

## **NOTICE OF REGULAR COUNCIL MEETING**

**NOTICE IS HEREBY GIVEN THAT THE CITY COUNCIL OF THE CITY OF ROSENBERG, FORT BEND COUNTY, TEXAS, WILL MEET IN REGULAR SESSION OPEN TO THE PUBLIC AS FOLLOWS:**

**DATE:** Tuesday, January 06, 2015

**TIME:** 7:00 p.m.

**PLACE:** Rosenberg City Hall  
City Hall Council Chamber  
2110 4<sup>th</sup> Street  
Rosenberg, Texas 77471

**PURPOSE:** Regular City Council Meeting, agenda as follows:

**The City Council reserves the right to adjourn into Executive Session at any time during the course of this meeting to discuss any of the matters listed below, as authorized by Title 5, Chapter 551, of the Texas Government Code.**

Call to order: City Hall Council Chamber

Invocation and Pledge of Allegiance. (Reverend Dave Hodges, Grace Community Bible Church, Rosenberg)

Presentation of Certificate of Appreciation to Mr. Benny Wleczyk for His Service as a Director of the Fort Bend Subsidence District for the City of Rosenberg from February 01, 2013, through January 31, 2015. (Vincent M. Morales, Jr., Mayor)

Presentation of Rosenberg Image Committee Beautification and Renovation Awards. (William Benton, Councilor)

### GENERAL COMMENTS FROM THE AUDIENCE.

*Citizens who desire to address the City Council with comments of a general nature will be received at this time. Each speaker is limited to three (3) minutes. In accordance with the Texas Open Meetings Act, the City Council is restricted from discussing or taking action on items not listed on the agenda. It is our policy to have all speakers identify themselves by providing their name and residential address when making comments.*

### COMMENTS FROM THE AUDIENCE FOR CONSENT AND REGULAR AGENDA ITEMS.

*Citizens who desire to address the City Council with regard to matters on the Consent Agenda or Regular Agenda will be received at the time the item is considered. Each speaker is limited to three (3) minutes. Comments or discussion by the City Council Members will only be made at the time the agenda item is scheduled for consideration. It is our policy to have all speakers identify themselves by providing their name and residential address when making comments.*

### **CONSENT AGENDA**

1. Review of Consent Agenda.  
*All Consent Agenda items listed are considered to be routine by the City Council and may be enacted by one (1) motion. There will be no separate discussion of Consent Agenda items unless a City Council Member has requested that the item be discussed, in which case the item will be removed from the Consent Agenda and considered in its normal sequence on the Regular Agenda.*
  - A. Consideration of and action on Special Meeting Minutes for November 25, 2014, Workshop Meeting Minutes for November 25, 2014, and Regular Meeting Minutes for December 02, 2014. (Linda Cernosek, City Secretary)
  - B. Consideration of and action on Ordinance No. 2015-01, an Ordinance amending the Code of Ordinances by adding to Section 28-71 of Division 4 of Article II of Chapter 28 thereof, a new prima facie speed limit of twenty-five (25) miles per hour along Sally Anne Drive from Lane Drive to the east City Limit line, approximately one-thousand and fifty (1,050) feet; and repealing the prima facie speed limit of thirty (30) miles per hour along Sally Anne Drive from Lane Drive to the east City Limit line, approximately one-thousand and fifty (1,050) feet; making certain findings, authorizing the placement of speed limit signs along such street; providing a penalty for violation of any provision hereof; providing an effective date and providing for severability. (John Maresh, Assistant City Manager of Public Services)

- C. Consideration of and action on Resolution No. R-1894, a Resolution designating the reappointment of Benny Wleczyk to a two-year term of office on the Fort Bend Subsidence District Board of Directors beginning February 01, 2015. (Vincent M. Morales, Jr., Mayor)
- D. Consideration of and action on a Final Plat of Rivers Mist Section Two, being a subdivision of 15.597 acres out of the Wm. Lusk Survey, A-276, in Fort Bend County, Texas (Fort Bend County Municipal Utility District No. 158); 46 lots, 2 blocks, 3 reserves (4.2658 acres). (Travis Tanner, Executive Director of Community Development)
- E. Consideration of and action on a Final Plat of Summer Lakes Section Seven, being a subdivision of 23.92 acres out of the W.M. Lusk Survey, A-276, in the City of Rosenberg, Fort Bend County, Texas (Fort Bend County Municipal Utility District No. 144); 53 lots, 5 blocks, 8 reserves (7.4454 acres). (Travis Tanner, Executive Director of Community Development)
- F. Consideration of and action on Resolution No. R-1885, a Resolution regarding the appointment of a Blue Ribbon Facilities Task Force to assist with the development of a Facilities Master Plan to address the City's current and future facility and space requirements. (Jeff Trinker, Executive Director of Support Services)

**REGULAR AGENDA**

- 2. Hold Executive Session to consult with City Attorney on pending or contemplated litigation regarding Rosenberg v. Harwin Exchange Center eminent domain proceedings pursuant to Section 551.071 of the Texas Government Code.
- 3. Adjourn Executive Session, reconvene into Regular Session, and take action as necessary as a result of Executive Session.
- 4. Announcements.
- 5. Adjournment.

[EXECUTION PAGE TO FOLLOW]

DATED AND POSTED this the \_\_\_\_\_ day of \_\_\_\_\_ 2015, at \_\_\_\_\_ m.,

by \_\_\_\_\_.

\_\_\_\_\_  
Attest:  
Christine Krahn, Acting City Secretary

\_\_\_\_\_  
Approved for Posting:  
Robert Gracia, City Manager

\_\_\_\_\_  
Approved:  
Vincent M. Morales, Jr., Mayor

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.

Executive Sessions: The City Council may retire to executive session in accordance with the Texas Government Code, any time between the meeting's opening and adjournment for the purposes of:

- consultation with legal counsel (Section 551.071);
- deliberation regarding real property (Section 551.072);
- deliberation regarding economic development negotiations (Section 551.087)
- deliberation regarding the deployment or specific occasions for implementation of security personnel or devices (Section 551.076)

Attendance by other elected or appointed officials: It is anticipated that members of other city boards, commissions or committees whose meetings may be governed by the Texas Open Meetings Act may attend this meeting in numbers that may constitute a quorum of the other city boards, commissions or committees. Notice is hereby given that the meeting, to the extent required by law, is also noticed as a possible quorum/meeting of the other boards, commissions or committees of the City, whose members may be in attendance. The members may speak as recognized by the presiding officer, but no action may be taken by any board, commission or committee unless such item is specifically provided for on an agenda designated for that board, commission or committee and posted in compliance with the Texas Open Meetings Act.

This Agenda has been reviewed and approved by the City's legal counsel and the presence of any subject in any Executive Session portion of the agenda constitutes a written interpretation of Texas Government Code Chapter 551 by legal counsel for the governmental body and constitutes an opinion by the attorney that the items discussed therein may be legally discussed in the closed portion of the meeting considering the available opinions of a court of record and opinions of the Texas Attorney General known to the attorney. This provision has been added to this agenda with the intent to meet all elements necessary to satisfy Texas Government Code Chapter 551.144(c) and the meeting is conducted by all participants in reliance on this opinion.

**Presentation of Certificate of Appreciation to  
Mr. Benny Wleczyk for His Service as a  
Director of the Fort Bend Subsidence District  
for the City of Rosenberg from February 01,  
2013, through January 31, 2015.**

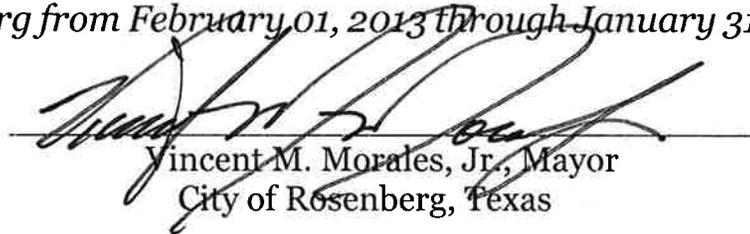
# City of Rosenberg

## CERTIFICATE OF APPRECIATION

*Presented to*

***Mr. Benny Wleczyk***

*for outstanding service to the City of Rosenberg, Texas, and its citizens  
as a dedicated Director of the Fort Bend Subsidence District for the  
City of Rosenberg from February 01, 2013 through January 31, 2015.*



Vincent M. Morales, Jr., Mayor  
City of Rosenberg, Texas



**Presentation of  
Rosenberg Image Committee  
Beautification and Renovation  
Awards**

# City of Rosenberg

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## IMAGE COMMITTEE

### Certificate of Recognition

*Be it hereby known to all, that*

*First United Methodist Church*

*1106 4th Street*

*have, on this 6th day of January 2015, been recognized for their acts of labor and excellence in beautifying this property and for their caring efforts at making this location in our community more appealing, and deserve the recognition and appreciation of the people of our City for their undertaking.*



Vincent M. Morales, Jr., Mayor



# City of Rosenberg

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## IMAGE COMMITTEE

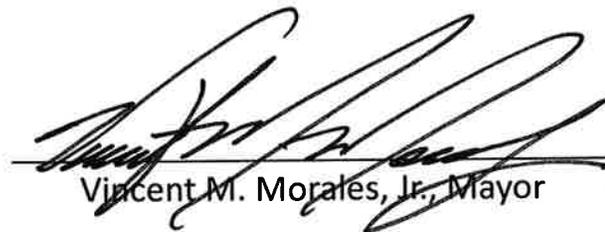
### Certificate of Recognition

*Be it hereby known to all, that*

*Joe and Doris Gurecky*

*1820 Allen Street*

*have, on this 6th day of January 2015, been recognized for their acts of labor and excellence in beautifying this property and for their caring efforts at making this location in our community more appealing, and deserve the recognition and appreciation of the people of our City for their undertaking.*



Vincent M. Morales, Jr., Mayor



# City of Rosenberg

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## IMAGE COMMITTEE

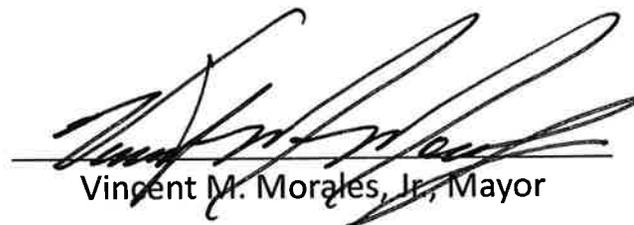
### Certificate of Recognition

*Be it hereby known to all, that*

*Charles and Tammy Rosales*

*1734 Jones Street*

*have, on this 6th day of January 2015, been recognized for their acts of labor and excellence in beautifying this property and for their caring efforts at making this location in our community more appealing, and deserve the recognition and appreciation of the people of our City for their undertaking.*



Vincent M. Morales, Jr., Mayor



# City of Rosenberg

## IMAGE COMMITTEE

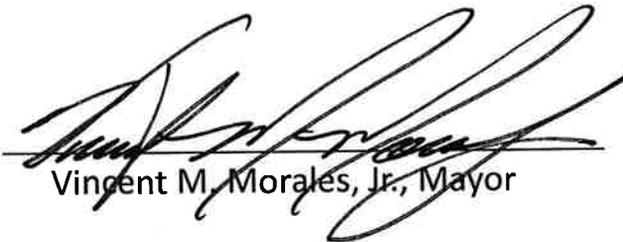
### Certificate of Recognition

*Be it hereby known to all, that*

*McDonald's*  
*3417 1st Street*

*has, on this 6th day of January 2015, been recognized for their excellence in renovating this property and for their effort at making this place in the world more appealing, and deserve the recognition and appreciation of the people of this City for their efforts.*



  
Vincent M. Morales, Jr., Mayor



## **General Comments from the Audience:**

**Citizens who desire to address the City Council with comments of a general nature will be received at this time. Each speaker is limited to three (3) minutes. In accordance with the Texas Open Meetings Act, the City Council is restricted from discussing or taking action on items not listed on the agenda. It is our policy to have all speakers identify themselves by providing their name and residential address when making comments.**

## **Comments from the Audience for Consent and Regular Agenda Items:**

**Citizens who desire to address the City Council with regard to matters on the Consent Agenda or Regular Agenda will be received at the time the item is considered. Each speaker is limited to three (3) minutes. Comments or discussion by the City Council Members will only be made at the time the agenda item is scheduled for consideration. It is our policy to have all speakers identify themselves by providing their name and residential address when making comments.**

# **ITEM 1**

## **Review of Consent Agenda.**

**All Consent Agenda items listed are considered to be routine by the City Council and may be enacted by one (1) motion. There will be no separate discussion of Consent Agenda items unless a City Council Member has requested that the item be discussed, in which case the item will be removed from the Consent Agenda and considered in its normal sequence on the Regular Agenda.**

# **ITEM A**

## **Minutes:**

- 1. Special City Council Meeting Minutes – November 25, 2014**
- 2. City Council Workshop Meeting Minutes – November 25, 2014**
- 3. Regular City Council Meeting Minutes – December 02, 2014**

**CITY OF ROSENBERG**  
**SPECIAL CITY COUNCIL MEETING MINUTES**

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

On this the 25<sup>th</sup> day of November, 2014, the City Council of the City of Rosenberg, Fort Bend County, Texas, met in a Special Session, in the Rosenberg City Hall Council Chamber, located at 2110 4th Street, Rosenberg, Texas.

**PRESENT**

Vincent M. Morales, Jr.	Mayor
William Benton	Councilor at Large, Position 1
Cynthia McConathy	Councilor at Large, Position 2
Jimmie J. Pena	Councilor, District 1
Susan Euton	Councilor, District 2
Dwayne Grigar	Councilor, District 3
Amanda Barta	Councilor, District 4

**STAFF PRESENT**

Robert Gracia	City Manager
Scott M. Tschirhart	City Attorney
Christine Krahn	Acting City Secretary
John Maresh	Assistant City Manager of Public Services
Jeff Trinker	Executive Director of Support Services
Joyce Vasut	Executive Director of Administrative Services
Travis Tanner	Executive Director of Community Development
Tonya Palmer	Building Official
Rose Pickens	Code Enforcement Officer
Fred DeLeon	Building Inspector
Charlie Kemp	Building Inspector
Paul Jones	GIS Administrator
Olga Martinez	Secretary
Karl Zwahr	Utilities Director
Kevin Williams	Utilities Superintendent
Angela Fritz	Executive Director of Information Services
James Lewis	Director of Technology
Steve Trevino	IT Specialist
Fernando Dela Garza	IT Specialist
Camille Prat	Administrative Assistant
Dallis Warren	Police Chief
Kevin Vick	Communications Supervisor
Wade Goates	Fire Chief
Daryl Himly	Assistant Fire Chief
Carolyn Kagy	Civic Center Manager
Randall Malik	Economic Development Director
Jeremy Heath	Assistant Economic Development Director
Cynthia Sullivan	Secretary II
Darren McCarthy	Parks and Recreation Director
Linda Dominguez	Customer Service Supervisor
Luis Garza	Finance Supervisor
Lisa Olmeda	Human Resources Director
Ashley Scaggs	Administrative Assistant
Kaye Supak	Executive Assistant
Sherri Nichols	Administrative Assistant

**CALL TO ORDER.**

Mayor Morales called the meeting to order at 6:00 p.m.

**GENERAL COMMENTS FROM THE AUDIENCE.**

***Citizens who desire to address the City Council with comments of a general nature will be received at this time. Each speaker is limited to three (3) minutes. In accordance with the Texas Open Meetings***

**Act, the City Council is restricted from discussing or taking action on items not listed on the agenda. It is our policy to have all speakers identify themselves by providing their name and residential address when making comments.**

**COMMENTS FROM THE AUDIENCE FOR CONSENT AND REGULAR AGENDA ITEMS.**

**Citizens who desire to address the City Council with regard to matters on the Consent Agenda or Regular Agenda will be received at the time the item is considered. Each speaker is limited to three (3) minutes. Comments or discussion by the City Council Members will only be made at the time the agenda item is scheduled for consideration. It is our policy to have all speakers identify themselves by providing their name and residential address when making comments.**

**AGENDA**

- 1. CONSIDERATION OF AND ACTION ON RESOLUTION NO. R-1879, A RESOLUTION AWARDED BID NO. 2014-17, FOR THE SALE OF CERTAIN REAL PROPERTY, LOCATED AT 2033 AVENUE H, ROSENBERG, TEXAS (OLD CITY HALL), MORE PARTICULARLY DESCRIBED AS BEING THE EAST 60 FEET (E. 60') OFF OF THE EAST END OF LOTS EIGHTEEN (18), NINETEEN(19) AND TWENTY (20), IN BLOCK FORTY-THREE (43) OF THE TOWN OF ROSENBERG, FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME P, PAGE 146 OF THE DEED RECORDS OF FORT BEND COUNTY, TEXAS, AND FURTHER AUTHORIZING THE CITY MANAGER TO EXECUTE, FOR AND ON BEHALF OF THE CITY OF ROSENBERG, TEXAS, APPROPRIATE DOCUMENTS AND/OR AGREEMENTS REGARDING SAME; AND CONTAINING OTHER PROVISIONS RELATING TO THE SUBJECT.**

**Executive Summary:** Bids were opened on Friday, November 07, 2014, for the potential sale of the property located at 2033 Avenue H, Rosenberg, Texas (Old City Hall), more particularly described as being the east 60 feet (E. 60') off of the east end of Lots Eighteen (18), Nineteen (19), and Twenty (20), in Block Forty-Three (43) of the City of Rosenberg, Fort Bend County, Texas. A total of two (2) bids were received.

Gary Gates, Jr., of Gatesco, Inc., submitted a bid in the amount of \$25,000.00 and proposes spending approximately \$600,000 for renovations to the property at 2033 Avenue H. Mr. Gates proposes to use the building for the main Fort Bend Art Gallery location, a Welcome Center and historic Museum for Rosenberg as well as the headquarters for Gatesco, Inc., a Real Estate Management company who has headquartered in Rosenberg for more than twenty-five years.

Ronald E. and Rosalyn C. Barte submitted a bid in the amount of \$150,000.00 and proposes spending approximately \$500,000 for renovations to the property at 2033 Avenue H. They currently own two (2) family owned businesses: The Main Event – screen printing and embroidery and Renovations Unlimited, Inc. The Barte family intends to keep the original exterior façade as close to original as possible. The interior will also be restored using as many of the original components to achieve the look of the buildings original interior. They also propose to revitalize the current marble floors, refurbish and reinstall the original pressed ceiling tin tiles, restore the original walk in safe and restore the existing jail cells to their original condition in order to preserve the history, allowing public tours after restoration.

Staff recommends Bid No. 2014-17 be awarded to Ronald E. Barte and Rosalyn C. Barte, for a bid in the amount of \$150,000.00. Should the bid be awarded as recommended, the Bid Proposal from Ronald E. Barte and Rosalyn C. Barte, will be attached and serve as Exhibit "A" to Resolution No. R-1879.

Staff recommends approval of Resolution No. R-1879 which will award Bid No. 2014-17 and provide authorization for the City Manager to negotiate and execute all required documents necessary to facilitate the proposed sale as indicated.

**Key discussion points:**

- Randall Malik, Economic Development Director gave an overview of the item and the bids received.

**Action:** Councilor Benton made a motion, seconded by Councilor McConathy to approve Resolution No. R-1879, a Resolution awarding Bid No. 2014-17, for the sale of certain real property, located at 2033 Avenue H, Rosenberg, Texas (Old City Hall), more particularly described as being the east 60 feet (e. 60') off of the east end of Lots Eighteen (18), Nineteen(19) and Twenty (20), in Block Forty-Three (43) of the Town of Rosenberg, Fort Bend County, Texas, according to the map or plat thereof

recorded in Volume P, page 146 of the Deed Records of Fort Bend County, Texas, to Ronald E. and Rosalyn C. Barteo and further authorizing the City Manager to execute, for and on behalf of the City of Rosenberg, Texas, appropriate documents and/or agreements regarding same; and containing other provisions relating to the subject. The motion carried by a unanimous vote.

2. **CONSIDERATION OF AND ACTION ON RESOLUTION NO. R-1881, A RESOLUTION REGARDING THE SELECTION OF A FIRM, PURSUANT TO REQUEST FOR PROPOSALS NO. 2014-18 FOR A CLASSIFICATION AND TOTAL COMPENSATION STUDY AND ANALYSIS; AND, PROVIDING AUTHORIZATION FOR THE CITY MANAGER TO NEGOTIATE AND EXECUTE, FOR AND ON BEHALF OF THE CITY, AN AGREEMENT FOR PROFESSIONAL SERVICES AND/OR OTHER APPROPRIATE DOCUMENTS NECESSARY TO FACILITATE SAME.**

**Executive Summary:** City Council indicated their commitment to identifying deficiencies within the City's current pay and benefit structure during reviews of the City's Strategic Plan and FY2015 Budget.

