

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, March 16, 2016
TIME: 5:00 p.m.
PLACE: Rosenberg City Hall
City Hall Council Chamber
2110 4th Street
Rosenberg, Texas 77471
PURPOSE: Rosenberg Planning Commission Meeting

Call to order: Council Chamber

AGENDA

MINUTES

1. Consideration of and action on minutes of the Regular Planning Commission Meeting for February 17, 2016. (Janet Eder, Senior Administrative Specialist)

PUBLIC HEARINGS

2. Hold public hearing on Preliminary Plat of Gillman Rosenberg, 9.406 acres being a replat of Tract Nos. 1 and 2, Gillman Honda/Mazda/Nissan Division, a subdivision recorded in Slide Nos. 1047A and B, Fort Bend County Plat Records, and Restricted Reserve "A", Gillman Nissan Rosenberg, a subdivision recorded in Plat No. 2007037, Fort Bend County Plat Records in the Robert E. Handy Survey Abstract No. 187, City of Rosenberg, Fort Bend County, Texas. (Ian Knox, Planning Administrator)

VARIANCE REQUESTS

None

PRELIMINARY PLATS

3. Consideration of and action on a Preliminary Plat of Bonbrook Plantation South Section Nine, a subdivision of 35.335 acres of land situated in the Wiley Martin League, Abstract 56, Fort Bend County, Texas; 96 lots, 2 reserves (6.553 acres) and 5 blocks. (Ian Knox, Planning Administrator)
4. Consideration of and action on a Preliminary Plat of Gillman Rosenberg, 9.406 acres being a replat of Tract Nos. 1 and 2, Gillman Honda/Mazda/Nissan Division, a subdivision recorded in Slide Nos. 1047A and B, Fort Bend County Plat Records, and Restricted Reserve "A", Gillman Nissan Rosenberg, a subdivision recorded in Plat No. 2007037, Fort Bend County Plat Records in the Robert E. Handy Survey Abstract No. 187, City of Rosenberg, Fort Bend County, Texas. (Ian Knox, Planning Administrator)
5. Consideration of and action on a Preliminary Plat of Rosenberg Plumbing Service, Inc., 15.5288 acres described as a 17.30 acre tract of land, out of James Hughes Survey, Abstract No. 197, save and except a 1.7492 acre tract of land, out of the James Hughes Survey, Abstract 197, recorded in Volume 1944, Page 1201 of the Deed Records of Fort Bend County, Texas; 0 lots, 1 reserve (14.6702 acres) and 1 block. (Ian Knox, Planning Administrator)

FINAL PLATS

6. Consideration of and action on a Final Plat of Bonbrook Plantation South Section Six, a subdivision of 38.506 acres of land situated in the Wiley Martin League, Abstract 56, Fort Bend County, Texas; 70 lots, 10 reserves (17.817 acres) and 5 blocks. (Ian Knox, Planning Administrator)
7. Consideration of and action on a Final Plat of Walnut Creek Section Fourteen, a subdivision of 13.380 acres containing 50 lots, 3 blocks and 3 restricted reserves out of the Wiley Martin League, A-56 Fort Bend County, Texas. (Ian Knox, Planning Administrator)
8. Consideration of and action on a Final Plat of Walnut Creek Section Fifteen, a subdivision of 22.315 acres containing 58 lots, 4 blocks and 7 restricted reserves out of the Wiley Martin League, A-56 Fort Bend County, Texas. (Ian Knox, Planning Administrator)

DISCUSSION ITEMS

9. Review and discuss revisions to Code of Ordinances, Ch. 6, Article XVI, Parking Lot Standards and Specifications, and take action as necessary to direct staff. (Travis Tanner, Executive Director of Community Development)
10. Consideration of and action on requests for future Agenda items. (Travis Tanner, Executive Director of Community Development)
11. Announcements.
12. Adjournment.

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

[EXECUTION TO FOLLOW]

DATED AND POSTED this the 10th day of March 2016, at 10:30 A. m. by

Linda Cernosek

Linda Cernosek

Attest:
Linda Cernosek, TRMC, City Secretary



John Maresh
Approved for Posting:
John Maresh, Interim City Manager

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

ITEM 1

Minutes:

- 1. Regular Planning Commission Meeting Minutes for February 17, 2016**

PLANNING COMMISSION MEETING MINUTES

DRAFT

On this the 17th day of February 2016, the Planning Commission of the City of Rosenberg, Fort Bend County, Texas, met in a regular meeting at the Rosenberg City Hall Council Chamber, 2110 4th Street, Rosenberg, Texas 77471.

COMMISSIONERS PRESENT

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

NOT PRESENT

Charlotte Davis	Planning Commissioner
Susan Euton	Councilor, District No. 2

STAFF PRESENT

Charles Kalkomey	City Engineer
Travis Tanner	Executive Director of Community Development
Ian Knox	Planning Administrator
Janet Eder	Senior Administrative Specialist

OTHERS PRESENT

Geoff Freeman	LJA Engineering, Inc. (Bonbrook Plantation North)
Keith Schoonover	BEAZER HOMES TEXAS, L.P. (Bonbrook Plantation / MUD No. 155)
Kathryn Edwards	BGE Kerry R. Gilbert & Associates (Walnut Creek)

CALL TO ORDER

Chairperson Urbish called the meeting to order at 5:00 p.m.

AGENDA

1. CONSIDERATION OF AND ACTION ON MINUTES OF THE REGULAR PLANNING COMMISSION MEETING OF JANUARY 20, 2016.

Action Taken: Vice Chairperson Phipps moved, seconded by Commissioner Villagomez to approve the minutes of the Regular Planning Commission Meeting of January 20, 2016 as presented. The motion carried unanimously by those present.

2. HOLD PUBLIC HEARING ON A PRELIMINARY PLAT OF CASA DE ORACIONES PLACE, A REPLAT OF 6.1444 ACRES (267,561 SQ. FT.) OF LAND BEING LOTS 3, 4 AND 5, BLOCK 2, MONTROSE ACRES, A SUBDIVISION IN THE CITY OF ROSENBERG, FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 196M PAGE 444-A OF THE DEED RECORDS OF FORT BEND AND A 3.45 ACRE TRACT IN HENRY SCOTT LEAGUE, ABSTRACT NO. 83, FORT BEND COUNTY, TEXAS; 1 BLOCK AND 1 RESERVE.

Key Discussion:

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

Chairperson Urbish opened the public hearing at 5:02 p.m. After two calls for speakers, no one came forward. Chairperson Urbish closed the public hearing at 5:03 p.m.

3. HOLD PUBLIC HEARING ON A SHORT FORM FINAL PLAT OF BONBROOK PLANTATION NORTH SECTION TEN PARTIAL REPLAT NO. 1, A SUBDIVISION OF 0.181 ACRES OF LAND SITUATED IN THE WILEY MARTIN LEAGUE, ABSTRACT 56, FORT BEND COUNTY, TEXAS, ALSO BEING A PARTIAL REPLAT OF BONBROOK PLANTATION NORTH SECTION TEN, BEING ALL OF LOT 1, BLOCK 3 AS RECORDED IN PLAT NO. 20140154 F.B.C.P.R.; 1 LOT, 0 RESERVES AND 0 BLOCKS.

Executive Summary: The purpose of this agenda item is to hold a Public Hearing on the Short Form Final Plat of Bonbrook Plantation North Section Ten Partial Replat No. 1. The Plat consists of 0.181 acres, includes the replatting of Lot 1, Block 3 of Bonbrook Plantation North Section Ten, and is located at 9718 Emerald Briar Lane. The purpose of the replat is to establish dual twenty-four (24) foot and twenty-five (25) foot building lines. The twenty-four foot front building line is exclusively for the life of the current structure, which was built by mistake across the current building line by approximately 0.5'. The subject property was originally platted as part of Bonbrook Plantation North Section Ten and only included a twenty-five (25) foot building line.

Because this is a replat of a previous subdivision, a Public Hearing is required per State law and per the City's "Subdivision" Ordinance. Additionally, notice of the hearing was published in the newspaper and sent to surrounding property owners before the 15th day before the date of this hearing per State law. Staff recommends holding the hearing prior to the Planning Commission taking action on the plat in a subsequent Agenda item.

Key Discussion

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

Chairperson Urbish opened the public hearing at 5:04 p.m. After three calls for speakers, no one came forward. Chairperson Urbish closed the public hearing at 5:05 p.m.

4. CONSIDERATION OF AND ACTION ON A VARIANCE REQUEST TO THE FRONT BUILDING LINE REQUIREMENT FOR BONBROOK PLANTATION NORTH SECTION 10, BLOCK 3, LOT 1 (9718 EMERALD BRIAR LANE).

Executive Summary: An application has been submitted requesting a Variance to the front building line requirement for Bonbrook Plantation North Section 10, Block 3, Lot 1 (9718 Emerald Briar Lane). The intent of the request is to allow a twenty-four foot (24') front building setback for replatting purposes. A vicinity map of the property and application materials are attached for review.

The subdivision, Bonbrook Plantation North Section 10, was platted in July 2014. The "Subdivision" Ordinance (Code of Ordinances, Ch. 25, Sec. 25-68) requires a 25' front building line for interior residential lots. The subject lot was platted accordingly with a 25' front building line. However, the structure was built slightly (1/2 foot) over said building line. Staff had no knowledge of this since it is in the Extraterritorial Jurisdiction (ETJ) where City permits are not required. The applicant contacted staff on behalf of the builder/developer to notify us of the encroachment. They were informed that staff would not take action on the encroachment, as the property is located in the ETJ. However, the builder/developer would still like to clean up the building line issue and formally obtain a variance to avoid issues with a potential buyer closing on the property.

Variances must be evaluated by the Planning Commission based on the four (4) criteria outlined in the Code (Sec. 25-8). Following are the criteria. The builder/developer has addressed each criterion in the attached application materials.

