

# **NOTICE OF PLANNING COMMISSION MEETING**

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

**DATE:** Wednesday, June 17, 2015  
**TIME:** 4:00 p.m.  
**PLACE:** Rosenberg City Hall  
City Hall Council Chamber  
2110 4<sup>th</sup> Street  
Rosenberg, Texas 77471  
**PURPOSE:** Rosenberg Planning Commission Meeting

Call to order: Council Chamber

## **AGENDA**

### **MINUTES**

1. Consideration of and action on minutes of the Regular Planning Commission Meeting for May 20, 2015. (Janet Eder, Secretary II)

### **PUBLIC HEARINGS**

None

### **VARIANCE REQUESTS**

None

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

2. Consideration of and action on a Preliminary Plat of the Trails at Seabourne Parke Section Three, a subdivision of 23.495 acres located in the G.M. Stone 1/3 League Survey, Abstract 312 City of Rosenberg, Fort Bend County, Texas (Fort Bend County Municipal Utility District No. 147); 97 lots, 2 reserves, 2 blocks. (Travis Tanner, Executive Director of Community Development)

### **FINAL PLATS**

None

### **DISCUSSION ITEMS**

3. Consideration of and action on requests for future Agenda items. (Travis Tanner, Executive Director of Community Development)
4. Announcements.
5. Adjournment.

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

[EXECUTION PAGE TO FOLLOW]

DATED AND POSTED this the 10<sup>th</sup> day of June 2015, at 8:20 A. m. by Linda Cernosek



Linda Cernosek  
Attest:  
Linda Cernosek, TRMC, City Secretary

[Signature]  
Approved for Posting:  
Robert Gracia, City Manager

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

# **ITEM 1**

## **Minutes:**

- 1. Regular Planning Commission Meeting Minutes for May 20, 2015**

## PLANNING COMMISSION MEETING MINUTES

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

On this the 20th day of May 2015, the Planning Commission of the City of Rosenberg, Fort Bend County, Texas, met in a regular meeting at the Rosenberg City Hall Council Chamber, 2110 4<sup>th</sup> Street, Rosenberg, Texas 77471.

### COMMISSIONERS PRESENT

Pete Pavlovsky	Planning Commission Chairperson
Wayne Poldrack	Planning Commission Secretary
Alicia Casias	Planning Commissioner
Mike Parsons	Planning Commissioner
James Urbish	Planning Commissioner

### STAFF PRESENT

Travis Tanner	Executive Director of Community Development
Charles Kalkomey	City Engineer
Janet Eder	Secretary II
John Maresh	Assistant City Manager of Public Services
Joyce Vasut	Executive Director of Administrative Services

### OTHERS PRESENT

Geoff Freeman	BGE/Kerry R. Gilbert & Associates (Walnut Creek Section Thirteen)
Daniel Valdez	Jones & Carter, Inc. (Stonecreek Estates Section One)
Carol Redd	EHRA (Summer Lakes Section Nine)

### CALL TO ORDER

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

### AGENDA

#### 1. CONSIDERATION OF AND ACTION ON MINUTES OF THE REGULAR PLANNING COMMISSION MEETING OF APRIL 15, 2015.

**Action Taken:** Commissioner Urbish moved, seconded by Commissioner Parsons, to approve the minutes of the Regular Planning Commission Meeting of April 15, 2015, as written. The motion carried unanimously by those present.

#### 2. CONSIDERATION OF AND ACTION ON A RECOMMENDATION REGARDING THE FY2016 CAPITAL IMPROVEMENTS PROGRAM (CIP).

**Executive Summary:** Per the City Charter, Article VIII, Section 8.03 (d), the Planning Commission is required to submit annually, not less than ninety (90) days prior to the beginning of the budget year, a list of recommendations for capital improvements. Assistant City Manager of Public Services John Maresh will review staff recommendations for the proposed FY2016 Capital Improvement Program (CIP) and he, along with Joyce Vasut, Executive Director of Administrative Services, will be available to answer questions from the Commission. Detailed information on the proposed CIP is attached for reference.

**Key Discussion:**

- Mr. Maresh presented the item and discussed the FY2016 Capital Improvements Program.
- Commissioner Poldrack inquired about capital expenditures for the Rosenberg thoroughfare network for the next fiscal year.
- Mr. Maresh replied that the capital expenditures were unknown at this time.

- Mr. Maresh stated that Airport construction would cost approximately 4.5 million, Bryan and Spacek Roads 8 million, and Old Richmond Road 3 million, if funded. Total expenditures estimated at approximately 20 million.
- Commissioner Casias inquired when the FY2016 Capital Improvements Program recommendation would be presented to City Council.
- Ms. Vasut replied that a recommendation for the FY2016 Capital Improvements Program would be addressed at the May 26, 2015 City Council Workshop meeting, however, no action would be taken.

**Action Taken:** Commissioner Parsons moved, seconded by Commissioner Urbish, to approve the recommendation regarding the FY2016 Capital Improvements Program (CIP). The motion carried unanimously by those present.