In order to ensure both the internal and external equity of the structure by which employees are classified and compensated, as well as the way positions relate and compare to one another across the organization, and to implement clear and consistent guidelines going forward, staff prepared Request for Proposal No. 2014-18 (RFP) for a Classification and Total Compensation Study and Analysis.

An objective, comprehensive and comparative analysis of classification and total compensation will identify and provide the necessary tools and structure for the City to:

- ensure that every employee earns an appropriate, adequate and equitable wage;
- facilitate employee development and retention;
- remain competitive and relevant in the municipal labor market; and
- provide a structured approach to add personnel in the future.

Respondents were asked to include the cost to provide a study initiation and compensation philosophy, job evaluation study, classification study, compensation study, and final report in their responses.

The RFP was posted on the City's website and distributed to eight (8) consulting firms. The City received five (5) proposals and one (1) no-bid. A staff committee, consisting of directors and the City Manager, reviewed and ranked the proposals received, determining that the most favorable submitters were Gallagher Benefit Services, Inc., and Hay Group, Inc. The two (2) firms were given an opportunity to present their proposals in person to the staff committee, and Gallagher Benefit Services, Inc., was unanimously selected to recommend to City Council. Lori Messer, Senior Consultant of Gallagher Benefit Services, Inc., will present an overview of the firm's proposal.

Staff recommends approval of Resolution No. R-1881 authorizing the selection of Gallagher Benefit Services, Inc., to prepare and present a Classification and Total Compensation Study and Analysis for the City; and further authorizes the City Manager to negotiate and execute an Agreement for Professional Services (Agreement), along with other appropriate documents as necessary.

Should City Council choose to adopt Resolution No. R-1881, the Agreement will serve as Exhibit "A" to the Resolution, and a Budget Amendment will be presented to City Council at a future meeting to allocate the necessary additional funds.

**Key discussion points:**

- Joyce Vasut, Executive Director of Administrative Services read the Executive Summary.
- Lori Messer, MA, CCP, Arthur Gallagher & Co. was present at the meeting to answer questions.
- A PowerPoint was presented by Joyce Vasut and Lori Messer.

**Questions/Comments:**

**Q:** Has outsourcing been recommended?

**A:** They are looking whether or not staffing levels are appropriate and on what is being done and what is being paid.

**Q:** Will all employees be asked about their present jobs and what they do?

**A:** Yes. It allows every employee to share what they do in their everyday work.

**Q:** What do you hope to get out of that?

**A:** Joyce Vasut stated we have a system that is broken and that is not fair and equitable. They will go over classifications to make sure they are classified correctly. Presently we use a point system that is over 20 years old and we are not familiar with it. Human Resources would get training on the system to help us keep going. It will be a plan on how to attract employees and keep them.

**Q:** With the development of an organization compensation system and salary structure, will the project be updated to stay current?

**A:** Yes, annual recommended salary structure adjustments based on real market data are provided.

**Q:** Will there be organization charts telling the hierarchy of the organization?

**A:** No, that is not part of the scope.

**Q:** What do you mean regarding a broken system?

**A:** Staff is not familiar with the system developed 20 years ago.

- Councilor Benton expressed concern with the funding of a study and suggested current staff with the help of an intern could pole other cities for comparisons. He does not feel a study is needed.
- Mayor Morales, Councilor McConathy, Pena, Euton, Grigar and Barta agreed the study is needed and is long overdue.

**Action:** Councilor McConathy made a motion, seconded by Councilor Barta to approve Resolution No. R-1881, a Resolution regarding the selection of a firm, pursuant to Request for Proposals No. 2014-18 for a Classification and Total Compensation Study and Analysis; and, providing authorization for the City Manager to negotiate and execute, for and on behalf of the City, an Agreement for Professional Services and/or other appropriate documents necessary to facilitate same. **The motion carried by a vote of 6 to 1 as follows: Yeses: Mayor Morales, Councilors McConathy, Pena, Euton, Grigar and Barta. No: Councilor Benton.**

3. **HOLD EXECUTIVE SESSION FOR CONSULTATION WITH ATTORNEY TO SEEK ADVICE ON LEGAL MATTERS PURSUANT TO SECTION 551.071 OF THE TEXAS GOVERNMENT CODE CONCERNING THE UNITED STATES SECURITIES AND EXCHANGE COMMISSION'S MUNICIPALITIES CONTINUING DISCLOSURE COOPERATION INITIATIVE.**

**Action:** Councilor McConathy made a motion, seconded by Councilor Barta to adjourn for Executive Session. The motion carried by a unanimous vote.

An Executive Session was held for consultation with Attorney to seek advice on legal matters pursuant to Section 551.071 of the Texas Government Code concerning the United States Securities and Exchange Commission's Municipalities Continuing Disclosure Cooperation Initiative.

4. **ADJOURN EXECUTIVE SESSION, RECONVENE INTO SPECIAL SESSION, AND TAKE ACTION AS NECESSARY AS A RESULT OF EXECUTIVE SESSION.**

Mayor Morales adjourned the Executive Session and reconvened into Special Session at 7:18 p.m. No action was taken as a result of Executive Session.

5. **ADJOURNMENT.**

There being no further business Mayor Morales adjourned the meeting at 7:19 p.m.

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Christine Krahn, Acting City Secretary

**CITY OF ROSENBERG**  
**CITY COUNCIL WORKSHOP MEETING MINUTES**  
**\*\*\*DRAFT\*\*\***

On this the 25<sup>th</sup> day of November, 2014, the City Council of the City of Rosenberg, Fort Bend County, Texas, met in a Special Workshop Session, in the Rosenberg City Hall Council Chamber, located at 2110 4th Street, Rosenberg, Texas.

**PRESENT**

Vincent M. Morales, Jr.	Mayor
William Benton	Councilor at Large, Position 1
Cynthia McConathy	Councilor at Large, Position 2
Jimmie J. Pena	Councilor, District 1
Susan Euton	Councilor, District 2
Dwayne Grigar	Councilor, District 3
Amanda Barta	Councilor, District 4

**STAFF PRESENT**

Robert Gracia	City Manager
Scott M. Tschirhart	City Attorney
Christine Krahn	Acting City Secretary
John Maresh	Assistant City Manager of Public Services
Jeff Trinker	Executive Director of Support Services
Joyce Vasut	Executive Director of Administrative Services
Travis Tanner	Executive Director of Community Development
Tonya Palmer	Building Official
Karl Zwahr	Utilities Superintendent
James Lewis	Director of Technology
Dallis Warren	Police Chief
Wade Goates	Fire Chief
Daryl Himly	Assistant Fire Chief
Angela Fritz	Executive Director of Information Services
James Lewis	Information Services Manager
Carolyn Kagy	Civic Center Manager
Darren McCarthy	Parks and Recreation Director
Randall Malik	Economic Development Director
Jeremy Heath	Assistant Economic Development Director
Lisa Olmeda	Human Resources Director
Kaye Supak	Executive Assistant

**During a City Council Workshop, the City Council does not take final action on the agenda items and any consideration of final action will be scheduled at a Regular or Special City Council Meeting. Public comments are welcomed at Regular or Special City Council Meetings. No public comments will be received at a Workshop Meeting.**

**The City Council reserves the right to adjourn into Executive Session at any time during the course of this meeting to discuss any of the matters listed below, as authorized by Title 5, Chapter 551, of the Texas Government Code.**

**CALL TO ORDER.**

Mayor Morales called the meeting to order at 7:20 p.m.

## AGENDA

### 1. REVIEW AND DISCUSS A FACILITIES MASTER PLAN PROJECT UPDATE FROM PAUL BONNETTE OF PGAL AND THE PROPOSED CREATION OF A BLUE RIBBON TASK FORCE FOR FACILITIES, AND TAKE ACTION AS NECESSARY TO DIRECT STAFF.

**Executive Summary:** Paul Bonnette of PGAL will provide a project update on the Rosenberg Facilities Master Plan study. Staff will also review and discuss the potential creation of a Blue Ribbon Task Force for Facilities and receive City Council direction regarding said Task Force.

#### **Key discussion points:**

- Paul Bonnette and Jeff Gerber with PGAL were present to update Council on the Facilities Master Plan Project. They reviewed fifteen (15) buildings, met with each department and representatives of the staff to discuss their future facilities needs. They plan to develop scenarios on how the buildings can be utilized and develop budgets for each scenario.
- Paul Bonnette gave a PowerPoint depicting the future growth of Rosenberg and stressed the importance of the City allowing for future growth. He showed the various facilities locations and the primary maintenance and space issues.
- The following facilities were discussed:
- City Hall was built in 1980 – 16,710 square feet – several ADA issues; inadequate space; HVAC distribution inadequate.
- City Hall Annex built in 1980 - 3,840 square feet – former church purchased by the City to office staff; has structural issues with slab; parking lot has cracks; cracking in brick, etc.; does not meet ADA requirements; lack of storage space; break room has two different types of flooring; conference room holds the plotter. Most of work spaces are cubicles. The HVAC system was not moved when the walls were moved; no hot water in building.
- Civic Center built in 2000 – 17,000 square feet. Some room for growth around the Civic Center. Houses the Civic Center functions and parks. The sealant needs to be replaced in all joints in the building; some evidence of water infiltration in the front storage closet. Minor roof leaks that have been repaired. The customer service area only accommodates one person at a time.
- Fire Administration Building (leased building) – under 3,000 square feet. Space is not adequate for function. Front entrance does not meet ADA requirements. Not a good long term facility for City.
- Fire Station #1 – built in 1951. Parking is an issue; bays do not accommodate the latest fire apparatus; exterior of building has cosmetic issues; one restroom on the second floor-does not meet ADA requirements; storage is an issue.
- Fire Station #2 – 10,936 square foot – built in 2002. Fueling station in the rear of the building; (single story building). Beginning to show signs of general maintenance: minor cracking in slab; minor roof repair needed. Some water damage to ceiling tiles due to prior HVAC issues. One room had some evidence of mildew in ceiling tile. Women's restroom is being used for storage.
- Fire Station #3 – 8400 square feet – built in 2013. Has emergency generator, adequate office space. Building in very good condition.
- Fleet Maintenance Facility – 4,000 square foot – not sure what year it was built. Has 4 bays and a fueling station in rear. Streets Department is also located nearby. Bays are not adequate to service fire department vehicles; floors are concrete, but need to be resurfaced. Has an emergency generator and one bay has a pit. Not enough parking for staff, so they park near the fueling station which is dangerous; restroom does not meet ADA requirements.
- Street Facility – built sometime in the 1930's – 6,000 square feet. Some damage to exterior of the metal siding of building. Contains sign shop/street dept office/break area. The one restroom is in very poor condition and does not meet ADA requirements. No outside parking area.
- Parks Department – 12,650 square feet – built around 1950's. Former recreational area and National Guard Building. Large indoor area for equipment; houses City record storage; minor repairs need to be made to building.
- Police Department – 15,000 square feet – built in 1995. Building being utilized at capacity. Minor

cosmetic issues

- Utilities Waste Water Plant 1A – shops building behind the building. Office is on other side of a high velocity chlorine pump and there is a safety concern. Building is being used beyond capacity-no office space. A lot of expensive equipment stored in building and concerned about security of equipment. Shops Area-not good for record storage.
- Waste Water Plant 2 – 1200 square feet – built in 1972. Concrete and brick structure. Cosmetic issues-there is some unutilized storage space. Restrooms do not meet ADA requirements. There are some office and lab spaces in this building.
- Water Plant 3 – small building 830 square feet – Grunwald Heights Boulevard; some office space within this building; fair condition.
- Water Plant 4 – small building – equipment and pumps stored in building; fair condition.
- City departments are spread out and inefficient with fueling stations, etc.
- Modifications have been made to facilities without making changes to HVAC system, etc.
- Perception to outside visitors is not attractive to attracting new businesses, etc.
- Records are being held in insecure areas.
- As City expands to south and west, new fire facilities will be needed to accommodate those areas.
- A Blue Ribbon Committee will need to be formed; budgets will need to be developed.
- Councilor Euton asked about when the trigger is to comply to the Americans with Disabilities Act (ADA) requirements? Paul Bonnette answered the ADA requirements are triggered on an old or existing building when improvements or renovations to a building are done.
- Councilor Pena stated everyone noticed these buildings were in bad shape. The records storage space will probably not withstand bad weather. Are the fire stations classified as “hardened” areas? Does the Police Station meet that requirement? We obviously need some decent facilities to solve some of these issues. I hope the Blue Ribbon Task Force for Facilities will keep in mind the growth and also the expanded personnel that will come with the growth.
- Councilor Grigar was surprised there is no hot water at several of the facilities. When do these general maintenance issues need to be addressed? It is good we are starting to get a plan in place.
- Jeff Trinker explained there was never a designated person and recently a Building Maintenance person has been hired to be more proactive rather than reactive. We will hire a second person to assist him. We will not be able to fix decades of neglected maintenance issues overnight.
- Councilor Barta stated she cannot believe the lack of maintenance over the years that should have been done thirty years ago.
- Robert Gracia stated he selected the Blue Ribbon Task Force from previous applications and a varied list. All of the recommended people are willing to be on the task force.
- Councilor Benton asked if the Comprehensive Plan Study is the same study as the Facilities Master Plan Study, which is a separate study. He expressed concern with the records, the fire administration being in a leased building; the mildew, centralization of facilities, concern with not advertising for committee.
- Robert Gracia was looking at the efficiency of appointing the Blue Ribbon Task Force, and if Council wants to appoint another person, they can serve. Robert Gracia asked that Council appoint the proposed list of members and Council can add additional members.
- Councilor McConathy stated enough has been said about the perception of the public as they come into the facilities and the type of services we can provide. I am excited we are doing some short term of the building maintenance and growing into some newer facilities. With the anticipated growth, we need to think long range. Fire Station 4 will be a Capital Improvement Project (CIP) item to accommodate the high winds, and Emergency Operations Center (EOC), and records storage.
- Mayor Morales stated what we were shown tonight is what presently exists. In the short time frame, we may need to add a portable building(s). The long term solutions will be Fire Station No. 4 and a new City Hall.
- Jeff Trinker stated there are long term issues and a gap that we will need to address in the facility issues.
- Mayor Morales suggested that Council appoint the recommended people tonight and if someone

else is willing to serve, Council can then appoint additional interested people. The Mayor suggested not going over 10-15 people on the Task Force.

- The directive to staff was to appoint the following members to the Blue Ribbon Task Force for Facilities (other applicants approved by Council can be added at a later date): Dan Ives; James Urbish; Pete Pavlovsky; Teresa Bailey; Lupe Uresti; Lisa Wallingford; Robert Wolter; Christy Hawkins; Ted Garcia; C.T. Foster; and Mable Buford. Any additional recommendations will be brought back for Council's approval.

2. **REVIEW AND DISCUSS RIGHT-OF-WAY ROUGH CUT, FINISH CUT, OPEN ACREAGE AND WASTEWATER TREATMENT PLANT MOWING CONTRACT, AND TAKE ACTION AS NECESSARY TO DIRECT STAFF.**

**Executive Summary:** This item has been placed on the Workshop Agenda to offer City Council the opportunity to discuss the Right-of-Way Rough Cut, Finish Cut, Open Acreage and Wastewater Treatment Plant Mowing Contract (Contract). A copy of the current Contract and Technical Specifications was included in the packet. Staff has also prepared an updated Right-of-Way Mowing Location List. The open acreage areas that are currently included in the hay production lease are not included on the list.

The Contract was initially awarded to Bio Landscape & Maintenance, Inc., on February 05, 2013, for a one (1) year term with the option to renew for two (2) additional one (1) year terms. The first one-year Contract extension was approved by City Council on December 17, 2013, and will expire on March 01, 2015. Therefore, the Contract has one (1) remaining, one (1) year option to renew at the discretion of the City. This particular Contractor has provided these mowing services to the City since November 01, 2010, and has performed in an acceptable manner. At this time, staff is recommending the Contract term be extended for the second one (1) year option, effective March 01, 2015, through March 01, 2016.

**Key discussion points:**

- John Maresh, Assistant City Manager of Public Services read the Executive Summary.
- The general consensus of Council was to move forward with the extension on the contract.
- Scott Tschirhart, City Attorney stated if Council renews the contract extension to renew it with the addition of the contract rider.
- John Maresh stated it will be brought back to Council at the December 16, 2014 Council Meeting with the rider and will be approved at that time.
- No action was taken on the item.

3. **REVIEW AND DISCUSS THE FY2015 STREET SWEEPING CONTRACT, AND TAKE ACTION AS NECESSARY TO DIRECT STAFF.**

**Executive Summary:** This item has been included to offer City Council an opportunity to discuss the 2015 Street Sweeping Contract. Per the FY2015 budget approval process, staff has prepared a base street sweeping list, which is the list approved by City Council in 2014 for the onetime per month sweeping service. An alternate list of streets for areas that generate large amounts of leaves during the fall and winter months has also been prepared. If approved, these streets would receive an additional street sweeping cycle to help minimize the leaf accumulations. This would typically occur during the months of November through January, with an option for February as determined by the City.

Staff recommends obtaining bids for the monthly street sweeping services as described above for a one (1) year term. The bid proposal would be placed on a future City Council meeting Agenda for consideration and award.

**Key discussion points:**

- How long does it typically take the street sweeper to sweep the entire City? Typically, two weeks.
- It was recommended to give the second street sweep as an alternate bid option.
- Council recommended a quality job with possibly one sweeper passing after the other.
- What is the solution for the compression area such as on Avenue G where the street is higher than the gutter? John Maresh answered the asphalt on the street would have to be milled down

- and redone. The older curbs may be rolling back also and may need to be recurbed.
- This item will be brought back to Council.
- No action was taken on the item.

4. **REVIEW AND DISCUSS PROPOSED EMERGENCY SERVICES DISTRICTS, AND TAKE ACTION AS NECESSARY TO DIRECT STAFF.**

**Executive Summary:** There are two (2) proposed Emergency Services Districts (ESD) that are planned for areas south and west of Rosenberg. The Emergency Services Districts will impact the City's Extraterritorial Jurisdiction in these areas by creating a taxing entity. This taxing entity could affect future annexation considerations. In the near future, City Council will be asked to take action on a request to allow these two (2) Emergency Services Districts to form. A map of proposed Emergency Services District Nos. 6 and 8 were included with the agenda packet.

Staff would like to take this opportunity to have an open discussion with City Council on the proposed Emergency Services Districts and receive direction as necessary.

**Key discussion points:**

- Wade Goates, Fire Chief, explained the Emergency Service District (ESD) No. 6 is Pleak.
- The ESD Nos. 6 and 8 lies within the ETJ City limits of Rosenberg also.
- This will be on the Fort Bend County's ballot for May 2015.
- Staff supports the proposed ESD's, but it is ultimately Council's decision.
- There are 100 petitioners that have to sign the petition that they are willing to pay the extra charge to form the ESD.
- If the election to form these ESD's passes in May, 2015, five (5) members are appointed by the Commissioner's Court and those five members are charged with setting up the ESD and how the funding mechanisms will work. An ESD could annex property.
- Emergency Service District (ESD) No. 8 was formed as a separate ESD after the last election. It was originally a part of ESD No. 6. Wade Goates showed the location on the map.
- Council's consensus was to move forward.
- No action was taken on the item.

5. **ADJOURNMENT.**

There being no further business, Mayor Morales adjourned the meeting at 9:04 p.m.

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Christine Krahn, Acting City Secretary

**CITY OF ROSENBERG**  
**REGULAR CITY COUNCIL MEETING MINUTES**

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

On this the 2<sup>nd</sup> day of December, 2014, the City Council of the City of Rosenberg, Fort Bend County, Texas, met in a Regular Session, in the Rosenberg City Hall Council Chamber, located at 2110 4th Street, Rosenberg, Texas.

**PRESENT**

Vincent M. Morales, Jr.	Mayor
William Benton	Councilor at Large, Position 1
Cynthia McConathy	Councilor at Large, Position 2
Jimmie J. Pena	Councilor, District 1
Susan Euton	Councilor, District 2
Amanda Barta	Councilor, District 4

**ABSENT**

Dwayne Grigar	Councilor, District 3
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**STAFF PRESENT**

Robert Gracia	City Manager
Linda Cernosek	City Secretary
Scott Tschirhart	Attorney for the City
John Maresh	Assistant City Manager of Public Services
Jeff Trinker	Executive Director of Support Services
Joyce Vasut	Executive Director of Administrative Services
Charles Kalkomey	City Engineer
Dallis Warren	Police Chief
Wade Goates	Fire Chief
Randall Malik	Economic Development Director
Travis Tanner	Executive Director of Community Development
Angela Fritz	Executive Director of Information Services
Kaye Supak	Executive Assistant
Tommy Havelka	Police Sergeant
Anthony Schnacky	Police Sergeant

**The City Council reserves the right to adjourn into Executive Session at any time during the course of this meeting to discuss any of the matters listed below, as authorized by Title 5, Chapter 551, of the Texas Government Code.**

**CALL TO ORDER.**

Mayor Morales called the meeting to order at 7:00 p.m.

