNAR TEXAS HOLDING COMPANY,
a Texas Corporation,
its General Partner

By: _____
John W. Hammond, Vice President

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared John W. Hammond, Vice President of LENNAR TEXAS HOLDING COMPANY, 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 set out, and as the act and deed of said Corporation.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 2016.

Notary Public in and for
the State of Texas

My Commission Expires _____

I, Douglas W. Turner, 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 accurate; was prepared from an actual survey of the property made on the ground under my supervision; that except as shown, all boundary corners, angle points, points of curvature and other points of reference have been marked with iron pipes or rods (or other objects of a permanent nature) having an outside diameter of not less than five eighths (5/8) inch and a length of not less than three (3) feet; and that the plat boundary corners have been tied to the Texas Coordinate System of 1983, South Central Zone.

Douglas W. Turner, R.P.L.S.
Registered Professional Land Surveyor
Texas Registration No. 3998

This is to certify that the City Planning Commission of the City of Rosenberg, Texas, has approved this plat and subdivision of WALNUT CREEK SECTION THIRTEEN in conformance with the laws of the State of Texas and the ordinances of the City of Rosenberg as shown hereon and authorized the recording of this plat this _____ day of _____, 2016.

By: _____
James Urbish, 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 WALNUT CREEK SECTION THIRTEEN in conformance with the laws of the State of Texas and the ordinances of the City of Rosenberg as shown hereon and authorized the recording of this plat this _____ day of _____, 2016.

Cynthia A. McConathy, Mayor

Linda Cernosek, Secretary

I, BRIAN D. GEROULD, A Professional Engineer licensed in the State of Texas do hereby certify that this plat meets the requirements of Fort Bend County to the best of my knowledge.

BRIAN D. GEROULD
Licensed Professional Engineer, No. 108604

THIS DOCUMENT IS RELEASED
FOR THE PURPOSE OF REVIEW
UNDER THE AUTHORITY OF
BRIAN D. GEROULD, P.E.
108604 ON 12/1/15.

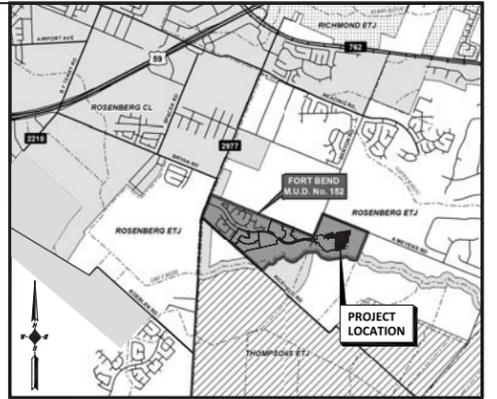
NOTES

- 1. B.L. indicates a building line
A.E. indicates an aerial easement
U.E. indicates a utility easement
STM. S.E. indicates a storm sewer easement
W.L.E. indicates a water line easement
W.M.E. indicates a water meter easement
S.S.E. indicates a sanitary sewer easement
VOL. PG. Indicates Volume, Page
F.B.C.P.R. indicates Fort Bend County Public Records
F.B.C.M.R. indicates Fort Bend County Map Records
F.B.C.D.R. indicates Fort Bend County Deed Records
O.P.R.F.B.C. indicates Official Public Records of Fort Bend County
ESMT. indicates an easement
H.L. & P. indicates Houston Lighting and Power
F.H.E. indicates a fire hydrant easement
D.E. indicates a drainage easement
TEMP. indicates temporary
● indicates a found 3/4" iron rod
○ indicates a set 5/8" iron rod (unless otherwise noted)
↖ indicates a street name change
- 2. The coordinates shown hereon are Texas South Central Zone No. 4204 State Plane Grid Coordinates (NAD 83) and may be brought to surface by applying the following combined scale factor: 1.000128.
- 3. All non-perimeter easements on property lines are centered unless otherwise noted.
- 4. All bearings are based on the Texas Coordinate System of 1983, South Central Zone.
- 5. Unless otherwise indicated, the building lines (B.L.) whether one or more, shown on this subdivision plat are established to evidence compliance with the applicable provisions of the City of Rosenberg, Texas, in effect at the time of this plat.
- 6. Walnut Creek Section Thirteen is located within UNSHADED ZONE X per FEMA Flood Insurance Rate Map (FIRM) Panel 48157C0265L which bears an effective date of April 2, 2014. The nearest base flood elevation is 79.41 (NAVD 88).
- 7. All property to drain into the drainage easement only through an approved drainage structure.
- 8. The minimum slab elevation shall be 81.50, eighteen inches (18") above the 100-year flood plain elevation, or eighteen inches (18") above natural ground, or twelve inches (12") above the top of curb at the front of the lot or twelve inches (12") above maximum ponding elevation, whichever is higher. The top of slab elevation at any point on the perimeter of the slab shall not be less than eighteen inches (18") above natural ground.
- 9. The drainage system for this subdivision is designed in accordance with the "Fort Bend County Drainage Criteria Manual" which allows street ponding with intense rainfall events.
- 10. All drainage easements are to be kept clear of fences, buildings, vegetation and other obstructions to the operation and maintenance by the drainage facility.
- 11. Sidewalks shall be built or caused to be built through restrictive covenants not less than five (5) feet in width on both sides of all dedicated public rights-of-way within said plat and on the contiguous right-of-way of all perimeter roads surrounding said plat, in accordance with the A.D.A.
- 12. This plat lies within Fort Bend County lighting ordinance zone No. LZ2
- 13. Lots are restricted to single family residential use.
- 14. The Fort Bend County Drainage District will be responsible for the maintenance of the Dry Creek Drainage Easement. All Drainage Easements outside of the Dry Creek ROW are to be maintained by Fort Bend County Municipal Utility District No. 152.
- 15. BENCHMARK: AW4239, an NGS disk with the stamping W 811 1943, located 13.0 miles northeast from Guy, Texas as follows: 7.65 miles northeast along Farm Road 1994 from the junction with State Highway 36 in Guy, thence 5.35 miles northeast along Farm Road 762, at the junction of Smithers Lake Road 49.5 feet southeast of the center line of Farm Road 762, 42.0 feet southwest of the center line of Smithers Lake Road, 11.5 feet east-southeast of a T junction telephone pole with a metal box and guy wire, 10.0 feet east-southeast of a fence corner post, 3.0 feet southwest of a fence, 8.9 feet southeast of a fence, 8.9 feet southeast of a witness post, about level with the road, and set in the top of a concrete post projecting 0.2 foot above the ground.
NAVD 88 (2001 ADJ.) ELEVATION = 75.10

PROJECT BENCHMARK: A bronze disk will be set in concrete +/- 4 feet east of a Type H-2 Inlet located on the south side of Irby Cobb Blvd., +/- 9 feet west of the east boundary line of Walnut Creek Sec. 12 and +/- 17.5 feet south of the center line of Irby Cobb Blvd.
- 16. Each lot shall have a minimum five (5) foot interior side lot set back line.
- 17. A minimum distance of 10' shall be maintained between residential dwellings.
- 18. Elevations used for delineating contour lines are based upon U.S.C. & G.S. Datum, NAVD 88 (2001 ADJ.).
- 19. This plat was prepared to meet City of Rosenberg and Fort Bend County requirements.
- 20. 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 reserves 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.
- 21. This plat was prepared from information furnished by Stewart Title Company, File No. 15157030981, Effective Date November 5, 2015. The surveyor has not abstracted the above property.
- 22. This plat lies wholly within Fort Bend County Municipal Utility District No. 152, Fort Bend Subsidence District, Fort Bend County Drainage District, Lamar Consolidated I.S.D., the ETJ of the City of Rosenberg, and Fort Bend County.
- 23. 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.
- 24. 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.
- 25. All pipelines and/or pipeline easements within the limits of the proposed subdivision are as shown.
- 26. Lots 1, 11 and 12 of Block 2 are denied direct access to Irby Cobb Blvd. Lot 18 of Block 2 and Lot 1 of Block 4 are denied direct access to Dry Stone Lane. Lot 7 of Block 4 is denied direct access to Irby Cobb Blvd.
- 27. Restrictions: Those recorded in/under Clerk's File No. 2005095085 of the Official Public Records of Fort Bend County, Texas; but omitting any covenants, condition, or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code or (b) relates to handicap, but does not discriminate against handicapped persons.

PARK LAND DEDICATION TABLE

TOTAL NUMBER OF LOTS:	53 LOTS
PUBLIC PARK REQUIREMENT:	53 LOTS/160 = 0.33 AC.
PUBLIC PARK DEDICATION:	0
PRIVATE PARK CREDIT PROVIDED WITH THE RECREATION CENTER.	
RECREATION SITE IS ±3.9 ACRES.	
NO. OF PLATTED LOTS THUS FAR (SEC. 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12 & 13) = 628 LOTS.	
628/2 = 314 LOTS	
314 LOTS/160 = 1.96 ACRES OF CREDIT USED.	
MONEY IN LIEU OF PUBLIC PARK LAND DEDICATION:	53 LOTS/2 = 27 LOTS 27 LOTS X \$350.00/LOT = \$9,450.00



VICINITY MAP

N.T.S.
KEY MAP: 645D & 646A

I, Richard W. Stolleis, County Engineer, do hereby certify that the plat 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 W. Stolleis, P.E.
Fort Bend County Engineer

APPROVED BY the Commissioners' Court of Fort Bend County, Texas, this _____ day of _____, 2016.

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

I, Laura Richard, County Clerk in and for Fort Bend County, hereby certify that the foregoing instrument with its certificate of authentication was filed for recordation in my office on _____, 2016, at _____ o'clock _____ M. Filed in plat 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.

Laura Richard, County Clerk
Fort Bend County, Texas

By: _____
Deputy

WALNUT CREEK SECTION THIRTEEN

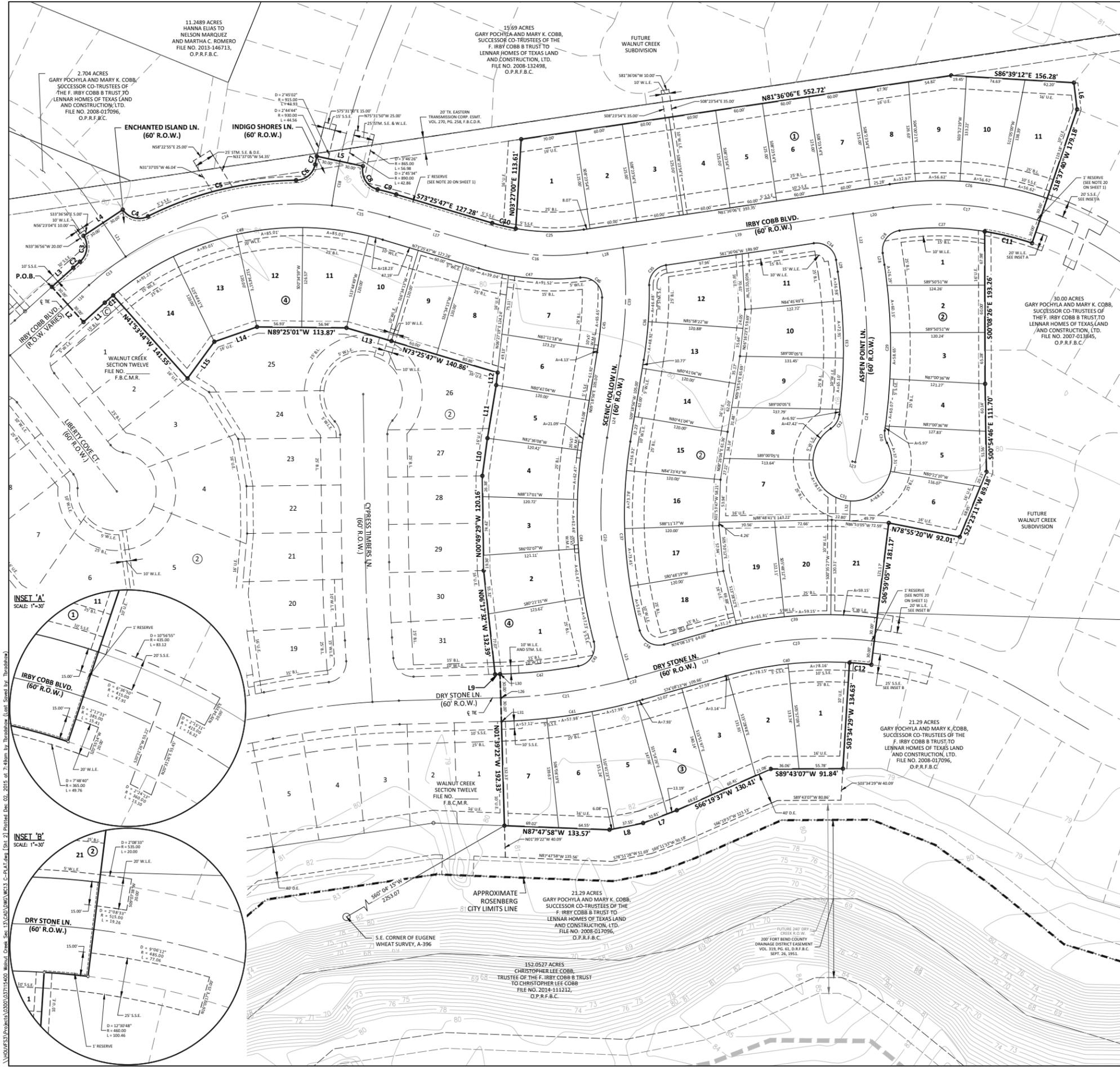
A SUBDIVISION OF
13.985 ACRES
CONTAINING
53 LOTS, 4 BLOCKS AND 0 RESTRICTED RESERVES
OUT OF THE
WILEY MARTIN LEAGUE, A-56
FORT BEND COUNTY, TEXAS

OWNER: LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD.