3. **HOLD PUBLIC HEARING ON A SHORT FORM FINAL PLAT OF BRIDLEWOOD ESTATES, SECTION ONE PARTIAL REPLAT ONE, BEING REPLAT OF LOT 30 & 31, BLOCK 9, BRIDLEWOOD ESTATES, SECTION ONE (1), AS RECORDED IN SLIDE NO. 1560/A & B, 1561/A & B AND 1562/A & B, OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS; BEING A SUBDIVISION OF 4.464 ACRES LOCATED IN THE WILEY MARTIN LEAGUE, A-56 FORT BEND COUNTY, TEXAS.**

**Chairperson Pavlovsky opened the public hearing at 4:02 pm. After three calls for speakers, no one stepped forward. Chairperson Pavlovsky closed the public hearing at 4:03 pm.**

4. **CONSIDERATION OF AND ACTION ON A PRELIMINARY PLAT OF FORT BEND COUNTY MUD NO. 184 LIFT STATION SITE, A SUBDIVISION OF 0.1480 ACRES OF LAND OUT OF THE WILEY MARTIN SURVEY, A-56, FORT BEND COUNTY, TEXAS. 1 BLOCK, 1 RESERVE.**

**Executive Summary:** This agenda item consists of a Preliminary Plat of a proposed lift station site for Fort Bend County MUD No. 184, or Stonecreek Estates. The site consists of only .148 acres. It is centrally located within the development.

Staff has no objections to the proposed Preliminary Plat. A Final Plat and infrastructure construction plans must be submitted in the future, and off-site easements must be recorded before Final Plat approval. Staff recommends approval of the Preliminary Plat of Fort Bend County MUD No. 184 Lift Station Site.

**Key Discussion:**

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

**Action Taken:** Commissioner Casias, seconded by Commissioner Parsons, to approve the Preliminary Plat of Fort Bend County MUD No. 184 Lift Station Site, a subdivision of 0.1480 acres of land out of the Wiley Martin Survey, A-56, Fort Bend County, Texas; 1 block, 1 reserve. The motion carried unanimously by those present.

5. **CONSIDERATION OF AND ACTION ON A PRELIMINARY PLAT OF FORT BEND COUNTY MUD NO. 184 WASTEWATER TREATMENT PLANT SITE, A SUBDIVISION OF 4.1262 ACRES OF LAND OUT OF THE WILEY MARTIN SURVEY, A-56, FORT BEND COUNTY, TEXAS. 1 BLOCK, 1 RESERVE.**

**Executive Summary:** This agenda item consists of a Preliminary Plat of a proposed wastewater treatment plant site for Fort Bend County MUD No. 184, or Stonecreek Estates. The site consists of 4.1262 acres overall. It is located on the south side of the development.

Staff has no objections to the proposed Preliminary Plat. A Final Plat and infrastructure construction plans must be submitted in the future, and off-site easements must be recorded before Final Plat approval. Staff recommends approval of the Preliminary Plat of Fort Bend County MUD No. 184 Wastewater Treatment Plant Site.

**Key Discussion:**

- Mr. Tanner presented the item and reviewed the Executive Summary.
- Commissioner Parsons inquired if Stonecreek Estates would be responsible for paying and maintaining the Wastewater Treatment Plant Site.
- Mr. Tanner replied that Stonecreek Estates would be responsible for paying for the Wastewater Treatment Plant and Fort Bend County MUD No. 184 would be responsible for maintaining.

**Action Taken:** Commissioner Parsons moved, seconded by Commissioner Casias, to approve the Preliminary Plat of Fort Bend County MUD No. 184 Wastewater Treatment Plant Site, a subdivision of 4.1262 acres of land out of the Wiley Martin Survey, A-56, Fort Bend County, Texas; 1 block, 1 reserve. The motion carried unanimously by those present.

**6. CONSIDERATION OF AND ACTION ON A PRELIMINARY PLAT OF SUMMER LAKES SECTION NINE, BEING A SUBDIVISION OF 13.88 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); 65 LOTS, 4 BLOCKS, 1 RESERVE (0.1517 ACRE).**

**Executive Summary:** The Preliminary Plat of Summer Lakes Section Nine is located off of Green Paseo Place and Douro Valley Drive in the northeast part of the Summer Lakes development. The Plat consists of 13.88 acres, 65 residential lots, and one (1) reserve containing 0.1517 acres.

All proposed lots are a minimum of fifty (50') 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, allows for single-family residential or commercial development of this area. 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.

**Key Discussion:**

- Mr. Tanner presented the item and reviewed the Executive Summary.
- Commissioner Casias inquired if Summer Lakes included another entrance or exit.
- Mr. Tanner replied that Summer Lakes had multiple entrances, including both Reading Rd. and FM 2977.
- Mr. Kalkomey stated that the development would include an entrance to the south off of Benton as the subdivision is platted.
- Chairperson Pavlovsky inquired about the section located to the northeast corner of the plat and if the section belonged to Summer Lakes.
- Mr. Tanner replied that the section had been sold as commercial property.
- Mr. Parsons inquired if lots were 50'.
- Mr. Tanner replied that all lots are 50'.