**INVOCATION AND PLEDGE OF ALLEGIANCE.**

Pastor Jose Linares, Lion of Judah Church International, Rosenberg, Texas gave the invocation and led the pledge of allegiance to the flag.

**PRESENTATION OF ROSENBERG IMAGE COMMITTEE BEAUTIFICATION AND RENOVATION AWARDS.**

Mayor Morales and Councilor Benton presented Image Committee Beautification and Renovation Awards to:

*Present:*

- Gingerbread House Day Care                      2417 4<sup>th</sup> Street
- James Urbish and Walter Urbish                      1315 1<sup>st</sup> Street

*Not Present:*

- Les and Kathy Samohyl                              2526 Pecan Drive

**GENERAL COMMENTS FROM THE AUDIENCE.**

***Citizens who desire to address the City Council with comments of a general nature will be received at this time. Each speaker is limited to three (3) minutes. In accordance with the Texas Open Meetings Act, the City Council is restricted from discussing or taking action on items not listed on the agenda. It is our policy to have all speakers identify themselves by providing their name and residential address when making comments.***

**COMMENTS FROM THE AUDIENCE FOR CONSENT AND REGULAR AGENDA ITEMS.**

***Citizens who desire to address the City Council with regard to matters on the Consent Agenda or Regular Agenda will be received at the time the item is considered. Each speaker is limited to three (3) minutes. Comments or discussion by the City Council Members will only be made at the time the agenda item is scheduled for consideration. It is our policy to have all speakers identify themselves by providing their name and residential address when making comments.***

**CONSENT AGENDA**

**1. REVIEW OF CONSENT AGENDA.**

All Consent Agenda items listed are considered to be routine by the City Council and may be enacted by one (1) motion. There will be no separate discussion of Consent Agenda items unless a City Council Member has requested that the item be discussed, in which case the item will be removed from the Consent Agenda and considered in its normal sequence on the Regular Agenda.

**A. CONSIDERATION OF AND ACTION ON REGULAR MEETING MINUTES FOR OCTOBER 21, 2014, AND REGULAR MEETING MINUTES FOR NOVEMBER 04, 2014.**

**B. CONSIDERATION OF AND ACTION ON A FINAL PLAT OF WALNUT CREEK SECTION SEVEN, A SUBDIVISION OF 9.621 ACRES CONTAINING 3 BLOCKS, 31 LOTS, AND 1 RESTRICTED RESERVE OUT OF THE EUGENE WHEAT SURVEY, A-396, FORT BEND COUNTY, TEXAS.**

**Executive Summary:** The Final Plat of Walnut Creek Section Seven is a proposed subdivision consisting of 9.621 acres and thirty-one (31) residential lots located off of Irby Cobb Boulevard in the north central part of the Walnut Creek Development. The proposed Plat is located in the Extraterritorial Jurisdiction (ETJ) and in Fort Bend County MUD No. 152. It adjoins Walnut Creek Section Four to the immediate west.

The subdivision generally consists of sixty-foot (60') lots in accordance with the approved Land Plan for Walnut Creek. Four (4) of the lots are identified as being less than 60' lots due to being less than fifty feet (50') as measured at the right-of-way. All lots are a minimum of 60' as measured at the front building line. Additionally, the subdivision contains a 1.366-acre landscape reserve abutting the future Irby Cobb right-of-way.

The proposed Final Plat is not in conflict with the "Subdivision" Ordinance, the approved Land Plan, or with the Development Agreement for MUD No. 152. Additionally, the Planning Commission approved the Preliminary Plat on February 26, 2014, and an extension of that approval was granted by the Planning Commission on September 17, 2014. The Planning Commission recommended approval to City Council of the Final Plat of this subdivision on October 15, 2014. Staff recommends approval of the Final Plat of Walnut Creek Section Seven.

**Action:** Councilor McConathy made a motion, seconded by Councilor Barta to approve the Consent Agenda with a correction to Item A - October 21, 2014, Council Meeting Minutes. The motion carried by a unanimous vote of those present.

**REGULAR AGENDA**

**2. CONSIDERATION OF AN ACTION ON RESOLUTION NO. R-1878, A RESOLUTION AUTHORIZING THE CITY MANAGER TO EXECUTE, FOR AND ON BEHALF OF THE CITY, AN AGREEMENT FOR COMMUNITY DEVELOPMENT BLOCK GRANT FUNDING FOR WATER LINE IMPROVEMENTS – PHASE II, BY AND BETWEEN THE CITY OF ROSENBERG, TEXAS, AND FORT BEND COUNTY, IN THE AMOUNT OF \$210,000.00.**

**Executive Summary:** On March 18, 2014, City Council approved the Community Development Block Grant (CDBG) Fund application for the design and construction of a water line improvement project named North Side Water Line Improvements – Phase II (Project). CDBG is providing \$210,000.00 for the construction of the Project and the City will provide local matching funds in the amount of \$73,605.00 for construction, engineering services and contingencies. The Project will address an aging and undersized infrastructure deficiency in water pressure and water volume and will improve potable water service and fire protection service for the entire northern portion of the City. The executed Agreement will be returned to the Fort Bend County Community Development Department for submission to Commissioners Court for approval.

The Agreement, attached as Exhibit "A" to Resolution No. R-1878, is the standard Agreement issued by CDBG. Staff recommends approval of Resolution No. R-1878 providing authorization for the City Manager to execute the Agreement.

**Key discussion points:**

- John Maresh, Assistant City Manager of Public Services read the Executive Summary.

**Action:** Councilor McConathy made a motion, seconded by Councilor Euton to approve Resolution No. R-1878, a Resolution authorizing the City Manager to execute, for and on behalf of the City, an Agreement for Community Development Block Grant Funding for Water Line Improvements – Phase II, by and between the City of Rosenberg, Texas, and Fort Bend County, in the amount of \$210,000.00. The motion carried by a unanimous vote of those present.

3. **CONSIDERATION OF AND ACTION ON RESOLUTION NO. R-1880, A RESOLUTION AUTHORIZING THE CITY MANAGER TO EXECUTE, FOR AND ON BEHALF OF THE CITY, A CONTRACT FOR ENGINEERING SERVICES FOR THE COMMUNITY DEVELOPMENT BLOCK GRANT FUNDED NORTH SIDE WATER LINE IMPROVEMENTS – PHASE II, BY AND BETWEEN THE CITY AND KELLY R. KALUZA AND ASSOCIATES, INC., IN THE AMOUNT OF \$39,900.00.**

**Executive Summary:** The CDBG program is administered through the Fort Bend County Community Development Department on an annual basis to qualified organizations and municipalities. The City received CDBG funding from Fort Bend County for Phase II of this water line project to serve the north side of Rosenberg. The City match is to provide for engineering services and a portion of the construction costs. CDBG engineering procurement guidelines are followed in the selection process. The scope of engineering services is better described in a memorandum attached in the agenda packet.

The City issued a Request for Qualifications (RFQ) for engineering services on this project. Advertisements were placed in the local newspaper and posted on the City website. Statements of Qualifications (SOQs) were received from three (3) engineering firms by the Wednesday, November 05, 2014 deadline. The proposal was received by staff and a checklist was used to ensure all CDBG criteria were met. Using the checklist, the review is based on (1) the firm's familiarity with the project scope, (2) qualifications and experience of the team representatives to be assigned to this project; and (3) previous experience on projects with similar scope. Based on this review, staff recommends Kelly R. Kaluza & Associates, Inc., based on their first hand experience and knowledge of the proposed project. Kelly R. Kaluza & Associates, Inc., has previously been selected for engineering services on prior CDBG projects for the City.

Staff recommends approval of Resolution No. R-1880, a Resolution authorizing the City Manager to execute a Contract for Engineering Services for the CDBG Phase II Water Line Improvements Project, by and between the City and Kelly R. Kaluza and Associates, Inc., in the amount of \$39,900.00. A copy of the Agreement is attached to Resolution No. R-1880 as Exhibit "A".

**Key discussion points:**

- John Maresh read the Executive Summary.

**Action:** Councilor Benton made a motion, seconded by Councilor Barta to approve Resolution No. R-1880, a Resolution authorizing the City Manager to execute, for and on behalf of the City, a Contract for Engineering Services for the Community Development Block Grant funded North Side Water Line Improvements – Phase II, by and between the City and Kelly R. Kaluza and Associates, Inc., in the amount of \$39,900.00. The motion carried by a unanimous vote of those present.

4. **CONSIDERATION OF AND ACTION ON RESOLUTION NO. R-1883, A RESOLUTION AWARDED BID NO. 2014-21 FOR CONSTRUCTION OF THE 2014 SANITARY SEWER PIPEBURSTING PROJECT; AND, AUTHORIZING THE CITY MANAGER TO NEGOTIATE AND EXECUTE, FOR AND ON BEHALF OF THE CITY, APPROPRIATE DOCUMENTS AND/OR AGREEMENTS REGARDING SAME.**

**Executive Summary:** Bids were received on Wednesday, November 19, 2014, for the 2014 Sanitary Sewer Pipebursting Project (Project). A total of three (3) bids were opened and tabulated as indicated on the bid summary form.

Staff recommends Bid No. 2014-21 be awarded to PM Construction and Rehab, LLC, for the Base Bid and Alternate Bids No. 1 and No. 2 in the total amount of \$2,570,570.00. The attached correspondence from Kelly R. Kaluza, Project Engineer, recommends same. Should the bid be awarded as recommended, the proposal from PM Construction and Rehab, LLC, will be attached and serve as Exhibit "A" to Resolution No. R-1883. The contract time is 305 calendar days.

This Project is included in the FY2015 Capital Improvement Plan approved by City Council on June 17, 2014.

Staff recommends approval of Resolution No. R-1883 which will award Bid No. 2014-21 and provide authorization for the City Manager to negotiate and execute all required documents necessary to facilitate the Agreement.

**Key discussion points:**

- John Maresh read the Executive Summary.

**Action:** Councilor McConathy made a motion, seconded by Councilor Euton to approve Resolution No. R-1883, a Resolution awarding Bid No. 2014-21 for construction of the 2014 Sanitary Sewer Pipebursting Project; and, authorizing the City Manager to negotiate and execute, for and on behalf of the City, appropriate documents and/or agreements regarding same. The motion carried by a unanimous vote of those present.

5. **CONSIDERATION OF AND ACTION ON RESOLUTION NO. R-1876, A RESOLUTION DESIGNATING A REPRESENTATIVE AND AN OFFICIAL ALTERNATE TO THE HOUSTON-GALVESTON AREA COUNCIL (H-GAC) GENERAL ASSEMBLY FOR THE YEAR 2015.**

**Executive Summary:** The Houston-Galveston Area Council (H-GAC) has requested the City's appointment of representatives to the H-GAC's 2015 General Assembly by January 01, 2015. Councilor McConathy and Mayor Morales currently serve as Rosenberg's representatives to the Assembly. The proposed Resolution No. R-1876 will designate the 2015 Representative and Official Alternate to serve in these positions. Attached for your review is a copy of the letter of request from H-GAC and the proposed Resolution designating the City's representatives.

**Action:** Mayor Morales made a motion, seconded by Councilor Benton to designate Councilor McConathy as the City's representative to the Houston-Galveston Area Council (H-GAC) General Assembly for the Year 2015. The motion carried by a unanimous vote of those present.

**Action:** Councilor McConathy made a motion, seconded by Councilor Barta to nominate Mayor Morales as the Official Alternate to the Houston-Galveston Area Council (H-GAC) General Assembly for the Year 2015. The motion carried by a unanimous vote of those present.

6. **CONSIDERATION OF AND ACTION ON ORDINANCE NO. 2014-45, AN ORDINANCE AMENDING THE CODE OF ORDINANCES BY AMENDING CHAPTER 6. BUILDING AND BUILDING REGULATIONS, ARTICLE XIII. SIGN REGULATIONS, SECTION 6-367; PROVIDING REGULATIONS REGARDING PAINTING OF STREET NUMBERS ON CITY CURBS; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES INCONSISTENT OR IN CONFLICT HERewith; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.**

**Executive Summary:** Regulations regarding painting of street numbers on City curbs was discussed at the April 01, 2014, April 22, 2014, August 26, 2014, and October 21, 2014 City Council Meetings. As requested by City Council, Ordinance No. 2014-45 establishes regulations regarding the painting of street numbers on City curbs and limits any decoration to include only the Texas state flag.

Staff recommends approval of Ordinance No. 2014-45 as presented.

**Key discussion points:**

- Scott Tschirhart, Attorney for the City provided a brief overview of the Ordinance.
- Subsection (b) was modified and subsection (c) to be included where the white portion of the flag will have reflective paint and all letters will be the same size.

**Questions:**

**Q:** In subsection (d) it stated including flags and other symbols. The Texas flag has already been accepted.

**A:** The Texas flag is stated straight up in the ordinance. This would mean other than the Texas flag.

**Action:** Councilor McConathy made a motion, seconded by Councilor Barta to approve Ordinance No. 2014-45, an Ordinance amending the Code of Ordinances by amending Chapter 6. Building and Building Regulations, Article XII, Sign Regulations, Section 6-367; providing regulations regarding painting of street numbers on City curbs; repealing all ordinances or parts of ordinances inconsistent or in conflict herewith; providing for severability; and providing an effective date including the verbiage in Subsection (d) which

defines the Texas flag as an exclusion to this paragraph. The motion carried by a unanimous vote of those present.

7. **HOLD EXECUTIVE SESSION FOR CONSULTATION WITH ATTORNEY TO RECEIVE LEGAL ADVICE REGARDING THE ALTERNATE WATER SUPPLY PROJECT WITH BRAZOSPORT WATER AUTHORITY PURSUANT TO SECTION 551.071; TO DELIBERATE THE PURCHASE, EXCHANGE, LEASE, OR VALUE OF REAL PROPERTY PURSUANT TO SECTION 551.072; AND, TO DELIBERATE THE APPOINTMENT, EMPLOYMENT, EVALUATION, REASSIGNMENT, DUTIES, DISCIPLINE, OR DISMISSAL FOR THE POSITIONS OF CITY MANAGER AND SECRETARY III PURSUANT TO SECTION 551.074 OF THE TEXAS GOVERNMENT CODE.**

**Action:** Councilor Barta made a motion, seconded by Councilor McConathy to adjourn for Executive Session. The motion carried by a unanimous vote of those present.

An Executive Session was held for consultation with Attorney to receive legal advice regarding the Alternate Water Supply Project with Brazosport Water Authority pursuant to Section 551.071; to deliberate the purchase, exchange, lease, or value of real property pursuant to Section 551.072; and, to deliberate the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal for the positions of City Manager and Secretary III pursuant to Section 551.074 of the Texas Government Code.

8. **ADJOURN EXECUTIVE SESSION, RECONVENE INTO REGULAR SESSION, AND TAKE ACTION AS NECESSARY AS A RESULT OF EXECUTIVE SESSION.**

Mayor Morales adjourned the Executive Session and reconvened into Regular Session at 8:38 p.m.

Councilor McConathy made a motion, seconded by Councilor Euton to direct staff to accept the counteroffer submitted for the proposed 0.856 acre Sanitary Sewer Line Easement out of 51.4768 acre tract, located at the southwest corner of U.S. Highway (I-69) and Fairgrounds Road, Fort Bend County, Texas 77471, and prepare easement documents as appropriate. The motion carried by a unanimous vote of those present.

9. **CONSIDERATION OF AND ACTION ON RESOLUTION NO. R-1884, A RESOLUTION AUTHORIZING THE MAYOR TO EXECUTE, FOR AND ON BEHALF OF THE CITY, A WATER SUPPLY AGREEMENT, BY AND BETWEEN THE CITY AND BRAZOSPORT WATER AUTHORITY TO SUPPLY A POTABLE WATER SOURCE.**

**Executive Summary:** This item has been added to the agenda to offer City Council the opportunity to consider action on a Water Supply Agreement (Agreement) with the Brazosport Water Authority. The Agreement would provide an alternative potable water supply to the City that satisfies the Fort Bend Subsidence District (District) Regulatory Plan requirements. The City is mandated to comply with the requirement to reduce groundwater withdrawals by thirty percent (30%) on or before, October 01, 2016.

A copy of the Agreement is being provided to City Council under separate cover.

During the discussion of this Agenda item, staff will be providing a recommendation regarding approval of Resolution No. R-1884 as presented, authorizing the Mayor to execute a Water Supply Agreement by and between the City and Brazosport Water Authority to supply a potable water supply.

**Action:** Councilor McConathy made a motion, seconded by Councilor Barta to approve Resolution No. R-1884, a Resolution authorizing the Mayor to execute, for and on behalf of the City, a Water Supply Agreement, by and between the City and Brazosport Water Authority to supply a potable water source with the addition of Section 2 as noted by legal counsel, with reads as follows: "The City Council of the City of Rosenberg hereby authorizes the Mayor, on behalf of the City, to exercise the option under Section 1.1(c) of the Water Supply Agreement to acquire all, or part, of the water supply reserved by Brazosport Water Authority for the Texas Department of Criminal Justice". The motion carried by a unanimous vote of those present.

10. **ANNOUNCEMENTS.**

- Christmas in Rosenberg will be held this weekend, December 4-6, 2014.
- Channel 13 Food Drive at Terry High School.

11. **ADJOURNMENT.**

There being no further business Mayor Morales adjourned the meeting at 8:45 p:m.

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Linda Cernosek, TRMC, City Secretary



# CITY COUNCIL COMMUNICATION

January 06, 2015

ITEM #	ITEM TITLE
B	Ordinance No. 2015-01 – Speed Limit on Sally Anne Drive

**ITEM/MOTION**

Consideration of and action on Ordinance No. 2015-01, an Ordinance amending the Code of Ordinances by adding to Section 28-71 of Division 4 of Article II of Chapter 28 thereof, a new prima facie speed limit of twenty-five (25) miles per hour along Sally Anne Drive from Lane Drive to the east City Limit line, approximately one-thousand and fifty (1,050) feet; and repealing the prima facie speed limit of thirty (30) miles per hour along Sally Anne Drive from Lane Drive to the east City Limit line, approximately one-thousand and fifty (1,050) feet; making certain findings, authorizing the placement of speed limit signs along such street; providing a penalty for violation of any provision hereof; providing an effective date and providing for severability.

FINANCIAL SUMMARY	ELECTION DISTRICT
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**Annualized Dollars:**

- One-time
- Recurring
- N/A

**Budgeted:**

- Yes  No  N/A

**Source of Funds:** N/A

- District 1
- District 2
- District 3
- District 4
- City-wide
- N/A

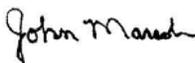
**SUPPORTING DOCUMENTS:**

**MUD #:** N/A

1. Ordinance No. 2015-01
2. Location Map
3. Texas Transportation Code Excerpt - Municipal Speed Limit Procedures

**APPROVALS**

**Submitted by:**

  
 John Maresh  
 Assistant City Manager of  
 Public Services

**Reviewed by:**

- Exec. Dir. of Administrative Services
- Asst. City Manager of Public Services
- City Attorney **DNRBHZ/rl**
- City Engineer
- Assistant Police Chief **TD/ks**

**Approved for Submittal to City Council:**

  
 Robert Gracia  
 City Manager

**EXECUTIVE SUMMARY**

Staff has prepared Ordinance No. 2015-01 to establish a 25 mile per hour speed limit on the portion of Sally Anne Drive located from Lane Drive to the east City Limit line. The current speed limit within the Rosenberg City limits is 30 miles per hour and the speed limit is reduced to 20 miles per hour within the Richmond City limits. Due to this 10 mile per hour speed limit differential at the Rosenberg/Richmond City limit line, it would be appropriate to reduce the speed limit within the Rosenberg City limits to 25 miles per hour. Based on the Texas Transportation Code, City Council has the ability to lower the speed limit to 25 miles per hour without the need to conduct a traffic study.

Staff recommends approval of Ordinance No. 2015-01, establishing the aforementioned speed limit along a portion of Sally Anne Drive.