PLANNER: BGE KERRY R. GILBERT & ASSOCIATES
23501 CINCO RANCHO BOULEVARD, SUITE A-250 - KATY, TEXAS 77494 - (281) 579-0340

ENGINEER: **IDS Engineering Group**
13333 NW. Freeway,
Suite 300
Houston, Tx. 77040
713.462.3178
IBPE F-002726 IBPLS 10110700

V:\004533\Projects\0300\0371154-00\Walnut_Creek_Sec_13\CAD\DWG\M013_C-PLAT.dwg [Sh: 1] Plotted Dec-01-2016 at 8:48pm by: thornsbaw (User: thornsbaw)

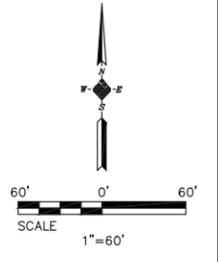


LINE	BEARING	LENGTH
L1	S47°55'47"W	36.45'
L2	N42°04'13"W	60.00'
L3	N47°55'47"E	36.45'
L4	N56°23'04"E	60.00'
L5	S77°58'05"E	60.00'
L6	S06°51'47"E	33.99'
L7	S69°11'33"W	45.80'
L8	S78°51'28"W	43.63'
L9	S88°20'38"W	6.35'
L10	N07°51'08"E	48.21'
L11	N09°18'56"E	68.19'
L12	N06°27'19"E	15.93'
L13	N73°43'19"W	59.51'
L14	S70°50'14"W	57.31'
L15	S36°12'13"W	57.76'
L16	S47°55'47"W	36.45'
L17	N73°25'47"W	127.28'
L18	S81°36'06"W	46.22'
L19	S81°36'06"W	295.55'
L20	S81°36'06"W	51.58'
L21	S33°36'56"E	51.66'
L22	S08°23'54"E	70.11'
L23	N77°23'16"W	3.84'
L24	S09°18'56"W	105.00'
L25	S15°01'40"E	55.33'
L26	S88°20'38"W	0.90'
L27	S74°08'13"W	109.66'
L28	S08°23'54"E	15.09'
L29	N08°23'54"W	15.11'
L30	N88°20'38"E	0.90'
L31	S88°20'38"W	0.90'
L32	N02°35'58"E	25.29'

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD DISTANCE
C1	2°11'32"	370.00'	14.16'	7.08'	S49°01'33"W	14.16'
C2	1°30'43"	430.00'	11.35'	5.67'	N48°41'09"E	11.35'
C3	83°03'26"	25.00'	36.24'	22.14'	N07°54'47"E	33.15'
C4	83°03'26"	25.00'	36.24'	22.14'	S75°08'39"E	33.15'
C5	26°02'17"	430.00'	195.41'	99.42'	N76°20'47"E	193.74'
C6	77°59'28"	25.00'	34.03'	20.24'	N50°22'12"E	31.46'
C7	0°39'27"	930.00'	10.67'	5.34'	N11°42'12"E	10.67'
C8	88°43'11"	25.00'	38.71'	24.45'	S32°19'40"E	34.96'
C9	3°15'28"	430.00'	24.45'	12.23'	S75°03'32"E	24.45'
C10	6°33'45"	270.00'	30.93'	15.48'	S76°42'40"E	30.91'
C11	9°37'11"	370.00'	62.12'	31.13'	N76°10'55"W	62.05'
C12	3°24'36"	470.00'	27.97'	13.99'	N84°43'13"W	27.97'
C13	8°27'17"	400.00'	59.02'	29.57'	S52°09'26"W	58.97'
C14	39°28'27"	400.00'	275.58'	143.51'	S76°07'18"W	270.16'
C15	10°42'41"	400.00'	74.78'	37.50'	N78°47'08"W	74.67'
C16	24°58'07"	300.00'	130.74'	66.42'	N85°54'51"W	129.70'
C17	27°01'35"	400.00'	188.68'	96.13'	N84°53'07"W	186.93'
C18	3°38'39"	900.00'	57.24'	28.63'	S10°12'35"W	57.23'
C19	15°49'27"	500.00'	138.09'	69.49'	S01°24'13"W	137.65'
C20	24°20'36"	600.00'	254.92'	129.41'	S02°51'22"E	253.01'
C21	13°22'18"	700.00'	163.37'	82.06'	S81°39'29"W	163.00'
C22	0°50'07"	700.00'	10.20'	5.10'	S74°33'16"W	10.20'
C23	22°50'52"	500.00'	199.38'	101.03'	S85°33'39"W	198.07'
C24	20°15'05"	700.00'	247.42'	125.01'	S01°43'38"W	246.13'
C25	18°24'22"	270.00'	86.74'	43.75'	S89°11'43"E	86.36'
C26	27°01'35"	430.00'	202.83'	103.34'	S84°53'07"E	200.95'
C27	16°50'20"	370.00'	108.74'	54.77'	N89°24'41"W	108.35'
C28	9°34'03"	25.00'	39.52'	25.25'	S36°53'07"W	35.53'
C29	16°34'16"	730.00'	211.13'	106.31'	S00°06'46"E	210.40'
C30	36°31'12"	25.00'	15.93'	8.25'	S10°05'14"E	15.67'
C31	264°53'11"	50.00'	231.16'	54.67'	N75°54'14"W	73.79'
C32	49°22'52"	25.00'	21.55'	11.49'	N31°50'55"E	20.89'
C33	15°33'23"	670.00'	181.91'	91.52'	N00°37'13"W	181.35'
C34	90°00'00"	25.00'	39.27'	25.00'	N53°23'54"W	35.36'
C35	82°35'57"	25.00'	36.04'	21.96'	S40°18'07"W	33.00'
C36	10°18'48"	530.00'	95.40'	47.83'	S04°09'32"W	95.27'
C37	24°18'02"	570.00'	241.75'	122.72'	S02°50'05"E	239.94'
C38	90°52'41"	25.00'	39.65'	25.39'	S60°25'27"E	35.63'
C39	22°50'52"	530.00'	211.35'	107.10'	N85°33'39"E	209.95'
C40	19°26'16"	470.00'	159.45'	80.50'	S83°51'21"W	158.68'
C41	14°12'25"	730.00'	181.01'	90.97'	S81°14'25"W	180.55'
C42	8°28'49"	670.00'	99.17'	49.67'	N84°06'13"E	99.08'
C43	94°42'52"	25.00'	41.33'	27.15'	N32°30'23"E	36.78'
C44	24°09'59"	630.00'	265.72'	134.87'	N02°46'03"W	263.76'
C45	8°30'24"	470.00'	69.78'	34.95'	N05°03'44"E	69.72'
C46	96°54'28"	25.00'	42.28'	28.21'	N47°38'42"W	37.42'
C47	22°40'08"	330.00'	130.56'	66.15'	N84°45'52"W	129.71'
C48	56°26'53"	370.00'	364.53'	198.59'	S78°20'46"W	349.96'

WIDTH < 60'	0 LOTS (0%)
WIDTH >= 60'	53 LOTS (100%)
TOTAL LOTS	53 LOTS

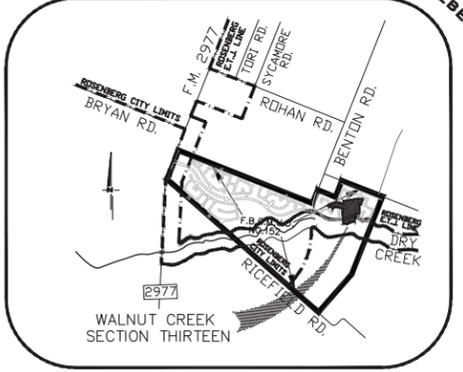
LOT NO.	SQ. FT.	AC.
B1-1	9981	0.229
B1-2	7500	0.172
B1-3	7500	0.172
B1-4	7500	0.172
B1-5	7500	0.172
B1-6	7500	0.172
B1-7	7500	0.172
B1-8	7902	0.181
B1-9	8516	0.196
B1-10	8842	0.203
B1-11	9359	0.216
B2-1	8974	0.205
B2-2	7310	0.168
B2-3	7454	0.171
B2-4	7448	0.171
B2-5	7899	0.181
B2-6	8645	0.199
B2-7	10928	0.251
B2-8	8112	0.186
B2-9	8784	0.202
B2-10	8420	0.193
B2-11	8728	0.200
B2-12	9739	0.224
B2-13	7849	0.180
B2-14	7440	0.171
B2-15	7851	0.180
B2-16	7959	0.183
B2-17	7922	0.182
B2-18	9060	0.208
B2-19	8667	0.199
B2-20	7940	0.182
B2-21	7906	0.182
B3-1	9033	0.207
B3-2	8807	0.202
B3-3	8201	0.188
B3-4	8771	0.201
B3-5	9634	0.221
B3-6	9285	0.213
B3-7	8580	0.197
B4-1	10383	0.238
B4-2	8391	0.193
B4-3	8232	0.189
B4-4	8303	0.191
B4-5	7945	0.182
B4-6	7969	0.183
B4-7	9770	0.224
B4-8	8449	0.194
B4-9	8200	0.165
B4-10	7504	0.172
B4-11	8797	0.202
B4-12	8797	0.202
B4-13	8610	0.198
B4-14	9591	0.220



WALNUT CREEK SECTION THIRTEEN
 A SUBDIVISION OF
13.985 ACRES
 CONTAINING
53 LOTS, 4 BLOCKS AND 0 RESTRICTED RESERVES
 OUT OF THE
WILEY MARTIN LEAGUE, A-56
FORT BEND COUNTY, TEXAS

OWNER: LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD.
A TEXAS LIMITED PARTNERSHIP
 681 GREENS PARKWAY, SUITE 220 - HOUSTON, TEXAS 77067 - PHONE: 281-975-1000
PLANNER: BGE KERRY R. GILBERT & ASSOCIATES
23501 CINCO RANCH BOULEVARD, SUITE A-250 - KATY, TEXAS 77494 - (281) 579-0340

ENGINEER: **IDS Engineering Group**
13333 NW Freeway, Suite 300
 Houston, TX 77040
 713.462.3178
 TPLS 10010700



Vicinity Map



- GENERAL NOTE:
- 1.) "B.L." INDICATES BUILDING LINE.
 - 2.) "U.E." INDICATES UTILITY EASEMENT.
 - 3.) "1' RES." INDICATES ONE FOOT RESERVE.

dedicated to the public in fee as a buffer separation between the side or end of streets where such streets abut adjacent acreage tracts, the condition of such dedication being that when the adjacent property is subdivided in a recorded plat, the one foot reserve shall thereupon become vested in the public for street right-of-way purposes and the fee title thereto shall revert to and vest in the dedicator, his heirs assigns, or successors.

- 4.) ALL PROPERTY LINE DIMENSIONS ARE APPROXIMATE.
- 5.) ALL LOT WIDTH AND DEPTH DIMENSIONS ARE APPROXIMATE, AND LOT WIDTHS ARE MEASURED AT THE FRONT BUILDING LINE, AND OR THE REAR BUILDING PAD LINE. ALL RADIAL LOTS HAVE A WIDTH OF FORTY FEET AT THE RIGHT OF WAY LINE.
- 6.) IN ACCORDANCE WITH THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP NO.48157C0220J, FORT BEND COUNTY, TEXAS MAP REVISED JANUARY 3, 1997, THE PROPERTY CONTAINED WITHIN THE BOUNDARIES OF THIS PRELIMINARY PLAT LIES WITHIN ZONE "X" AND IS OUTSIDE OF THE 100 YEAR FLOOD PLAIN.
- 7.) ALL LOTS CONTAINED WITHIN THIS PRELIMINARY PLAT ARE HEREBY RESTRICTED TO SINGLE FAMILY RESIDENTIAL USE.

PARK LAND DEDICATION TABLE

TOTAL NUMBER OF LOTS:	53 LOTS
PUBLIC PARK REQUIREMENT:	53 LOTS/160=0.33 AC.
PUBLIC PARK DEDICATION:	0
PRIVATE PARK CREDIT PROVIDED WITH THE RECREATION CENTER. RECREATION SITE IS ±3.9 ACRES.	
NO. OF PLATTED LOTS THUS FAR (SEC.1,2,3,4,5,6,7,8,9,10,11,12&13)=630 LOTS.	
630/2 = 315 LOTS	
315 LOTS/160 = 1.97 ACRES OF CREDIT USED.	
MONEY IN LIEU OF PUBLIC PARK LAND DEDICATION:	53 LOTS/2=27 LOTS
	27 LOTS X \$350.00/LOT=\$9,450,000

LOT WIDTH TABLE

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

LOT AREA SUMMARY

BLOCK 1		BLOCK 2		BLOCK 3		BLOCK 4	
LOT	LOT WIDTH AT B.L. SQ. FT.	LOT	LOT WIDTH AT B.L. SQ. FT.	LOT	LOT WIDTH AT B.L. SQ. FT.	LOT	LOT WIDTH AT B.L. SQ. FT.
1	89' 9,978	1	71' 8,960	1	74' 9,028	1	85' 10,369
2	60' 7,500	2	60' 7,311	2	74' 8,802	2	85' 8,392
3	60' 7,500	3	60' 7,454	3	61' 8,200	3	65' 8,232
4	60' 7,500	4	60' 7,448	4	60' 8,770	4	65' 8,303
5	60' 7,500	5	60' 7,899	5	60' 9,635	5	65' 7,944
6	60' 7,500	6	65' 8,646	6	60' 9,285	6	66' 7,968
7	60' 7,500	7	77' 10,936	7	60' 9,754	7	87' 9,754
8	60' 7,903	8	65' 8,108	8	64' 8,450	8	64' 8,450
9	60' 8,518	9	65' 8,783	9	60' 7,200	9	60' 7,200
10	60' 8,844	10	70' 8,418	10	64' 7,503	10	64' 7,503
11	60' 9,363	11	78' 8,721	11	79' 8,793	11	79' 8,793
		12	74' 9,730	12	79' 8,793	12	79' 8,793
		13	62' 7,850	13	79' 8,606	13	79' 8,606
		14	62' 7,440	14	84' 9,587	14	84' 9,587
		15	68' 7,850				
		16	70' 7,957				
		17	70' 7,920				
		18	80' 9,048				
		19	65' 8,668				
		20	62' 7,941				
		21	62' 7,907				

A PRELIMINARY PLAT OF
WALNUT CREEK SECTION THIRTEEN

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

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

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

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

PLANNER:
BGE/KERRY R. GILBERT & ASSOCIATES



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

SCALE: 1" = 100'
 0 50 100 200

APRIL 01, 2015
 KGA# 05504

DISCLAIMER AND LIMITED WARRANTY

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



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

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

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

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

DISCLAIMER AND LIMITED WARRANTY

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

a general plan for
WALNUT CREEK
 ± 516.0 ACRES OF LAND

OUT OF THE
 EUGENE WHEAT SURVEY, A-396
 FORT BEND COUNTY, TEXAS

OWNER:
 LENNAR HOMES OF TEXAS LAND CONSTRUCTION
 550 GREENS PARKWAY, #100
 HOUSTON, TEXAS 77067
 ATTN: MR. MARK JANIK (281) 877-1651

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

PLANNER:



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



SEPTEMBER 3, 2015
 KGA #05504

Key Discussion:

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

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

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

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

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

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

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

Key Discussion:

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

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

- Mr. Kalkomey replied that the developer would adhere to the Louise Street storm-sewer design. Each reserve would have its own detention.
- Chairperson Urbish inquired if the development could share detention.
- Mr. Kalkomey replied that a replat of the property would be necessary, if the development shared detention ponds.
- Commissioner Poldrack inquired about drainage after Louise Street was widened.
- Mr. Kalkomey replied that the storm sewer on Louise Street was not designed for a 100-year flood. Louise Street currently has more capacity than before when there were open ditches.
- Commissioner Poldrack inquired about the size of the storm sewer on Louise Street.
- Mr. Kalkomey replied that the storm sewer on Louise Street was sized for a particular event, but not a 100-year flood.
- Commissioner Poldrack inquired if there were any design standards for detention ponds.
- Mr. Kalkomey replied that there are standards for detention ponds.