**Action Taken:** Commissioner Urbish moved, seconded by Commissioner Poldrack, to approve the Preliminary Plat of Summer Lakes Section Nine, being a subdivision of 13.88 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); 65 lots, 4 blocks, 1 reserve (0.1517 acre). The motion carried unanimously by those present.

**7. CONSIDERATION OF AND ACTION ON A PRELIMINARY PLAT OF TEXAS STATE TECHNICAL COLLEGE FORT BEND, A SUBDIVISION OF 80.033 ACRES OF LAND SITUATED IN THE B.B.B. AND C. RAILROAD COMPANY SURVEY, SECTION 13, ABSTRACT 140, AND IN THE FRANCIS H. DEMAY SURVEY, ABSTRACT 350 CITY OF ROSENBERG, FORT BEND COUNTY, TEXAS, BEING A REPLAT OF RESERVES A, D, E AND F, BARCAK ACRES, A SUBDIVISION RECORDED IN SLIDE NO. 1675A PLAT RECORDS OF FORT BEND COUNTY, TEXAS; 7 RESERVES, (74.913 ACRES), 3 BLOCKS.**

**Executive Summary:** The Preliminary Plat of Texas State Technical College Fort Bend consists of approximately 80 acres of land located on the north side of U.S. Highway 59 (IH-69) between Louise and FM 2218. Texas State Technical College (TSTC) has selected the site to develop a technical college campus.

The plat consists of seven (7) reserves with 74.913 acres in addition to 5.12 acres of proposed public right-of-way to be dedicated. The reason for the latter is that the City's Thoroughfare Plan calls for both a north-south (Graeber) and an east-west (Mons) collector on this property. The streets will be developed in phases, with Graeber being completed up to the north line of Reserve "A" during the first phase of construction of the campus. An agreement must be established to defer construction of the remaining phases of the collector street/s as appropriate since the property is being platted all at once. The agreement would have to be approved by the property owner and City Council before Final Plat approval by Council.

The proposed Preliminary Plat is not in conflict with the "Subdivision" Ordinance and is in conformance with the City's Thoroughfare Plan. Staff recommends approval of the Preliminary Plat of Texas State Technical College Fort Bend.

**Key Discussion:**

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

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

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

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

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

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

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

**Key Discussion:**

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

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

9. **CONSIDERATION OF AND ACTION ON A SHORT FORM FINAL PLAT OF BRIDLEWOOD ESTATES, SECTION ONE PARTIAL REPLAT ONE, BEING REPLAT OF LOT 30 & 31, BLOCK 9, BRIDLEWOOD ESTATES, SECTION ONE (1), AS RECORDED IN SLIDE NO. 1560/A & B, 1561/A & B AND 1562/A & B, OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS; BEING A SUBDIVISION OF 4.464 ACRES LOCATED IN THE WILEY MARTIN LEAGUE, A-56 FORT BEND COUNTY, TEXAS.**

**Executive Summary:** The Short Form Final Plat of Bridlewood Estates Section One Partial Replat One is a proposed replat consisting of 4.464 acres and one (1) lot. The property is located on the cul-de-sac of Waterwalk Court and is centrally located in Bridlewood Estates. Specifically, it is in Section One, which was originally platted in 1997.

The purpose of this replat is simply to combine two (2) existing lots into one (1) so the property owner can construct a single residence that does not result in any encroachments on existing lot lines. The replat will also result in the relocation of easements. Acceptable documentation has been provided that the applicable entities for these easements, the Fort Bend County Drainage District and Quadvest Water Utility, do not object to the proposed replat.

Staff recommends that the Planning Commission recommend approval to City Council of the Short Form Final Plat of Bridlewood Estates Section One.

**Key Discussion:**

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

**Action Taken:** Commissioner Casias moved, seconded by Commissioner Poldrack, to approve the Short Form Final Plat of Bridlewood Estates, Section One Partial Replat One being replat of Lot 30 & 31, Block 9, Bridlewood Estates, Section One (1), as recorded in Slide No. 1560/A & B, 1561A/B and 1562/A & B, of the plat records of Fort Bend County, Texas; being a subdivision of 4.464 acres located in the Wiley Martin League, A-56 Fort Bend County, Texas. The motion carried unanimously by those present.