**ORDINANCE NO. 2015-01**

**AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE CITY OF ROSENBERG, TEXAS, BY ADDING TO SECTION 28-71 OF DIVISION 4 OF ARTICLE II OF CHAPTER 28 THEREOF, A NEW PRIMA FACIE SPEED LIMIT OF TWENTY-FIVE (25) MILES PER HOUR ALONG SALLY ANNE DRIVE FROM LANE DRIVE TO THE EAST CITY LIMIT LINE, APPROXIMATELY ONE-THOUSAND AND FIFTY (1,050) FEET; AND REPEALING THE PRIMA FACIE SPEED LIMIT OF THIRTY (30) MILES PER HOUR ALONG SALLY ANNE DRIVE FROM LANE DRIVE TO THE EAST CITY LIMIT LINE, APPROXIMATELY ONE-THOUSAND AND FIFTY (1,050) FEET; MAKING CERTAIN FINDINGS; AUTHORIZING THE PLACEMENT OF SPEED LIMIT SIGNS ALONG SUCH STREET; PROVIDING A PENALTY FOR VIOLATION OF ANY PROVISION HEREOF; PROVIDING AN EFFECTIVE DATE AND PROVIDING FOR SEVERABILITY.**

**WHEREAS**, the City Council of the City of Rosenberg, Texas, is authorized by Section 545.356 of the Texas Transportation Code to regulate speed limits on certain City streets in order to facilitate the reasonable movement of traffic; and,

**WHEREAS**, the City Council of the City of Rosenberg, Texas, has determined that the safety and welfare of the citizens of the City and other members of the traveling public require that at the location of Sally Anne Drive from Lane Drive to the East City Limit line, approximately one-thousand and fifty (1,050) feet, the prima facie speed limit be set at twenty-five (25) miles per hour and that speed limit signs should be placed along such road; and,

**WHEREAS**, the City Council of the City of Rosenberg, Texas, has determined that the safety and welfare of the citizens of the City and other members of the traveling public require that at the location of Sally Anne Drive from Lane Drive to the East City Limit line, approximately one-thousand and fifty (1,050) feet, the current prima facie speed limit of thirty (30) miles per hour is repealed; now, therefore,

**BE IT ORDAINED BY THE COUNCIL OF THE CITY OF ROSENBERG:**

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

Section 2. The Code of Ordinances of the City of Rosenberg, Texas, is hereby amended by adding to Section 28-71 of Division 4 of Article II of Chapter 28 thereof the following new prima facie speed limits as follows:

**“Section 28-71. Speed zones.**

\* \* \*

Sally Anne Drive from Lane Drive to the East City Limit line, approximately one-thousand and fifty (1,050) feet, twenty-five (25) miles per hour.

\* \* \*”

Section 3. The prima facie speed limit on Sally Anne Drive from Lane Drive to the East City Limit line, approximately one-thousand and fifty (1,050) feet set at thirty (30) miles per hour is hereby repealed.

Section 4. The City Manager is hereby authorized and directed to cause the placement of speed limit signs as described in Section 2 hereof.

Section 5. The speed limits established by this Ordinance shall be effective upon ten (10) days following passage of this Ordinance and shall be published in a newspaper of general circulation in compliance with Section 3.10 of the City Charter.

Section 6. Pursuant to Texas Transportation Code Section 545.356(d), not later than February 1 of each year, the Chief of Police shall ensure that a report that compares the following for each of the two previous calendar years is posted on the City’s website and submitted to the Texas Department of Transportation:

(1) the number of traffic citations issued by peace officers of the municipality and the alleged speed of the vehicles, for speed limit violations on the highway or part of the highway;

(2) the number of warning citations issued by peace officers of the municipality on the highway or part of the highway; and

(3) the number of vehicular accidents that resulted in injury or death and were attributable to speed limit violations on the highway or part of the highway.

Section 7. Violations of this Ordinance shall be punished in accordance with the penalty provisions of the City of Rosenberg Code of Ordinances.

Section 8. In the event any clause phrase, provision, sentence, or part of this Ordinance or the application of the same to any person or circumstances shall for any reason be adjudged invalid or held unconstitutional by a court of competent jurisdiction, it shall not affect, impair, or invalidate this Ordinance as a whole or any part or provision hereof other than the part declared to be invalid or unconstitutional; and the City Council of the City of Rosenberg, Texas, declares that it would have passed each and every part of the same notwithstanding the omission of any such part thus declared to be invalid or unconstitutional, whether there be one or more parts.

**PASSED AND APPROVED** by a vote of \_\_\_\_\_ “ayes” in favor and \_\_\_\_\_ “noes” against on this first and final reading in full compliance with the provisions of Section 3.10 of the Charter of the City of Rosenberg on the \_\_\_\_\_ day of \_\_\_\_\_ 2015.

**ATTEST:**

**APPROVED:**

\_\_\_\_\_  
Linda Cernosek, **City Secretary**

\_\_\_\_\_  
Vincent M. Morales, Jr., **Mayor**

**APPROVED AS TO FORM:**

---

Scott Tschirhart, **City Attorney**  
Denton Navarro Rocha Bernal Hyde & Zech, P.C.



Timberlane Addition

Lane Drive

Sally Anne Drive -  
Proposed 25 Mile  
Per Hour Speed  
Limit

Pecan Park

Lamar Estates.

Villages At Lakeside

© 2014 Google

Google earth

1995

Imagery Date: 5/2/2014 29°34'00.43" N 95°46'25.26" W elev 104 ft eye alt 2839 ft

## Speed Limits

Speed limits on Texas roads (including city streets) are generally set by statute. TEX. TRANSP. CODE § 545.352. The statute includes the following speed limits:

Street in Urban District	30 mph
Alley in Urban District	15 mph
Highway Numbered by State Outside Urban District	70 mph 65 mph-night
Other Highway Outside Urban District	60 mph 55 mph-night

The speed limit on most city streets is 30 miles per hour because an “urban district” is land adjacent to and including a highway, if the land has structures that are used for business, industry, or residences and the buildings are located at intervals of less than 100 feet for a distance of at least one quarter mile on each side of the highway. *Id.* (Note: the term “highway” in the statute means any road. Compare to the term “state highway,” which refers to state-owned and operated highways.)

The governing body of a city, for a street in the city, including a state highway, has the same authority to alter the above speed limits as the Texas Transportation Commission has for an officially designated or marked highway of the state highway system. However, the governing body of a city may not establish a speed limit of more than 60 miles per hour. *Id.* § 545.356.

A city may lower the state-mandated speed limit by performing an engineering and traffic investigation and determining that the prima facie speed limit is unreasonable or unsafe for that road. *Id.* § 545.353. If requested by the school, the city must hold a public hearing at least once each calendar year to consider prima facie speed limits on a highway in the city, including a state highway, near the school or institution of higher education. *Id.* § 545.357.

Before lowering the speed limit, the city must follow the “Procedures for Establishing Speed Zones,” which can be found at the Texas Department of Transportation’s Web site at <http://www.dot.state.tx.us/publications/traffic/szn.pdf>, and consider width and condition of the pavement, the usual traffic at the affected area, and other circumstances. *Id.* The only instance in which a city may lower a speed limit without a traffic study, to as low as 25 miles per hour, is if the road is in an urban district, is less than four lanes, and is not a state highway. A city should contact the Texas Department of Transportation before conducting a study or attempting to alter the speed limits on state highways within the city limits. A Texas Transportation Commission order declaring a speed limit on a part of a designated or marked route of the state highway system supersedes any conflicting designated speed established by a city. *Id.* § 545.359.

A speed limit that is altered by a city is effective when the governing body erects signs giving notice of the new limit. *Id.* § 545.357. Cities do not have the authority to alter speed limits outside of city boundaries.

The Texas Manual on Uniform Traffic Control Devices provides some guidelines for installing speed limit signs. Section 2B.18 states that speed limit signs should be placed: (1) where the speed limit changes; and (2) beyond major intersections and at other locations where it is necessary to remind road users of the correct speed limit.

More information on altering speed limits is available at the Texas Department of Transportation's Web site at [www.dot.state.tx.us](http://www.dot.state.tx.us).



# CITY COUNCIL COMMUNICATION

## January 06, 2015

ITEM #	ITEM TITLE
C	<b>Resolution No. R-1894 – Wleczyk Reappointment to Fort Bend Subsidence District Board</b>

### ITEM/MOTION

Consideration of and action on Resolution No. R-1894, a Resolution designating the reappointment of Benny Wleczyk to a two-year term of office on the Fort Bend Subsidence District Board of Directors beginning February 01, 2015.

FINANCIAL SUMMARY	ELECTION DISTRICT
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**Annualized Dollars:**

- One-time
- Recurring
- N/A

**Budgeted:**

- Yes  No  N/A

**Source of Funds:** N/A

- District 1
- District 2
- District 3
- District 4
- City-wide
- N/A

**SUPPORTING DOCUMENTS:**

1. Resolution No. R-1894
2. Turco Correspondence – 12-01-14

**MUD #:** N/A

### APPROVALS

**Submitted by:****Vincent M. Morales, Jr./ks**

Vincent M. Morales, Jr.  
Mayor

**Reviewed by:**

- Exec. Director of Administrative Services
- Asst. City Manager of Public Services
- City Attorney
- City Engineer
- (Other)

**Approved for Submittal to City Council:**

Robert Gracia  
City Manager

### EXECUTIVE SUMMARY

Every two years, the Fort Bend Subsidence District (FBSD) requires the appointment of a representative from the City of Rosenberg to its Board of Directors. Benny Wleczyk is currently serving in this position. This appointment must be made by January 16, 2015, and the representative's term of office begins on February 01, 2015. A copy of the letter from Mr. Michael Turco, General Manager for the FBSD, and Resolution No. R-1894 is attached for your information and consideration.

Staff recommends approval of Resolution No. R-1894 regarding the reappointment of Benny Wleczyk to the Fort Bend Subsidence District Board of Directors.

**RESOLUTION R-1894**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ROSENBERG DESIGNATING THE REAPPOINTMENT OF BENNY WLECZYK TO A TWO-YEAR TERM OF OFFICE ON THE FORT BEND SUBSIDENCE DISTRICT BOARD OF DIRECTORS BEGINNING FEBRUARY 01, 2015.**

\* \* \* \* \*

**WHEREAS**, the City Council of the City of Rosenberg is entitled to appoint a Director to serve on the Board of Directors of the Fort Bend Subsidence District for a period of two years beginning February 01, 2015; now, therefore,

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

Section 1. The City Council hereby reappoints Benny Wleczyk to a two-year term of office on the Board of Directors of the Fort Bend Subsidence District, beginning February 01, 2015.

**PASSED, APPROVED, AND RESOLVED** this \_\_\_\_ day of \_\_\_\_\_, 2015.

**ATTEST:**

**APPROVED:**

\_\_\_\_\_  
Linda Cernosek, **City Secretary**

\_\_\_\_\_  
Vincent M. Morales, Jr., **Mayor**



## FORT BEND SUBSIDENCE DISTRICT

P.O. Box 427, Richmond, Texas 77406-0427 (281) 342-3273

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December 1, 2014



The Honorable Vincent Morales  
Mayor, City of Rosenberg  
P. O. Box 32  
Rosenberg, Texas 77471

Dear Mayor Morales:

As General Manager of the Fort Bend Subsidence District, it is my responsibility to notify you that the term of office of Benny Wleczyk will expire on January 31, 2015. The City of Rosenberg may reappoint Mr. Wleczyk for a two-year term. The law imposes certain qualifications on the member to be appointed by the City of Rosenberg. The member must be a resident of and qualified voter in the District.

Your selection of a director is requested to be made by Friday, January 16, 2015. Please send your letter concerning the action taken by the City of Rosenberg on this appointment.

Your interest in and support of the Subsidence District has been of great value to the District, and I look forward to working with you and your staff in 2015. Please contact me if you have any questions concerning the Board appointment.

Sincerely yours,

A handwritten signature in blue ink, appearing to read "Michael Turco".

Michael Turco  
General Manager

MT/ws



# CITY COUNCIL COMMUNICATION

## January 06, 2015

ITEM #	ITEM TITLE
D	Final Plat of Rivers Mist Section Two
<b>ITEM/MOTION</b>	
Consideration of and action on a Final Plat of Rivers Mist Section Two, being a subdivision of 15.597 acres out of the Wm. Lusk Survey, A-276, in Fort Bend County, Texas (Fort Bend County Municipal Utility District No. 158); 46 lots, 2 blocks, 3 reserves (4.2658 acres).	
<b>FINANCIAL SUMMARY</b>	<b>ELECTION DISTRICT</b>

**Annualized Dollars:**

- One-time
- Recurring
- N/A

**Budgeted:**

- Yes  No  N/A

**Source of Funds:** N/A

- District 1
- District 2
- District 3
- District 4
- City-wide
- N/A

**SUPPORTING DOCUMENTS:**

1. Final Plat of Rivers Mist Section Two
2. Land Plan for Rivers Mist – 05-03-06
3. Planning Commission Meeting Minute Excerpt – 08-20-14
4. Planning Commission Meeting Minute Excerpt – 11-19-14

<b>MUD #:</b> 158 (River Run at the Brazos/Rivers Mist)
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**APPROVALS****Submitted by:**

*Travis Tanner*  
 Travis Tanner, AICP  
 Executive Director of  
 Community Development

**Reviewed by:**

- Exec. Dir. of Administrative Services
- Asst. City Manager of Public Services
- City Attorney
- City Engineer
- (Other)

**Approved for Submittal to City Council:**

*Robert Gracia*  
 Robert Gracia  
 City Manager

**EXECUTIVE SUMMARY**

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

The proposed Plat consists of 15.597 acres, 46 lots, two (2) blocks, and three (3) reserves with a total of 4.2658 acres. All proposed lots are a minimum of sixty feet (60') in width. This is in accordance with the approved Land Plan for Rivers Mist dated May 2006. The Preliminary Plat of this subdivision was approved by the Planning Commission on August 20, 2014. The Commission subsequently recommended approval to City Council of the Final Plat on November 19, 2014.

The proposed Final Plat meets all applicable regulations of the City of Rosenberg and is not in conflict with the Land Plan for Rivers Mist or with the approved Preliminary Plat. Staff recommends approval of the Final Plat of Rivers Mist Section Two.

STATE OF TEXAS  
COUNTY OF FORT BEND

We, Ventana Development Reading West, L.L.C., a Texas limited liability company, acting by and through James B. Grover, Co-Manager of Ventana Reading Road, L.L.C., a Texas limited liability company and sole General Partner of Ventana Development Reading, LTD., owners (hereinafter referred to as Owners) of the 15.597 acre tract described in the above and foregoing map of RIVERS MIST SECTION TWO, do hereby make and establish said subdivision and development plot of said property according to all lines, dedications, restrictions and notations on said maps or plot and hereby dedicate to the use of the public forever, all streets (except those streets designated as private streets, or permanent access easements), alleys, parks, water courses, drains, easements and public places shown thereon for the purposes and considerations therein expressed, and do hereby bind ourselves, our heirs, successors and assigns to warrant and forever defend the title to the land so dedicated.

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

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

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

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

FURTHER, we do hereby dedicate to the public a strip of land twenty (20) feet wide on each side of the center line of any and all bays, creeks, gullies, ravines, draws and drainage ditches located in said subdivision, as easements for drainage purposes. Fort Bend County or any other governmental agency shall have the right to enter upon said easement at any and all times for the purposes of construction and maintenance of drainage facilities and structures.

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

FURTHER, Owners do hereby covenant and agree that all of the property within the boundaries of this plot and adjacent to any drainage easement, ditch, gully, creek or natural drainage way is hereby restricted to keep such drainage ways and easements clear of fences, buildings, planting and other obstructions to the operations and maintenance of the drainage facility and that such obutting property shall not be permitted to drain directly into this easement except by means of an approved drainage structure.

FURTHER, we do hereby certify that we are the owners of all property immediately adjacent to the boundaries of the attached plot of RIVERS MIST SECTION TWO, where building setback lines or public utility easements are to be established outside of the boundaries of the above and foregoing plot and do hereby make and establish all building setback lines and dedicate to the use of the public forever all public utility easements shown in said adjacent acreage.

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

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

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

STATE OF TEXAS  
COUNTY OF FORT BEND

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

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

Notary Public in and for the  
State of T E X A S  
My Notary Commission Expires \_\_\_\_\_

I, Charles Kennedy, Jr., am authorized under the laws of the State of Texas to practice the profession of surveying and hereby certify that above subdivision is true and correct; was prepared from an actual survey of the property made under my supervision on the ground and that all boundary corners, angle points of curvature and other points of reference have been marked with iron (or other suitable permanent ferrous metal) pipes minimum 5/8" required and a length of not less than three (3) feet.

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

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

This is to certify that the City Planning Commission of the City of Rosenberg, Texas has approved this plot and subdivision of RIVERS MIST SECTION TWO in conformance with the laws of the State of Texas, and the ordinances of the City of Rosenberg as shown hereon and authorized the recording of this plot this \_\_\_\_\_ day of \_\_\_\_\_, 2014.

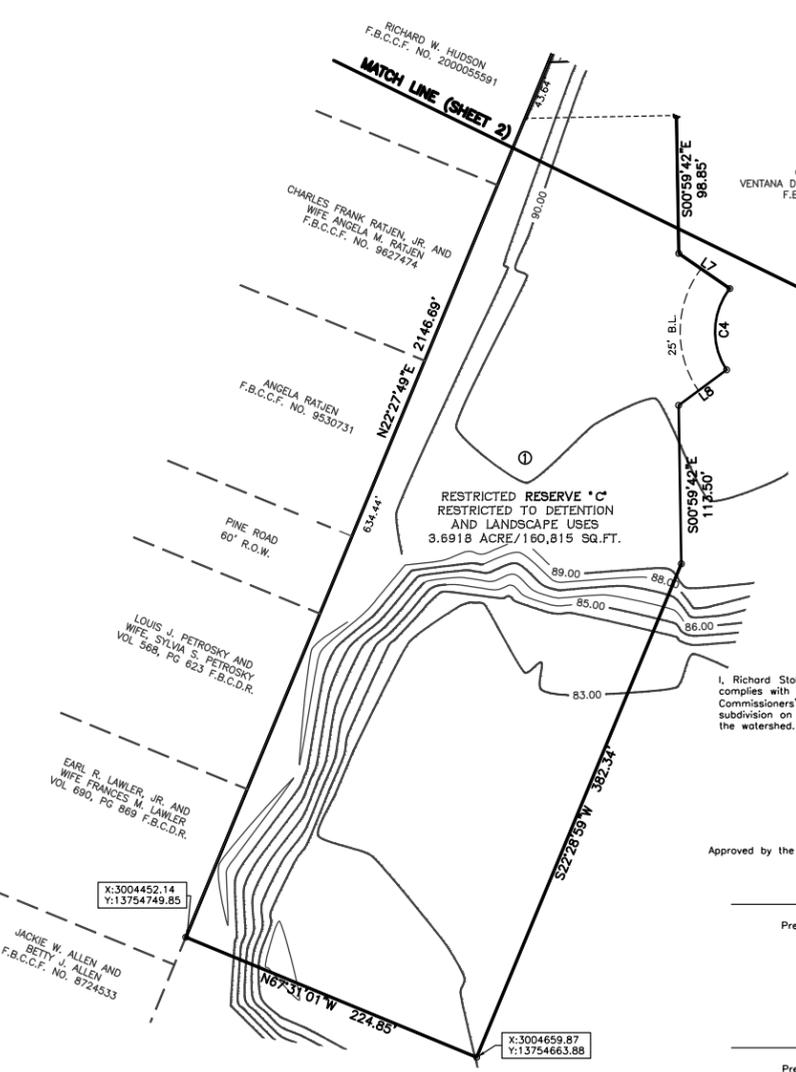
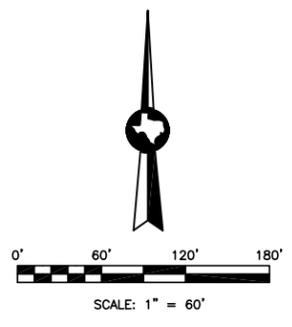
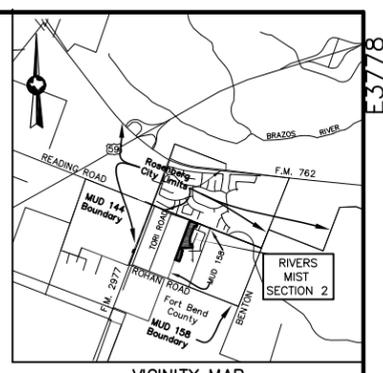
By: Pete Pavlovsky, Chairman  
Wayne Poldrack, Secretary

This is to certify that the City Council of the City of Rosenberg, Texas has approved this plot and subdivision of RIVERS MIST SECTION TWO in conformance with the laws of the State of Texas, and the ordinances of the City of Rosenberg as shown hereon and authorized the recording of this plot this \_\_\_\_\_ day of \_\_\_\_\_, 2014.