Action Taken: Commissioner Villagomez moved, seconded by Commissioner Poldrack to approve the Preliminary Plat of Glenmeadow Section Two Replat Three, 0 lots, 1 block, 2 reserves, being 2.91 acres in the James Lowery 1/3 League, Abstract 275, City of Rosenberg, Fort Bend County, Texas, being a replat of Reserve A, Glenmeadow, Section Two. The motion carried unanimously by those present.

5. CONSIDERATION OF AND ACTION ON A PRELIMINARY PLAT OF O'REILLY SUMMER LAKES, BEING A SUBDIVISION OF 0.9986 ACRES OF LAND IN THE WILLIAM LUSK SURVEY, ABSTRACT NO. 276, IN THE CITY OF ROSENBERG, FORT BEND COUNTY, TEXAS; 1 BLOCK AND 1 RESERVE.

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

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

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

Key Discussion:

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

Action Taken: Commissioner Poldrack moved, seconded by Commissioner Davis, to approve the Preliminary Plat of O'Reilly Summer Lakes, being a subdivision of 0.9986 acres of land in the William Lusk Survey, Abstract No. 276, in the City of Rosenberg, Fort Bend County, Texas; 1 block and 1 reserve. The motion carried unanimously by those present.

6. CONSIDERATION OF AND ACTION ON A PRELIMINARY PLAT OF WALNUT CREEK SECTION FOURTEEN, BEING 13.4 +/- ACRES OF LAND CONTAINING 50 LOTS (60' X 120' TYP.) AND THREE RESERVES IN THREE BLOCKS, OUT OF THE WILEY MARTIN LEAGUE, A-56, FORT BEND COUNTY, TEXAS.

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

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

Key Discussion:

- Mr. Tanner presented the item and reviewed the Executive Summary.
- Commissioner Poldrack inquired about the number of proposed sections.
- Mr. Tanner replied that there were fifteen (15) sections, with some remaining lots to the south of Dry Creek.
- Commissioner Poldrack inquired if any of the property was located in the City or the ETJ.
- Mr. Tanner replied that a commercial section located on the south side of Irby Cobb, off of FM 2977, is in the City Limits. The City Limits run across Dry Creek, which used to cut into the residential lots, but has since been updated. The City Limits, now run through the creek only, and not the residential area.

Action Taken: Commissioner Villagomez moved, seconded by Commissioner Poldrack to approve the Preliminary Plat of Walnut Creek Section Fourteen, being 13.4 +/- acres of land containing 50 lots (60' x 120' TYP.) and three reserves in three blocks, out of the Wiley Martin League, A-56, Fort Bend County, Texas. The motion carried unanimously by those present.

7. CONSIDERATION OF AND ACTION ON A PRELIMINARY PLAT OF WALNUT CREEK SECTION FIFTEEN, BEING 22.4 +/- ACRES OF LAND CONTAINING 58 LOTS (60' X 120' TYP.) AND SIX RESERVES IN FOUR BLOCKS OUT OF THE WILEY MARTIN LEAGUE, A-56, FORT BEND COUNTY, TEXAS.

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

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

Key Discussion:

- Mr. Tanner presented the item and reviewed the Executive Summary.
- Mr. Kalkomey stated that the development will provide for a two-lane, asphalt road connection from Irby Cobb Boulevard to A Meyers Road (Benton Road). Mr. Kalkomey stated that construction of a 16" water line from Irby Cobb Boulevard to A Meyers Road is part of a long-term plan.

Action Taken: Commissioner Davis moved, seconded by Commissioner Poldrack to approve Preliminary Plat of Walnut Creek Section Fifteen, being 22.4 +/- acres of land containing 58 lots (60' x 120' TYP.) and six reserves in four blocks out of the Wiley Martin League, A-56, Fort Bend County, Texas. The motion carried unanimously by those present.

8. CONSIDERATION OF AND ACTION ON A FINAL PLAT OF SEARCY FRANCHISE, A SUBDIVISION OF 1.9337 ACRES (84,231) SQUARE FEET) OF LAND SITUATED IN THE G.M. STONE LEAGUE, ABST. NO. 312, CITY OF ROSENBERG, FORT BEND COUNTY, TEXAS; 2 RESERVES AND 1 BLOCK.

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

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

Additionally, infrastructure plans have been submitted to extend public infrastructure (water and sanitary sewer)



PLANNING COMMISSION COMMUNICATION

December 16, 2015

ITEM #	ITEM TITLE
8	Summer Park Planned Multi-Family Development Discussion

MOTION

Review and discuss a presentation by Ojala Partners, LP, regarding Summer Park Planned Multi-Family Development, and take action as necessary to direct staff.

RECOMMENDATION

Staff has no recommendation for this item.

MUD #	City/ETJ	ELECTION DISTRICT
144	City	4

SUPPORTING DOCUMENTS:

1. Aerial Overview Map
2. Ojala Partners, LP Overview
3. Resolution No. R-1403 – MUD No. 144 Planned Unit Development (P.U.D.)

APPROVAL

Submitted by:

Travis Tanner

Travis Tanner, AICP
Executive Director of Community
Development

Reviewed by:

___ Executive Director of Community Development

___ City Engineer

EXECUTIVE SUMMARY

Ojala Partners, LP has requested the opportunity to be placed on a Planning Commission and City Council agenda to discuss a proposed tax credit, multi-family residential development in Summer Park (MUD No. 144). Staff is told that the tax credit program generally requires a resolution of support from City Council.

This being a development-related issue, staff thought it would be appropriate if it first came to the Planning Commission to gain additional input before taking it to City Council. Tract #85 (11.88 acres) in the attached aerial overview map is the location of the subject property.

It should be noted that Summer Park/Lakes is part of an approved Planned Unit Development (P.U.D.) and multi-family is already an allowed use on the subject property. However, any multi-family developments must meet requirements per the P.U.D. The P.U.D. requirements are attached for review and have a number of standards related to multi-family (e.g., 21 units per acre, 3 stories, 80% masonry construction).

The purpose of this agenda item is for the applicant to present the project and gain feedback from the Commission, as they have requested, before going any further (i.e., City Council agenda).



TRACT 81-3
0.97 ACRES

TRACT 81-2
1.06 ACRES

TRACT 85
11.88 ACRES

TRACT 81-4
1.02 ACRES

TRACT 82-2
2.67 ACRES



TRACT 81-5
1.01 ACRES

TRACT 82-1
1.79 ACRES

TRACT 83
1.91 ACRES



TRACT 75
3.22 ACRES



TRACT 81-6
0.95 ACRES

TRACT 84
15.47 ACRES

Benton Rd.

TRACT 81-1
20.86 ACRES

Reading Rd.

SUMMER LAKES

TRACT 80-1
10.28 ACRES

TRACT 80-2
2.16 ACRES



SUMMER PARK



Spacek Rd.



OjalaResidential

COMPANY & PROJECT OVERVIEW

December 2015

MISSION STATEMENT

“Ojala Residential is dedicated to developing quality, safe, and sustainable communities for working class Americans.”

KEY PRINCIPLES

Ojala Residential is committed to developing quality properties and focuses on the following key principles:

- **Innovative Design** - Diverse architectural schemes that are prudently chosen to compliment each communities unique style
- **Sustainability** - Efficient Architectural Design, Daylighting, Photovoltaics, Rainwater Harvesting, Energy Star Appliances
- **Community** – Residence involvement programs, Multiple Amenity areas that promote interaction, and Gated Access to ensure safety

AFFORDABLE HOUSING - PROJECT EXAMPLES

Innovative Design, Sustainable Construction, Proactive Management



AFFORDABLE HOUSING - PROJECT EXAMPLES

Innovative Design, Quality Construction, Proactive Management



AFFORDABLE HOUSING - PROJECT EXAMPLES

Innovative Design, Quality Construction, Proactive Management



AFFORDABLE HOUSING - PROJECT EXAMPLES

Innovative Design, Quality Construction, Proactive Management



AFFORDABLE HOUSING - PROJECT EXAMPLES

Innovative Design, Quality Construction, Proactive Management



AFFORDABLE HOUSING - PROJECT EXAMPLES

Innovative Design, Quality Construction, Proactive Management



AFFORDABLE HOUSING - PROJECT EXAMPLES

Innovative Design, Quality Construction, Proactive Management



AFFORDABLE HOUSING - PROJECT EXAMPLES

Innovative Design, Quality Construction, Proactive Management



AFFORDABLE HOUSING - PROJECT EXAMPLES

Innovative Design, Quality Construction, Proactive Management



AFFORDABLE HOUSING - PROJECT EXAMPLES

Innovative Design, Quality Construction, Proactive Management



RECENT OJALA TRANSACTIONS



WORKFORCE HOUSING DEVELOPMENT

Property: Watervue Apartments
Class A Rental Housing

Size: 264 Units

Location: Lake Charles, LA

Investment Date: May, 2014

Transaction Background: Watervue represented the opportunity to develop a workforce housing community in a market starved for new affordable rental housing as a result of the significant growth in the energy construction industry.

The development consists of a 264 unit apartments, offering a quiet, tree filled/lake view environment with rents priced an affordable alternative to much of the competitive set as well as nearby Houston MSA from where many workers commute.

Strategy: The business plan was to the acquire the land and build a community of the highest quality. Great care was taken to preserve the abundance of mature trees on the property to create a secluded and quiet living environment for residents that puts a premium on the total living experience.



WORKFORCE HOUSING DEVELOPMENT

Property: The District Apartments
Class A Rental Housing

Size: 312 Units

Location: Baton Rouge, LA

Investment Date: June, 2013

Transaction Background: The District represented the opportunity to develop workforce housing in a market starved for new affordable rental housing as a result of (i) significant growth in the energy construction industry, and (ii) the after effects of the 2008-2010 recession.

The development consists of a 312 apartment units, offering a quiet, safe environment with rents offering an affordable alternative to some of the new properties in the submarket.

Strategy: The business plan was to the acquire the land and build a community of the highest quality to hold as a long-term asset. Great care was taken to ensure that the resident living experience would be unmatched in terms of personal living space, common amenity areas and safety.



AFFORDABLE HOUSING ACQUISITION

Property: The Springs Apartment Homes
Income Restricted Rental Housing

Size: 430 Units, 60% AMI Restricted

Location: Fort Worth, TX

Investment Date: September, 2015

Transaction Background: The Springs represented the opportunity to acquire a well located, well maintained asset from the local housing authority at a basis that would allow Ojala to make necessary interior and community improvements to the increase the quality of housing for residents.

Strategy: The business plan was to acquire the property with long-term, fixed-rate financing, implement a capital improvement program, and hold the asset long-term.

The capital improvement budget in the amount of \$700,000 focused on the following areas:

- Exterior improvements (paint, landscaping, roofing)
- Community amenity upgrades (playgrounds, pools, laundry facilities)
- Interior upgrades (appliances, cabinets, flooring)
- Energy efficient retrofits



WORKFORCE HOUSING ACQUISITION

Property: Pavilions at Northshore
Class A Rental Housing

Size: 336 Units

Location: Portland, TX

Investment Date: March, 2013

Transaction Background: Pavilions at Northshore represented the opportunity to acquire two off-market sister apartment complexes located in Portland, Texas that had been severely undermanaged by the previous owner.



The combined property consists of 336 apartment units, offering a quiet, low-density atmosphere with rents priced at an affordable alternative to newly completed properties in the Corpus Christi MSA. In addition, the location offers access to the highest rated school system in the region.



Strategy: The business plan was to the acquire the property and implement a capital improvement program, refinance the short term acquisition loan, and hold the asset long-term.

The capital improvement budget in the amount of \$1,700,000 focused on the following areas:

- Exterior improvements (paint, landscaping, signage)
- Community amenity upgrades (pools, clubhouse and gym)
- Interior upgrades (appliances, cabinets, flooring, lighting, plumbing fixtures)



WORKFORCE HOUSING ACQUISITION

Property: Stone Creek Apartments
Class A Rental Housing

Size: 246 Units

Location: Port Arthur, TX

Investment Date: December, 2012

Transaction Background: Stone Creek represented the opportunity to acquire an off-market apartment complex, well below replacement, located in Port Arthur, Texas.