(1) There are special circumstances or conditions affecting the land involved such that the strict application of the provisions of this chapter would deprive the applicant of the reasonable use of his land;

The structure has already been built ½ foot over the setback due to an apparent oversight.

(2) The granting of the variance will not be detrimental to the public safety or welfare, or injurious to other property in the area;

The sidewalk is well within the right-of-way, so the ½-foot encroachment should not result in parked vehicles blocking the sidewalk.

(3) The granting of the variance will not have the effect of preventing the orderly subdivision of other lands in the area in accordance with the provisions of this chapter; and

The granting of the variance should not prevent orderly subdivisions in the area, as the surrounding property has already been platted.

(4) A more appropriate design solution exists which is not currently allowed in this chapter.

Without the variance, the front of the home would have to be reconstructed or the builder/developer and any future homeowners, lenders, etc., would have to accept the property technically being nonconforming by ½ foot.

Staff will defer to the applicant to explain the request in greater detail. We did not require the variance request to be submitted; rather, it was submitted because the applicant believed it was the best course of action from their perspective. Staff has no objections to the proposed variance if this is the best course of action for the applicant.

Key Discussion:

- Mr. Tanner presented the item and reviewed the Executive Summary.
- Commissioner Poldrack inquired if the builder had setback issues in the past.
- Mr. Geoff Freeman, LJA Engineering, Inc., replied that there have not been.

Action taken: Commissioner Poldrack moved, seconded by Commissioner Villagomez to recommend approval to City Council on a Variance Request to the front building line requirement for Bonbrook Plantation North Section 10, Block 3, Lot 1 (9718 Emerald Briar Lane). The motion carried unanimously by those present.

5. CONSIDERATION OF AND ACTION ON A PRELIMINARY PLAT OF BONBROOK PLANTATION SOUTH SECTION SIX, A SUBDIVISION OF 38.477 ACRES OF LAND SITUATED IN THE WILEY MARTIN LEAGUE, ABSTRACT 56, FORT BEND COUNTY, TEXAS; 70 LOTS, 8 RESERVES (17.532 ACRES) AND 5 BLOCKS.

Executive Summary: The Preliminary Plat of Bonbrook Plantation South Section Six is a proposed subdivision consisting of seventy (70) residential lots and eight (8) reserves in five (5) blocks located off of Benton Road in the southwest part of the Bonbrook Plantation development. The proposed Plat is located in the Extraterritorial Jurisdiction (ETJ), MUD No. 155, and is south of Bonbrook Plantation South Section Two for which a Final Plat has already been approved by City Council.

The subdivision consists of sixty-five-foot (65') and sixty-foot (60') lots in accordance with the approved Land Plan for Bonbrook Plantation South and with the current "Subdivision" Ordinance. The Land Plan for this subdivision was approved by the Planning Commission in October of 2015 and is attached for review as well.

Seeing no conflicts with applicable regulations, staff recommends approval of the Preliminary Plat of Bonbrook Plantation South Section Six.

Key Discussion:

- Mr. Knox presented the item and reviewed the Executive Summary.
- Commissioner Poldrack inquired if Bonbrook Plantation South was the last section to be developed.
- Mr. Knox replied that Bonbrook Plantation South was the first of six or seven sections of the second installment of Bonbrook Plantation South.
- Commissioner Poldrack inquired if the size and construction of homes in Bonbrook Plantation South would be consistent with previous homes.
- Mr. Knox stated that the subdivision consisted of sixty-foot (60') and sixty-five-foot (65') lots in accordance with the approved Land Plan.

Action taken: Vice Chairperson Phipps moved, seconded by Commissioner Poldrack to approve the Preliminary Plat of Bonbrook Planation South Section Six, a subdivision of 38.477 acres of land situated in the Wiley Martin League, Abstract 56, Fort Bend County, Texas; 70 lots, 8 reserves (17.532 acres) and 5 blocks. The motion carried unanimously by those present.

6. CONSIDERATION OF AND ACTION ON A PRELIMINARY PLAT OF CASA DE ORACIONES PLACE, A REPLAT OF 6.1444 ACRES (267,561 SQ. FT.) OF LAND BEING LOTS 3, 4 AND 5, BLOCK 2, MONTROSE ACRES, A SUBDIVISION IN THE CITY OF ROSENBERG, FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 196M PAGE 444-A OF THE DEED RECORDS OF FORT BEND AND A 3.45 ACRE TRACT IN HENRY SCOTT LEAGUE, ABSTRACT NO. 83, FORT BEND COUNTY, TEXAS; 1 BLOCK AND 1 RESERVE.

Executive Summary: The Preliminary Plat of Casa de Oraciones Place is a replat consisting of 6.1444 acres located on the south side of Brooks Avenue between 1st Street and Bamore Road.

As discussed, the north half of the requested replat was originally platted as Montrose Acres, Block 2, Lots 3 through 5, while the south half is 3.45 acres of unplatted property. The owner wishes to combine the properties into one for the purpose of building a church.

Seeing no conflicts with applicable regulations, staff recommends approval of the Preliminary Plat of Casa de Oraciones Place.

Key Discussion:

- Mr. Knox presented the item and reviewed the Executive Summary.
- Chairperson Urbish inquired if the developer planned to build a church.
- Mr. Knox replied that the owner did.
- Commissioner Poldrack inquired if the front part of the property was designated for commercial or residential use.
- Mr. Knox replied that the Reserve was not designated for a particular use.
- Chairperson Urbish agreed on moving forward with the Preliminary Plat of Casa de Oraciones Place. Chairperson Urbish inquired about the size of the proposed church, the parking requirements and the impact on Brooks Street. Chairperson Urbish did not see any concern at this time.
- Commissioner Poldrack inquired about the number of allowed parking spaces for the proposed church.
- Mr. Knox replied that the City did not have a site plan for the development at this time, but that it would be required and reviewed in the future.

Action Taken: Commissioner Villagomez moved, seconded by Vice Chairperson Phipps to approve the Preliminary Plat of Casa de Oraciones Place, a subdivision of 6.1444 acres (267,561 sq. ft.) of land being Lots 3, 4 and 5, Block 2, Montrose Acres, a subdivision in the City of Rosenberg, Fort Bend County, Texas, according to the map or plat thereof recorded in Volume 196M Page 444-A of the Deed Records of Fort Bend and 3.45 acre tract in Henry Scott League, Abstract No. 83, Fort Bend County, Texas; 1 block and 1 reserve. The motion carried unanimously by those present.

7. CONSIDERATION OF AND ACTION ON A PRELIMINARY PLAT OF WALNUT CREEK SECTION SIXTEEN, BEING 16.4+/- ACRES OF LAND CONTAINING 53 LOTS (50' X 120' TYP.) AND THREE RESERVES IN THREE BLOCKS, OUT OF THE WILEY MARTIN LEAGUE, A-56, CITY OF ROSENBERG, FORT BEND COUNTY, TEXAS.

Executive Summary: The Preliminary Plat of Walnut Creek Section Sixteen is a proposed subdivision consisting of fifty-three (53) residential lots and three (3) reserves in three (3) blocks located off of Benton Road in the southeast part of the Walnut Creek Development. The proposed Plat is located in the Extraterritorial Jurisdiction (ETJ) with a small portion of the plat within the City Limits. It is located south of Walnut Creek Section Twelve, for which a Final Plat has already been approved by City Council.

The subdivision consists of fifty-foot (50') lots in accordance with the approved Land Plan for Walnut Creek and with the current "Subdivision" Ordinance. The Land Plan for this subdivision was updated/approved in September of 2015 and is attached for review as well.

Seeing no conflicts with applicable regulations, staff recommends approval of the Preliminary Plat of Walnut Creek Section Sixteen.

Key Discussion:

- Mr. Knox presented the item and reviewed the Executive Summary.
- Commissioner Poldrack inquired about the price range and minimum square footage of homes built in Walnut Creek Section Sixteen.
- Ms. Kathryn Edwards, BGE, Kerry R. Gilbert & Associates replied that homes built in Section Sixteen will be consistent with the other development. A one-story home would be approximately 1,800 to 3,000 square feet.

Action Taken: Vice Chairperson Phipps moved, seconded by Commissioner Poldrack, to approve the Preliminary Plat of Walnut Creek Section Sixteen, being 16.4+/- acres of land containing 53 lots (50'x120' TYP.) and three reserves in three blocks, out of the Wiley Martin League, A-56, City of Rosenberg, Fort Bend County, Texas. The motion carried unanimously by those present.

8. CONSIDERATION OF AND ACTION ON A SHORT FORM FINAL PLAT OF BONBROOK PLANTATION NORTH SECTION TEN PARTIAL REPLAT NO. 1, A SUBDIVISION OF 0.181 ACRES OF LAND SITUATED IN THE WILEY MARTIN LEAGUE, ABSTRACT 56, FORT BEND COUNTY, TEXAS, ALSO BEING A PARTIAL REPLAT OF

BONBROOK PLANTATION NORTH SECTION TEN, BEING ALL OF LOT 1, BLOCK 3 AS RECORDED IN PLAT NO. 20140154 F.B.C.P.R.; 1 LOT, 0 RESERVES AND 1 BLOCK.

Executive Summary: The Short Form Final Plat of Bonbrook Plantation North Section Ten Partial Replat No. 1 is a partial replat of Bonbrook Plantation North Section Ten, being all of Lot 1, Block 3, consisting of 0.181 acres located at 9718 Emerald Briar Lane. The purpose of the replat is to establish dual twenty-four (24) foot and twenty-five (25) foot building lines. The twenty-four foot front building line is exclusively for the life of the current structure. The subject property was originally platted as part of Bonbrook Plantation North Section 10, and only includes a twenty-five (25) foot building line. The property is being replatted in this way to address the ½-foot encroachment of a structure as discussed in the Variance agenda item.

Staff recommends that the Planning Commission recommend approval to City Council of the Short Form Final Plat of Bonbrook Plantation North Section Ten Partial Replat No. 1.