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

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

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



LOT AREA SUMMARY TABLE

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

PARK LAND DEDICATION TABLE  
RIVERS MIST SECTION TWO

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

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

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

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

CURVE TABLE

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

LINE TABLE

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

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

ELEVATION = 81.66 FEET, NGVD 29

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

ELEVATION = 95.80 FEET, NGVD 29

THE SUBJECT PROPERTY LIES WITHIN ZONE "X" (UNSHADED), DEFINED AS AREAS DETERMINED TO BE OUTSIDE 500-YR FLOOD PLAIN, AS DEPICTED ON FLOOD INSURANCE RATE MAP NO. 48157C0265 L, DATED APRIL 2, 2014, ISSUED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, BASED ON A SCALED LOCATION OF THE SUBJECT PROPERTY ON THE REFERENCED MAP ON PAGES 1 & 2, HEREIN.

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

Richard Stolleis, P.E.  
Fort Bend County Engineer

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

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

STATE OF TEXAS  
COUNTY OF FORT BEND

I, Dianne Wilson, County Clerk in and for Fort Bend County, hereby certify that the foregoing instrument with its certificate of authentication was filed for recording in my office on \_\_\_\_\_, 2014, at \_\_\_\_\_ o'clock \_\_\_\_\_ M. in Plot Number(s) \_\_\_\_\_ of the Plat Records of Fort Bend County, Texas. Witness my hand and seal of office, at Richmond, Texas, the day and date last above written.

Dianne Wilson, County Clerk  
Fort Bend County, Texas

By: \_\_\_\_\_  
Deputy

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

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

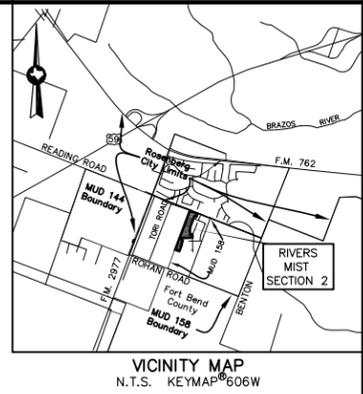
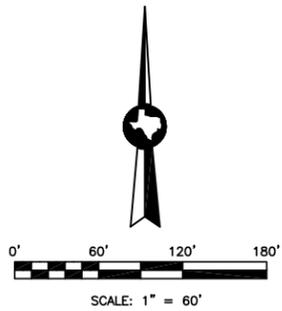


10555 Westoffice Drive  
Houston, Texas 77042  
713.784.4500  
EHRAinc.com  
TBP# No. F-78  
TBL# No. 10592300

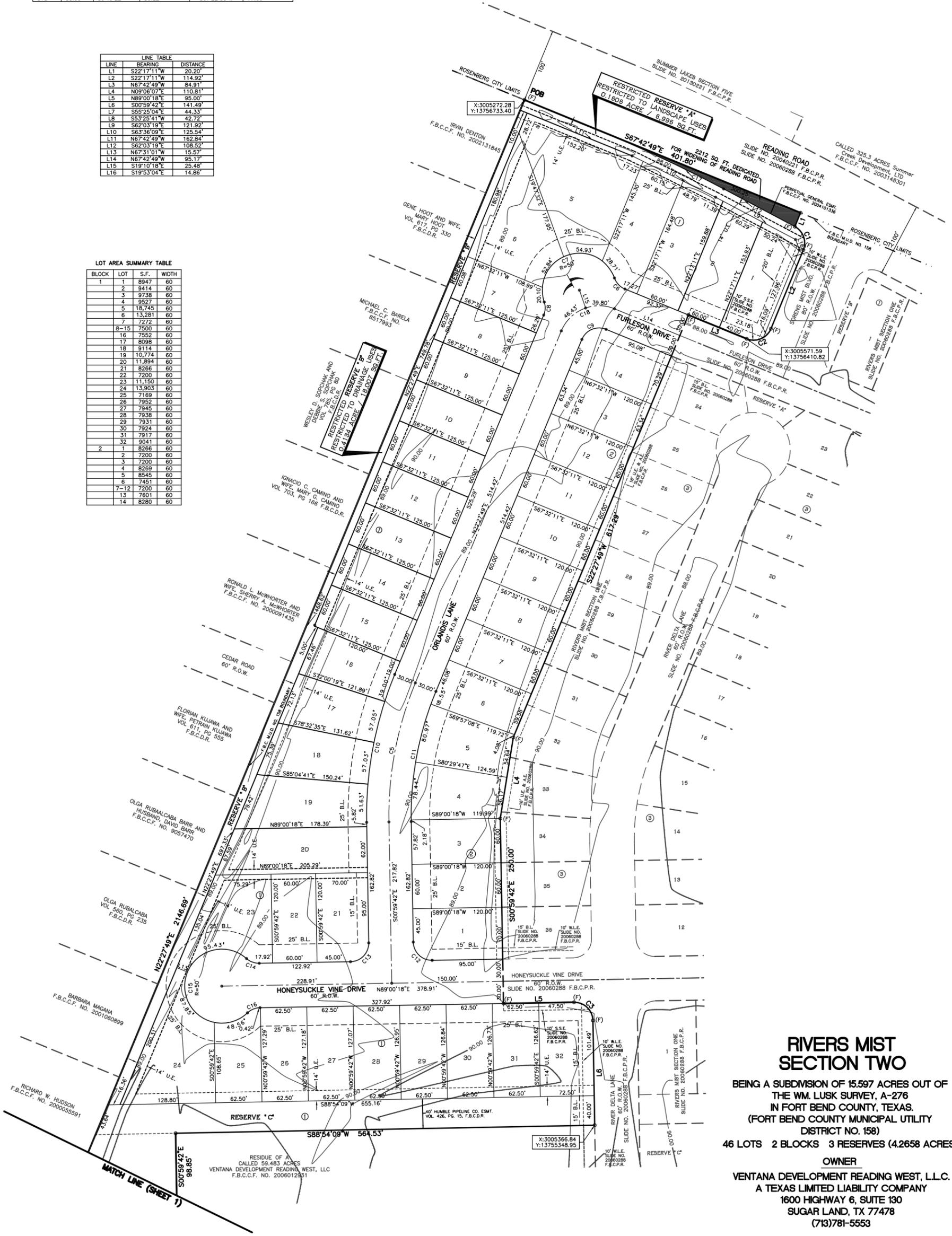
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	25.00'	84°20'30"	36.80'	S19°53'04"E	33.57'
C2	25.00'	90°00'00"	39.27'	S67°17'11"W	35.36'
C3	25.00'	90°00'00"	39.27'	S45°59'42"E	35.36'
C4	50.00'	71°09'15"	62.09'	S02°16'08"W	58.18'
C5	470.00'	23°27'31"	192.43'	S10°44'04"W	191.09'
C6	25.00'	48°30'43"	21.17'	S43°27'28"E	20.54'
C7	50.00'	179°25'11"	156.57'	S71°05'18"W	100.00'
C8	25.00'	41°05'06"	17.93'	N01°55'16"E	17.55'
C9	25.00'	89°49'22"	39.19'	S67°22'30"W	35.30'
C10	500.00'	23°27'31"	204.71'	S10°44'04"W	203.29'
C11	440.00'	23°27'31"	180.15'	S10°44'04"W	178.89'
C12	25.00'	90°00'00"	39.27'	S45°59'42"E	35.36'
C13	25.00'	90°00'00"	39.27'	N44°00'18"E	35.36'
C14	25.00'	42°50'00"	18.69'	S69°34'41"E	18.26'
C15	50.00'	265°40'01"	231.84'	S00°59'42"E	73.33'
C16	25.00'	42°50'00"	18.69'	S67°35'18"W	18.26'
C17	1950.00'	5°59'50"	192.58'	N04°53'04"W	192.50'
C18	55.00'	89°49'22"	86.22'	S67°22'30"W	77.66'

LINE	BEARING	DISTANCE
L1	S22°17'11"W	20.20'
L2	S22°17'11"W	114.92'
L3	N67°42'49"W	84.91'
L4	N09°06'07"E	110.81'
L5	N89°00'18"E	95.00'
L6	S00°59'42"E	141.49'
L7	S85°25'04"E	44.33'
L8	S83°24'41"W	42.72'
L9	S62°03'19"E	121.92'
L10	S63°36'09"E	125.54'
L11	N67°42'49"W	162.84'
L12	S62°03'19"E	108.52'
L13	N67°31'01"W	15.57'
L14	N67°42'49"W	95.17'
L15	S19°10'18"E	25.48'
L16	S19°53'04"E	14.86'

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



VICINITY MAP  
N.T.S. KEYMAP®606W

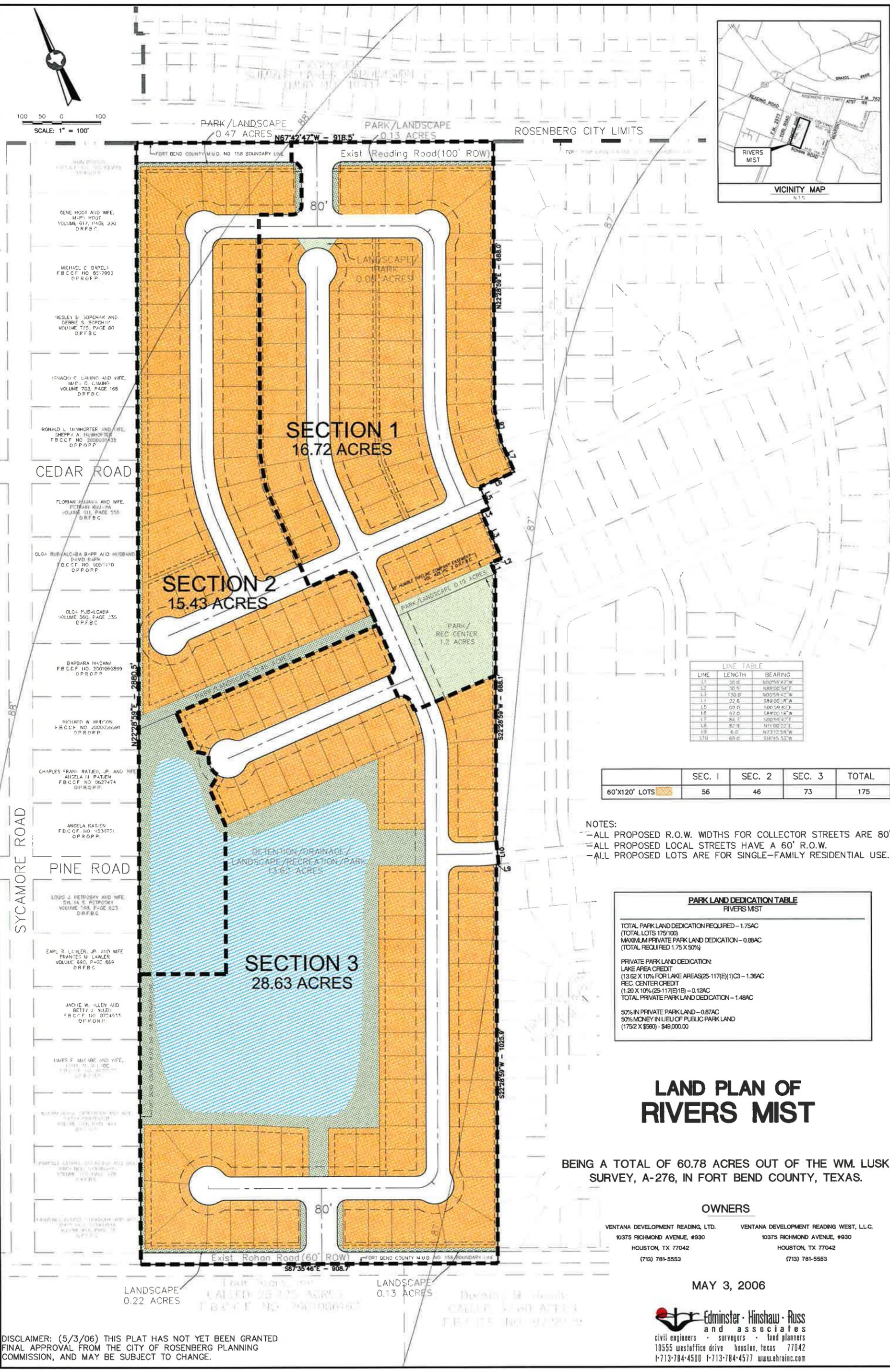
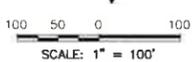
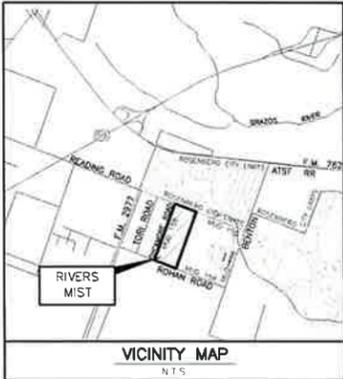


## RIVERS MIST SECTION TWO

BEING A SUBDIVISION OF 15,997 ACRES OUT OF THE WM. LUSK SURVEY, A-276 IN FORT BEND COUNTY, TEXAS. (FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 158)  
46 LOTS 2 BLOCKS 3 RESERVES (4.2658 ACRES)

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

10555 Westoffice Drive  
Houston, Texas 77042  
713.784.4500  
EHRAinc.com  
TBP# No. F-75  
TBL# No. 10592300



LINE TABLE

LINE	LENGTH	BEARING
1.1	30.0	N67°42'47"W
1.2	30.0	S89°00'18"W
1.3	130.0	N67°42'47"W
1.4	22.6	S89°00'18"W
1.5	60.0	S00°59'42"E
1.6	97.0	S89°00'18"W
1.7	84.0	S00°59'42"E
1.8	80.0	N11°00'22"E
1.9	6.0	N72°17'58"W
1.10	60.0	S16°45'13"W

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

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

**PARK LAND DEDICATION TABLE**  
RIVERS MIST

TOTAL PARK LAND DEDICATION REQUIRED - 1.75AC  
(TOTAL LOTS 175/100)

MAXIMUM PRIVATE PARK LAND DEDICATION - 0.88AC  
(TOTAL REQUIRED 1.75 X 50%)

PRIVATE PARK LAND DEDICATION:  
LAKE AREA CREDIT  
(13.62 X 10% FOR LAKE AREAS(25-117(E))1(C)3 - 1.36AC  
REC. CENTER CREDIT  
(1.20 X 10% (25-117(E)1B) - 0.12AC  
TOTAL PRIVATE PARK LAND DEDICATION - 1.48AC

50% IN PRIVATE PARK LAND - 0.87AC  
50% MONEY IN LIEU OF PUBLIC PARK LAND  
(175/2 X \$500) - \$49,000.00

# LAND PLAN OF RIVERS MIST

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

**OWNERS**

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

MAY 3, 2006



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

**Key Discussion:**

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

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

**Additional Discussion:**

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

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

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

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

The Plat consists of 46 lots, two (2) blocks, and three (3) reserves totaling 4.2658 acres. All proposed lots are a minimum of sixty feet (60') in width. This is in accordance with the approved Land Plan for Rivers Mist dated May 2006.

The proposed Plat meets all applicable regulations of the City of Rosenberg and is not in conflict with the Land Plan for Rivers Mist. Staff recommends approval of the Preliminary Plat of Rivers Mist Section Two.

**Key Discussion:**

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

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

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

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

All proposed lots are fifty feet (50') in width and a minimum of 6,000 square feet in size. The Land Plan was approved before the current standards relating to lot size. The Plat conforms to the approved Land Plan dated April 2003.

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

**Key Discussion:**

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

- Mr. Tanner replied the section immediately south of this one will be the townhomes, recently approved with the Development Agreement amendment. To the northwest along Town Center Boulevard is a 20 acre tract that will be 55-foot lots.
- Commissioner Parsons requested to review a map of the overall development and asked Mr. Tanner to review those areas so the Commission has an idea what is left to develop.
- Mr. Tanner reviewed the map and pointed out areas already approved and platted and areas that have been designated for specific use in the Development Agreement but not yet platted.

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

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

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

The proposed Plat consists of 15.597 acres, 46 lots, two (2) blocks, and three (3) reserves with a total of 4.2658 acres. All proposed lots are a minimum of sixty feet (60') in width. This is in accordance with the approved Land Plan for Rivers Mist dated May 2006. The Preliminary Plat of this subdivision was approved by the Planning Commission on August 20, 2014.

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

**Key Discussion:**

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

**Action Taken:** Commissioner Urbish moved, seconded by Commission Casias, to recommend approval to City Council of the Final Plat of Rivers Mist Section Two, being a subdivision of 15.597 acres out of the Wm. Lusk Survey, A-276, in Fort Bend County, Texas (Fort Bend County Municipal Utility District No. 158); 46 lots, 2 blocks, 3 reserves (4.2658 acres). The motion carried unanimously by those present.

**5. CONSIDERATION OF AND ACTION ON A FINAL PLAT OF SUMMER LAKES SECTION SEVEN, BEING A SUBDIVISION OF 23.92 ACRES OUT OF THE W.M. LUSK SURVEY, A-276, IN THE CITY OF ROSENBERG, FORT BEND COUNTY, TEXAS (FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 144); 53 LOTS, 5 BLOCKS, 8 RESERVES (7.4454 ACRES).**

**Executive Summary:** The Final Plat of Summer Lakes Section Seven is located off of Reading Road and Round Lake Drive in the eastern portion of the Summer Lakes development. The Plat consists of 23.92 acres, 53 residential lots, and eight (8) reserves with a total of 7.4454 acres.

The proposed Plat contains 21 sixty-foot (60') lots and 32 seventy-foot (70') lots. The Plat complies with the Development Agreement and approved Land Plan for Fort Bend County MUD No. 144. The Land Plan, which is attached for reference, identifies the area of the Plat as single-family residential development. The Development Agreement calls for a minimum lot width of fifty feet (50') and minimum size of 6,000 square feet. All proposed lots comfortably meet these requirements. The Planning Commission approved the Preliminary Plat of this subdivision on June 18, 2014.

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

**Key Discussion:**

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



# CITY COUNCIL COMMUNICATION

## January 06, 2015

ITEM #	ITEM TITLE
E	Final Plat of Summer Lakes Section Seven
<b>ITEM/MOTION</b>	
Consideration of and action on a Final Plat of Summer Lakes Section Seven, being a subdivision of 23.92 acres out of the W.M. Lusk Survey, A-276, in the City of Rosenberg, Fort Bend County, Texas (Fort Bend County Municipal Utility District No. 144); 53 lots, 5 blocks, 8 reserves (7.4454 acres).	
<b>FINANCIAL SUMMARY</b>	<b>ELECTION DISTRICT</b>

**Annualized Dollars:**

- One-time
- Recurring
- N/A

**Budgeted:**

- Yes  No  N/A

**Source of Funds:** N/A

- District 1
- District 2
- District 3
- District 4
- City-wide
- N/A

**SUPPORTING DOCUMENTS:****MUD #:** 144 (Summer Lakes/ Waterford Park)

1. Final Plat of Summer Lakes Section Seven
2. Revised Land and Parcel Plan for MUD No. 144 PUD – 11-01-11
3. Planning Commission Meeting Minute Excerpt – 06-18-14
4. Planning Commission Meeting Minute Excerpt – 11-19-14

**APPROVALS****Submitted by:**

*Travis Tanner*  
 Travis Tanner, AICP  
 Executive Director of  
 Community Development

**Reviewed by:**

- Exec. Dir. of Administrative Services
- Asst. City Manager of Public Services
- City Attorney
- City Engineer
- (Other)

**Approved for Submittal to City Council:**

*Robert Gracia*  
 Robert Gracia  
 City Manager

**EXECUTIVE SUMMARY**

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

The proposed Plat contains 21 sixty-foot (60') lots and 32 seventy-foot (70') lots. The Plat complies with the Development Agreement and approved Land Plan for Fort Bend County MUD No. 144. The Land Plan, which is attached for reference, identifies the area of the Plat as single-family residential development. The Development Agreement calls for a minimum lot width of fifty feet (50') and minimum size of 6,000 square feet. All proposed lots comfortably meet these requirements. The Planning Commission approved the Preliminary Plat of this subdivision on June 18, 2014. The Commission subsequently recommended approval to City Council of the Final Plat on November 19, 2014.

The Final Plat of Summer Lakes Section Seven is not in conflict with any applicable regulations, with the Development Agreement for Fort Bend County MUD No. 144, or with the approved Preliminary Plat. Staff recommends approval of the Final Plat of Summer Lakes Section Seven.