The property consists of a 246 unit apartment complex, offering a quiet, low density atmosphere with rents offering an affordable alternative to newly completed properties in the Houston MSA, as well as access to a superior school system compared to Houston ISD.

Strategy: The business plan was to the acquire the property and implement minor capital improvements and hold the asset long-term.

The capital improvement budget in the amount of \$200,000 focused on the following areas:

- Exterior improvements (paint)
- Interior upgrades (furnished units to meet unique demand in market)



WORKFORCE HOUSING ACQUISITION

Property: Tree Tops at Post Oak Apartments
Class B Rental Housing

Size: 112 Units

Location: Houston, TX

Investment Date: July, 2013

Transaction Background: Tree Tops represented the opportunity to acquire an off-market, positively trending, well maintained boutique apartment complex located in the strongest rental market in Houston, TX.



The property consists of a 112 unit apartment complex, offering a quiet, boutique atmosphere with rents offering an affordable alternative to newly completed properties in the submarket.

Strategy: The business plan was to acquire the property with long-term, fixed-rate financing, implement a capital improvement program, and hold the asset long-term.



The capital improvement budget in the amount of \$500,000 focused on the following areas:

- Exterior improvements (paint, landscaping and signage)
- Community amenity upgrades (pools, laundry facilities, clubhouse and gym)
- Interior upgrades (appliances, cabinets, flooring)



TEAM

- The Ojala team has diversified experience with the country's preeminent real estate investment firms and have proven their ability to successfully execute through Ojala

	Title	Education	Work History
Clay D. Likover	President	BBA, Finance - Southern Methodist University	<ul style="list-style-type: none"> ▪ Hayman Woods ▪ The Related Companies ▪ Hillwood (a Perot Company) ▪ Creekstone Companies ▪ Credit Suisse First Boston
Matthew J. Vrugink	Principal	BS, Mechanical Engineering – Trinity University	<ul style="list-style-type: none"> ▪ Fortress Investment Group ▪ Gulfstream Capital Partners (Baupost Group JV Partner) ▪ Bond Companies
Bryan P. Whitworth	Principal	MBA, Southern Methodist University (Cox) BA, Government – University of Texas	<ul style="list-style-type: none"> ▪ Yancey Hausman & Associates ▪ Mac Haik Realty ▪ Deal Sikes & Associates ▪ Legislative Aid to Representative Mac Thornberry
Jeff A. Pichette	Controller	BS, Accounting – University of Akron Passed all 4 parts of the CPA exam	<ul style="list-style-type: none"> ▪ Skiles Group
Daniel L. Smith	Associate	MS, Real Estate Finance – University of Texas at Arlington BS, Finance – Texas State University	<ul style="list-style-type: none"> ▪ Inland American Real Estate Investment Trust ▪ Ryan, LLC ▪ Thomson Reuters

RESOLUTION NO. R-1403

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ROSENBERG, TEXAS, PROVIDING FOR AMENDMENT NO. 1 TO FORT BEND MUNICIPAL UTILITY DISTRICT NO. 144'S PLANNED UNIT DEVELOPMENT (PUD) LAND PLAN FOR WATERFORD PARK AND SUMMER LAKES, OF APPROXIMATELY 365 ACRES, LOCATED ON THE SOUTH SIDE OF US HIGHWAY 59, AND ON BOTH SIDES OF READING ROAD.

* * * * *

WHEREAS, the City Council has received a submission by Fort Bend Municipal Utility District No. 144 Summer Creek Development, Ltd., and CL Waterford, LLC, requesting the inclusion of five (5) "Limited Control Tracts" to the Land Plan for the Municipal Utility District No. 144 (MUD No. 144) Planned Unit Development (PUD); and,

WHEREAS, the additional five (5) "Limited Control Tracts" are being included in order to apply signage and landscaping development standards uniformly to the entire MUD No. 144 PUD; and,

WHEREAS, PUD Amendment No. 1 to the MUD No. 144 PUD will replace Exhibit "N" in the Amended and Restated Water and Wastewater Services Agreement; now, therefore,

BE IT RESOLVED BY THE COUNCIL OF THE CITY OF ROSENBERG:

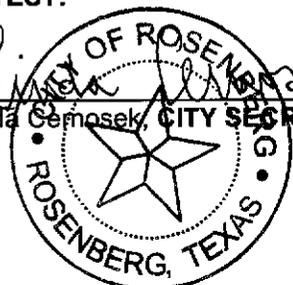
Section 1. City Council hereby approves PUD Amendment No. 1 attached hereto as Exhibit "A" and made a part hereof for all purposes.

Section 2. Said PUD Amendment No. 1 will serve as a new Exhibit "N" to the Amended and Restated Water Supply and Wastewater Services Contract, by and among the City of Rosenberg, Texas, Fort Bend County Municipal Utility District No. 144, Summer Creek Development, Ltd., and CL Waterford, LLC.

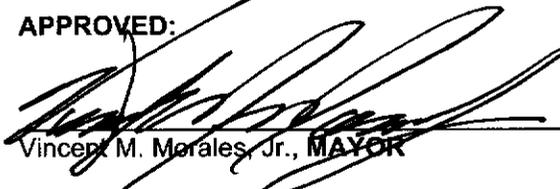
PASSED, APPROVED, AND RESOLVED this 1st day of November 2011.

ATTEST:


Linda Cemosek, CITY SECRETARY



APPROVED:


Vincent M. Morales, Jr., MAYOR



**A ±390.412 Acre PUD
in the City of Rosenberg
hereinafter referred
to as the “MUD 144 PUD”.**

Amendment 1

Prepared for:

Fort Bend County Municipal Utility
District No. 144 (“MUD 144”)
C/o Schwartz, Page and Harding
1300 Post Oak Blvd.
Suite 1400
Houston, TX 77056

**Includes property within MUD 144
owned/controlled by:**

C.L. Realty L.L.C., CL Waterford
L.L.C.& Summer Creek Development,
Ltd (“Owners”)
C/o Sam Yager Inc.
800 Bering Drive Suite, 225
Houston Texas, 77057

Prepared by:

SLA STUDIO•LAND
Planners and Landscape Architects

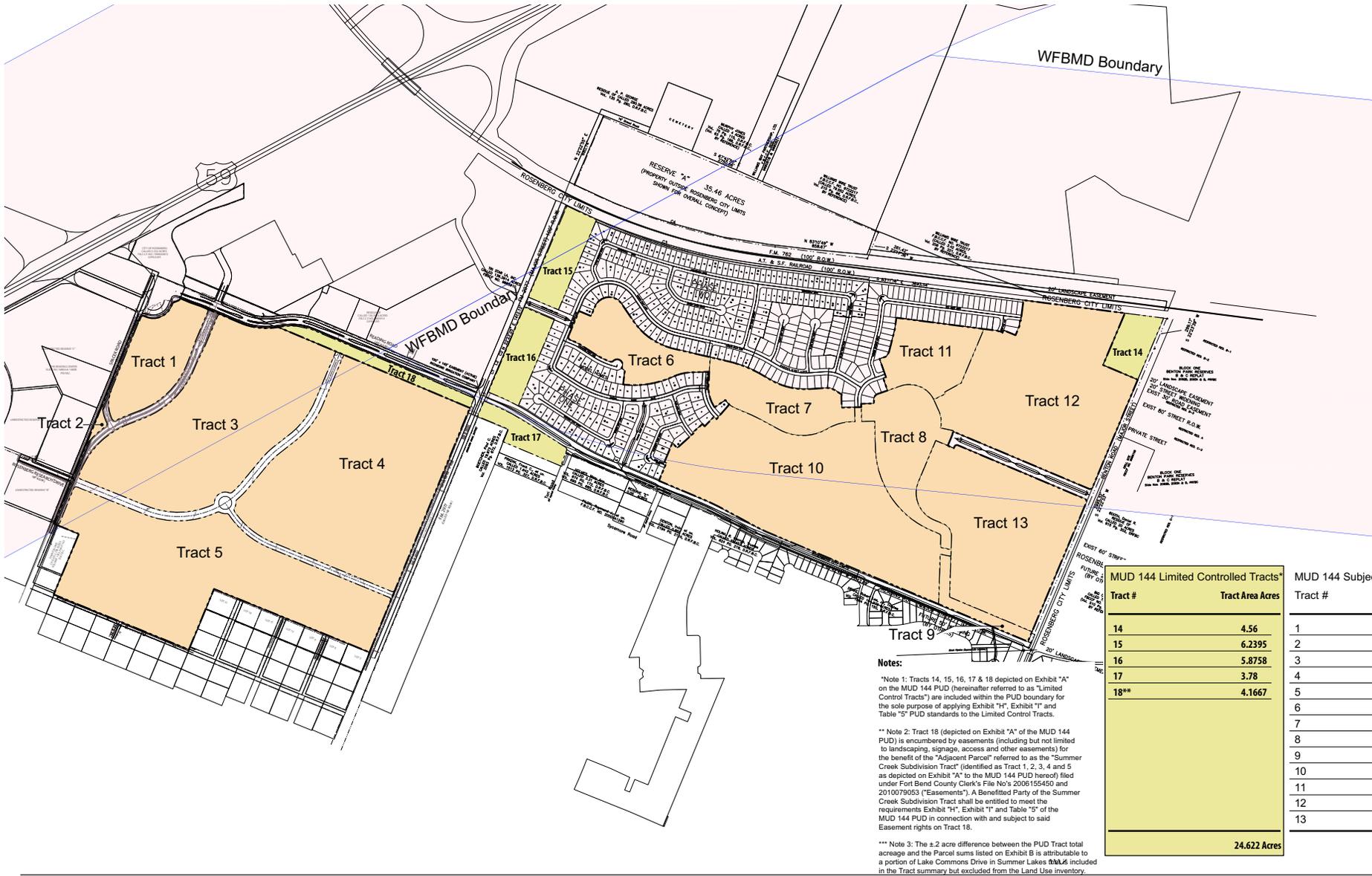
1900 West Loop South
Studio 1900
Houston, Texas 77027

p 713.787.0719
f 713.787.5190
c 713.206.9392

October 26 , 2011

PUD Table of Contents

1. Exhibit A: Revised-PUD Tract & Boundary Plan
2. Exhibit B: Revised- Land Use & Parcel Plan
3. Exhibit C: Revised- Parcel Utilization Plan
4. Exhibit D: Revised- Parks and Open Space Plan
5. Exhibit E: Revised- Street Hierarchy Plan
6. Exhibit F: Residential Street Hierarchy Sections
7. Exhibit G: Commercial Street Hierarchy Sections
8. Exhibit H: MUD 144 Sign Hierarchy Overall Project
9. Exhibit I: MUD 144 Sign Hierarchy Commercial Residential
10. PUD Proposed Land Use Table 1
11. Table 3-A: Open Space-Parks
12. Table 3-B: Open Space-Parks
13. Table 4: Proposed PUD-City of Rosenberg Standards Table 4
14. Table 5: Proposed PUD- WFBMD Standards Table 5



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

MUD 144 Subject Tracts	
Tract #	Tract Area
1	12.44
2	0.46
3	50.61
4	59.94
5	54.82
6	11.03
7	11.77
8	13.97
9	2.93
10	53.76
11	10.89
12	45.96
13	37.21
365.79 Acres***	

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 "I" and Table "D" PUD standards to the Limited Control Tracts.

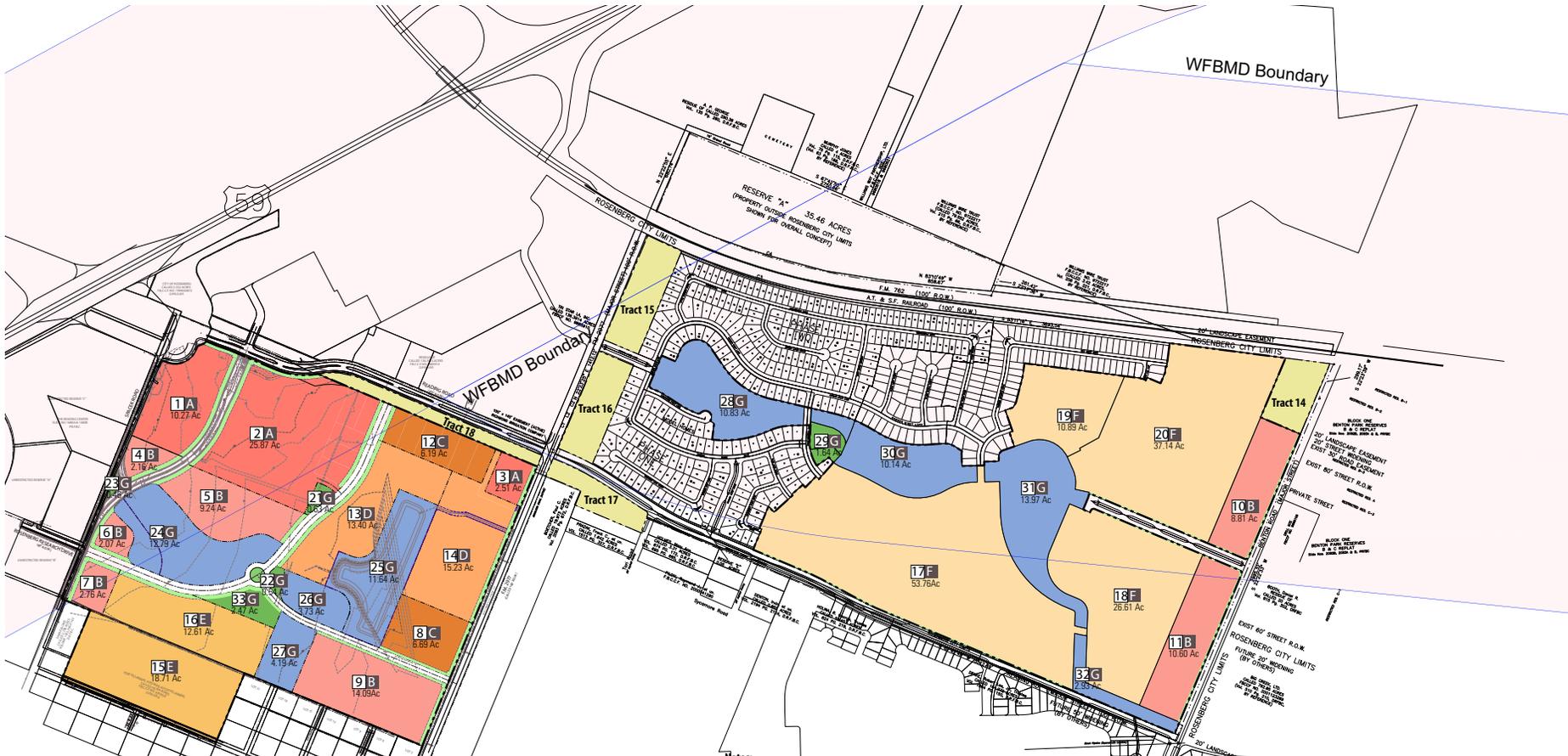
** Note 2: Tract 18 (depicted on Exhibit "A" of the MUD 144 PUD) is encumbered by easements (including but not limited to landscaping, signage, access and other easements) for the benefit of the "Adjacent Parcel" referred to as the "Summer Creek Subdivision Tract" (identified as Tract 1, 2, 3, 4 and 5 as depicted on Exhibit "A" to the MUD 144 PUD hereby) 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 "I" and Table "D" 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 total acreage and the Parcel sums listed on Exhibit B is attributable to a portion of Lake Commons Drive in Summer Lakes ~~BLM~~ included in the Tract summary but excluded from the Land Use inventory.