10. **CONSIDERATION OF AND ACTION ON A FINAL REPLAT OF MACER RESERVES, A SUBDIVISION OF 7.882 ACRES OF LAND BEING A PARTIAL REPLAT OF RESERVE "C" OF KWIKROSE COMMERCIAL PARK (SLIDE NO. 1436/A; PLAT RECORDS OF FORT BEND COUNTY, TEXAS) TOGETHER WITH A PORTION OF A CALL 5.00 ACRE TRACT OF LAND (FORT BEND COUNTY CLERK'S FILE NO. 2007074320), BOTH BEING IN THE HENRY SCOTT SURVEY, ABSTRACT NO. 83, AND BEING A REPLAT OF RESERVE "C" OF DEEDCO SUBDIVISION NO. 19 (SLIDE NO. 1357/A; PLAT RECORDS OF FORT BEND COUNTY, TEXAS) TOGETHER WITH A CALL 0.216 ACRE TRACT OF LAND (FORT BEND COUNTY CLERK'S FILE NO. 2003173704), BOTH BEING IN THE J.D. VERMILLION SURVEY, ABSTRACT NO. 341, ALL INCLUSIVE BEING IN THE CITY OF ROSENBERG, FORT BEND COUNTY, TEXAS; 0 LOTS, 2 RESERVES, 1 BLOCK**

**Executive Summary:** The Final Plat of Macer Reserves consists of 7.885 acres and two (2) nonresidential reserves. It is a partial replat of Kwikrose Commercial Park and Deedco Subdivision No. 19. The Plat is located on the west side of State Highway 36, north of its intersection with Rice Street, and in the West Fort Bend Management District.

The Plat proposes to subdivide the 7.885 acres into two (2) reserves to accommodate future development of Reserve "A" (Reserve "B" has existing improvements). There are no issues with the proposed subdivision that conflict with City ordinances. Newly created reserves in the proposed subdivision will be subject to the West Fort Bend Management District's development standards as noted on the Plat.

A Public Hearing was held and the Planning Commission approved the Preliminary Plat of this subdivision on December 17, 2014. The proposed Final Plat is consistent with the approved Preliminary Plat and is in conformance with City ordinances. That said, staff recommends that the Planning Commission recommend approval to City Council of the Final Plat of Macer Reserves.

**Key Discussion:**

- Mr. Tanner presented the item and reviewed the Executive Summary.
- Commissioner Parsons inquired about the future use of the property.
- Mr. Tanner replied that the property will probably be used for office or warehouse development. There may be a user for the tract, or it could be platted for another use. The tract, however, will be subject to the West Fort Bend Management District standards.
- Commissioner Parsons inquired if construction would encumber traffic on Hwy. 36 at 8:00 am and 5:00 pm.
- Commissioner Parsons stated that the City has two problems, water and mobility.

**Action Taken:** Commissioner Casias moved, seconded by Commissioner Urbish to approve the Final Replat of Macer Reserves, a subdivision of 7.882 acres of land being a partial replat of Reserve "C" of Kwikrose Commercial Park (Slide No. 1436/A; Plat Records of Fort Bend County, Texas) together with a portion of a call 5.00 acre tract of land (Fort Bend County Clerk's File No. 2007074320), both being in the Henry Scott Survey, Abstract No. 83, and being a replat of Reserve "C" of Deedco Subdivision No. 19 (Slide No. 1357/A; Plat Records of Fort Bend County, Texas) together with a call 0.216 acre tract of land (Fort Bend County Clerk's File No. 2003173704), both being in the J.D. Vermillion Survey, Abstract No. 341, all inclusive being in the City of Rosenberg, Fort Bend County, Texas; 0 lots, 2 reserves, 1 block. The motion carried by a vote of three "ayes" and one abstention. **Ayes: Chairperson Pavlovsky and Commissioners Casias and Urbish. Abstention: Commissioner Parsons.**

**11. CONSIDERATION OF AND ACTION ON A FINAL PLAT OF STONECREEK ESTATES SECTION ONE, A SUBDIVISION OF 76.47 ACRES OF LAND OUT OF THE WILEY MARTIN SURVEY, A-56 FORT BEND COUNTY, TEXAS; 185 LOTS, 8 RESERVES, 9 BLOCKS.**

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

The Plat consists of 76.47 acres and 185 single-family residential lots. Additionally, the Plat contains several acres in landscape reserves and an approximately 5.18-acre recreation center site that will receive credit toward meeting parkland dedication requirements. All proposed lots are a minimum of sixty feet (60') in width with some lots being substantially larger. The Plat complies with current City ordinances related to lot size and parkland dedication.

The Preliminary Plat of this subdivision was approved by the Planning Commission on September 17, 2014. Due to the expiration provisions in the ordinance, the Preliminary Plat approval was extended by the Planning Commission on April 15, 2015. Staff has reviewed and the proposed Final Plat appears to be in conformance with the approved Land Plan, Preliminary Plat, and with applicable City ordinances. Therefore it is recommended that the Planning Commission recommend approval to City Council of the Final Plat of Stonecreek Estates Section One.

**Key Discussion:**

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

**Action Taken:** Commissioner Parsons moved, seconded by Commissioner Casias to approve the Final Plat of Stonecreek Estates Section One, a subdivision of 76.47 acres of land out of the Wiley Martin Survey, A-56 Fort Bend County, Texas; 185 lots, 8 reserves, 9 blocks. The motion carried unanimously by those present.