STATE OF TEXAS
COUNTY OF FORT BEND

We, Forestar (USA) Real Estate Group, Inc., a Delaware Corporation (successor-by-merger to Summer Creek Development, Ltd., a Texas limited partnership), acting by and through Thomas H. Burleson, Executive Vice-President, owners of the 23.92 acre tract described in the above and foregoing map of Summer Lakes Section Seven, do hereby make and establish said subdivision and development plot of said property according to all lines, dedications, restrictions, reservations or other matters and hereby dedicate to the use of the public forever, all streets (except those streets designated as private streets), alleys, parks, water courses, drains, easements and public places shown thereon for the purposes and considerations therein expressed; and do hereby bind ourselves, our heirs, successors and assigns to warrant and forever defend the title to the land so dedicated.

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

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

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

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

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

FURTHER, We do hereby dedicate to the public a strip of land twenty (20) feet wide on each side of the center line of any and all bayous, creeks, gullies, ravines, draws and drainage ditches located in said subdivision, as easements for drainage purposes, Fort Bend County or any other governmental agency shall have the right to enter upon said easement at any and all times for the purposes of construction and maintenance of drainage facilities and structures.

FURTHER, We do hereby covenant and agree that all of the property within the boundaries of this subdivision and adjacent to any drainage easement, ditch, gully, creek or natural drainage way shall hereby be restricted to keep such drainage ways and easements clear of fences, buildings, excessive vegetation and other obstructions to the operations and maintenance of the drainage facility and that such abutting property shall not be permitted to drain directly into this easement except by means of an approved drainage structure.

FURTHER, We do hereby certify that we are the owners of all property immediately adjacent to the boundaries of the above and foregoing subdivision of Summer Lakes, Section Five where building setback lines or public utility easements are to be established outside the boundaries of the above and foregoing subdivision and do hereby make and establish all building setback lines and dedicate to the use of the public, all public utility easements shown in said adjacent acreage.

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

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

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

OWNER

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

By: Thomas H. Burleson, Executive Vice-President

STATE OF TEXAS
COUNTY OF HARRIS

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

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

Notary Public in and for the State of TEXAS

GENERAL NOTES

- (1) One-foot reserve dedicated to the public in fee as a buffer separation between the side or end of streets in subdivisions where such streets abut adjacent acreage. The condition of such dedication being that when the adjacent property is subdivided or resubdivided in a recorded plat, the one-foot reserve shall thereupon become vested in the public for street right-of-way purposes and the fee title thereto shall revert to and revest in the dedicant, his heirs, assigns, or successors.
(2) B.L. indicates Building Line.
F.B.C.C.F. NO. indicates Fort Bend County Clerk's File Number
F.B.C.P.R. indicates Fort Bend County Plat Records
P.U.D. indicates Planned Unit Development.
R.O.W. indicates Right-Of-Way.
S.S.E. indicates Sanitary Sewer Easement.
S.T.M.S.E. indicates Storm Sewer Easement.
U.E. indicates Utility Easement.
W.L.E. indicates Waterline Easement.
(3) All lots shall be restricted to single family residential use.
(4) All easements are centered on lot lines unless otherwise noted.
(5) The coordinates shown hereon are Texas South Central Zone No. 4204 State Plane Grid Coordinates (NAD83) and may be brought to surface by applying the following combined scale factor of 0.999869565.
(6) Bearings shown hereon refer to the Texas Coordinate System of 1983, South Central Zone, as determined by GPS measurements.
(7) TBM indicates temporary benchmark.
(8) Elevations used for delineating contour lines are based upon U.S.C. & G.S. Datum, NVD-88 (1991 Adj).
(9) This plat was prepared to meet City of Rosenberg and Fort Bend County and "MUD 144 P.U.D." requirements (10-26-2011).
(10) Approval of this plat will expire one year from City Council approval if not recorded in the Real Property Records of the County of Fort Bend.
(11) There are no pipelines nor pipeline easements within the limits of the subdivision.
(12) Five-eighths inch (5/8") iron rods three feet (3') in length are set on all perimeter boundary corners, all angle points, all points of curvature and tangency, and all block corners, unless otherwise noted.
(13) The minimum slab elevation shall be 91.00 feet, twelve inches (12") above the 100-year flood plain elevation and maximum ponding elevation, eighteen inches (18") above the natural ground, or twelve inches (12") above the top of curb at the front of the lot, whichever is higher.
(14) All lots shall have a minimum of five (5) foot side building line.
(15) The drainage system for this subdivision shall be designed to meet the requirements of the Fort Bend County Drainage Criteria Manual which allows street ponding during intense rainfall events.
(16) Sidewalks shall be built or caused to be built through restrictive covenants within all road right-of-ways dedicated to the public.
(17) Terms and provisions of that certain Waiver Agreement dated January 1, 2005 recorded under Fort Bend County Clerk's File No. 2005009668 and amended in F.B.C.C.F. No. 2007015282.
(18) Side building lines for 50' Rights-of-way on a corner lot are 20 feet and side building line for 60' Rights-of-way on a corner lot are 15 feet as approved in accordance with the Summer Lakes, General Plan. At the approval of the General Plan it was agreed that every effort would be made to comply with the 20' requirement; however, it was noted and agreed at that time that certain lots, such as those mentioned herein, may not comply and those would be kept to a minimum.
(19) Variance for 50' ROW's in lieu of 60' ROW's and front building setbacks of 30' in lieu of 25' as approved in the regular Rosenberg City Council meeting on September 16, 2003.
(20) This plat lies within Fort Bend County Lighting Ordinance Zone No. L22.
(21) A project benchmark will be installed and documented per City of Rosenberg requirements prior to final acceptance of streets.
(22) All of the property subdivided in the foregoing plat is wholly within the Incorporated Limits of the City of Rosenberg, Texas.
(23) This subdivision is within the City of Rosenberg, Lamar Consolidated Independent School District, Fort Bend County MUD 144, Fort Bend County Subdivision District, Fort Bend County Drainage District, and Fort Bend County Taxing Jurisdictions.
(24) All side lot lines are either perpendicular or radial to street frontage unless otherwise noted.
(25) This plat was prepared from information furnished by Old Republic National Title Insurance Company, G.F. No. H1075187, effective October 2, 2014. The surveyor has not abstracted the above property.

I, Charles Kennedy, Jr., am authorized under the laws of the State of Texas to practice the profession of surveying and hereby certify that the above subdivision is true and correct, was prepared from an actual survey of the property made under my supervision and that all boundary corners, angle points of curvature and other points of reference have been marked with iron (or other suitable permanent ferrous metal) pipes and a length of not less than three (3) feet.

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

This is to certify that the City Planning Commission of the City of Rosenberg, Texas has approved this plat and subdivision of SUMMER LAKES, SECTION SEVEN in conformance with the laws of the State of Texas, and the ordinances of the City of Rosenberg as shown hereon and authorizes the recording of this plat this \_\_\_\_ day of \_\_\_\_\_, 2014.

By: Pete Pavlovsky, Chairman By: Wayne Poldrack, Secretary

This is to certify that the City Council of the City of Rosenberg, Texas has approved this plat and subdivision of SUMMER LAKES, SECTION SEVEN, in conformance with the laws of the State of Texas and the ordinances of the City of Rosenberg as shown hereon and authorizes the recording of this plat this \_\_\_\_ day of \_\_\_\_\_, 2014.

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

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

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

By: Scott Maham, President

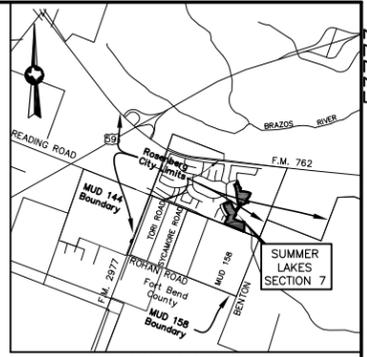
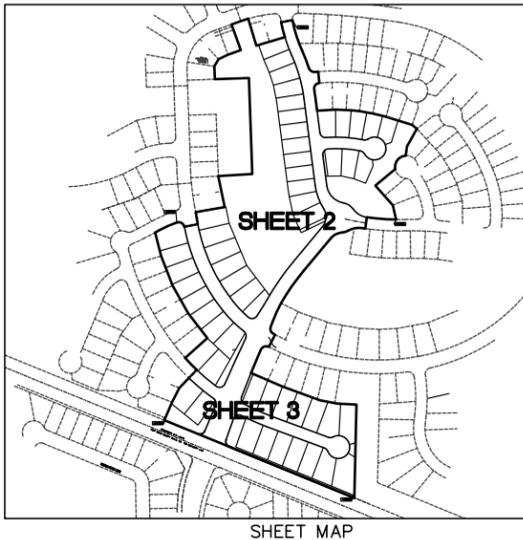
Attest: Ronald Thomas, Secretary

STATE OF TEXAS
COUNTY OF HARRIS

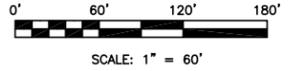
BEFORE ME, the undersigned authority, on this day personally appeared Scott Maham, President and Ronald Thomas, Secretary, Harris County Municipal Utility District known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed.

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

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



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



SCALE: 1" = 60'

THE SUBJECT PROPERTY LIES WITHIN ZONE "X" (UNSHADED), DEFINED AS AREAS DETERMINED TO BE OUTSIDE 500-YR FLOOD PLAIN, AS DEPICTED ON FLOOD INSURANCE RATE MAP NO. 48157C0265 L, DATED APRIL 2, 2014 ISSUED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, BASED ON A SCALED LOCATION OF THE SUBJECT PROPERTY ON THE REFERENCED MAP ON PAGES 1 & 2, HEREIN.

BENCH MARK: NGS W 865, DISK 0.6 MILES EAST OF CRABB, 0.6 MILES EAST ALONG THE GULF, COLORADO AND SANTA FE RAILWAY FROM THE STATION AT CRABB, FORT BEND COUNTY, NEAR MILE POLE 58, OPPOSITE RAILROAD BRIDGE 58 A, AT A CONCRETE BRIDGE ON PAVED ROAD PARALLELING THE TRACK, IN TOP OF THE SOUTH WALL, 2.2 FEET WEST OF THE EAST END, 22 FEET SOUTH OF THE CENTERLINE OF THE ROAD, 1.5 FEET HIGHER THAN THE ROAD. ELEVATION = 81.66 FEET, NGVD 29

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

STATE OF TEXAS
COUNTY OF FORT BEND

I, Dianne Wilson, County Clerk in and for Fort Bend County, hereby certify that the foregoing instrument with its certificate of authentication was filed for recordation in my office on \_\_\_\_\_, 2014, at \_\_\_\_\_ o'clock \_\_\_\_\_ M., in 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.

Dianne Wilson, County Clerk Fort Bend County, Texas

By: Deputy

SUMMER LAKES SECTION SEVEN

BEING A SUBDIVISION OF 23.92 ACRES OUT OF THE W.M. LUSK SURVEY, A-276 IN THE CITY OF ROSENBERG, IN FORT BEND COUNTY, TEXAS.

(FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 144)

53 LOTS 5 BLOCKS 8 RESERVES (7.4454 ACRES)

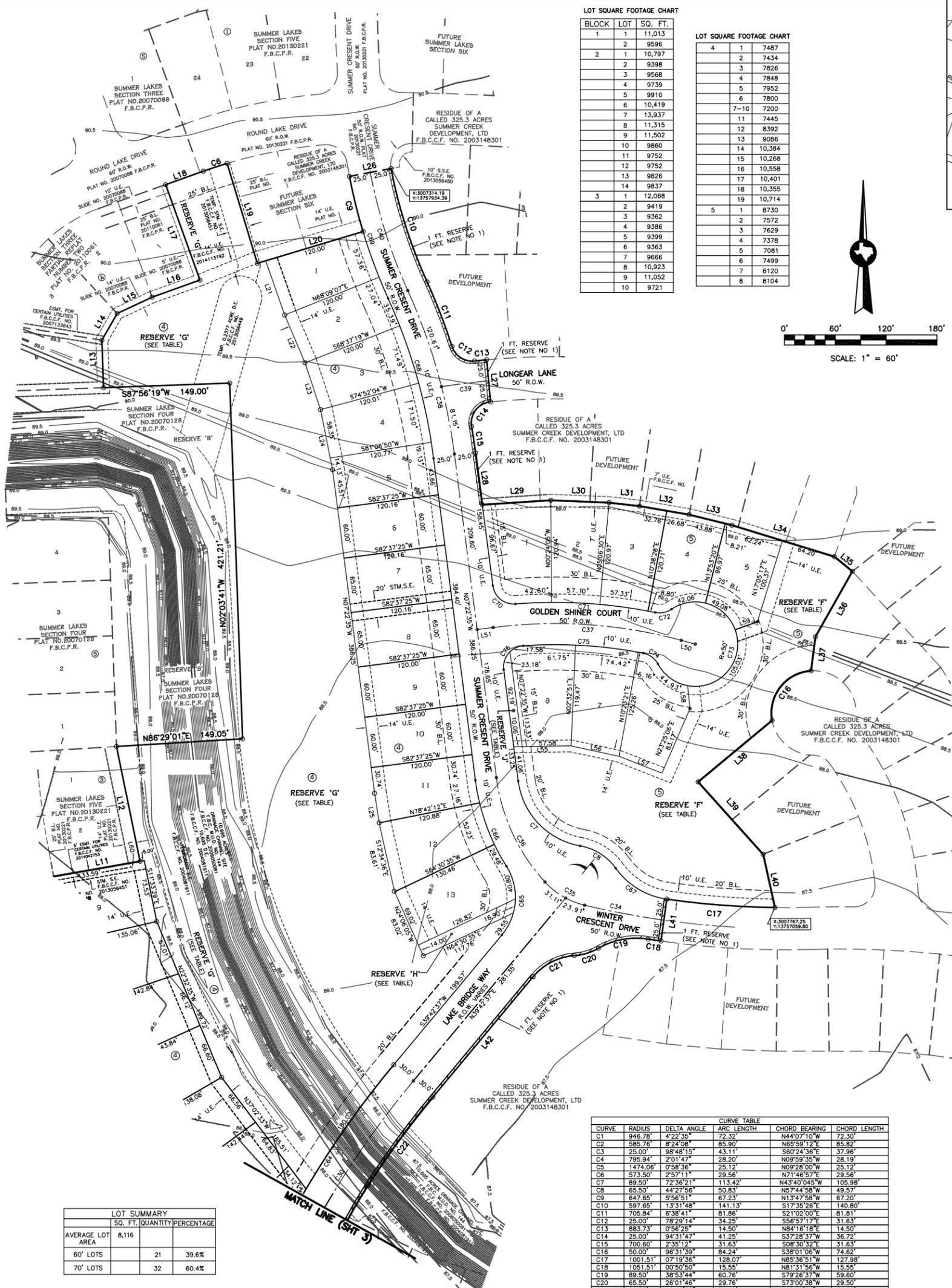
OWNER

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

OCTOBER 24, 2014



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

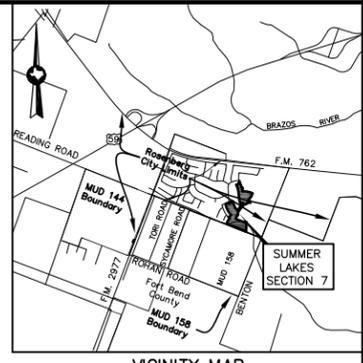


LOT SQUARE FOOTAGE CHART

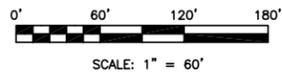
BLOCK	LOT	SQ. FT.
1	1	11,013
2	2	9596
2	1	10,797
2	3	9568
4	4	9739
5	5	9910
6	6	10,419
7	7	13,937
8	8	11,315
9	9	11,502
10	10	9860
11	11	9752
12	12	9752
13	13	9826
14	14	9837
3	1	12,068
2	2	9419
3	3	9362
4	4	9386
5	5	9399
6	6	9363
7	7	9666
8	8	10,923
9	9	11,052
10	10	9721

LOT SQUARE FOOTAGE CHART

4	1	7487
2	2	7434
3	3	7826
4	4	7848
5	5	7952
6	6	7800
7-10	7200	
11	11	7445
12	12	8392
13	13	9086
14	14	10,384
15	15	10,268
16	16	10,558
17	17	10,401
18	18	10,355
19	19	10,714
5	1	8730
2	2	7572
3	3	7629
4	4	7378
5	5	7081
6	6	7499
7	7	8120
8	8	8104



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



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

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

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

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	948.78'	42°22'08"	72.30'	N44°07'00"W	72.30'
C2	585.76'	87°24'08"	85.90'	N65°59'12"E	85.82'
C3	25.00'	98°48'15"	43.11'	S60°24'36"E	37.96'
C4	795.94'	2°01'47"	28.20'	N09°59'35"W	28.19'
C5	1474.06'	0°58'36"	25.12'	N09°28'00"W	25.12'
C6	573.50'	2°57'11"	29.56'	N71°46'57"E	29.56'
C7	89.50'	72°36'21"	113.42'	N43°40'04"W	105.98'
C8	65.50'	44°27'56"	50.83'	N57°44'58"W	49.57'
C9	647.65'	5°56'51"	67.23'	N13°47'58"W	67.20'
C10	597.65'	13°31'48"	141.13'	S17°35'26"E	140.80'
C11	703.84'	0°48'41"	81.66'	S21°02'00"E	81.61'
C12	25.00'	78°29'14"	34.25'	S56°57'17"E	31.63'
C13	883.73'	0°56'25"	14.50'	N84°16'18"E	14.50'
C14	25.00'	94°31'47"	41.25'	S37°28'37"W	36.72'
C15	700.60'	2°35'12"	31.63'	S08°30'32"E	31.63'
C16	50.00'	96°31'39"	84.24'	N38°01'06"W	74.62'
C17	1001.51'	0°19'36"	128.07'	N85°36'51"W	127.98'
C18	1051.51'	0°00'50"	15.55'	N81°31'56"W	15.55'
C19	89.50'	38°53'44"	60.76'	S79°26'37"W	59.60'
C20	65.50'	26°01'46"	29.78'	S73°00'58"W	29.50'
C21	69.50'	46°18'55"	58.24'	S62°52'04"W	54.66'
C22	1073.90'	6°53'46"	129.25'	S36°15'44"W	129.17'
C23	607.54'	12°22'41"	131.25'	S26°37'31"W	131.00'
C24	25.00'	82°17'37"	35.91'	S20°42'39"E	32.90'
C25	973.43'	0°30'28"	8.63'	S67°08'49"E	8.63'
C26	25.00'	94°21'10"	41.17'	S22°22'56"E	36.67'
C27	5548.61'	1°08'44"	110.95'	S22°42'32"W	110.95'
C28	971.78'	2°34'17"	396.97'	S58°00'36"E	394.21'
C29	6898.03'	3°39'52"	441.17'	S23°12'31"W	441.10'
C30	1103.90'	14°40'10"	182.63'	S32°23'23"W	281.86'
C31	513.30'	20°30'49"	138.34'	S38°23'36"W	129.83'
C32	825.94'	27°16'43"	393.23'	S24°38'50"E	389.53'
C33	1003.43'	3°33'56"	62.44'	S60°34'58"E	62.43'
C34	1026.51'	0°59'19"	95.35'	S79°17'33"E	95.32'
C35	92.18'	34°11'57"	58.02'	S52°38'54"E	54.21'
C36	226.11'	10°35'20"	138.34'	N48°43'15"E	136.20'
C37	568.73'	22°33'59"	224.00'	N86°05'36"W	222.55'
C38	680.84'	16°58'45"	201.76'	S15°51'58"W	201.02'
C39	858.73'	3°44'21"	56.04'	S87°52'20"W	56.03'
C40	622.65'	13°31'48"	147.03'	S17°35'26"E	146.69'
C41	25.00'	90°00'00"	39.27'	N67°17'11"E	35.36'
C42	25.00'	86°37'36"	37.80'	S24°24'01"E	34.30'
C43	25.00'	97°27'34"	42.52'	S68°39'01"W	37.58'
C44	25.00'	77°25'36"	33.78'	N15°41'34"W	31.27'
C45	998.78'	7°05'33"	123.39'	S66°00'58"E	123.31'
C46	946.78'	7°50'59"	129.71'	S69°47'15"E	129.61'
C47	25.00'	48°11'23"	21.03'	N45°37'03"W	20.41'
C48	50.00'	27°6'22.46"	241.19'	N20°17'15"E	66.67'
C49	25.00'	48°11'23"	21.03'	N86°11'34"E	20.41'
C50	28.00'	82°49'45"	36.14'	S22°22'56"E	33.08'
C51	25.00'	103°14'52"	45.05'	N75°19'17"E	39.20'
C52	946.78'	6°44'49"	111.49'	S49°40'52"E	111.43'
C53	996.78'	8°05'54"	140.89'	S50°21'25"E	140.77'
C54	8657.36'	0°47'42"	120.11'	S22°37'23"W	120.11'
C55	8657.36'	12°21'18"	219.84'	S24°23'50"W	219.83'
C56	5548.61'	2°18'54"	224.20'	S22°07'27"W	224.19'
C57	25.00'	77°13'54"	33.70'	N13°27'48"W	31.20'
C58	543.30'	13°47'34"	130.79'	N45°10'58"E	130.47'
C59	855.94'	27°16'43"	407.51'	S24°38'50"E	403.68'
C60	785.94'	25°13'28"	350.41'	S23°59'12"E	347.59'
C61	483.30'	11°13'06"	94.63'	S43°48'05"E	94.48'
C62	25.00'	98°22'51"	42.93'	N81°26'57"E	37.84'
C63	620.08'	2°40'57"	29.03'	N30°55'03"E	29.03'
C64	1133.90'	10°08'03"	200.56'	S34°38'50"W	200.30'
C65	69.50'	71°55'34"	87.25'	S03°44'50"W	81.63'
C66	251.11'	24°50'20"	108.86'	N19°47'47"W	108.01'
C67	89.50'	46°26'03"	72.53'	S58°44'01"E	70.56'
C68	655.84'	17°15'19"	197.51'	N15°50'32"W	196.77'
C69	647.65'	17°24'52"	151.63'	S17°35'26"E	151.28'
C70	25.00'	97°08'09"	38.02'	S03°44'50"W	34.86'
C71	593.73'	16°00'09"	165.83'	N86°30'40"W	165.29'
C72	25.00'	45°47'54"	19.98'	N78°35'28"E	19.46'
C73	50.00'	27°16'38"	241.10'	N13°49'50"E	66.73'
C74	25.00'	50°29'03"	32.22'	S52°38'54"W	21.50'
C75	543.73'	14°59'54"	142.33'	N82°27'38"W	141.93'
C76	25.00'	93°25'00"	40.76'	S39°19'55"W	36.39'

THE SUBJECT PROPERTY LIES WITHIN ZONE "X" (UNSHADED), 0.6 MILES EAST ALONG THE GULF, COLORADO AND SANTA FE RAILWAY FROM THE STATION AT CRABB, FORT BEND COUNTY, NEAR MILE POLE 58, OPPOSITE RAILROAD BRIDGE 58 A, AT A CONCRETE BRIDGE ON PAVED ROAD PARALLELING THE TRACK, IN TOP OF THE SOUTH WALL, 2.2 FEET WEST OF THE EAST END, 22 FEET SOUTH OF THE CENTERLINE OF THE ROAD, 1.5 FEET HIGHER THAN THE ROAD.