PUD Tract & Boundary Plan: Exhibit A

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 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



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
	24.622 Acres

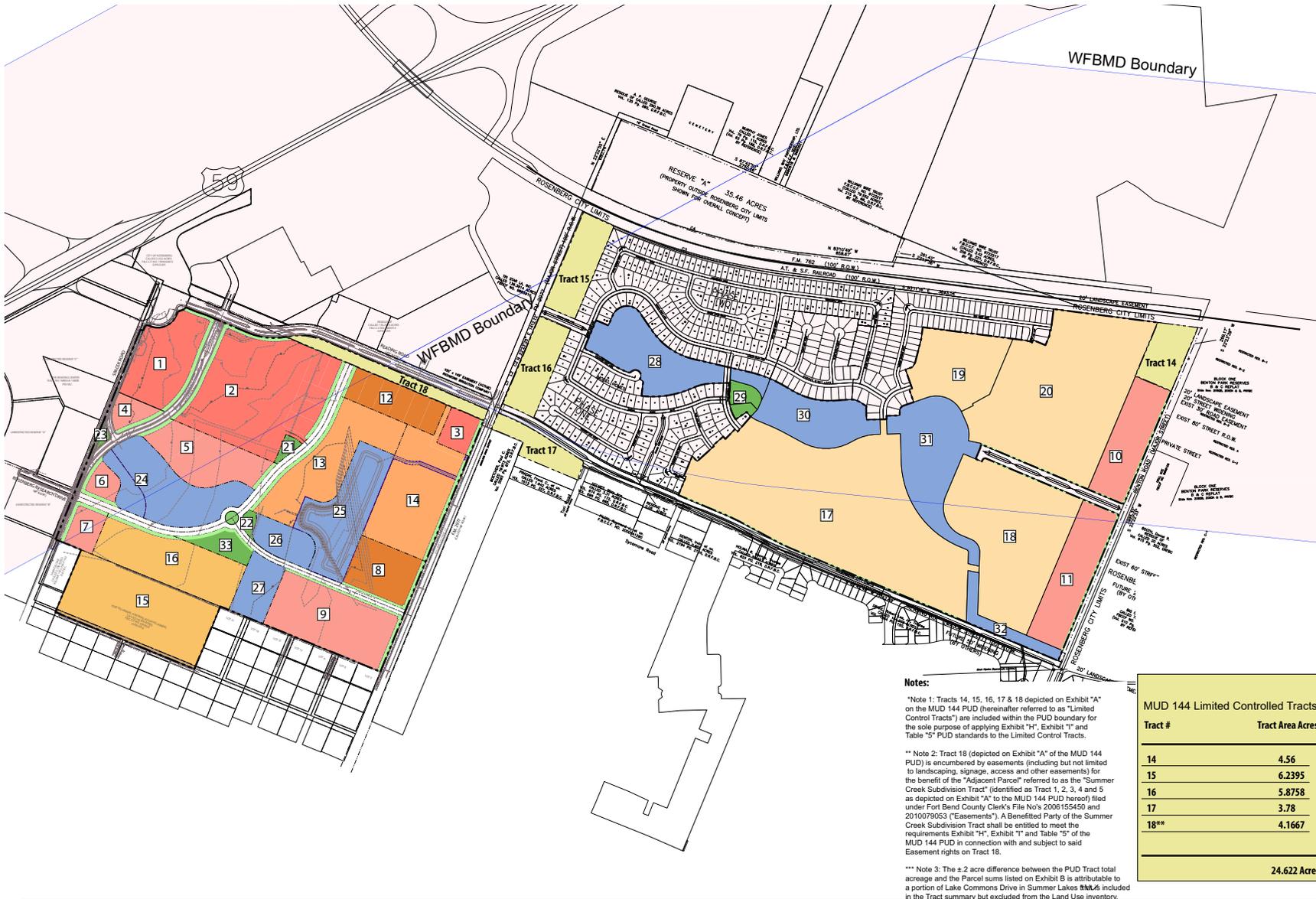
Legend		Land Uses Permitted										Parcel Areas
Land Use Key		SF	DUP	PH	TH	MF	COM	RET	CH	SCH	OFF*	
A	Commercial											38.65
B	Commercial/Residential	✓										49.74
C	Multi-family/Commercial	✓										12.90
D	Multi-family/Residential											28.63
E	Residential	✓	✓	✓	✓							31.32
F	Residential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

Land Use & Parcel Plan: Exhibit B

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the original scale is 1" = 400'

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



Parcel	Gross Square Footage	* Permissible Dwelling Units
1	111,840	
2	281,724	
3	27,334	
4	23,522	13
5	100,624	54
6	22,542	12
7	30,056	16
8	72,854	140
9	153,440	140
10	95,941	51
11	115,434	61
12	67,409	149
13		322
14		346
15		109
16		73
17		242
18		120
19		49
20		167
Total	1,102,721	2,064

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

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 "I" and Table "C" 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 hereof) 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 "I" and Table "C" 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 total acreage and the Parcel sums listed on Exhibit B is attributable to a portion of Lake Commons Drive in Summer Lakes ~~N/A~~ included in the Tract summary but excluded from the Land Use inventory.

Parcel Utilization Plan: Exhibit C

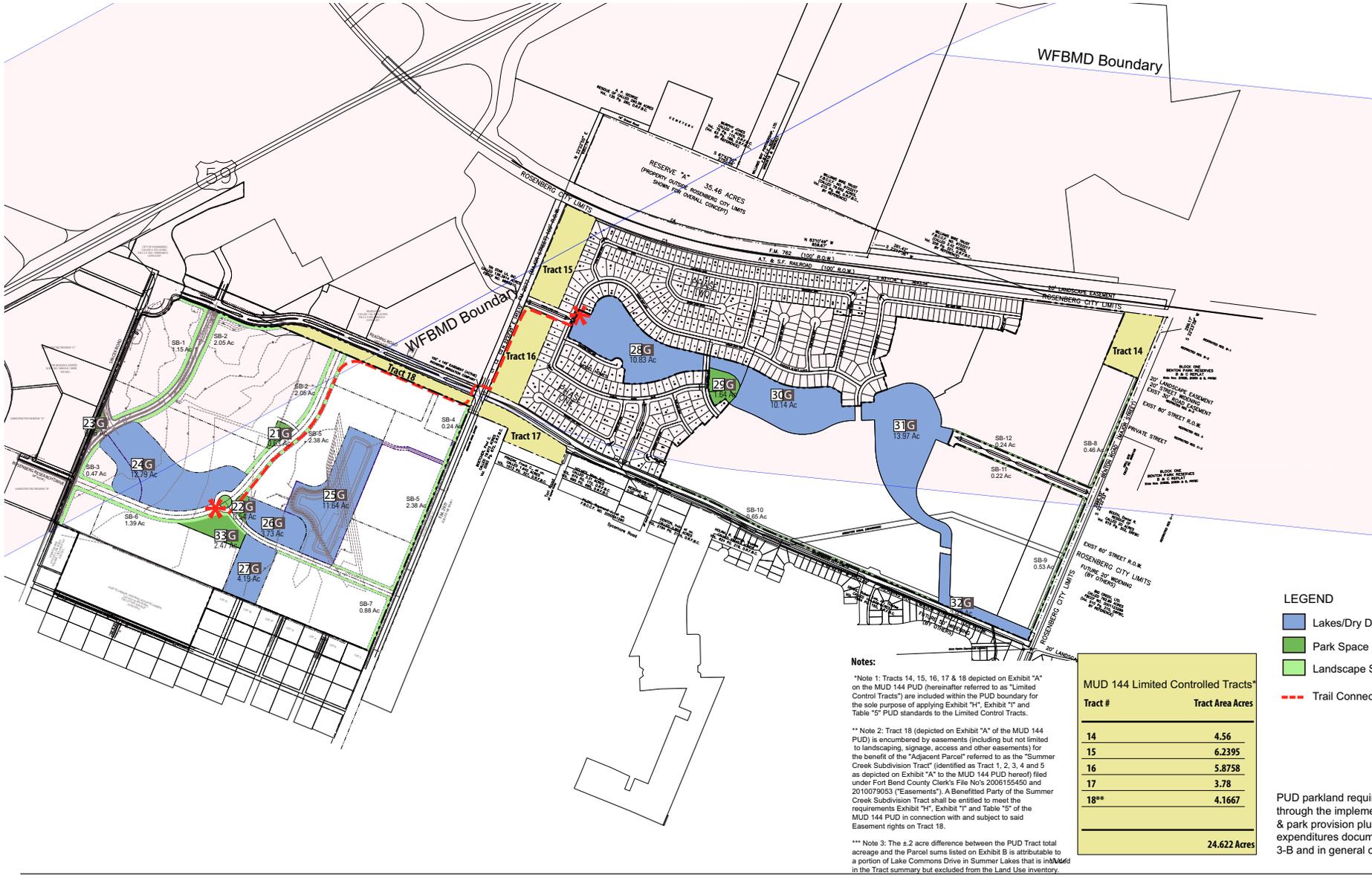
* Yields shown by parcel are approximations. Variations in these numbers are permissible. The maximum total number of 2064 dwelling units permitted in the PUD may not be exceeded without amending the PUD.

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0 200 400 800 ft
the original scale is 1" = 400'

north arrow

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



LEGEND

- Lakes/Dry Detention 70.22 Ac.
- Park Space 5.27 Ac.
- Landscape Setbacks 10.66 Ac.
- Trail Connections

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

Notes:

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*** 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.

PUD parkland requirements shall be satisfied through the implementation of the open space & park provision plus PUD park and recreation expenditures documented in PUD Tables 3-A & 3-B and in general conformance with Exhibit D.

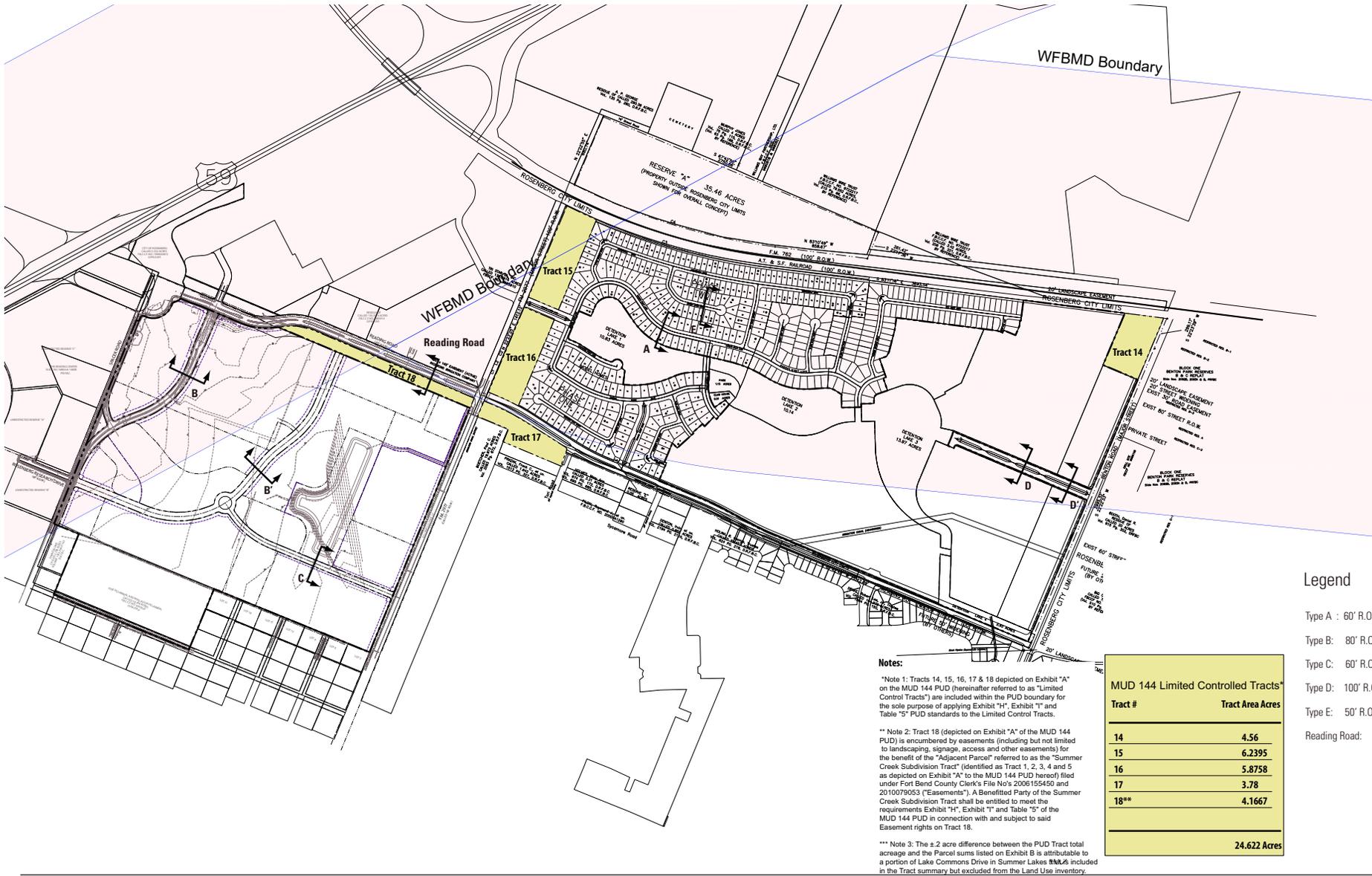
Parks and Open Space Plan: Exhibit D

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Land Planning • Landscape Architecture

the original scale is 1"= 400'

north arrow

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



Legend

- Type A : 60' R.O.W. Residential Collector
- Type B: 80' R.O.W. Collector-Divided
- Type C: 60' R.O.W. Minor Commercial
- Type D: 100' R.O.W. Collector-Divided
- Type E: 50' R.O.W. Residential Minor Typical
- Reading Road: 100' R.O.W. Collector-Divided