Key Discussion:

- Mr. Knox presented the item and reviewed the Executive Summary.
- Chairperson Urbish commended those for getting the Short Form Final Plat of Bonbrook Plantation North Section Ten Partial Replat No. 1 completed.

Action taken: Commissioner Poldrack moved, seconded by Vice Chairperson Phipps to recommend approval to City Council of a Short Form Final Plat of Bonbrook Plantation North Section Ten Partial Replat No. One, a subdivision of 0.181 acres of land situated in the Wiley Martin League, Abstract 56, Fort Bend County, Texas, also being a Partial Replat of Bonbrook Plantation North Section Ten, being all of Lot 1, Block 3 as recorded in Plat No. 20140154, F.B.C.P.R.; 1 lot, 0 reserves and 1 block. The motion carried unanimously by those present.

9. CONSIDERATION OF AND ACTION ON A RECOMMENDATION TO CITY COUNCIL REGARDING A DEVELOPMENT AGREEMENT WITH B-BROOK LAND PARTNERS, L.P., A TEXAS LIMITED PARTNERSHIP, AND BEAZER HOMES TEXAS, L.P., A TEXAS LIMITED PARTNERSHIP, IN ASSOCIATION WITH FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 155 (BONBROOK PLANTATION).

Executive Summary: Over the last several months, City staff has been in discussions with the developer of Bonbrook Plantation (Fort Bend County MUD No. 155) regarding the development approximately 144.14 acres south of their existing development and east of the intersection of Benton and Rohan Roads. The tract is in the Extraterritorial Jurisdiction (ETJ) and was annexed into MUD No. 155 as approved by City Council in May 2014. The Development Agreement for the additional 144.14 acres is being brought to the Planning Commission to make a recommendation to City Council. The Land Plan was approved by the Commission on October 21, 2015, and is attached for review. It would be approved by City Council as an attachment to the subject Development Agreement.

The Plan consists of 368 proposed lots and over 144.14 acres in fifteen (15) reserves. It contains 41 percent sixty-foot (60') lots and 59 percent sixty-five-foot (65') lots. It also conforms to current parkland dedication standards. Additionally, the east side of the development provides for a north-south collector street "stub out" to eventually connect to Stonecreek Estates when the property between the two is developed.

Following are some of the main points of the Agreement:

- The development will follow the City's current "Subdivision" Ordinance and Design Standards for public infrastructure;
- Plats will come before the Planning Commission and must comply with lot size and other applicable requirements; and
- The development will meet the City's current parkland dedication requirements, which require more amenities and parkland to be set aside than in the previous ordinance.

Overall, the development represents an improvement in terms of lot sizes and amenities compared to what could be developed in the City or its ETJ under the previous ordinances. City staff recommends that the Planning Commission recommend approval to City Council of the Development Agreement for B-BROOK LAND PARTNERS, L.P., a Texas limited partnership, and BEAZER HOMES TEXAS, L.P., a Texas limited partnership, in association with Fort Bend County Municipal Utility District No. 155 (Bonbrook Plantation).

Key Discussion:

- Mr. Tanner presented the item and reviewed the Executive Summary.
- Commissioner Poldrack inquired if the Developer, B-BROOK LAND PARTNERS, L.P. was the same Developer as Bonbrook.

- Mr. Tanner replied that it was. It is a partnership between the Developer and Beazer Homes Texas, L.P.
- Commissioner Poldrack inquired about the three-year period for initiating infrastructure by the Developer.
- Mr. Tanner replied that once the Developer initiates platting of the property, which they already have, it is the Developer's responsibility to start infrastructure.
- Mr. Kalkomey stated that language in the Development Agreement was consistent with previous development agreements and that construction would generally begin within the first year.
- Commissioner Poldrack inquired about the location of MUD 152, Regional Wastewater Treatment Plant.
- Mr. Kalkomey replied that MUD 152 was located off Ricefield Road and to the south side of Dry Creek.
- Commissioner Poldrack inquired if MUD 152 served all of Bonbrook Plantation.
- Mr. Kalkomey replied that MUD 152 would serve all of MUD 152, MUD 155, and MUD 158.
- Commissioner Poldrack inquired about the water supply.
- Mr. Kalkomey replied that the City would supply water.
- Commissioner Poldrack inquired about the definition of generally acceptable standards in Fort Bend County, as mentioned in the Development Agreement.
- Mr. Kalkomey replied that the purpose was to define standards that would remain consistent with the Fort Bend County Drainage District.
- Commissioner Poldrack inquired about impact fees.
- Mr. Kalkomey stated that sewer impact fees would be collected only if lots were switched over to City sewer. The City would collect full water impact fees for the development. Mr. Kalkomey stated that previous lots in the development, before the City adopted impact fees would be grandfathered.
- Commissioner Poldrack inquired about park development.
- Mr. Tanner replied that parks would be maintained by the homeowner's association (HOA).
- Commissioner Poldrack inquired about street width.
- Mr. Kalkomey replied that the street width would be twenty-seven (27) feet, face to face and twenty-eight (28) feet, back to back with a twelve-inch (12") curb.
- Commissioner Poldrack inquired if the City would pay for road improvements to Benton Road.
- Mr. Kalkomey replied that the City would not pay for road improvements to Benton Road. The County would be responsible for paying for road improvements since it's a County road.
- Commissioner Poldrack inquired about the state law that would prohibit the City from requiring compliance with future standards if City standards change.
- Mr. Kalkomey replied that the vested rights statute would probably prohibit that.

Action taken: Commissioner Villagomez moved, seconded by Vice Chairperson Phipps to recommend approval to City Council regarding a Development Agreement with B-BOOK LAND PARTNERS, L.P., a Texas Limited partnership, and BEAZER HOMES TEXAS, L.P., a Texas Limited Partnership, in association with Fort Bend County Municipal Utility District No. 155 (Bonbrook Plantation). The motion carried by a vote of four "ayes" and one abstention. **AYES: Chairperson Urbish, Vice Chairperson Phipps and Commissioners Villagomez and Monk. ABSTENTION: Commissioner Poldrack.**

10. CONSIDERATION OF AND ACTION ON REQUESTS FOR FUTURE AGENDA ITEMS AND STAFF REPORT REGARDING THE FOLLOWING:

- **2015 RESIDENTIAL DEVELOPMENT REPORT;**
- **PLANNING DEPARTMENT WEBSITE REVISIONS; AND,**
- **CODE REVIEW AND REVISIONS UPDATE.**

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

For this item, staff will be providing a report of 2015 Single-Family Residential Development activity; of the revamped Planning Department website, including a new "Development Guide" document; and of the Code Review and Revision Services currently in progress (i.e., Parking Ordinance, residential carport setbacks, and local street pavement width ordinance revisions).

Key Discussion:

- Mr. Tanner presented the item and reviewed the Executive Summary.
- Mr. Tanner commended Mr. Knox for updating the City's website. The updates will provide easier access and navigation when locating impact fees, adopted codes, the Subdivision Ordinance, the City's Comprehensive Plan, Thoroughfare Plan, etc.

- Mr. Tanner explained that the City has been working with a consultant on code review and revisions. Topics include a parking ordinance with shared parking provisions, residential carport setback issues, and local street pavement width. Mr. Tanner stated that an updated code review would be addressed with the Planning Commission within the next thirty (30) to ninety (90) days.

No action taken.

11. ANNOUNCEMENTS.

There were no announcements.

12. ADJOURNMENT.

There being no further business, Chairperson Urbish adjourned the Rosenberg Planning Commission meeting at 5:55 p.m.

Janet Eder
Senior Administrative Specialist



PLANNING COMMISSION COMMUNICATION

March 16, 2016

ITEM #	ITEM TITLE
2	Public Hearing on Preliminary Plat of Gillman Rosenberg

MOTION

Hold public hearing on a Preliminary Plat of Gillman Rosenberg, 9.406 acres being a replat of Tract Nos. 1 and 2, Gillman Honda/Mazda/Nissan Division, a subdivision recorded in Slide Nos. 1047A and B, Fort Bend County Plat Records, and Restricted Reserve "A", Gillman Nissan Rosenberg, a subdivision recorded in Plat No. 2007037, Fort Bend County Plat Records in the Robert E. Handy Survey Abstract No. 187.

RECOMMENDATION

Staff recommends that the public hearing be held.

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

SUPPORTING DOCUMENTS:

1. Preliminary Plat of Gillman Rosenberg

APPROVAL

Submitted by:

Ian Knox
Planning Administrator
Community Development

Reviewed by:

Executive Director of Community Development *TLT*

City Engineer *OK*

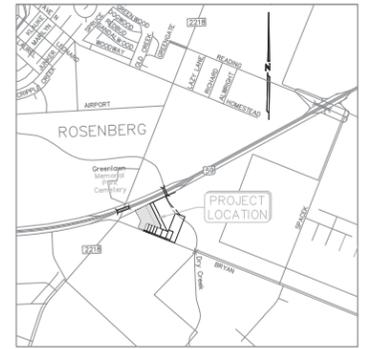
EXECUTIVE SUMMARY

The purpose of this agenda item is to hold a public hearing on the Preliminary Plat of Gillman Rosenberg. This replat consists of approximately 9.406 acres located at the southeast corner of Interstate 69 (I-69) / U.S. 59 and Bryan Road intersection, within the City Limits.

Because this is a replat, a public hearing is required per state law and the City's "Subdivision" Ordinance.

Staff recommends holding the hearing prior to the Planning Commission taking action on the plat in a subsequent agenda item.