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

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

# SUMMER LAKES SECTION SEVEN

BEING A SUBDIVISION OF 2392 ACRES OUT OF THE W.M. LUSK SURVEY, A-276 IN THE CITY OF ROSENBERG, IN FORT BEND COUNTY, TEXAS.

(FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 144)

53 LOTS 5 BLOCKS 8 RESERVES (7.4454 ACRES)

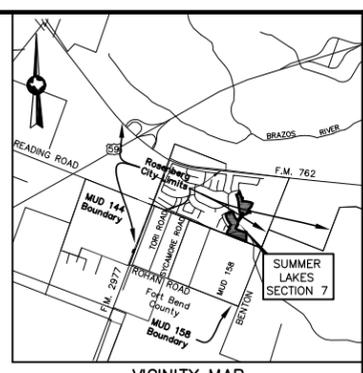
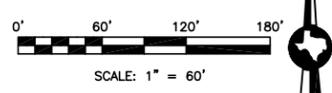
OWNER  
**FORESTAR (USA) REAL ESTATE GROUP, INC.**  
 1500 CITY WEST BLVD.  
 HOUSTON, TEXAS 77042  
 PHONE: (713) 783-0308  
 FAX: (713) 783-0704

OCTOBER 24, 2014

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



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



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

LINE	BEARING	DISTANCE
L1	N22°55'10"E	85.86'
L2	N27°07'18"E	70.35'
L3	N43°41'32"E	109.94'
L4	N48°04'08"E	130.00'
L5	N37°28'18"W	137.96'
L6	N29°19'47"W	139.07'
L7	N21°14'28"W	139.07'
L8	N14°20'14"W	106.29'
L9	N1°47'09"E	18.82'
L10	N78°59'31"E	60.00'
L11	N80°02'43"E	128.59'
L12	S11°33'29"E	138.71'
L13	S02°03'41"E	56.28'
L14	N29°48'41"E	36.33'
L15	N64°47'45"E	45.54'
L16	S70°18'21"W	60.00'
L17	N19°41'39"W	120.00'
L18	S70°18'21"W	47.17'
L19	N16°46'24"W	23.58'
L20	S73°13'36"W	130.33'
L21	N11°15'27"W	72.48'
L22	N18°15'04"W	58.38'
L23	N22°59'30"W	61.44'
L24	N15°18'50"W	72.48'
L25	N73°13'36"E	120.00'
L26	N79°10'28"E	50.00'
L27	S05°15'29"E	50.00'
L28	S07°22'35"E	61.80'
L29	N86°19'22"E	81.04'
L30	S87°39'50"E	68.70'
L31	S83°28'34"E	36.24'
L32	S80°11'25"E	59.44'
L33	S76°04'07"E	84.09'
L34	S72°54'43"E	126.44'
L35	S50°40'53"E	27.51'
L36	S29°23'43"W	88.85'
L37	S07°24'12"W	40.60'
L38	S30°12'00"W	113.66'
L39	S41°52'20"E	115.25'
L40	S12°23'20"E	64.33'
L41	S07°56'25"W	50.00'
L42	S39°42'37"W	185.22'
L43	S20°28'10"W	28.17'
L44	S27°38'19"W	60.00'
L45	S66°42'20"E	149.54'
L46	S69°42'45"E	173.84'
L47	S79°04'20"E	77.54'
L48	S87°04'07"E	84.60'
L49	S74°48'36"E	17.10'
L50	S82°37'25"W	19.08'
L51	S32°15'31"W	55.82'
L52	S58°29'38"E	36.74'
L53	N76°50'41"E	113.66'
L54	N89°06'42"E	67.65'
L55	S77°48'52"E	57.91'
L56	S68°30'14"E	54.45'
L57	N05°46'54"W	27.37'
L58	N10°08'19"W	37.89'
L59	N37°47'50"W	11.31'
L60		

LOT SQUARE FOOTAGE CHART		
BLOCK	LOT	SQ. FT.
1	1	11,013
1	2	9,596
2	1	10,797
2	2	9,398
3	3	9,568
4	4	9,739
5	5	9,910
6	6	10,419
7	7	13,937
8	8	11,315
9	9	11,502
10	10	9,860
11	11	9,752
12	12	9,752
13	13	9,826
14	14	9,837
3	1	12,068
2	2	9,419
3	3	9,362
4	4	9,386
5	5	9,399
6	6	9,363
7	7	9,666
8	8	10,923
9	9	11,052
10	10	9,721
4	1	7,487
2	2	7,434
3	3	7,826
4	4	7,848
5	5	7,952
6	6	7,800
7-10	7-10	7,200
11	11	7,445
12	12	8,392
13	13	9,086
14	14	10,384
15	15	10,268
16	16	10,558
17	17	10,401
18	18	10,355
19	19	10,714
5	1	8,730
2	2	7,572
3	3	7,629
4	4	7,378
5	5	7,081
6	6	7,499
7	7	8,120
8	8	8,104

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	946.78	4°22'35"	72.32	N44°07'10"W	72.30
C2	485.78	8°24'08"	85.82	N65°59'12"E	85.82
C3	25.00	98°48'15"	43.11	S60°24'36"E	37.96
C4	795.94	2°01'47"	28.20	N09°59'35"W	28.19
C5	1474.06	0°58'36"	25.12	N09°28'00"W	25.12
C6	573.50	2°57'11"	29.56	N71°46'57"E	29.56
C7	89.50	72°36'21"	113.42	N43°40'04"E	105.98
C8	65.50	44°27'56"	50.83	N57°44'58"W	49.57
C9	647.65	5°56'51"	67.23	N13°47'58"W	67.20
C10	597.65	1°31'48"	141.13	S17°35'26"E	140.80
C11	705.84	6°38'41"	81.86	S21°02'00"E	81.81
C12	25.00	78°29'14"	34.25	S65°57'17"E	31.63
C13	883.73	0°56'25"	14.50	N84°16'18"E	14.50
C14	25.00	94°31'47"	41.25	S37°28'37"W	36.72
C15	700.60	2°35'12"	31.63	S08°30'32"E	31.63
C16	50.00	96°31'39"	84.24	S38°01'08"W	74.62
C17	1001.51	0°19'36"	128.07	N85°36'51"W	127.98
C18	1051.51	0°05'50"	15.55	N81°31'56"W	15.55
C19	89.50	38°53'44"	60.76	S79°26'37"W	59.60
C20	65.50	26°01'46"	29.76	S73°00'38"W	29.50
C21	69.50	46°18'55"	56.18	S25°52'04"W	54.66
C22	1073.90	6°53'46"	129.25	S36°15'44"W	129.17
C23	607.54	12°22'41"	131.25	S26°37'31"W	131.00
C24	25.00	82°17'37"	35.91	S20°42'39"E	32.90
C25	973.43	0°30'29"	8.63	S67°06'42"E	8.63
C26	25.00	94°21'10"	41.17	S70°27'29"W	36.87
C27	5548.61	1°08'44"	110.95	S22°42'52"W	110.95
C28	971.78	2°32'17"	396.97	S58°00'36"E	394.21
C29	6898.03	3°39'52"	441.17	S23°12'51"W	441.10
C30	1103.90	14°40'10"	282.63	S32°27'32"E	281.86
C31	513.30	20°30'49"	183.78	N44°30'50"E	182.80
C32	825.94	27°16'43"	393.23	S24°38'50"E	389.53
C33	1003.43	3°33'56"	62.44	S60°34'58"E	62.43
C34	1026.51	0°51'19"	95.35	S79°17'33"E	95.32
C35	92.18	34°11'57"	55.07	S59°31'54"E	54.21
C36	228.11	35°03'20"	136.34	N48°40'00"E	136.20
C37	568.73	22°33'59"	224.00	N86°05'36"W	222.55
C38	680.84	16°58'45"	201.76	S15°51'58"W	201.02
C39	858.73	3°44'21"	56.04	S82°52'20"W	56.03
C40	622.65	1°31'48"	147.03	S17°35'26"E	146.69
C41	25.00	90°00'00"	39.27	N67°17'11"E	35.38
C42	25.00	86°37'36"	37.80	S24°24'01"E	34.30
C43	25.00	97°27'34"	42.52	S68°39'01"W	37.58
C44	25.00	77°25'36"	33.78	N15°41'34"W	31.27
C45	996.78	7°05'33"	123.39	S66°09'58"E	123.31
C46	946.78	8°24'08"	129.71	S65°59'12"E	129.61
C47	25.00	48°11'23"	21.03	N45°37'03"W	20.41
C48	50.00	276°22'46"	241.19	N20°17'15"E	66.67
C49	25.00	48°11'23"	21.03	N86°11'34"E	20.41
C50	25.00	82°49'45"	36.14	S20°26'53"E	33.08
C51	25.00	103°14'52"	45.05	N70°19'17"E	39.20
C52	946.78	6°44'49"	111.49	S49°40'52"E	111.43
C53	996.78	8°05'54"	140.89	S50°21'25"E	140.77
C54	8657.36	0°47'42"	120.11	S22°37'23"W	120.11
C55	8657.36	1°27'18"	219.84	S24°23'30"W	219.83
C56	5548.61	2°18'54"	224.20	S22°07'22"W	224.19
C57	25.00	77°13'54"	33.70	N13°27'48"W	31.20
C58	543.30	13°47'34"	130.79	N45°10'58"E	130.47
C59	855.94	27°16'43"	407.51	S24°38'50"E	403.68
C60	795.94	25°13'28"	350.41	S25°35'27"E	347.59
C61	483.30	11°13'06"	94.63	S43°45'05"E	94.48
C62	25.00	98°22'51"	42.93	N81°26'57"E	37.84
C63	620.08	2°40'57"	29.03	S30°55'03"E	29.03
C64	1133.90	10°08'03"	200.56	S34°38'35"W	200.30
C65	69.50	71°55'34"	87.23	S50°40'00"E	81.63
C66	251.11	24°50'20"	108.86	N19°47'47"W	108.01
C67	89.50	46°26'03"	72.53	S58°44'01"E	70.56
C68	655.84	17°15'19"	197.51	N15°50'32"W	196.77
C69	647.65	13°24'52"	151.63	S17°31'58"E	151.28
C70	25.00	87°08'09"	38.07	S60°40'00"E	34.46
C71	593.73	16°00'09"	165.83	N86°30'40"W	165.29
C72	25.00	45°47'54"	19.98	N78°35'28"E	19.46
C73	50.00	276°16'38"	241.10	N13°49'50"E	66.73
C74	25.00	90°55'49"	22.20	N83°29'46"W	21.50
C75	543.73	14°59'54"	142.33	N85°27'39"W	141.93
C76	25.00	93°25'00"	40.78	S39°19'55"W	36.39

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

THE SUBJECT PROPERTY LIES WITHIN ZONE "X" (UNSHADED), DEFINED AS AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAIN, AS DEPICTED ON FLOOD INSURANCE RATE MAP NO. 48157C0265 L, DATED APRIL 2, 2014 ISSUED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, BASED ON A SCALED LOCATION OF THE SUBJECT PROPERTY ON THE REFERENCED MAP ON PAGES 2 & 3, HEREIN.

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

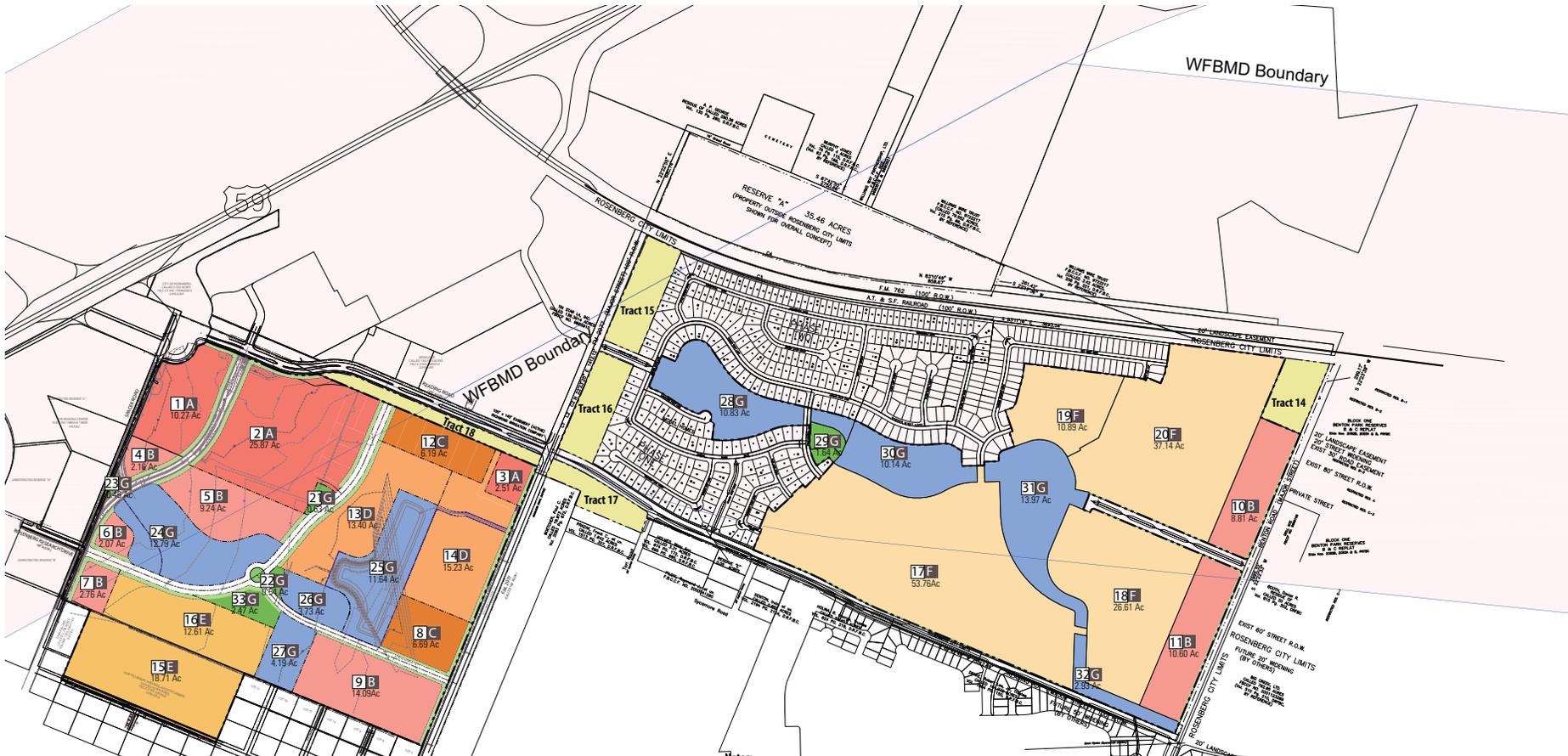
ELEVATION = 81.66 FEET, NGVD 29  
PROJECT TBM: SQUARE CUT ON BACK OF CURB AT NOSE OF ESPLANADE AT THE EXISTING EASTERLY END OF READING ROAD AT THE WEST RIGHT-OF-WAY LINE OF F.M. 2977.  
ELEVATION = 95.80 FEET, NGVD 29

# SUMMER LAKES SECTION SEVEN

BEING A SUBDIVISION OF 23.92 ACRES OUT OF THE W.M. LUSK SURVEY, A-276 IN THE CITY OF ROSENBERG, IN FORT BEND COUNTY, TEXAS.

(FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 144)  
53 LOTS 5 BLOCKS 8 RESERVES (7.4454 ACRES)  
**OWNER**  
FORESTAR (USA) REAL ESTATE GROUP, INC.  
1500 CITY WEST BLVD.  
HOUSTON, TEXAS 77042  
PHONE: (713) 783-0308  
FAX: (713) 783-0704

OCTOBER 24, 2014



**Notes:**

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

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

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

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

**Legend**

Land 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
											<b>365.60 Acres</b>

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

**Parcel Key**

Parcel Number  
 Land Use Key

**Land Use & Parcel Plan: Exhibit B**

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

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

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

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

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

**Key Discussion:**

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

**Action Taken:** Commissioner Urbish moved, seconded by Commissioner Poldrack, to approve the Preliminary Plat of Bayou Crossing Section Three, a subdivision of 8.670 acres of land located in the James Lowery 1/3 League, A-275, City of Rosenberg, Fort Bend County, Texas, also being a partial replat of Reserve "A-2", Block 1, Bayou Crossing Section Two Partial Replat No. One, recorded at Plat No. 20130258, F.B.C.P.R., and a partial replat of Lots 3 & 4, J. M. Donley Subdivision recorded at Vol. 1, Pg. 20, F.B.C.P.R. The motion carried unanimously by those present.

**4. CONSIDERATION OF AND ACTION ON A PRELIMINARY PLAT OF BONBROOK PLANTATION NORTH SECTION THIRTEEN, A SUBDIVISION OF 19.476 ACRES OF LAND SITUATED IN THE WILEY MARTIN LEAGUE, ABSTRACT 56, FORT BEND COUNTY, TEXAS; 88 LOTS, 3 RESERVES (1.031 ACRES), 3 BLOCKS.**

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

The proposed lots are a minimum of fifty feet (50') in width and 6,000 square feet in size. This is in accordance with the approved Land Plan for Bonbrook Plantation, which calls for fifty-foot (50') lots in this location of the development. The Land Plan is attached for reference.

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

**Key Discussion:**

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

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

**5. CONSIDERATION OF AND ACTION ON A PRELIMINARY PLAT OF SUMMER LAKES SECTION SEVEN, BEING A SUBDIVISION OF 23.94 ACRES OUT OF THE W.M. LUSK SURVEY, A-276, IN THE CITY OF ROSENBERG, IN FORT BEND COUNTY, TEXAS (FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 144); 53 LOTS, 5 BLOCKS, 10 RESERVES (7.4627 ACRES).**

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

The proposed Plat contains 21 sixty-foot (60') lots and 32 seventy-foot (70') lots. The Plat complies with the Development Agreement and approved Land Plan for Fort Bend County MUD No. 144. The Land Plan, which is attached for reference,

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

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

**Key Discussion:**

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

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

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

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

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

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

**Key Discussion:**

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

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

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

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

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

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

- Mr. Tanner replied the section immediately south of this one will be the townhomes, recently approved with the Development Agreement amendment. To the northwest along Town Center Boulevard is a 20 acre tract that will be 55-foot lots.
- Commissioner Parsons requested to review a map of the overall development and asked Mr. Tanner to review those areas so the Commission has an idea what is left to develop.
- Mr. Tanner reviewed the map and pointed out areas already approved and platted and areas that have been designated for specific use in the Development Agreement but not yet platted.