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 "I" and Table "C". PUD standards to the Limited Control Tracts.
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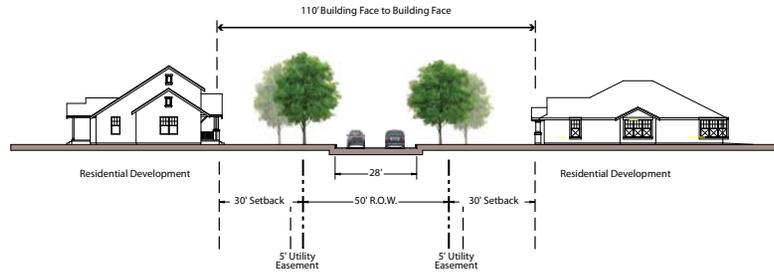
Street Hierarchy Plan: Exhibit E

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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

The Summer Lakes 50' ROW permitted in the D.A. places the utilities in an easement within the front 5' of the lot but uses a 30' setback to compensate for the difference. This produces the exact same 110' Building Face to Building Face dimension and has the identical 28' street paving section as the City's residential streets.

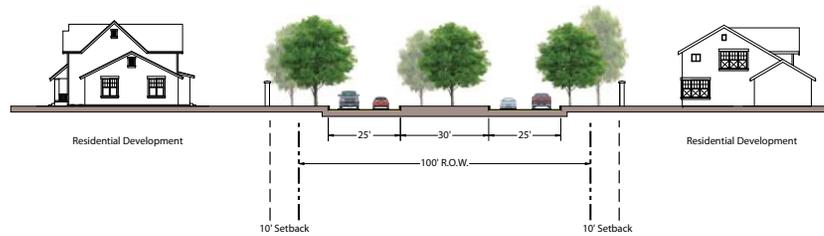


Type E 50' Right of Way - 30' Setbacks

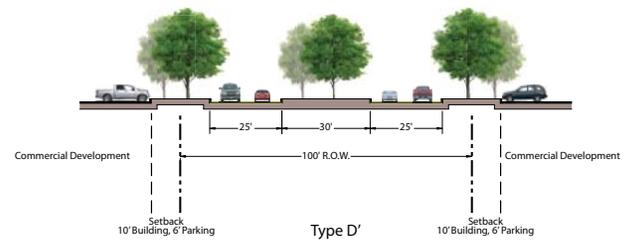
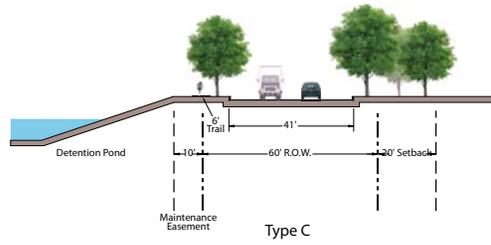
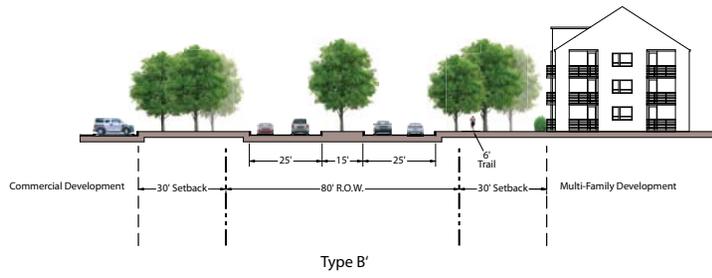
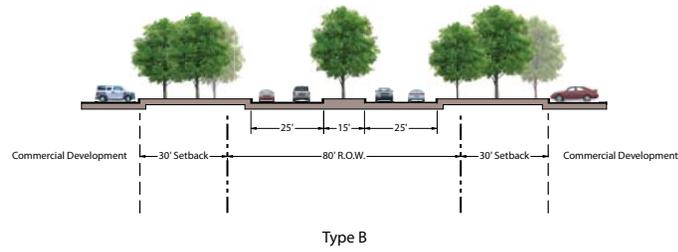
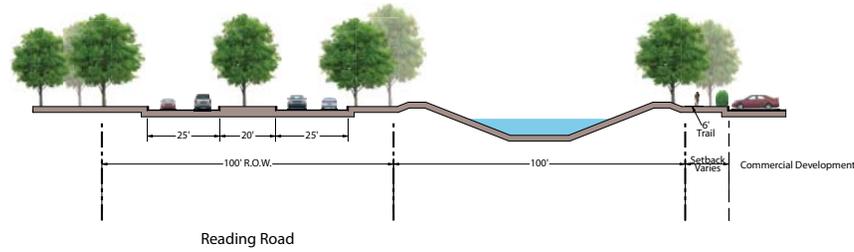
The Typical City 60' ROW places the utilities in an easement within the ROW.



Type A 60' Right of Way - 25' Setbacks



Type D 100' Right of Way 10' Rear Landscape Setback

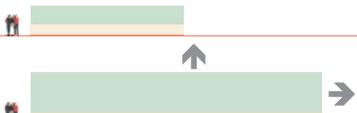


Street Sections-Commercial

MUD 144 Signage Hierarchy

Application	Sign Type	Sign Configuration	Sign Dimensions			Sign Locations				
			Height	Width	Base	Freeway	State Highway	Thoroughfare	Collector	Local
Project Monumentation										
	Community Entry Median or Setbacks		12'	5'	4' Max.	●	●	●		
	Community Entry Setback(s) within 10'		7'	42'	3.5' Max. (Grade)	●	●	●		
	Community Entry Setback(s) Beyond 10'		NA	NA	NA Subject to Administrative Approval	●	●	●		
	Neighborhood Median or Setbacks		7'	4'	3' Max.		●	●	●	●
Project Temporary										
	Project Information		16'	12'	4' Max.	●	●	●		
	Project Information		10'	8'	4' Max.	●	●	●	●	
	Tract Information		10'	8'	4' Max.		●	●	●	
	Project Wayfinding		9'	7'	3' Max.		●	●	●	●
	Locational Information		5'	5'	3' Max.			●	●	●

MUD 144 Signage Hierarchy

Application	Sign Type	Sign Configuration	Sign Dimensions			Sign Locations				
			Height	Width	Base	Freeway	State Highway	Thoroughfare	Collector	Local
Commercial	Multi-Tenant Retail Primary	 4' Max. Adjustment Zone	32'	18'	4' Max.	●				
	Multi-Tenant Retail Secondary	 4' Max. Adjustment Zone	16'	16'	4' Max.	●	●	●		
	Anchor-Tenant Retail	 4' Max. Adjustment Zone	12'	10'	4' Max.	●	●	●		
	Anchor-Tenant Retail	 3' Max. Adjustment Zone	6'	18'	3' Max.	●	●	●		
	Pad-Tenant Retail	 3' Max. Adjustment Zone	5'	12'	3' Max.		●	●	●	
Residential	Subdivision Entry Median		7'	14'	3.5' Max. (Grade)		●	●	●	
	Subdivision Entry Setback(s) within 20'		7'	42'	3.5' Max. (Grade)		●	●	●	
	Subdivision Entry Setback(s) Beyond 20'		NA	NA	NA Subject to Administrative Approval		●	●	●	

PUD Additional Signage Standards & Regulations:

- No sign erected under this PUD can interfere with safe traffic flows on the roads onto which any sign is hereinunder permitted.
- Signs may not be located in such a manner as to obscure or otherwise interfere with the effectiveness of an official traffic sign, signal or device, or to obstruct or interfere with the driver's view of approaching, merging or intersecting traffic.
- No sign shall be so illuminated in a manner that interferes with the effectiveness of, or obscures an official traffic, device or signal.
- No Pole Mounted or Pylon Signs; product or service advertising signs; roof top banners; paper signs, streamers; flashing, moving, neon, fluorescent, iridescent, day glo signs other than temporary signs by City of Rosenberg Ordinance(s) shall be allowed. For the purposes of this ordinance, "Pole & Pylon" signs shall mean signs that are supported by visible single or multiple metal poles whether painted, galvanized or otherwise coated and are clearly visible. Poles used in the structural support of a sign may be used if they are enclosed in solid masonry cladding. Such cladded poles shall be limited in use to the Primary & Secondary Multi-Tenant sign types. Signs identifying a business, building, company, tenant or destination and/or facility and temporary signs permitted herein that advertise homebuilders and subdivision information within the PUD are not considered to be "advertising" signs as referenced herein.
- All WFBMD Fees for plan review and other services shall be paid by the PUD Owner(s) & users to the City of Rosenberg and are as follows:

Building Permit	\$ 250.00
Landscape Permit	\$ 250.00
Lighting Permit	\$ 100.00
Site Clearing Permit	\$ 100.00
Heritage Tree Removal Permit	\$ 500.00
Plat	\$ 250.00
Sign Permit	\$ 25.00

Waterford Park-Summer Lakes PUD

Aug 11, 2010

PUD Permitted Land Uses

Table 1

Tract or Parcel	Area in Acres *	Summary of Acres	% of Total Ac.	Permitted Land Uses	Permitted Yields			
					FAR	GSF	Dwelling Units	
1	10.27			Commercial/Retail	0.25	111,840		
2	25.87			Commercial/Retail	0.25	281,724		
3	2.51			Commercial/Retail	0.25	27,334		
Sub-Total Commercial/Retail		38.65	10.59%					
4	2.16			Commercial/Residential	0.2	18,818	5.8	13
5	9.24			Commercial/Residential	0.2	80,499	5.8	54
6	2.07			Commercial/Residential	0.2	18,034	5.8	12
7	2.76			Commercial/Residential	0.2	24,045	5.8	16
10	8.81			Commercial/Residential	0.2	76,753	5.8	51
11	10.6			Commercial/Residential	0.2	92,347	5.8	61
Sub-Total Commercial/Residential		35.64	9.76%					289
8	6.69			Multi-Family/Commercial	0.2	58,283	21	140
9	14.09			Commercial/Residential	0.2	122,752	5.8	82
12	6.19			Multi-Family/Commercial	0.2	53,927	21	130
Sub-Total Commercial/Residential		26.97	7.39%					352
13	13.40			Multi-Family			21	281
14	15.23			Multi-Family			21	320
Sub-Total Residential-Multi Family		28.63	7.84%					601
15	18.71			Residential			5.8	109
Sub-Total Residential-M		18.71	5.12%					109
16	12.61			Residential			5.8	73
17	53.76			Residential			4.5	242
18	26.61			Residential			4.5	120
19	10.89			Residential			4.5	49
20	37.14			Residential			4.5	167
Summer Lakes residential Units								459
Sub-Total Residential-L		141.01	38.62%					1,110
21	0.63			Open Space/Detention				
22	0.54			Open Space/Detention				
23	0.46			Open Space/Detention				
24	12.79			Open Space/Detention				
25	11.64			Open Space/Detention				
26	3.73			Open Space/Detention				
27	4.19			Open Space/Detention				
28	10.83			Open Space/Detention				
29	1.64			Open Space/Detention				
30	10.14			Open Space/Detention				
31	13.97			Open Space/Detention				
32	2.93			Open Space/Detention				
33	2			Open Space/Detention				
Sub-Total Open Space/Lake		75.49	20.68%					
Total Area	365.10 ac		100.00%					
Total Proposed Permitted Commercial GSF Permitted						966,357		
Total Proposed and Existing Dwelling Units Needed Excluding ESFC's								2460

* Parcel areas are approximate. Final plat parcel sizes may vary ±10% of those depicted in the PUD

Waterford Park-Summer Lakes PUD

Open Space-Parks

Table 3-A

Tract or Parcel	Area in Acres	Summary of Acres	% of Total Acres	Land Use
Open Space-Parks Analysis				
Setback 1	1.15			Open Space Setback
Setback 2	2.05			Open Space Setback
Setback 3	0.47			Open Space Setback
Setback 4	0.24			Open Space Setback
Setback 5	2.38			Open Space Setback
Setback 6	1.39			Open Space Setback
Setback 7	0.88			Open Space Setback
Setback 8	0.46			Open Space Setback
Setback 9	0.53			Open Space Setback
Setback 10	0.65			Open Space Setback
Setback 11	0.22			Open Space Setback
Setback 12	0.24			Open Space Setback
	Sub-Total Setbacks	10.66	12.54%	
21	0.63			Open Space-Park
22	0.54			Open Space-Park
23	0.46			Open Space-Park
24	12.79			Open Space-Lake
25	11.64			Open Space-Lake
26	3.73			Open Space-Lake
27	4.19			Open Space-Lake
28	10.83			Open Space-Lake
30	10.14			Open Space-Lake
31	13.98			Open Space-Lake
32	2.93			Open Space-Lake
33	2.47			Open Space-Park
	Sub-Total Open Space/Lake	70.23	82.63%	
	Sub-Total Open Space/Park	4.1	4.82%	
Totals	84.99		100.00%	