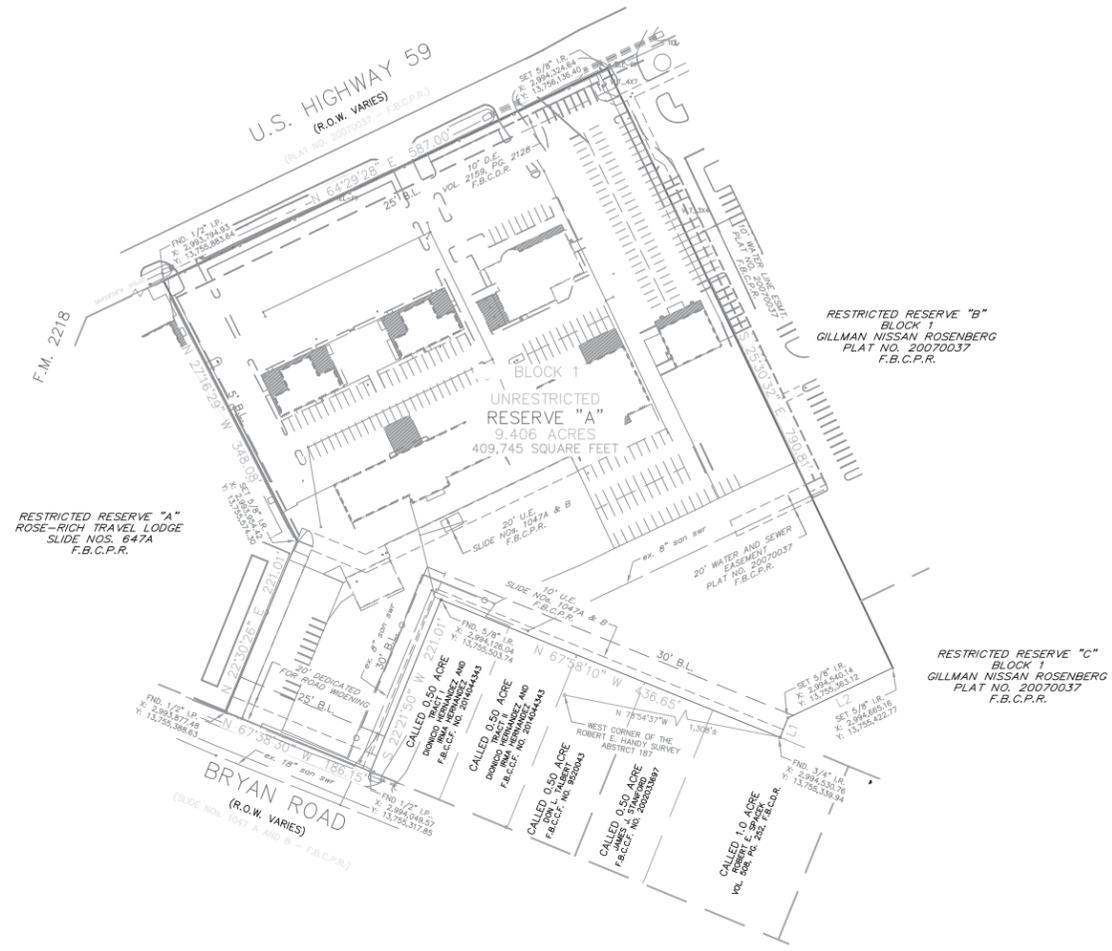
LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	25.00	S22° 01' 50"W
L2	138.55	S64° 29' 28"W



VICINITY MAP
SCALE: 1" = 1/2 MI.

ABBREVIATIONS

- B.L. = BUILDING LINE
- D.E. = DRAINAGE EASEMENT
- ESMT = EASEMENT
- F.B.C.C.F. = FORT BEND COUNTY CLERK'S FILE
- F.B.C.D.R. = FORT BEND COUNTY DEED RECORDS
- F.B.C.P.R. = FORT BEND COUNTY PLAT RECORDS
- No. = NUMBER
- Pg. = PAGE
- R.O.W. = RIGHT OF WAY
- S.F. = SQUARE FEET
- U.E. = UTILITY EASEMENT
- VOL. = VOLUME
- FND. = FOUND
- I.R. = IRON ROD
- I.P. = IRON PIPE



**PRELIMINARY PLAT
GILLMAN ROSENBERG**

9.406 ACRES

BEING A REPLAT OF:
TRACT Nos. 1 AND 2, GILLMAN
HONDA/MAZDA/NISSAN DIVISION, A
SUBDIVISION RECORDED IN SLIDE Nos. 1047A
AND B, FORT BEND COUNTY PLAT RECORDS,
AND RESTRICTED RESERVE "A", GILLMAN
NISSAN ROSENBERG, A SUBDIVISION RECORDED
IN PLAT NO. 2007037, FORT BEND COUNTY
PLAT RECORDS

IN THE
ROBERT E. HANDY SURVEY
ABSTRACT NO. 187
CITY OF ROSENBERG
FORT BEND COUNTY, TEXAS

OWNERS: GULLMAN SERVICES, INC.,
A TEXAS CORPORATION
10595 W. SAM HOUSTON PARKWAY SOUTH
HOUSTON, TEXAS 77009

MARCH 7, 2016

PURPOSE OF REPLAT: TO CREATE 1
UNRESTRICTED RESERVE



ENGINEER

5909 WEST LOOP SOUTH, SUITE 200
BELLAIRE, TEXAS 77401
PHONE: 713.879.8900
FAX: 713.879.8920
TSPICE REGISTRATION No. F-301279
www.lentzengr.com

SURVEYOR

CIVIL-SURV
LAND SURVEYING, L.C.

5909 WEST LOOP SOUTH, SUITE #200 BELLAIRE, TEXAS 77401 TSPICE REGISTRATION No. 10143800 OFFICE: (713) 839-9181
Email: michael@civil-surv.net FAX: (713) 839-9020



PLANNING COMMISSION COMMUNICATION

March 16, 2016

ITEM #	ITEM TITLE
3	Preliminary Plat of Bonbrook Plantation South Section Nine

MOTION

Consideration of and action on a Preliminary Plat of Bonbrook Plantation South Section Nine, a subdivision of 35.335 acres of land situated in the Wiley Martin League, Abstract 56, Fort Bend County, Texas; 96 lots, 2 reserves (6.553 acres) and 5 blocks.

RECOMMENDATION

Staff recommends approval of the Preliminary Plat of Bonbrook Plantation South Section Nine.

MUD #	City/ETJ	ELECTION DISTRICT
155 (Bonbrook Plantation)	ETJ	N/A

SUPPORTING DOCUMENTS:

1. Preliminary Plat of Bonbrook Plantation South Section Nine
2. Land Plan of Bonbrook Plantation South – 10-21-15

APPROVAL

Submitted by:

Ian Knox
Planning Administrator
Community Development

Reviewed by:

Executive Director of Community Development *TLT*
 City Engineer *OK*

EXECUTIVE SUMMARY

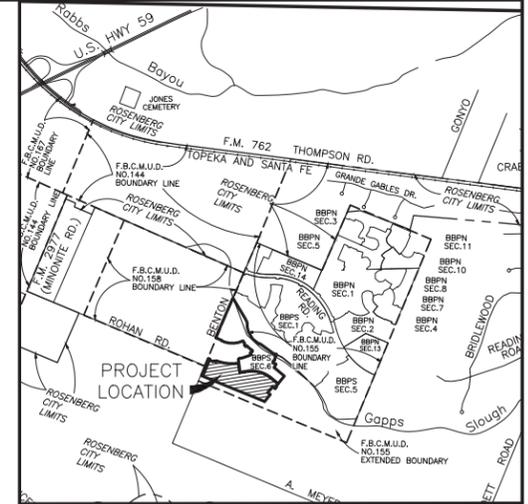
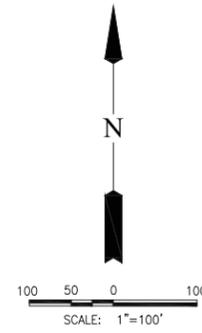
The Preliminary Plat of Bonbrook Plantation South Section Nine is a proposed subdivision consisting of ninety-six (96) residential lots and two (2) reserves in five (5) blocks located off of Benton Road in the southwest part of the Bonbrook Plantation development. The proposed Plat is located in the Extraterritorial Jurisdiction (ETJ), MUD 155, and is south of Bonbrook Plantation South Section Six.

The subdivision consists of sixty-five-foot (65') and sixty-foot (60') lots in accordance with the approved Land Plan for Bonbrook Plantation South and with the current "Subdivision" Ordinance. The Land Plan for this subdivision was approved by the Planning Commission in October of 2015 and is attached for review as well.

Seeing no conflicts with applicable regulations, staff recommends approval of the Preliminary Plat of Bonbrook Plantation South Section Nine.

RESERVE TABLE			
RESERVE	ACREAGE	SQ.FT.	TYPE
A	0.237	10,325	RESTRICTED TO LANDSCAPE/OPEN SPACE
B	6.316	275,121	RESTRICTED TO DRAINAGE/DETENTION
TOTAL	6.553	285,446	