**12. CONSIDERATION OF AND ACTION ON A FINAL PLAT OF TEXAS STATE TECHNICAL COLLEGE FORT BEND SECTION ONE, A SUBDIVISION OF 72.446 ACRES OF LAND SITUATED IN THE B.B.B. AND C. RAILROAD COMPANY SURVEY, SECTION NUMBER 13, ABSTRACT 140, AND IN THE FRANCIS H. DEMAY SURVEY, ABSTRACT 350, CITY OF ROSENBERG, FORT BEND COUNTY, TEXAS; 5 RESERVES, (67.326 ACRES), 3 BLOCKS.**

**Executive Summary:** The Final Plat of Texas State Technical College Fort Bend Section One consists of 72.446 acres of land located on the north side of U.S. Highway 59 (IH-69) between Louise and FM 2218. As discussed in the previous Preliminary Plat agenda item, Texas State Technical College (TSTC) has selected the site to develop a technical college campus.

The Final Plat consists of slightly less acreage than the Preliminary Plat because it contains only that acreage south of the centerline of Dry Creek, therefore having no frontage on Airport Avenue. Specifically, it consists of five (5) reserves with 67.326 acres in addition to 5.12 acres of proposed public right-of-way to be dedicated. As discussed, the reason for the latter is that the City's Thoroughfare Plan calls for both a north-south (Graeber) and an east-west (Mons) collector on this property. The streets will be developed in phases, with Graeber being completed up to the north line of Reserve "A" during the first phase of construction of the campus. An agreement must be established to defer construction of the remaining phases of the collector street/s as appropriate since the property is being platted all at once. The agreement would have to be approved by the property owner and City Council before Final Plat approval by Council.

The proposed Final Plat is not in conflict with the "Subdivision" Ordinance, is in conformance with the City's Thoroughfare Plan, and is consistent with the Preliminary Plat. Staff recommends a recommendation of approval to City Council of the Final Plat of Texas State Technical College Fort Bend Section One with the following condition:

**Key Discussion:**

- Mr. Tanner presented the item and reviewed the Executive Summary.
- Chairperson Pavlovsky inquired about freeway access.
- Mr. Tanner replied that Graeber would be coming off I-69 and there would also be another exit-only drive.
- Commissioner Poldrack stated that there is no access to Airport at this time. The only access to the I-69 feeder road.
- Commissioner Poldrack inquired about access to Airport.
- Mr. Tanner replied that a right-of-way would need to be acquired outside the (TSTC) property before Graeber could connect to Airport.
- Commissioner Poldrack inquired if TSTC would contribute to the right-of-way acquisition.
- Mr. Tanner replied that the right-of-way is outside of TSTC property, therefore, they have no control over it.
- Commissioner Poldrack stated that TSTC could potentially contribute because of enhancement to property access.
- Commissioner Parsons inquired about the anticipated number of students.

**Action Taken:** Commissioner Parsons moved, seconded by Commissioner Urbish to approve the Final Plat of Texas State Technical College Fort Bend Sect One, a subdivision of 72.446 acres of land situated in the B.B.B. and C. Railroad Company Survey, Section Number 13, Abstract Number 140, and in the Francis H. Demay Survey, Abstract Number 350, City of Rosenberg, Fort Bend County, Texas; 5 reserves, (67.326 acres), 3 blocks. The motion carried unanimously by those present.

**13. REVIEW AND DISCUSS AN OVERVIEW OF DEVELOPED AND UNDEVELOPED VESTED LOTS IN THE CITY OF ROSENBERG AND ITS EXTRATERRITORIAL JURISDICTION (ETJ) AND TAKE ACTION AS NECESSARY TO DIRECT STAFF.**

**Executive Summary:** The Planning Commission has previously requested information on developed and undeveloped vested lots, and in particular fifty-foot (50') lots, in the City of Rosenberg and its Extraterritorial Jurisdiction (ETJ). Staff has provided the attached worksheet for the Commission's review based on the best available data. The information is effective as of the end of the First Quarter of 2015 (i.e., as of April 1, 2015). The worksheet can be explained and discussed in greater detail at the Planning Commission meeting.

**Key Discussion:**

- Mr. Tanner presented the item and reviewed the Executive Summary.
- Mr. Tanner explained the worksheet in greater detail by discussing the developments that were developed under the 50' lot standard versus the 60' standard. Mr. Tanner stated that some developments include half 50' lots and half 60' lots, some with higher masonry standards.
- Chairperson Pavlovsky stated that the Overview of Developed and Undeveloped Vested Lots was a tremendous report. Chairperson Pavlovsky stated that the numbers presented should be good for a year.
- Chairperson Pavlovsky inquired about the two gentleman present in the Council Chamber.
- Mr. Tanner stated that the gentlemen present were Geoff Freeman, BGE/Kerry R. Gilbert & Associates (Walnut Creek Section Thirteen) and Daniel Valdez, Jones and Carter, Inc. (TSTC).