Waterford Park-Summer Lakes PUD

Aug 11, 2010

Open Space-Parks

Table 3-B

Calculation of Units Subject to Park Dedication per Developer Agreement

	Proposed Total Dwelling Units by Max Residential & Summer Lakes DA	2,506 DUs
	Less Dwelling Units Parkland Exempt from 2005 Developer Agreement	1,800 DUs
	Net Dwelling Units subject to Park Dedication	706 DUs
3.00	People per Household Calculated Average	
706	Projected Dwelling Units in Max. Residential Case Subject to Park Dedication	

Parkland Requirements & Open Space Credit

Park Space Required by Ordinance **13.24 Ac.**

Acres in Open Space/Detention **70.23**

PUD Park credit **10.0%** **7.02 Ac.**

Recreation Center and Park in Waterford Park

Summer Lakes Recreation Center **0.64 ac**

Summer Lakes Park **1 ac**

Waterford Park Recreation Center **2.47 Ac.**

PUD Landscape Setbacks

Landscape Setbacks 10.66 ac

Total Rec Center, Park & Setbacks 10.66 ac

PUD Park-Setbacks credit **25.0%** **2.665 Ac.**

Total Open Space and Parkland Credit **13.798 Ac.**

% of Requirement Provided **104%**

Additional Park Land Needed **None**

Development Fee

706 Dwelling Units \$750 \$529,520

Summer Lakes Expenditures \$1,220,310

Waterford Park Rec. Center Investment \$500,000

PUD Investment **\$1,720,310**

Net fee required **-\$1,190,789.53**

Approved PUD-City of Rosenberg Standards

Table 4

Aug 11, 2010

Topic	Land Use	Description	City of Rosenberg Standard	MUD 144 PUD Standard	Code
1 Block Length	SF	Maximum	500 ft.<x<1,200 ft, City may inc. to 1,400	Except where property adjoins lands not in City	Sec. 25-65
2 Building Lines	MF	Front, side and rear			Sec. 6-251
	Multi-Family	Front	35'	25' Adjoining Commercial or Multi-Family	Sec. 6-251
	Multi-Family	1 Story Side Interior	30'	20' Adjoining Commercial or Multi-Family	Sec. 6-251
	Multi-Family	2 Story Side Interior	50'	20' Adjoining Commercial or Multi-Family	Sec. 6-251
	Multi-Family	Side Local Street	30'	20' Adjoining Commercial or Multi-Family	Sec. 6-251
	Multi-Family	Side Thoroughfare Street	35'	25' Adjoining Commercial or Multi-Family	Sec. 6-251
	Multi-Family	1 Story Rear Yard Alley/Interior Rear	30'	20' Adjoining Commercial or Multi-Family	Sec. 6-251
	Multi-Family	1 Story Rear Yard Amenity	NIC	5' Adjoining Amenity	Sec. 6-251
	Multi-Family	2 Story Rear Yard Alley/Interior Rear	50'	20' Adjoining Commercial or Multi-Family	Sec. 6-251
	Multi-Family	Rear Yard Collector Thoroughfare Rear	30'	25' Adjoining Commercial or Multi-Family	Sec. 6-251
3 Defined Term	All	Boulevard		Applies only to designated thoroughfares	
4 Density	MF	Maximum Units per Platted Acre	14	21 DU/Acre	Sec. 6-251
5 Floor Size	MF	Maximum	7,000 SF	17,000 SF	Sec. 6-251
6 Lot Size	PH	Minimum	6000 SF	5000 SF	Sec. 25-110
7 Lot Width	Lots, Tracts, Reserves	Minimum	60'	50' Per DA	Sec. 25-67
	SF	Minimum - Standard, Cul-de-sac/radial at ROW & ft. bldg. line	55', 45/55'	Proposed as 45', 35/40' at platted building line	Sec. 25-110
8 Minimum Access, ROW Width	TH	1 - Minimum ROW width of 60'	Dedicated & Accessible Public St.	Retain existing variance of 50' ROW in DA	Sec. 25-88
9 Minimum Lot Size	Lots, Tracts, Reserves		7000 SF	6,000 SF per DA	Sec. 25-67
10 Minimum Setback	SF/MF - Corner Lots	50' ROW & 60' ROW	Minor: 25' front, 15' side Collector: 25' front, 20' side	Retain existing side yard variance when abutting to Collector St.	Sec. 25-68
	SF/MF/C/I-Corner & Int	Adjacent Property	N/A	15' setback for 3rd party landowners adjacent to the boundary of the PUD	Sec. 25-68
11 Number of Floors	MF	Maximum	2	3 Stories	Sec. 6-251
12 Buffers to Single Family	MF			Two-Story- 30' Buffer Setback Three Story- 40' Buffer Setback	
13 Parking	MF	Minimum Off-Street	Various		Sec. 6-254
	Multi-Family	Studio	4	1	
	Multi-Family	1 Bedroom	4	1.5	
	Multi-Family	2 Bedroom	5	2	
	Multi-Family	3 Bedroom	6	2.5	
	TH	Requirement for TH Subdivision	2.5/lot, may be reduced by garage spaces to up 2/lot	Credit on street parking where visitor parking is on private drives	Sec. 25-90

Approved PUD-City of Rosenberg Standards

Table 4

Aug 11, 2010

Topic	Land Use	Description	City of Rosenberg Standard	MUD 144 PUD Standard	Code
14 Screening	MF	Sides and Rear	8' - decorative masonry		Sec. 6-253
	Multi-Family		Street Frontages	6' Metal Picket Masonry Columns ±150' OC or Masonry	
	Multi-Family		Side Streets	6' Metal Picket Masonry Columns ±150' OC or Masonry	
	Multi-Family		Interior Sides	6' Metal Picket Masonry Columns ±150' OC or Masonry	
	Multi-Family		Rear	6' Metal Picket Masonry Columns ±150' OC or Masonry	
15 Site Plan	PUD	Approval Process	P&Z/CC	Request to process administratively, if no change to PUD Permitted uses, yields or standards requested	Sec. 6-259
16 Street Widths	PH	Access Street - Minimum ROW	60'	Retain existing variance for 50' R.O.W.	Sec. 25-108
	PH	Interior Street - Minimum ROW	60'	Retain existing variance for 50' R.O.W.	Sec. 25-108
	SF	Access Street - Minimum ROW	60'	Retain existing variance for 50' R.O.W.	Sec. 25-61
17 Total Units/Acreage	MF	Maximum Units per project	200	325 DU's Per Project	Sec. 6-251
18 Utilities	PH		All Utilities to be placed Underground	Does not include Primary 3-Phase electrical distribution, All Utilities along street frontages to be Underground	Sec. 25-111
19 Ordinances	All			The PUD shall be subject to all ordinances current at the date of PUD Approval (as modified by the PUD Ordinance)	All
20 Miscellaneous Provisions	PUD	Detention Land Use Alternate		Based upon detailed engineering, parcels designated as detention, or portions thereof, may be converted to the land use of adjoining parcels.	All
	PUD	Parcel Boundaries & Areas		The areas and configurations of the parcels depicted in the PUD documents are subject to more precise definition during the detailed planning phase. Total parcel area changes, in part or in total, within the PUD of ±10% are permitted.	All
	PUD	Parcel Subdivision		Parcels may be subdivided if resultant parcels reflect approved PUD land uses of divided parcels.	All
	PUD	Parcel Consolidation		Adjoining parcels of the same land use may be consolidated.	All
	PUD	WFBMD Plan Reviews		All plans will be reviewed by the City for conformance to the WFBMD Standards as modified by the PUD	All
Key:					
Single Family	SF				
Multi Family	MF				
Commercial	C				
Industrial	I				
Townhouse	TH				
Patio Homes	PH				

PUD- WFBMD Standards					Table 5
					Aug 11, 2010
#	Topic	Corridor	Building/Road Type	Standard	PUD Standard
1	Building and Parking Setbacks (Front)	FM 762	Secondary Road	Buildings = 35' ; Parking Lots = 25'	Buildings = 25' ; Parking Lots = 15'
2	Building Materials	US HWY 59 and FM 762	All Commercial Buildings	80% Brick, Stucco, Stone, Glass or Combo	Add Metal
3	Building Materials	US HWY 59 and FM 762	All Commercial Buildings	Construction Plans to be reviewed and approved by District	City Review
4	Landscape Standards (Parking Setbacks)	US HWY 59 and FM 762	All Commercial Buildings	All trees and grass turf must be irrigated and fertilized	Except areas not visible to a public Right of Way or storefront.
5	Landscape Standards	US HWY 59 and FM 762	Commercial/Retail	Double Row of Wax Leaf Ligustrums or wax myrtles to be installed in 18" triangularly spaced along all property lines, cart storage areas and parking edges	Ligustrum or Wax Myrtle spaced @ 18" OC in a single row.
6	Landscape Standards	US HWY 59 and FM 762	Commercial/Retail	65 gallon live oak trees, 3.5" in diameter, 12'-14' high installed along all side property lines. Trees to be spread 40' on center	Add " spread on average" to definition
7	Landscape Standards (Parking Lots)	US HWY 59 and FM 762	Commercial/Retail	Every fourth space shall contain a six foot (6') curbed planter diamond planted with a 3.5" 65 gal. live oak tree..	An average of very tenth parking space (20 cars) shall contain a 6' curbed planter diamond. Live oaks shall be planted in each planter diamond. Trees to be 3.5" caliper, 12'-14' in height
8	Sign Criteria	US HWY 59 and FM 762	Primary Road	Max dimension of any sign placed in 35' parking setback shall be 4' x 9'. Two signs shall be permitted in tandem providing a single base of 18'	Permitted per Exhibit I
9	Sign Criteria	US HWY 59 and FM 762	Primary Road	Sign bases to be constructed of concrete	Or Masonry
10	Sign Criteria	US HWY 59 and FM 762	Primary Road	Signs shall be sheet metal (bronze color) with plexi-glass insert. A logo of the Management District must be incorporated in the lower right hand corner.	Permitted per Exhibit I
11	Sign Criteria (Prohibited Signs)	US HWY 59 and FM 762	Primary Road	Pole Mounted or Pylon Signs; Advertising Signs; Roof Top Banners; Paper Signs; Streamers; Flashing, moving, neon, fluorescent, iridescent, day-glo	Permitted per Exhibit I
12	Screening Criteria (Service and Utility Areas)	US HWY 59 and FM 762	All Buildings	All service and utility areas to be screened, trash areas and dumpsters shall be permanently fenced with masonry enclosures and solid metal gates.	Exempt Primary Transmission line, delete solid metal gates as they are impractical.
13	Screening Criteria (Rooftop Equipment)	US HWY 59 and FM 762	All Buildings	Equipment must be screened with materials that match building components	Change "match" to "complement"
14	TABLE I. FEE SCHEDULE	Entire District	All buildings & roads	Table 1 lists the fees for each individual application required by the District. In some cases only a single permit is required	City fees apply to City reviews WFBMD Fees to be paid to City if reviewed by City.
15	TABLE 2. PENALTY SCHEDULE	Entire District	All buildings & roads	The following table details the penalties associated with violations of the Standards.	Penalties shall apply to violations of modified standards in Exhibit I



PLANNING COMMISSION COMMUNICATION

December 16, 2015

ITEM #	ITEM TITLE
9	Bagger Ice Proposal

MOTION

Review and discuss Bagger Ice proposal as it relates to Interim Corridor Standards, 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. Bagger Ice Correspondence – 12-04-15
2. Site Plan of Bagger Ice
3. Site Elevation of Bagger Ice
4. Building Elevation of Bagger Ice
5. Excerpt from Interim Corridor Standards

APPROVAL

Submitted by:

Travis Tanner

Travis Tanner, AICP
Executive Director of Community
Development

Reviewed by:

___ Executive Director of Community Development

___ City Engineer

EXECUTIVE SUMMARY

Staff has been presented with the attached correspondence and renderings. The applicant, Bagger Ice, would like to place predominantly metal buildings from which ice will be sold on major corridors throughout Rosenberg. The first site they have selected is 2319 Avenue I (northwest corner of Avenue I and 7th Street). Current development on the property consists of a car wash.

Staff has placed this item on the agenda to receive direction from the Planning Commission going forward in order to work with the applicant. Recently, Interim Corridor Standards (Standards) were adopted by City Council (see attached excerpt) to replace the West Fort Bend Management District standards and to provide for minimal controls, mostly relating to new development and additions, along State Highway 36 and U. S. Highway 90A / Avenue H. City Council was given the option to not apply the Standards to State Highway 36 and U. S. Highway 90A / Avenue H, but ultimately opted to apply them based on exceptions built into the standards for the these specific corridors, the ability to apply for variances, etc.

One of the minimal architectural controls under the Standards is a restriction that new commercial development façades consist of a minimum of seventy-five (75) percent masonry. This obviously serves as a deterrent for structures that are temporary in nature such as mobile offices and other similar structures. When first presented with the Bagger Ice proposal, it was an entirely metal structure, but the applicant has since revised it to include masonry skirting. *It should also be noted that, in order for the proposed site plan to work, the building must be moved to twenty-five feet (25') from the right-of-way of Avenue I and ten feet (10') from the west side property line.*

EXECUTIVE SUMMARY

Since the Standards are relatively new, and they give the Commission the discretion to decide on unique structures such as the subject one/s, staff would like direction going forward as to whether these structures should be prohibited by the standards or if they should be allowed under certain conditions (masonry skirting, based on location, on a case by case basis, etc.). Staff is seeking the Commission's input since this relates to a policy decision on what type of development the Commission and City Council would like to encourage (or not encourage) in the future.