LOT AREA SUMMARY			
BLOCK 1			
LOT	LOT WIDTH AT B.L.	SQ. FT.	
1	65'	17,356	
2	65'	18,399	
3	65'	13,610	
4	65'	10,957	
5	65'	12,516	
6	65'	12,033	
7	65'	16,290	
8	65'	10,722	
9	65'	12,645	
10	65'	13,068	
11	65'	12,024	
12	65'	15,284	
13	65'	11,035	
14	65'	13,875	
15	65'	12,819	
BLOCK 2			
LOT	LOT WIDTH AT B.L.	SQ. FT.	
1	65'	9,345	
2	65'	8,045	
3	65'	8,189	
4	65'	8,686	
5	65'	8,686	
6	65'	8,686	
7	65'	8,686	
8	65'	8,686	
9	65'	8,686	
10	65'	8,686	
11	65'	8,686	
12	65'	8,246	
13	65'	8,016	
14	65'	8,016	
15	65'	8,016	
16	65'	7,830	
17	65'	7,830	
18	65'	7,830	
19	65'	8,011	
20	65'	8,261	
21	65'	8,258	
22	65'	8,257	
23	65'	8,258	
24	65'	8,260	
25	65'	8,264	
26	65'	8,281	
27	65'	7,814	
28	65'	7,823	
29	65'	9,310	
BLOCK 3			
LOT	LOT WIDTH AT B.L.	SQ. FT.	
1	65'	10,762	
2	65'	8,040	
3	65'	8,323	
4	65'	8,406	
5	65'	8,406	
6	65'	8,406	
7	65'	8,406	
8	65'	8,406	
9	65'	8,406	
10	65'	8,406	
11	65'	8,406	
12	65'	8,406	
13	65'	8,406	
14	65'	8,250	
15	65'	8,040	
16	65'	8,040	
17	65'	8,406	
18	65'	7,830	
19	65'	8,011	
20	65'	8,261	
21	65'	8,258	
22	65'	8,257	
23	65'	8,258	
24	65'	8,260	
25	65'	8,264	
26	65'	8,281	
27	65'	7,814	
28	65'	7,823	
29	65'	9,310	
BLOCK 4			
LOT	LOT WIDTH AT B.L.	SQ. FT.	
1	65'	9,402	
2	65'	7,800	
3	65'	7,800	
4	65'	7,800	
5	65'	7,800	
6	65'	7,800	
7	65'	7,800	
8	65'	7,800	
9	65'	7,800	
10	65'	8,347	
11	65'	9,765	
12	65'	7,958	
13	65'	9,346	
BLOCK 5			
LOT	LOT WIDTH AT B.L.	SQ. FT.	
1	65'	8,314	
2	65'	8,337	
3	65'	8,337	
4	65'	9,409	
5	65'	12,700	
6	65'	12,828	
7	65'	9,471	
8	65'	8,320	
9	65'	8,320	
10	65'	8,320	
11	65'	8,320	
12	65'	8,320	
13	65'	8,320	
14	65'	8,320	
15	65'	8,320	
16	65'	8,320	
17	65'	9,408	
18	65'	10,478	
19	65'	12,248	
20	65'	7,800	
21	65'	8,886	
22	65'	15,892	
TOTAL SQUARE FOOTAGE OF LOTS CONTAINED IN THIS PLAT 906,060 SQ. FT. = 9,438 S.F. AVERAGE LOT SIZE			
# 60' LOTS = 8			
# 65' LOTS = 88			
TOTAL LOTS = 96			

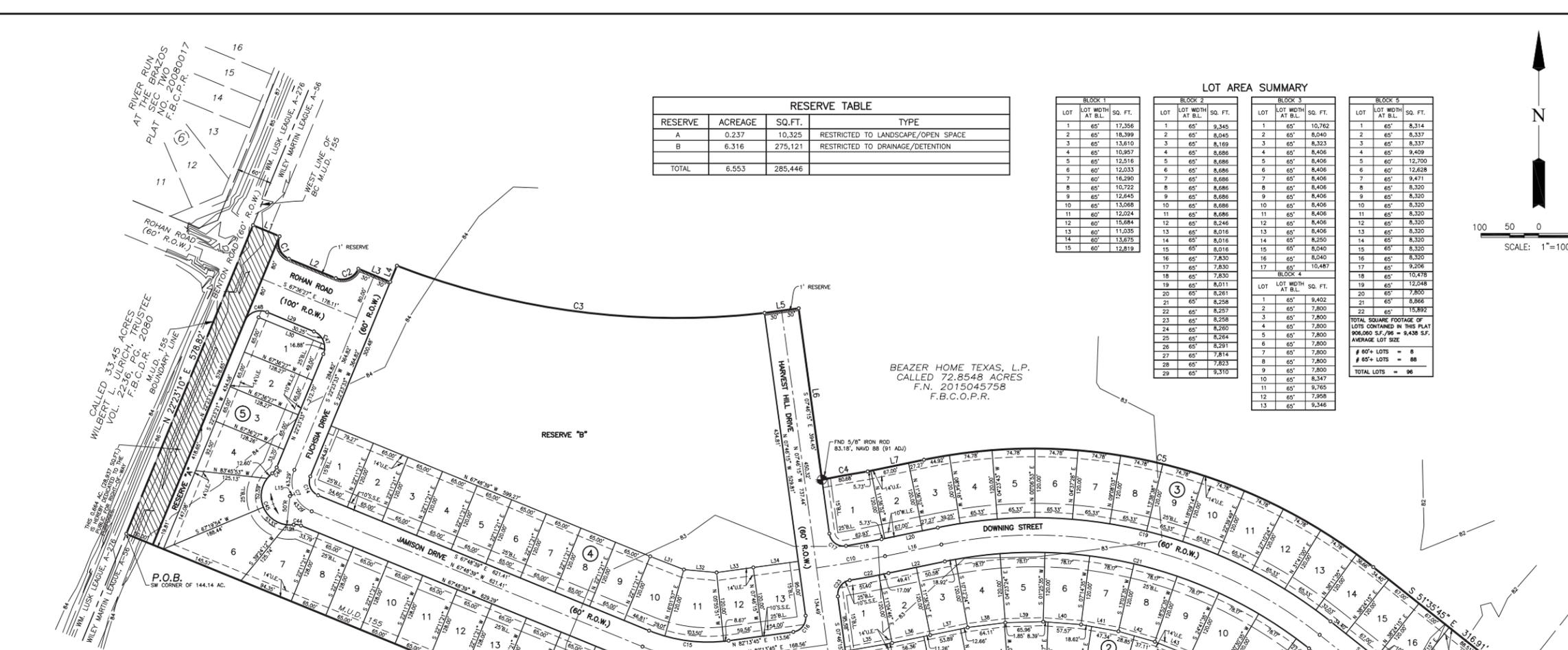


VICINITY MAP
1" = 1/2 MILE
KEY MAP NO. 606Y

RESERVE	QUALIFYING ACREAGE	PERCENTAGE	ALLOCATED PRIVATE PARK ACREAGE
A	0.237	10%	0.024 AC.
TOTAL	0.237		0.024 AC.
REQUIRED PRIVATE PARK ACREAGE: 6.25 X 96 LOTS X 3 PERSONS/UNIT / 1000 X 0.50 = 0.900 AC.			
REQUIRED PUBLIC PARK ACREAGE: 6.25 X 96 LOTS X 3 PERSONS/UNIT / 1000 = 1.800 AC.			
NUMBER OF LOTS CALCULATED AT \$170.00 PER LOT: 0.024 AC. / 1.800 X 96 LOTS = 1.28 = 2 LOTS			
NUMBER OF LOTS CALCULATED AT \$1,700.00 PER LOT: 96 LOTS - 2 LOTS = 94 LOTS			
REQUIRED PUBLIC PARK FEE: 2 LOTS X \$170.00/LOT + 94 LOTS X \$1,700.00/LOT = \$160,140.00			
NOTES:			
1. ALL FEES IN LIEU OF LAND SHALL BE PAID TO THE CITY OF ROSENBERG AT OR PRIOR TO THE TIME OF FILING THE PLAT FOR RECORDING IN THE COUNTY DEED RECORDS AT THE COURTHOUSE.			

LINE	BEARING	DISTANCE
L1	S 67°36'50" E	50.00'
L2	S 67°36'27" E	88.12'
L3	S 67°36'27" E	60.00'
L4	N 22°23'33" E	30.57'
L5	N 82°13'45" E	60.00'
L6	S 07°46'15" E	300.05'
L7	N 78°23'08" E	100.00'
L8	S 38°24'15" W	95.00'
L9	S 38°24'15" W	60.00'
L10	N 51°35'45" W	98.63'
L11	S 38°24'15" W	120.00'
L12	N 51°35'45" W	7.91'
L13	S 38°24'15" W	120.00'
L14	N 51°35'45" E	99.01'
L15	N 67°17'22" E	8.50'
L16	S 78°23'08" W	100.00'
L17	S 38°24'15" W	150.20'
L18	N 08°32'24" E	165.99'
L19	N 38°24'15" E	115.40'
L20	N 78°23'08" E	100.00'
L21	N 38°24'15" E	95.00'
L22	S 78°23'08" W	100.00'
L23	S 38°24'15" W	9.41'
L24	N 38°24'15" E	9.41'
L25	N 51°35'45" W	105.15'
L26	S 08°32'24" E	56.58'
L27	N 08°32'24" E	56.58'
L28	N 07°46'15" W	97.63'
L29	N 67°36'27" W	88.10'
L30	N 67°36'27" W	123.65'
L31	N 68°35'56" W	62.90'
L32	N 84°56'57" W	57.15'
L33	S 82°17'53" W	64.37'
L34	S 82°13'45" W	79.00'
L35	S 80°08'02" W	82.59'
L36	S 78°27'27" W	67.62'
L37	S 78°33'16" W	66.55'
L38	S 82°42'06" W	65.96'
L39	S 88°31'06" W	65.96'
L40	N 85°39'55" W	65.96'
L41	N 79°50'55" W	65.96'
L42	N 74°01'50" W	65.96'
L43	N 68°12'55" W	65.96'
L44	N 62°23'55" W	65.96'
L45	N 56°34'55" W	65.96'
L46	N 51°57'52" W	66.45'
L47	S 22°11'21" W	67.41'