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

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

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

The proposed Plat consists of 15.597 acres, 46 lots, two (2) blocks, and three (3) reserves with a total of 4.2658 acres. All proposed lots are a minimum of sixty feet (60') in width. This is in accordance with the approved Land Plan for Rivers Mist dated May 2006. The Preliminary Plat of this subdivision was approved by the Planning Commission on August 20, 2014.

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

**Key Discussion:**

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

**Action Taken:** Commissioner Urbish moved, seconded by Commission Casias, to recommend approval to City Council of the Final Plat of Rivers Mist Section Two, being a subdivision of 15.597 acres out of the Wm. Lusk Survey, A-276, in Fort Bend County, Texas (Fort Bend County Municipal Utility District No. 158); 46 lots, 2 blocks, 3 reserves (4.2658 acres). The motion carried unanimously by those present.

**5. CONSIDERATION OF AND ACTION ON A FINAL PLAT OF SUMMER LAKES SECTION SEVEN, BEING A SUBDIVISION OF 23.92 ACRES OUT OF THE W.M. LUSK SURVEY, A-276, IN THE CITY OF ROSENBERG, FORT BEND COUNTY, TEXAS (FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 144); 53 LOTS, 5 BLOCKS, 8 RESERVES (7.4454 ACRES).**

**Executive Summary:** The Final Plat of Summer Lakes Section Seven is located off of Reading Road and Round Lake Drive in the eastern portion of the Summer Lakes development. The Plat consists of 23.92 acres, 53 residential lots, and eight (8) reserves with a total of 7.4454 acres.

The proposed Plat contains 21 sixty-foot (60') lots and 32 seventy-foot (70') lots. The Plat complies with the Development Agreement and approved Land Plan for Fort Bend County MUD No. 144. The Land Plan, which is attached for reference, identifies the area of the Plat as single-family residential development. The Development Agreement calls for a minimum lot width of fifty feet (50') and minimum size of 6,000 square feet. All proposed lots comfortably meet these requirements. The Planning Commission approved the Preliminary Plat of this subdivision on June 18, 2014.

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

**Key Discussion:**

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

**Action Taken:** Commissioner Parsons moved, seconded by Commissioner Urbish, to recommend approval to City Council of the Final Plat of Summer Lakes Section Seven, being a subdivision of 23.92 acres out of the W.M. Lusk Survey, A-276, in the City of Rosenberg, in Fort Bend County, Texas (Fort Bend County Municipal Utility District No. 144); 53 lots, 5 blocks, 8 reserves (7.4454 acres). The motion carried unanimously by those present.

**6. REVIEW AND DISCUSS THE "SUBDIVISION" ORDINANCE AS IT PERTAINS TO PAVEMENT WIDTHS OF LOCAL/RESIDENTIAL STREETS, AND TAKE ACTION AS NECESSARY TO DIRECT STAFF.**

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

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

**Key Discussion:**

- Mr. Tanner presented the item and reviewed the Executive Summary. At the time this issue was discussed by City Council and the Commission at a joint Workshop meeting in 2013, it was decided to leave the requirement as is. The requirements of other cities were reviewed as well as potential impediments to emergency access. Part of the issue was determined to be the driveway lengths and garage proximity to the front property lines resulting in parked vehicles in the streets. This item was requested for discussion at the last meeting.
- Commissioner Urbish stated that he was looking at the 27' pavement width and recalled the previous discussion recommended 30' pavement widths. Lawrence Street is 39' wide. The minutes show that expanded widths would result in an increase in the City's maintenance costs as well as to the developer's costs, though that is not a particular concern since developers will continue to come here. He also stated that the 30' width may not provide a full fire lane but would make for a more appealing subdivision. Looking at all the other cities going with the 27' width, it makes one wonder if this is the right move.
- Mr. Tanner replied that a larger pavement width is not necessarily a bad thing. The majority of cities using the 27' width is that it is intended that parking is allowed on one side of the street and the other lane would be available for emergency access.
- Councilor McConathy inquired if it would be unreasonable if our standard were, for example, 27' for fifty or so residences. As the subdivision size increases, the standard width would increase as well.
- Mr. Tanner replied that if someone already has an approved land plan, the vesting statute under state law allows them to develop under the laws in place at the time of approval. For future developments, that could be considered.
- Commissioner Parsons stated that he continues to recommend, based on the numbers of houses already platted under the old scheme and the number of those lots left, that the City continue to target higher value housing. For smaller lots to have narrower widths, that may encourage lower value houses on those small lots. The City does not currently have any regulations requiring parking on only one side of the street and if it did, it would be difficult to enforce. During the previous discussion, there was some debate over 30' widths compared to 36' widths. He is in favor of amending our standards to attract higher priced houses. There has been reluctance to amend our standards due to the fear that those changes would reduce opportunities for future development. Our focus is what we want Rosenberg to look like in 25 years and we should increase the pavement width requirement to 30'.
- Mr. Kalkomey replied that he believes the market saturation has reached a point where smaller lots are not a detriment as many people are looking at smaller lot sizes with larger, higher priced homes on those lots. The increased street width would increase the cost of the lot to the builder, which increases the cost of the house. Would it be preferable to allow 55' lots instead of 60' if the street widths are increased to 30' or 32'? He believes the concept is worth exploring and would recommend getting some developers into a meeting to discuss it and what the reception would be and if any trade-offs could be worked out.
- Commissioner Parsons replied that is a good argument. To add a foot and a half to each side of the street, what impact would that have on a 30-year house note?
- Mr. Kalkomey replied that is essentially 30 square yards of additional pavement and the cost of concrete roads is about \$60 per square yard so the increase would be about \$1,200. The developer would be looking at a loss of about \$10,000-12,000 loss per lot.
- Commissioner Parsons replied that he is not concerned about the cost to the developer. What is the increase in cost to the buyer?
- Mr. Kalkomey replied that the average buyer will likely not care or notice the street width so it would not be a useful sales tool to present to potential buyers.



# CITY COUNCIL COMMUNICATION

## January 06, 2015

ITEM #	ITEM TITLE
F	Resolution No. R-1885 - Blue Ribbon Facilities Task Force

### ITEM/MOTION

Consideration of and action on Resolution No. R-1885, a Resolution regarding the appointment of a Blue Ribbon Facilities Task Force to assist with the development of a Facilities Master Plan to address the City's current and future facility and space requirements.

FINANCIAL SUMMARY	ELECTION DISTRICT
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**Annualized Dollars:**

- One-time
- Recurring
- N/A

**Budgeted:**

- Yes  No  N/A

**Source of Funds:** N/A

- District 1
- District 2
- District 3
- District 4
- City-wide
- N/A

**SUPPORTING DOCUMENTS:**

1. Resolution No. R-1885
2. City Council Workshop Meeting Draft Minute Excerpt – 11-25-14

**MUD #:** N/A

### APPROVALS

**Submitted by:**


Jeff Trinker  
Executive Director of  
Support Services

**Reviewed by:**

- Exec. Dir. of Administrative Services
- Asst. City Manager of Public Services
- City Attorney
- City Engineer
- (Other)

**Approved for Submittal to City Council:**


Robert Gracia  
City Manager

### EXECUTIVE SUMMARY

Pursuant to conversations held during the November 25, 2014 City Council Workshop, staff recommends approval of Resolution No. R-1885. The Resolution will name the participants that have agreed to serve on the City's Blue Ribbon Facilities Task Force.

Once established, the Task Force will begin its work in support of the City's ongoing efforts to address current and future space needs through the development of a Facilities Master Plan.

**RESOLUTION NO. R-1885**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ROSENBERG, TEXAS, REGARDING THE APPOINTMENT OF A BLUE RIBBON FACILITIES TASK FORCE TO ASSIST WITH THE DEVELOPMENT OF A FACILITIES MASTER PLAN TO ADDRESS THE CITY'S CURRENT AND FUTURE FACILITY AND SPACE REQUIREMENTS.**

\* \* \* \* \*

**WHEREAS**, the City Council deems it necessary and proper and in the best interest of the City to address current and future infrastructure and space needs through the development and implementation of a Facilities Master Plan; and,

**WHEREAS**, said Facilities Master Plan will evaluate and establish a framework to analyze and make recommendations associated with the City's current building and infrastructure configurations along with long-term building occupancy needs, and potential financial requirements to address same; and,

**WHEREAS**, the Blue Ribbon Facilities Task Force will investigate, evaluate, and assist with the development of a Facilities Master Plan to address future organizational objectives and financial obligations that may arise from said facility and infrastructure improvements; now, therefore,

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

Section 1. The City Council of the City of Rosenberg hereby establishes the Blue Ribbon Facilities Task Force.

Section 2. Said Blue Ribbon Facilities Task Force is to be comprised of individuals named in Exhibit "A" attached hereto and made a part hereof for all purposes.

**PASSED, APPROVED, AND RESOLVED** this \_\_\_\_ day of \_\_\_\_\_ 2015.

**ATTEST:**

**APPROVED:**

\_\_\_\_\_  
Linda Cernosek, **CITY SECRETARY**

\_\_\_\_\_  
Vincent M. Morales, Jr., **MAYOR**

## **Blue Ribbon Facilities Task Force**

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1. Theresa Bailey
2. Mable Buford
3. C.T. Foster
4. Ted Garcia
5. Christy Hawkins
6. Dan Ives
7. Fran Naylor
8. Pete Pavlovsky
9. Wayne Poldrack
10. James Urbish
11. Lupe Uresti
12. Lisa Wallingford
13. Robert Wolter
14. George Zepeda

## AGENDA

### 1. REVIEW AND DISCUSS A FACILITIES MASTER PLAN PROJECT UPDATE FROM PAUL BONNETTE OF PGAL AND THE PROPOSED CREATION OF A BLUE RIBBON TASK FORCE FOR FACILITIES, AND TAKE ACTION AS NECESSARY TO DIRECT STAFF.

**Executive Summary:** Paul Bonnette of PGAL will provide a project update on the Rosenberg Facilities Master Plan study. Staff will also review and discuss the potential creation of a Blue Ribbon Task Force for Facilities and receive City Council direction regarding said Task Force.

**Key discussion points:**

- Paul Bonnette and Jeff Gerber with PGAL were present to update Council on the Facilities Master Plan Project. They reviewed fifteen (15) buildings, met with each department and representatives of the staff to discuss their future facilities needs. They plan to develop scenarios on how the buildings can be utilized and develop budgets for each scenario.
- Paul Bonnette gave a PowerPoint depicting the future growth of Rosenberg and stressed the importance of the City allowing for future growth. He showed the various facilities locations and the primary maintenance and space issues.
- The following facilities were discussed:
- City Hall was built in 1980 – 16,710 square feet – several ADA issues; inadequate space; HVAC distribution inadequate.
- City Hall Annex built in 1980 - 3,840 square feet – former church purchased by the City to office staff; has structural issues with slab; parking lot has cracks; cracking in brick, etc.; does not meet ADA requirements; lack of storage space; break room has two different types of flooring; conference room holds the plotter. Most of work spaces are cubicles. The HVAC system was not moved when the walls were moved; no hot water in building.
- Civic Center built in 2000 – 17,000 square feet. Some room for growth around the Civic Center. Houses the Civic Center functions and parks. The sealant needs to be replaced in all joints in the building; some evidence of water infiltration in the front storage closet. Minor roof leaks that have been repaired. The customer service area only accommodates one person at a time.
- Fire Administration Building (leased building) – under 3,000 square feet. Space is not adequate for function. Front entrance does not meet ADA requirements. Not a good long term facility for City.
- Fire Station #1 – built in 1951. Parking is an issue; bays do not accommodate the latest fire apparatus; exterior of building has cosmetic issues; one restroom on the second floor-does not meet ADA requirements; storage is an issue.
- Fire Station #2 – 10,936 square foot – built in 2002. Fueling station in the rear of the building; (single story building). Beginning to show signs of general maintenance: minor cracking in slab; minor roof repair needed. Some water damage to ceiling tiles due to prior HVAC issues. One room had some evidence of mildew in ceiling tile. Women's restroom is being used for storage.
- Fire Station #3 – 8400 square feet – built in 2013. Has emergency generator, adequate office space. Building in very good condition.
- Fleet Maintenance Facility – 4,000 square foot – not sure what year it was built. Has 4 bays and a fueling station in rear. Streets Department is also located nearby. Bays are not adequate to service fire department vehicles; floors are concrete, but need to be resurfaced. Has an emergency generator and one bay has a pit. Not enough parking for staff, so they park near the fueling station which is dangerous; restroom does not meet ADA requirements.
- Street Facility – built sometime in the 1930's – 6,000 square feet. Some damage to exterior of the metal siding of building. Contains sign shop/street dept office/break area. The one restroom is in very poor condition and does not meet ADA requirements. No outside parking area.
- Parks Department – 12,650 square feet – built around 1950's. Former recreational area and National Guard Building. Large indoor area for equipment; houses City record storage; minor repairs need to be made to building.
- Police Department – 15,000 square feet – built in 1995. Building being utilized at capacity. Minor

cosmetic issues

- Utilities Waste Water Plant 1A – shops building behind the building. Office is on other side of a high velocity chlorine pump and there is a safety concern. Building is being used beyond capacity-no office space. A lot of expensive equipment stored in building and concerned about security of equipment. Shops Area-not good for record storage.
- Waste Water Plant 2 – 1200 square feet – built in 1972. Concrete and brick structure. Cosmetic issues-there is some unutilized storage space. Restrooms do not meet ADA requirements. There are some office and lab spaces in this building.
- Water Plant 3 – small building 830 square feet – Grunwald Heights Boulevard; some office space within this building; fair condition.
- Water Plant 4 – small building – equipment and pumps stored in building; fair condition.
- City departments are spread out and inefficient with fueling stations, etc.
- Modifications have been made to facilities without making changes to HVAC system, etc.
- Perception to outside visitors is not attractive to attracting new businesses, etc.
- Records are being held in insecure areas.
- As City expands to south and west, new fire facilities will be needed to accommodate those areas.
- A Blue Ribbon Committee will need to be formed; budgets will need to be developed.
- Councilor Euton asked about when the trigger is to comply to the Americans with Disabilities Act (ADA) requirements? Paul Bonnette answered the ADA requirements are triggered on an old or existing building when improvements or renovations to a building are done.
- Councilor Pena stated everyone noticed these buildings were in bad shape. The records storage space will probably not withstand bad weather. Are the fire stations classified as “hardened” areas? Does the Police Station meet that requirement? We obviously need some decent facilities to solve some of these issues. I hope the Blue Ribbon Task Force for Facilities will keep in mind the growth and also the expanded personnel that will come with the growth.
- Councilor Grigar was surprised there is no hot water at several of the facilities. When do these general maintenance issues need to be addressed? It is good we are starting to get a plan in place.
- Jeff Trinker explained there was never a designated person and recently a Building Maintenance person has been hired to be more proactive rather than reactive. We will hire a second person to assist him. We will not be able to fix decades of neglected maintenance issues overnight.
- Councilor Barta stated she cannot believe the lack of maintenance over the years that should have been done thirty years ago.
- Robert Gracia stated he selected the Blue Ribbon Task Force from previous applications and a varied list. All of the recommended people are willing to be on the task force.
- Councilor Benton asked if the Comprehensive Plan Study is the same study as the Facilities Master Plan Study, which is a separate study. He expressed concern with the records, the fire administration being in a leased building; the mildew, centralization of facilities, concern with not advertising for committee.
- Robert Gracia was looking at the efficiency of appointing the Blue Ribbon Task Force, and if Council wants to appoint another person, they can serve. Robert Gracia asked that Council appoint the proposed list of members and Council can add additional members.
- Councilor McConathy stated enough has been said about the perception of the public as they come into the facilities and the type of services we can provide. I am excited we are doing some short term of the building maintenance and growing into some newer facilities. With the anticipated growth, we need to think long range. Fire Station 4 will be a Capital Improvement Project (CIP) item to accommodate the high winds, and Emergency Operations Center (EOC), and records storage.
- Mayor Morales stated what we were shown tonight is what presently exists. In the short time frame, we may need to add a portable building(s). The long term solutions will be Fire Station No. 4 and a new City Hall.
- Jeff Trinker stated there are long term issues and a gap that we will need to address in the facility issues.
- Mayor Morales suggested that Council appoint the recommended people tonight and if someone

else is willing to serve, Council can then appoint additional interested people. The Mayor suggested not going over 10-15 people on the Task Force.

- The directive to staff was to appoint the following members to the Blue Ribbon Task Force for Facilities (other applicants approved by Council can be added at a later date): Dan Ives; James Urbish; Pete Pavlovsky; Teresa Bailey; Lupe Uresti; Lisa Wallingford; Robert Wolter; Christy Hawkins; Ted Garcia; C.T. Foster; and Mable Buford. Any additional recommendations will be brought back for Council's approval.

2. **REVIEW AND DISCUSS RIGHT-OF-WAY ROUGH CUT, FINISH CUT, OPEN ACREAGE AND WASTEWATER TREATMENT PLANT MOWING CONTRACT, AND TAKE ACTION AS NECESSARY TO DIRECT STAFF.**

**Executive Summary:** This item has been placed on the Workshop Agenda to offer City Council the opportunity to discuss the Right-of-Way Rough Cut, Finish Cut, Open Acreage and Wastewater Treatment Plant Mowing Contract (Contract). A copy of the current Contract and Technical Specifications was included in the packet. Staff has also prepared an updated Right-of-Way Mowing Location List. The open acreage areas that are currently included in the hay production lease are not included on the list.

The Contract was initially awarded to Bio Landscape & Maintenance, Inc., on February 05, 2013, for a one (1) year term with the option to renew for two (2) additional one (1) year terms. The first one-year Contract extension was approved by City Council on December 17, 2013, and will expire on March 01, 2015. Therefore, the Contract has one (1) remaining, one (1) year option to renew at the discretion of the City. This particular Contractor has provided these mowing services to the City since November 01, 2010, and has performed in an acceptable manner. At this time, staff is recommending the Contract term be extended for the second one (1) year option, effective March 01, 2015, through March 01, 2016.

**Key discussion points:**

- John Maresh, Assistant City Manager of Public Services read the Executive Summary.
- The general consensus of Council was to move forward with the extension on the contract.
- Scott Tschirhart, City Attorney stated if Council renews the contract extension to renew it with the addition of the contract rider.
- John Maresh stated it will be brought back to Council at the December 16, 2014 Council Meeting with the rider and will be approved at that time.
- No action was taken on the item.

3. **REVIEW AND DISCUSS THE FY2015 STREET SWEEPING CONTRACT, AND TAKE ACTION AS NECESSARY TO DIRECT STAFF.**

**Executive Summary:** This item has been included to offer City Council an opportunity to discuss the 2015 Street Sweeping Contract. Per the FY2015 budget approval process, staff has prepared a base street sweeping list, which is the list approved by City Council in 2014 for the onetime per month sweeping service. An alternate list of streets for areas that generate large amounts of leaves during the fall and winter months has also been prepared. If approved, these streets would receive an additional street sweeping cycle to help minimize the leaf accumulations. This would typically occur during the months of November through January, with an option for February as determined by the City.

Staff recommends obtaining bids for the monthly street sweeping services as described above for a one (1) year term. The bid proposal would be placed on a future City Council meeting Agenda for consideration and award.

**Key discussion points:**

- How long does it typically take the street sweeper to sweep the entire City? Typically, two weeks.
- It was recommended to give the second street sweep as an alternate bid option.
- Council recommended a quality job with possibly one sweeper passing after the other.
- What is the solution for the compression area such as on Avenue G where the street is higher than the gutter? John Maresh answered the asphalt on the street would have to be milled down

# **ITEM 2**

**Hold Executive Session to consult with City Attorney on pending or contemplated litigation regarding Rosenberg v. Harwin Exchange Center eminent domain proceedings pursuant to Section 551.071 of the Texas Government Code.**

# **ITEM 3**

**Adjourn Executive Session, reconvene into Regular Session, and take action as necessary as a result of Executive Session.**

# **ITEM 4**

**Announcements.**

# **ITEM 5**

**Adjournment.**