713-805-6117
baggerice@gmail.com

1723 Mayweather Ln
Richmond, Texas
77406

December 4, 2015

Bagger Ice is a locally owned LLC that would like to furnish the cleanest, greenest water and ice vending solution at a value-driven price to the citizens of Rosenberg. Ice House America is a premier manufacturer of automated ice and water vending machines. These machines use state-of-the-art technology to deliver ice and water on-demand that is fresh, clean and green. It is never touched by human hands and is made on site. A free standing, 24 hour on demand fresh ice and water vending machine that is revolutionizing the way people buy ice and water. The machine complies with the American with Disabilities Act (ADA) vending height regulations. It is wind load rated to withstand up to 150 mph. The interior parts of our machines are made from food-grade stainless steel and high density polyethylene plastic. The maximum square feet of the vending machine is 200 sqft which helps minimize the carbon foot print of one of the most utilized consumer products. The quality of our water and ice is extremely important. That is why we test our water quarterly with an independent laboratory. As a matter of ice quality, we clean and sanitize our ice machines and all NSF surfaces on a quarterly basis as well. The Dept. of Agriculture conducts annual recertification of each unit to ensure that they meet government standards for clean and safe ice. Also, we are required to comply with Health and Safety Code, chapter 431 of the Texas Dept. of State Health Services. The water used to create the ice goes through multiple levels of filtration, and if necessary, water softeners. All of this effort inside our machines creates the safest/best tasting ice and water for our Rosenberg customers.

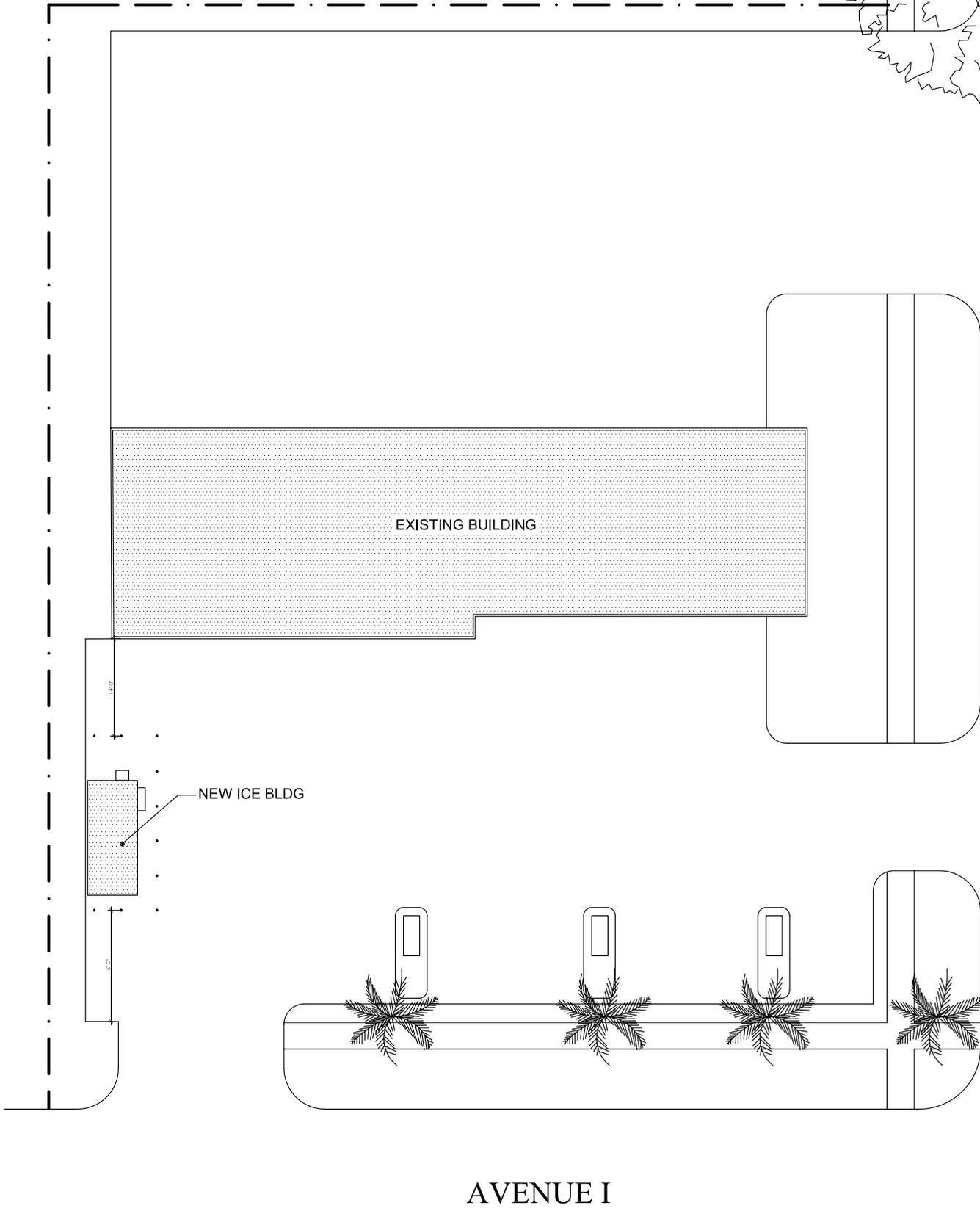
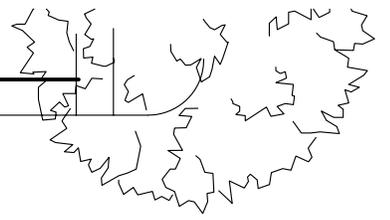
Operational Specifications

- Dimensions: 8'6" W x 24' D x15' H (2 parking spaces)
- Product
 - Bulk Ice
 - Bagged ice: 10lb., and 16b
 - Filtered water: 1, 3 and 5 gallon

Respectfully,

Dan Kline

B ICE LLC



7TH STREET

AVENUE I

BAGGER ICE

SITE PLAN
2319 AVENUE I
ROSENBERG, TEXAS





BAGGER ICE

SITE ELEVATION
2319 AVENUE I
ROSENBERG, TEXAS



BAGGER ICE

BUILDING ELEVATION
2319 AVENUE I
ROSENBERG, TEXAS

- (b) If any provision of this article conflicts with another provision of the Code of Ordinances, the more restrictive provision will control.

Sec. 6-474. – Exemptions.

- (a) The provisions of this article shall not apply to:
 - (1) Single-family residential development;
 - (2) The Downtown Area, as defined in this chapter;
 - (3) Development existing on the effective date of this ordinance where Redevelopment is not proposed to occur;
 - (4) Building or Parking Setbacks or Lines established by plat prior to the effective date of this ordinance; or
 - (5) Redevelopment where Development is not being expanded in size.
- (b) Redevelopment under one category of these standards (e.g., exterior building materials) does not trigger a requirement that the site meet all standards. For example, if a building façade is added, the applicant may be required to meet the standards for exterior building materials, but they will not be required to meet any other standards (e.g., landscaping).
- (c) Additions to existing Developments shall not cause the existing Developments to come into compliance with this article unless the existing Development is expanded in size by fifty percent (50%) or more. If the existing Development is expanded in size by fifty percent (50%) or more, additions to existing Developments shall cause the existing Developments to come into compliance with this article. Additions themselves, however, shall always be in compliance with this article.

Sec. 6-475. – Authority of Planning Commission.

- (a) The Planning Commission may:
 - (1) Hear and decide an appeal that alleges error in an order, requirement, decision, or determination made by an administrative official in the enforcement of this article;
 - (2) Hear and decide special exceptions to the terms of this article for properties that are no larger than one (1) acre in size, that have existing Development upon them, and that are located in the State Highway 36 corridor between U.S. Highway 90A / Avenue H and U.S. 59 / Interstate 69 or in the U.S. Highway 90A / Avenue H corridor east of State Highway 36 West;
- (3) Authorize in specific cases a variance from the terms of this article if
 - a. The variance is not contrary to the public interest;
 - b. Due to special conditions;

- c. A literal enforcement of the ordinance would result in unnecessary hardship; and
 - d. So that the spirit of the ordinance is observed and substantial justice is done.
- (b) In granting variances, the Commission may impose such reasonable conditions as will ensure that the use of the property to which the variance applies will be as compatible as practicable with the surrounding properties. Conditions may include additional landscaping and/or enhanced building or site design above and beyond the minimum requirements of this article.

Sec. 6-476. – Amendments.

City Council may, from time to time, adopt, amend and make public rules and regulations for the administration of this chapter as recommended by the Planning Commission.

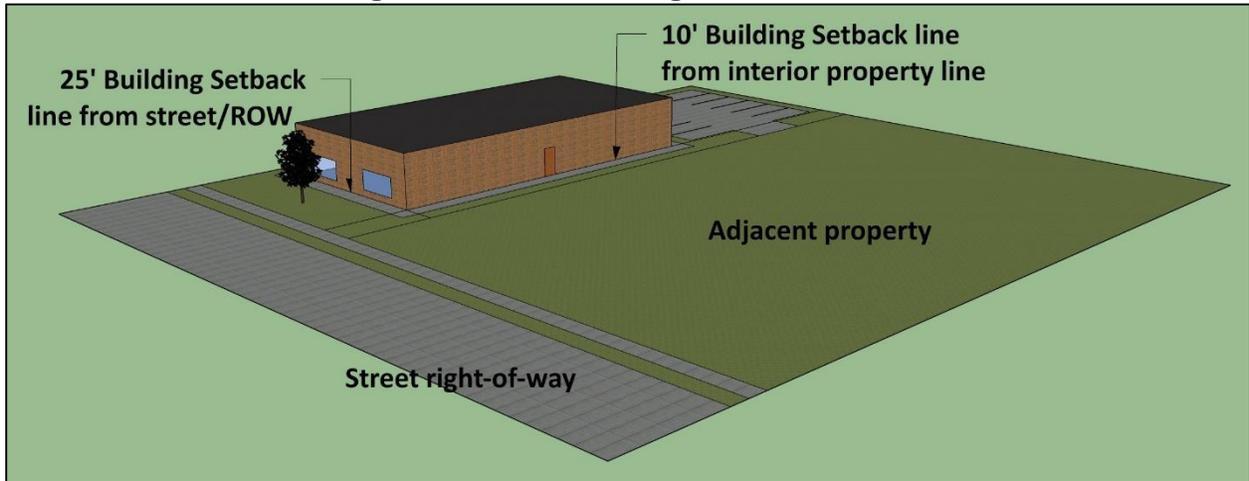
Sec. 6-477. – Site Plans.

Site plans for all developments in the subject corridors shall be submitted for review and approved by the Community Development Department prior to the issuance of applicable building permits. The review shall include, but is not limited to, setbacks, exterior building materials, landscaping, and signage. Site plans shall comply with the standards contained in this article.

Sec. 6-478. – Setbacks.

- (a) The following minimum Building Setback lines shall be required:
- (1) Twenty five feet (25') from street rights-of-way; and
 - (2) Ten feet (10') from all other interior property lines.

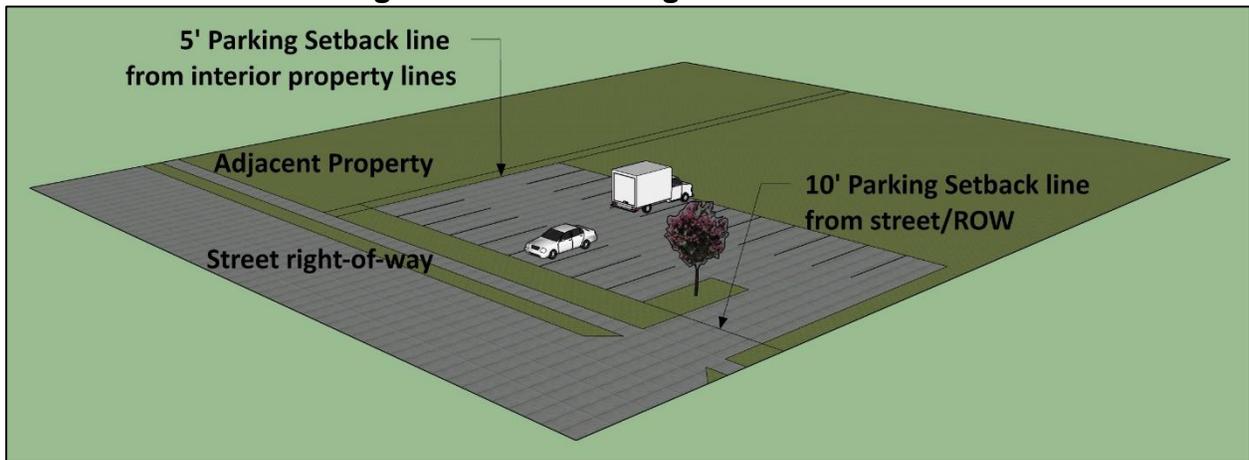
Figure XXI.2 – Building Setback Lines



(b) The following minimum Parking Setback lines shall be required:

- (1) Ten feet (10') from street rights-of-way; and
- (2) Five feet (5') from all other interior property lines.

Figure XXI.3 – Parking Setback Lines



Sec. 6-479. – Exterior Building Materials.

(a) All buildings, columns, and support structures shall consist of a minimum of seventy-five percent (75%) Masonry, glass or a combination thereof; or, for Industrial uses, the Front Building Elevation shall consist of one hundred percent (100%) Masonry, glass or a combination thereof.

(b) All parking lots shall be constructed of reinforced concrete or asphalt pavement.

(c) Screening requirements:



PLANNING COMMISSION COMMUNICATION

December 16, 2015

ITEM #	ITEM TITLE
10	Requests for Future Agenda Items

MOTION

Consideration of and action on requests for future Agenda items.

RECOMMENDATION

N/A

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

SUPPORTING DOCUMENTS:

1. None

APPROVAL

Submitted by:

Travis Tanner

Travis Tanner, AICP
Executive Director of Community
Development

Reviewed by:

___ Executive Director of Community Development

___ City Engineer

EXECUTIVE SUMMARY

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

ITEM 11

Announcements.

ITEM 12

Adjournment.