CURVE	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
C1	30.00'	89°59'37"	47.12'	42.42'	S 22°36'38" E
C2	30.00'	90°00'00"	47.12'	42.43'	N 67°23'33" E
C3	1350.00'	27°37'00"	650.70'	644.42'	S 82°41'21" E
C4	1650.00'	2°48'06"	80.88'	80.87'	N 79°47'11" E
C5	950.00'	50°01'06"	829.34'	803.25'	S 76°36'18" E
C6	25.00'	90°00'00"	39.27'	35.36'	S 06°35'45" E
C7	55.00'	90°12'12"	86.59'	77.92'	S 22°42'33" E
C8	300.00'	29°57'36"	156.87'	155.00'	S 82°47'27" E
C9	300.00'	29°59'59"	157.98'	155.20'	N 07°13'44" E
C10	1800.00'	3°50'36"	120.74'	120.72'	N 80°18'26" E
C11	800.00'	50°01'07"	698.39'	676.42'	N 76°36'19" W
C12	450.00'	7°31'07"	59.05'	59.01'	N 82°08'39" E
C13	500.00'	50°01'09"	436.50'	422.77'	N 76°36'20" W
C14	25.00'	90°12'12"	39.36'	35.42'	S 22°42'33" E
C15	270.00'	29°57'36"	141.18'	139.58'	S 82°47'27" E
C16	25.00'	90°00'00"	39.27'	35.36'	N 37°13'45" E
C17	25.00'	91°48'22"	40.06'	35.91'	S 53°40'27" E
C18	1770.00'	2°02'14"	62.93'	62.93'	N 79°24'15" E
C19	830.00'	50°01'07"	724.58'	701.79'	S 76°36'19" E
C20	25.00'	90°00'00"	39.27'	35.36'	N 83°24'15" E
C21	770.00'	50°01'07"	672.20'	651.06'	N 76°36'19" W
C22	1830.00'	2°08'39"	68.49'	68.48'	S 79°27'28" W
C23	25.00'	88°18'03"	38.53'	34.83'	S 36°22'46" W
C24	25.00'	93°50'39"	40.95'	36.52'	S 54°41'35" E
C25	530.00'	50°01'09"	462.69'	448.14'	S 76°36'20" E
C26	25.00'	90°00'00"	39.27'	35.36'	S 83°24'15" W
C27	25.00'	42°50'00"	18.69'	18.26'	S 16°59'15" W
C28	50.00'	265°40'01"	231.84'	73.33'	N 51°35'45" W
C29	25.00'	42°50'00"	18.69'	18.26'	N 59°49'15" E
C30	25.00'	90°00'00"	39.27'	35.36'	N 06°35'45" W
C31	470.00'	22°45'52"	186.74'	185.51'	N 62°58'41" W
C32	25.00'	97°05'59"	42.37'	37.48'	S 57°05'23" W
C33	25.00'	42°50'00"	18.69'	18.26'	S 12°52'36" E
C34	50.00'	265°40'01"	231.84'	73.33'	N 81°27'36" W
C35	25.00'	42°50'00"	18.69'	18.26'	N 29°57'24" E
C36	25.00'	97°05'59"	42.37'	37.48'	N 40°00'36" W
C37	470.00'	13°03'20"	107.09'	106.88'	S 84°54'45" W
C38	480.00'	1°36'52"	13.53'	13.53'	S 79°11'32" W
C39	25.00'	76°30'47"	33.39'	30.96'	S 41°44'34" W
C40	330.00'	18°44'20"	107.93'	107.45'	S 12°51'21" W
C41	270.00'	30°00'15"	141.39'	139.78'	N 07°13'52" E
C42	25.00'	90°00'00"	39.27'	35.36'	N 52°46'15" W
C43	330.00'	29°57'36"	172.56'	170.60'	N 82°47'27" W
C44	25.00'	29°39'07"	12.94'	12.79'	N 82°38'12" W
C45	50.00'	149°30'27"	130.47'	96.48'	N 22°42'33" W
C46	25.00'	29°39'07"	12.94'	12.79'	N 37°13'07" E
C47	30.00'	90°00'00"	47.12'	42.43'	N 22°36'27" W
C48	30.00'	90°00'23"	47.13'	42.43'	S 67°23'22" W



LAND USE: SINGLE-FAMILY RESIDENTIAL

PRELIMINARY PLAT OF
BONBROOK PLANTATION SOUTH
SECTION NINE

A SUBDIVISION OF 35,335 ACRES OF LAND SITUATED IN THE WILEY MARTIN LEAGUE, ABSTRACT 56, FORT BEND COUNTY, TEXAS.

96 LOTS 2 RESERVES (6.553 ACRES) 5 BLOCKS
MARCH 7, 2016 JOB NO. 2304-1109-309

OWNERS:
B-BROOK LAND PARTNERS, L.P.
A TEXAS LIMITED PARTNERSHIP
BY: JRC DEVELOPMENT, INC., ITS GENERAL PARTNER
JOHN N. TAYLOR, EXECUTIVE MANAGER
2909 CEDAR RIDGE TRAIL, FRIENDSWOOD, TEXAS 77546 PH. (832) 338-8866

ENGINEER:
LJA Engineering, Inc.
2929 Briarpark Drive Suite 600 Houston, Texas 77042
Phone 713.953.5200 Fax 713.953.5026 FRN - F-1386 T.B.P.L.S. Firm No. 10110501

KEITH W. MONROE REGISTERED PROFESSIONAL LAND SURVEYOR, TEXAS REGISTRATION NO. 4797
MICHAEL WANG LICENSED PROFESSIONAL ENGINEER, TEXAS REGISTRATION NO. 92053

RIVER RUN
AT THE BRAZOS
SEC 1
PLAT NO. 20050087
F.B.C.P.R.

RIVER RUN
AT THE BRAZOS
SEC 2
PLAT NO. 20080017
F.B.C.P.R.

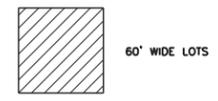
CALLED 33.45 ACRES
WILBERT L. ULRICH, TRUSTEE
VOL. 2236, PG. 2080
F.B.C.D.R.

RESERVE "C"
RESTRICTED TO
LANDSCAPE
& OPEN SPACE
10,602 S.F.
0.2434 ACRES

RESERVE "B"
RESTRICTED TO
LANDSCAPE
& OPEN SPACE
27,312 S.F.
0.6270 ACRES

RESERVE "A"
RESTRICTED TO
LANDSCAPE
& OPEN SPACE
16,351 S.F.
0.3754 ACRES

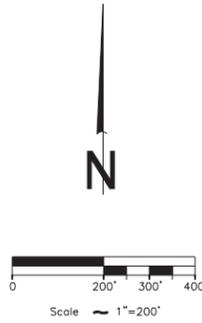
NOTE:
ALL R.O.W. ARE 60' WIDE UNLESS NOTED.



REMAINDER OF 792.85 ACRES
WILEY MARTIN SURVEY
ABSTRACT NO. 56
VOL. 510, PG. 210 F.B.C.D.R.

LOT TABLE	
181 IN 72.76 ACRES - 60' x 65' x 120' LOTS NORTH OF LAKE - BLOCKS 1 - 7, BLOCK 8 LOTS 1 - 29, & BLOCK 9 LOTS 1 - 19 (46 - 60' LOTS & 135 - 65' LOTS) 25.41% - 60' LOTS & 74.59% 65' LOTS	
187 IN 71.38 - 60' x 65' x 120' LOTS SOUTH OF LAKE - BLOCK 8 LOTS 30 - 52, BLOCK 10 - 16 (91 - 60' LOTS & 96 - 65' LOTS) 48.66% - 60' LOTS & 51.34% 65' LOTS	
368 TOTAL LOTS (137 - 60' LOTS & 231 - 65' LOTS) 37.23% - 60' LOTS & 62.77% 65' LOTS	

Parcel Line Table		
Line #	Length	Direction
L1	15.60	S65° 11' 03"E
L2	696.47	S29° 06' 59"E
L3	118.89	S24° 07' 50"E
L4	43.18	S9° 35' 43"E
L5	102.08	S0° 49' 18"W
L6	152.41	S10° 51' 04"E
L7	253.73	S29° 07' 53"E
L8	181.52	S48° 33' 24"E
L9	116.50	S65° 07' 06"E
L10	468.65	S51° 38' 01"E
L11	138.71	S75° 55' 20"E
L12	110.80	S60° 31' 40"E
L13	412.73	S48° 35' 23"E
L14	391.27	S48° 35' 23"E
L15	587.68	S39° 00' 42"E
L16	293.92	S28° 55' 12"E
L17	180.06	S23° 20' 57"E
L18	206.12	S14° 59' 27"E
L19	163.53	S34° 06' 30"E
L20	213.21	S57° 07' 51"E
L21	92.50	S78° 02' 58"E
L22	519.43	N89° 15' 56"E

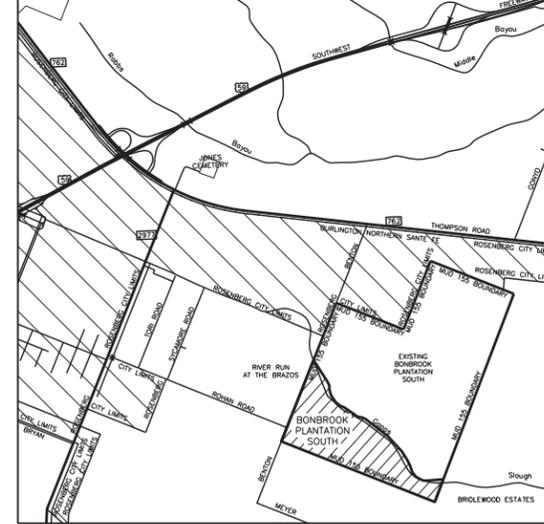


PARK FEE TABLE			
RESERVE	QUALIFYING ACREAGE	PERCENTAGE	ALLOCATED PRIVATE PARK ACREAGE
"A"	0.3754 AC.	10%	0.0375 AC.
"B"	0.6270 AC.	10%	0.0627 AC.
"C"	0.2434 AC.	10%	0.0243 AC.
"T"	6.3318 AC.	10%	0.6332 AC.
"K"	11.5656 AC.	10%	1.1566 AC.
"M"	7.5840 AC.	10%	0.7584 AC.
"O"	1.5931 AC.	100%	1.5931 AC.
TOTAL	28.9203 AC.		4.2658 AC.