**No action taken**

**14. CONSIDERATION OF AND ACTION ON REQUESTS FOR FUTURE AGENDA ITEMS.**

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

**Key Discussion:**

- Mr. Tanner presented the item and reviewed the Executive Summary.
- Commissioner Parsons inquired about the status of the street widening.
- Mr. Tanner replied that the item would need to go to City Council for a Workshop meeting.
- Mr. Tanner explained that the masonry standards were approved at the May 19<sup>th</sup> City Council meeting.
- Commissioner Parsons inquired about the masonry standards.

- Mr. Tanner replied that a 1-story residence was required to have 75% masonry, while a 2-story residence and above, required 50% masonry.

***No action taken***

**15. ANNOUNCEMENTS.**

- Commissioner Parsons discussed and distributed literature on impact fees collected to date.
- Commissioner Parsons stated that the cost of infrastructure was burdened partially by new people moving into the area.
- Commissioner Parsons stated that water and mobility are two of the biggest concerns for the City.
- Commissioner Parsons stated that impact fees would include roads and infrastructure that were expanding, not existing.
- Commissioner Parsons stated the Task Force has sent a resolution to City Council regarding expectations of the City in 25 years.

**16. ADJOURNMENT.**

There being no further business, Chairperson Pavlovsky adjourned the Rosenberg Planning Commission meeting at 4:46 p.m.

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Janet Eder  
Secretary II



# PLANNING COMMISSION COMMUNICATION

June 17, 2015

ITEM #	ITEM TITLE
2	Preliminary Plat of The Trails at Seabourne Parke Section Three

### MOTION

Consideration of and action on a Preliminary Plat of The Trails at Seabourne Parke Section Three, a subdivision of 23.495 acres located in the G.M. Stone 1/3 League Survey, Abstract 312 City of Rosenberg, Fort Bend County, Texas (Fort Bend County Municipal Utility District No. 147); 97 lots, 2 reserves, 2 blocks.

### RECOMMENDATION

Staff recommends approval of the Preliminary Plat of The Trails at Seabourne Parke Section Three.

MUD #	City/ETJ	ELECTION DISTRICT
147 (Trails at Seabourne Parke)	City	2

### SUPPORTING DOCUMENTS:

1. Preliminary Plat of The Trails at Seabourne Parke Section Three
2. Land Plan Trails at Seabourne Parke

### APPROVAL

**Submitted by:**

*Travis Tanner*

Travis Tanner, AICP  
Executive Director of Community  
Development

**Reviewed by:**

\_\_\_ Executive Director of Community Development

X City Engineer *OK*

### EXECUTIVE SUMMARY

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

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

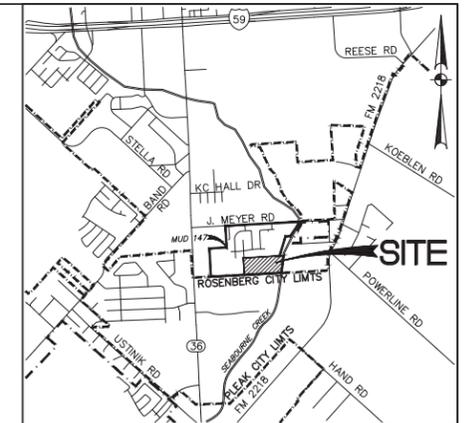
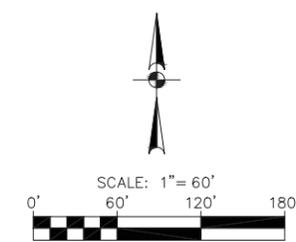
There being no conflicts with applicable regulations or with the original Land Plan, staff recommends approval of the Preliminary Plat of The Trails at Seabourne Parke Section Three. In addition to the Utility Agreement and Land Plan, this Plat/development is subject to a Road Improvement Agreement related to improvements to J Meyer Road that was recently amended to address the needed improvements before approval of the Final Plat of The Trails at Seabourne Parke Section Two.