REQUIRED PRIVATE PARK ACREAGE: 6.25 X 368 LOTS X 3 PERSONS/UNIT / 1000 X 0.50 = 3.45 AC.
 REQUIRED PUBLIC PARK ACREAGE: 6.25 X 368 LOTS X 3 PERSONS/UNIT / 1000 = 6.9 AC.
 NUMBER OF LOTS CALCULATED AT \$170.00 PER LOT: 4.2658/6.9 X 368 LOTS = 227.51 = 228 LOTS
 NUMBER OF LOTS CALCULATED AT \$1,700.00 PER LOT: 368 LOTS - 228 LOTS = 140 LOTS
 REQUIRED PUBLIC PARK FEE: 228 LOTS X \$170.00/LOT + 140 LOTS X \$1,700.00/LOT=\$276,760.00

NOTE:
ALL FEES IN LIEU OF LAND SHALL BE PAID TO THE CITY OF ROSENBERG AT OR PRIOR TO THE TIME OF FILING THE PLAT FOR RECORDING IN THE COUNTY DEED RECORDS AT THE COURTHOUSE.

NOTE:
THERE IS NO DRILL SITE WITHIN THE TRACT.



BONBROOK PLANTATION SOUTH LAND PLAN

A SUBDIVISION OF 144.14 ACRES
LOCATED IN THE WILEY MARTIN LEAGUE,
ABSTRACT NO. 56
FORT BEND COUNTY, TX

368 LOTS IN 16 BLOCKS 40.7442 ACRES IN 15 RESERVES
OWNERS:

BEAZER HOMES - HOUSTON
10235 WEST LITTLE YORK, SUITE 200
HOUSTON, TX 77040
GREGORY R. COLEMAN, P.E. LAND DEVELOPMENT DIRECTOR
PHONE: 281-560-6661

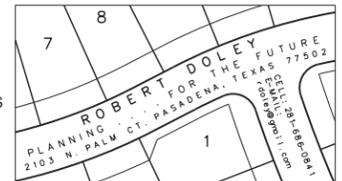
B-BROOK LAND PARTNERS, LP,
600 JEFFERSON, SUITE 350
HOUSTON, TEXAS
BILL L. LILES VICE PRESIDENT
PHONE: 713-651-8893

ENGINEER:

LJA ENGINEERING, INC.
2929 BRIARPARK DRIVE SUITE 600
HOUSTON, TEXAS 77042
GARY W. MENSIK, P.E. SENIOR VICE PRESIDENT
PHONE: 713-953-5249

BRIDLEWOOD LAKE

PLANNER:



OCTOBER 13, 2015

BRIDLEWOOD ESTATES
SEC. 3, BLOCK 1
F.B.C.C.F. NO. 1176418



PLANNING COMMISSION COMMUNICATION

March 16, 2016

ITEM #	ITEM TITLE
4	Preliminary Plat of Gillman Rosenberg

MOTION

Consideration of and action on a Preliminary Plat of Gillman Rosenberg, 9.406 acres being a replat of Tract Nos. 1 and 2, Gillman Honda/Mazda/Nissan Division, a subdivision recorded in Slide Nos. 1047A and B, Fort Bend County Plat Records, and Restricted Reserve "A", Gillman Nissan Rosenberg, a subdivision recorded in Plat No. 2007037, Fort Bend County Plat Records in the Robert E. Handy Survey Abstract No. 187, City of Rosenberg, Fort Bend County, Texas.

RECOMMENDATION

Staff recommends approval of the Preliminary Plat of Gillman Rosenberg.

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

SUPPORTING DOCUMENTS:

1. Preliminary Plat of Gillman Rosenberg (please refer to Agenda Item No. 2)

APPROVAL

Submitted by:

Ian Knox
Planning Administrator
Community Development

Reviewed by:

Executive Director of Community Development *TLT*

City Engineer *OK*

EXECUTIVE SUMMARY

The Preliminary Plat of Gillman Rosenberg consists of 9.406 acres located at the southeast corner of the Hwy 59 and Bryan Road intersection, within the City Limits. The subject property was originally platted as two tracts and one reserve.

The replat request is to combine previously platted "Tracts 1 and 2" (7.5754 acres) with previously platted "Restricted Reserve A" (1.8311 acres) to create a single unrestricted reserve.

Seeing no conflicts with applicable regulations, staff recommends approval of the Preliminary Plat of Gillman Rosenberg.



PLANNING COMMISSION COMMUNICATION

March 16, 2016

ITEM #	ITEM TITLE
5	Preliminary Plat of Rosenberg Plumbing Service, Inc.

MOTION

Consideration of and action on a Preliminary Plat of Rosenberg Plumbing Service, Inc., 15.5288 acres described as a 17.30 acre tract of land, out of James Hughes Survey, Abstract No. 197, save and except a 1.7492 acre tract of land, out of the James Hughes Survey, Abstract 197, recorded in Volume 1944, Page 1201 of the Deed Records of Fort Bend County, Texas; 0 lots, 1 reserve (14.6702 acres) and 1 block.

RECOMMENDATION

Staff recommends approval of the Preliminary Plat of Rosenberg Plumbing Service, Inc.

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

SUPPORTING DOCUMENTS:

1. Preliminary Plat of Rosenberg Plumbing Service, Inc.

APPROVAL

Submitted by:

Ian Knox
Planning Administrator
Community Development

Reviewed by:

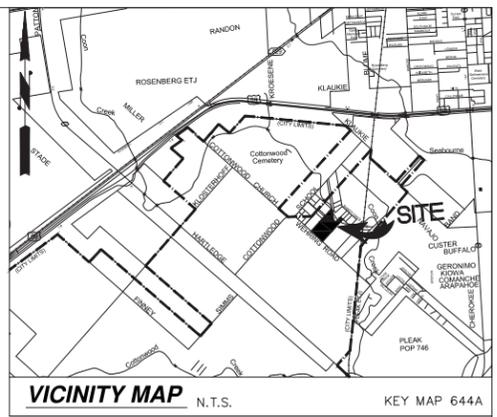
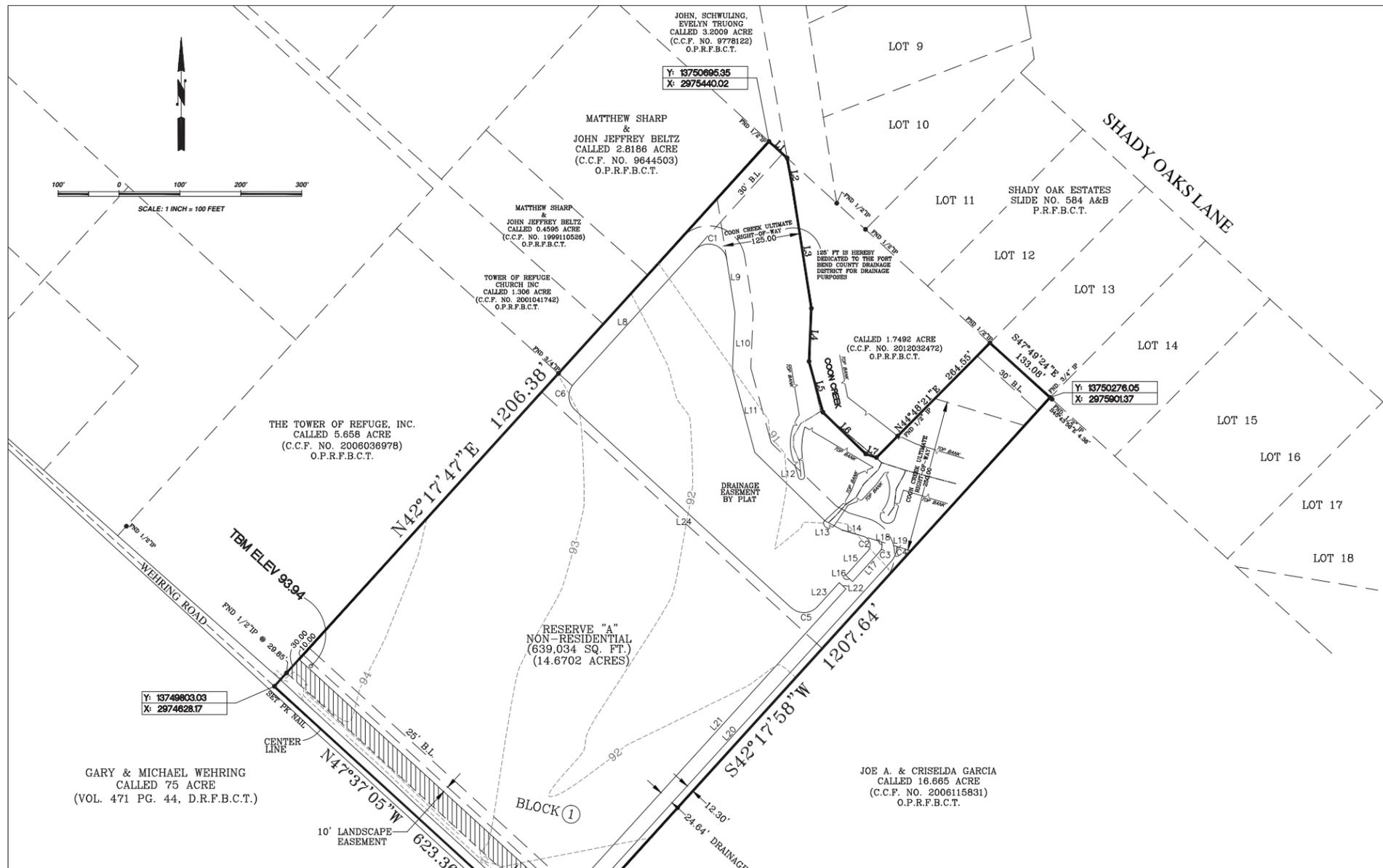
Executive Director of Community Development *TLT*
 City Engineer *OK*

EXECUTIVE SUMMARY

The Preliminary Plat of Rosenberg Plumbing Service, Inc. consists of 14.6702 acres and one (1) proposed reserve. The property is located on the northeast side of Wehring Road, southeast of Cottonwood School Road, and is in the Extraterritorial Jurisdiction (ETJ) of the City of Rosenberg.