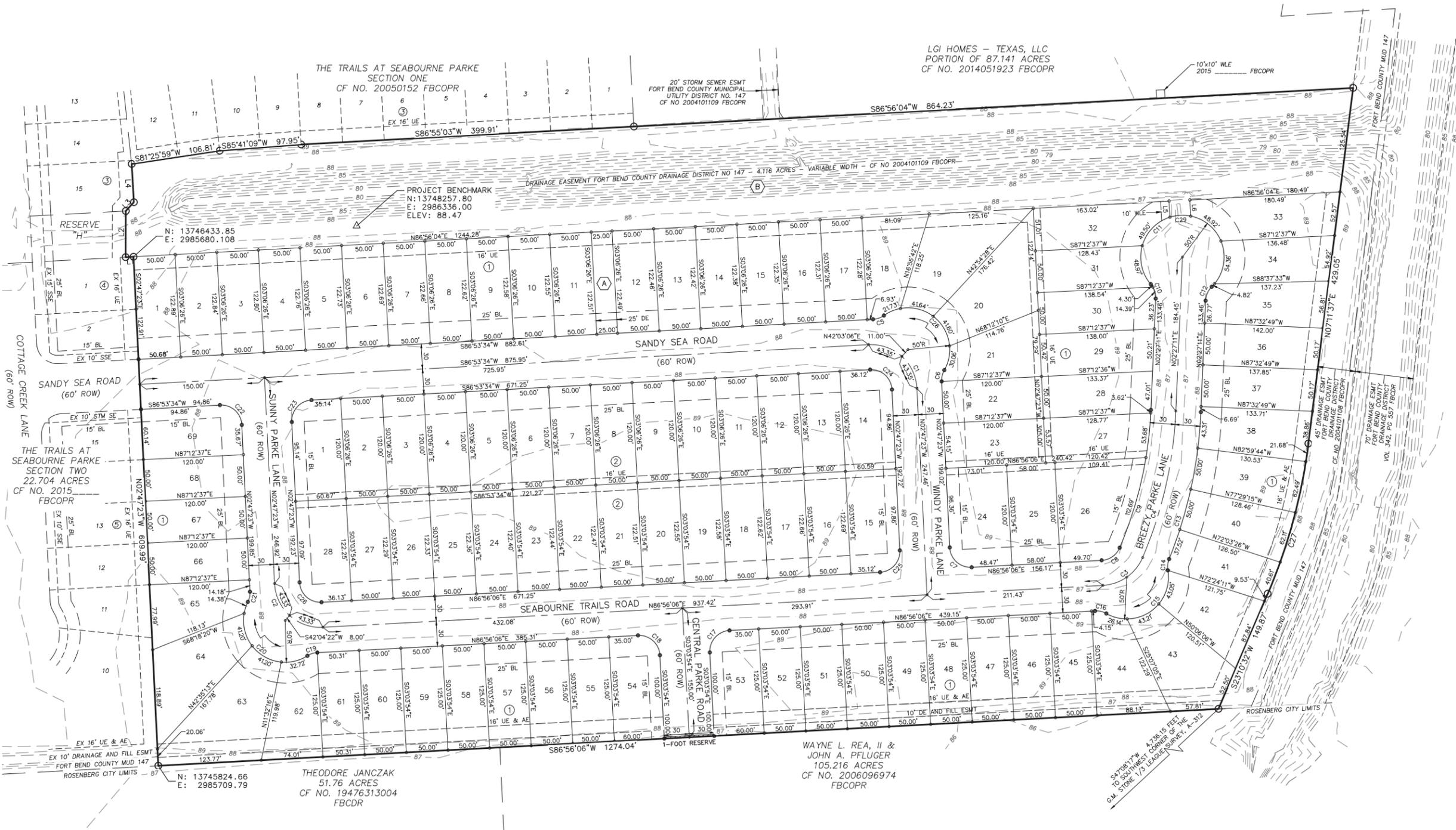
Date: Jun 01, 2015, 1:40pm User: D:\Transchiel  
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- (A) RESTRICTED RESERVE "A"  
 (RESTRICTED TO LANDSCAPE OR  
 OPEN SPACE PURPOSES ONLY)  
 0.07 AC 3,062.55 SQFT
- (B) RESTRICTED RESERVE "B"  
 (RESTRICTED TO DRAINAGE  
 PURPOSES ONLY)  
 4.13 AC 180,229.33 SQFT

- LEGEND**
- SET 3/4" IRON ROD (PAPE DAWSON CAP)
  - FOUND MONUMENTATION (AS NOTED)
  - RIGHT-OF-WAY CONTROL MONUMENTS
  - \* PROPOSED STREET LIGHT
  - AC = ACRE
  - AE = AERIAL EASEMENT
  - SSE = SANITARY SEWER EASEMENT
  - STM SE = STORM SEWER EASEMENT
  - WLE = WATER LINE EASEMENT
  - DE = DRAINAGE EASEMENT
  - UE = UTILITY EASEMENT
  - EE = ELECTRICAL EASEMENT
  - BL = BUILDING LINE
  - R = RADIUS
  - ROW = RIGHT-OF-WAY
  - SF = SQUARE FEET
  - FBCDR = FORT BEND COUNTY DEED RECORDS
  - FBCOPR = FORT BEND COUNTY OFFICIAL PLAT RECORDS
  - CF = CLERKS FILE



VICINITY MAP  
 SCALE: 1" = 3000'  
 MAP REF: KEY MAP 644H



LGI HOMES - TEXAS, LLC  
 PORTION OF 87.141 ACRES  
 CF NO. 2014051923  
 FBCOPR

FORT BEND COUNTY MUNICIPAL  
 UTILITY DISTRICT NO 147  
 DETENTION POND EASEMENT  
 15.669 ACRES  
 CF NO. 2004101109  
 FBCOPR

## PRELIMINARY PLAT THE TRAILS AT SEABOURNE PARKE SECTION THREE

A SUBDIVISION OF 23.495 ACRES  
 LOCATED IN THE G.M. STONE 1/3 LEAGUE SURVEY, ABSTRACT 312  
 CITY OF ROSENBERG,  
 FORT BEND COUNTY, TEXAS  
 (FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 147)

97 LOTS 2 RESERVES 2 BLOCKS  
 SCALE: 1" = 60' JUNE 1 2015

OWNER:  
 LGI HOMES-TEXAS, LLC, A TEXAS LIMITED LIABILITY COMPANY  
 JACK LIPAR  
 EXECUTIVE VICE PRESIDENT  
 1450 LAKE ROBBINS DRIVE, SUITE 430  
 THE WOODLANDS, TEXAS 77380  
 TEL. 281.362.8998

ENGINEER:  
 PAPE-DAWSON ENGINEERS  
 MICHAEL PREISS, P.E.  
 VICE PRESIDENT-HOUSTON

SURVEYOR:  
 PAPE-DAWSON ENGINEERS  
 RICHARD CHARITAT, R.P.L.S.  
 HOUSTON SURVEY DEPARTMENT MANAGER



10333 RICHMOND AVE | HOUSTON, TEXAS 77042 | PHONE: 713.428.2400  
 SUITE 900 | FAX: 713.428.2420  
 TEXAS BOARD OF PROFESSIONAL ENGINEERS, FIRM REGISTRATION # 470  
 TEXAS BOARD OF PROFESSIONAL LAND SURVEYING, FIRM REGISTRATION # 10193974



RESIDENTIAL URBAN



PHASE ONE  
100 LOTS

PHASE TWO  
149 LOTS

LAMAR CONSOLIDATED  
INDEPENDANT  
SCHOOL DISTRICT  
RESIDENTIAL  
URBAN  
VOL. 1308, PG. 388  
F.B.C.D.R.

RESIDENTIAL URBAN

FRANK A. SEBASTA  
VOL. 268, PG. 91  
F.B.C.D.R.  
RESIDENTIAL URBAN

LOUIS F. VADIX  
VOL. 1827, PG. 96  
F.B.C.D.R.

GROBERT T. GRISHAM  
VOL. 440, PG. 184  
F.B.C.D.R.

ROBERT CHERYL DURAN  
F.N. 9464568  
F.B.C.D.R.  
RESIDENTIAL URBAN

BLAS RODRIGUEZ  
VOL. 348, PG. 99  
F.B.C.D.R.

DETENTION

PHASE THREE  
107 LOTS

THEODORE JANCZAK  
VOL. 240, PG. 243  
F.B.C.D.R.

M.R. SOHLTZ, JAMES BAKER  
AND MADEL S. BAKER  
VOL. 857, PG. 21  
F.B.C.D.R.

PHASE FOUR  
100 LOTS

A LAND PLAN OF  
**J. MEYER ROAD TRACT**

BEING ± 17.5 ACRES OF LAND  
CONTAINING 457 LOTS (397 X 100' TYP) AND  
FIVE PRESERVED 64 ELEVEN BLOCKS.

OUT OF THE  
S.M. STONE LEASUE, A-828  
NEW BRAD COUNTY, TEXAS

OWNER:  
BLAN DEVIS OPMENT, 10001 L-28 NORTH, STE. 200,  
DALLAS, TEXAS 75244. MR. CLAY FENDLEY, 1000 200-0111

PREPARED BY:  
**KERRY R. GILBERT & ASSOCIATES, INC.**

1200 Park Blvd., Suite 200  
Dallas, Texas 75244  
Phone: 972-350-0300

LOT ANALYSIS

60' LOTS :	340 (74%)
80' LOTS :	83 (18%)
RADIAL LOTS :	87 (19%)
87' OR GREATER :	17 (4%)

**LEGEND AND NOTES**

1. ALL LOTS ARE TO BE CONVEYED BY DEED TO THE BUYER.

2. THE BUYER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF ROSENBERG AND THE STATE OF TEXAS.

3. THE BUYER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF ROSENBERG AND THE STATE OF TEXAS.

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**RECEIVED**  
JUN 27 2003  
BY:



# PLANNING COMMISSION COMMUNICATION

June 17, 2015

ITEM #	ITEM TITLE
3	Requests for Future Agenda Items

## MOTION

Consideration of and action on requests for future Agenda items.

## RECOMMENDATION

N/A

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

## SUPPORTING DOCUMENTS:

1. None

## APPROVAL

### Submitted by:

*Travis Tanner*

Travis Tanner, AICP  
Executive Director of Community  
Development

### Reviewed by:

\_\_\_ Executive Director of Community Development

\_\_\_ City Engineer

## EXECUTIVE SUMMARY

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

# **ITEM 4**

**Announcements.**

# **ITEM 5**

**Adjournment.**