The property currently has no improvements, and the Preliminary Plat proposes one (1) non-residential reserve. Additionally, the plat contains a right-of-way dedication of thirty feet (30') for Wehring Road.

Seeing no conflicts with applicable regulations, staff recommends approval of the Preliminary Plat of Rosenberg Plumbing Service, Inc.



PLAT NOTES:

- IN ACCORDANCE WITH FEDERAL EMERGENCY MANAGEMENT AGENCY COMMUNITY NO. 480228 PANEL NO. 48157C 0240L MAP REVISED APRIL 02, 2014, PROPERTY PARTIALLY LIES WITHIN ZONE "AE" AREAS DETERMINED TO BE INSIDE OF THE 100-YEAR FLOOD PLAIN.
- PROJECT BENCHMARK: NGS MONUMENT NO. M1219, BRASS CAP, IN THE TOP AND 0.6' SOUTH OF THE NORTH END OF THE EAST CONCRETE HEADWALL OF A 5 CHANNEL CULVERT, 25' EAST OF THE CENTER LINE OF THE HIGHWAY, 0.45 MILE NORTH OF THE JUNCTION OF BAND ROAD, 2.25 MILE SOUTH ALONG STATE HIGHWAY 36. ELEVATION = 94.45' (NAVD 88)
- TEMPORARY BENCHMARK "A": 1/2" IP W/CAP MARKED "KALKOMEY CONTROL POINT", 63' EAST OF THE CENTERLINE OF WEHRING ROAD, 69' SOUTHEASTERLY OF THE NW CORNER OF SUBJECT TRACT. ELEVATION = 93.94' (NAVD 88)
- ELEVATIONS USED FOR DELINEATING CONTOUR LINES ARE BASED UPON U.S.C. & G.S. DATUM, NVD-88 (1991 ADJ.)
- THIS PLAT WAS PREPARED TO MEET CITY OF ROSENBERG AND FORT BEND COUNTY REQUIREMENTS.
- THIS PLAT WAS PREPARED FROM INFORMATION FURNISHED BY STARTEX TITLE COMPANY, CERTIFICATE NO. 4562CPL, EFFECTIVE DATE APRIL 7, 2015. THE SURVEYOR HAS NOT ABSTRACTED THE ABOVE PROPERTY.
- BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE 4204 TO CONVERT TO GRID USE A COMBINED SCALE FACTOR OF 0.99996803009.
- UNLESS OTHERWISE INDICATED, THE BUILDING LINES, WHETHER ONE OR MORE, SHOWN ON THIS SUBDIVISION PLAT ARE ESTABLISHED TO EVIDENCE COMPLIANCE WITH THE APPLICABLE PROVISIONS OF CODE OF ORDINANCES, CITY OF ROSENBERG, TEXAS, IN EFFECT AT THE TIME THIS PLAT WAS APPROVED, WHICH MAY BE AMENDED FROM TIME TO TIME.
- APPROVAL OF THIS PLAT WILL EXPIRE ONE YEAR FROM CITY COUNCIL APPROVAL, IF NOT RECORDED IN THE REAL PROPERTY RECORDS OF THE COUNTY OF FORT BEND.
- AN UNLOCATED PIPELINE EASEMENT GRANTED TO GULF PIPE LINE COMPANY AND GULF PRODUCTION COMPANY, BY INSTRUMENT RECORDED IN VOLUME 113, PAGE 331 OF THE DEED RECORDS OF FORT BEND COUNTY, TEXAS. THERE IS NO DESCRIPTION OF THIS PIPELINE EASEMENT, IN SAID DOCUMENT.
- FIVE-EIGHTHS INCH (5/8") IRON RODS THREE FEET (3') IN LENGTH ARE SET ON ALL PERMETER BOUNDARY CORNERS, ALL ANGLE POINTS, ALL POINTS OF CURVATURE AND TANGENCY, AND ALL BLOCK CORNERS, UNLESS OTHERWISE NOTED.

18,700.90 SQ FT IS HEREBY DEDICATED TO THE PUBLIC FOR PURPOSES OF R.O.W. DEDICATION

30' ROAD EASEMENT (VOL. 462 PG. 144, F.B.C.D.R.)

10' LANDSCAPE EASEMENT

RESERVE "A" NON-RESIDENTIAL (639,034 SQ. FT.) (14.6702 ACRES)

- A. THE MINIMUM SLAB ELEVATION WILL BE 95.5'.
 - B. A MINIMUM OF EIGHTEEN INCHES (18") ABOVE THE BASE FLOOD ELEVATION.
 - C. THE TOP OF ALL FLOOR SLABS SHALL BE A MINIMUM OF 95.5' FEET ABOVE MEAN SEA LEVEL.
 - D. THE TOP OF SLAB ELEVATION AT ANY POINT ON THE PERIMETER OF THE SLAB SHALL NOT BE LESS THAN EIGHTEEN (18) INCHES ABOVE NATURAL GROUND.
- THE DRAINAGE SYSTEM FOR THIS SUBDIVISION SHALL BE DESIGNED TO MEET THE REQUIREMENTS OF THE FORT BEND COUNTY DRAINAGE CRITERIA MANUAL WHICH ALLOWS STREET PONDING DURING INTENSE RAINFALL EVENTS.
 - THIS PLAT LIES WITHIN FORT BEND COUNTY LIGHTING ORDINANCE ZONE NO. L22
 - ALL DRAINAGE EASEMENTS ARE TO BE KEPT CLEAR OF FENCES, BUILDINGS, VEGETATION, AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF THE DRAINAGE FACILITY.
 - ALL PROPERTY TO DRAIN INTO THE DRAINAGE EASEMENT ONLY THROUGH AN APPROVED DRAINAGE STRUCTURE.
 - FORT BEND COUNTY DRAINAGE DISTRICT IS ONLY RESPONSIBLE FOR MAINTENANCE OF THE COON CREEK RIGHT-OF-WAY AND IS NOT RESPONSIBLE FOR MAINTENANCE OF THE PROPOSED DETENTION FACILITIES OR ANY OTHER DRAINAGE EASEMENT SHOWN ON THE PLAT.
 - PROPERTY OWNER IS RESPONSIBLE FOR MAINTENANCE OF THE DETENTION POND AND ALL DRAINAGE EASEMENTS SHOWN ON THE PLAT. THIS RESPONSIBILITY WILL TRANSFER TO FUTURE PROPERTY OWNERS SHOULD THE PROPERTY BE SOLD.
 - ALL OF THE PROPERTY SUBDIVIDED IN THE FOREGOING PLAT IS WITHIN THE ETJ OF THE CITY OF ROSENBERG, TEXAS.
 - THIS PLAT LIES WHOLLY WITHIN FORT BEND SUBSIDENCE DISTRICT, FORT BEND COUNTY DRAINAGE DISTRICT, LAMAR CONSOLIDATED I.S.D., AND THE ETJ OF THE CITY OF ROSENBERG, AND FORT BEND COUNTY.

LEGEND

- "B.L." INDICATES BUILDING LINE
- "M.R.F.C." INDICATES MAP RECORDS OF FORT BEND COUNTY
- "F.B.C.C.F." INDICATES FORT BEND COUNTY CLERK'S FILE
- "F.B.C.D.R." INDICATES FORT BEND COUNTY DEED RECORDS
- "P.N." INDICATES PLAT NUMBER OF FORT BEND COUNTY MAP RECORDS
- "R.O.W." INDICATES RIGHT-OF-WAY
- "ESMT." INDICATES EASEMENT
- "(xxx / xxx)" INDICATES RECORDED VOLUME/PAGE
- "••" INDICATES IRON ROD SET
- "•••" INDICATES IRON ROD FOUND
- "F.B.C.P.R." INDICATES FORT BEND COUNTY PLAT RECORDS
- "LZ" INDICATES FORT BEND COUNTY LIGHTING ZONE

CURVE CHART

CURVE	RADIUS	DELTA	ARC	TAN	BEARING	CHORD
C1	30'	128°50'03"	67.46'	62.66'	S 73°17'11" E	54.12'
C2	15'	115°32'27"	30.25'	23.79'	S 15°28'15" E	25.38'
C3	13'	45°54'07"	10.41'	5.51'	N 19°20'55" E	10.14'
C4	37'	35°41'17"	23.05'	11.91'	S 24°27'19" W	22.68'
C5	30'	90°02'23"	47.14'	30.02'	S 87°21'44" W	42.44'
C6	30'	89°54'52"	47.08'	29.96'	N 02°39'39" W	42.39'

LINE CHART

LINE	BEARING	DISTANCE
L1	S 47°39'54" E	40.25'
L2	S 10°17'30" E	55.34'
L3	S 08°52'10" E	194.02'
L4	S 02°31'35" W	86.97'
L5	S 15°16'17" E	86.42'
L6	S 45°50'42" E	98.07'
L7	S 71°33'48" E	18.40'
L8	N 42°17'47" E	296.37'
L9	S 08°52'10" E	87.86'
L10	S 02°31'35" W	94.07'
L11	S 15°16'17" E	140.15'
L12	S 45°50'42" E	160.77'
L13	S 61°49'09" E	31.43'
L14	S 73°14'29" E	36.70'
L15	S 42°17'58" W	53.20'
L16	S 47°39'27" E	15.00'
L17	N 42°17'58" E	66.93'
L18	N 03°36'09" W	5.79'
L19	S 06°36'41" W	4.09'
L20	S 42°17'58" E	773.06'
L21	N 42°17'58" E	690.44'
L22	N 47°39'27" W	15.00'
L23	S 42°20'33" W	53.46'
L24	N 47°37'05" W	481.42'

**PRELIMINARY PLAT
ROSENBERG PLUMBING
SERVICE INC**

A 15.5288 ACRES DESCRIBED AS A 17.30 ACRE TRACT OF LAND, OUT OF JAMES HUGHES SURVEY, ABSTRACT NO. 197, SAVE AND EXCEPT A 1.7492 ACRE TRACT OF LAND, OUT OF THE JAMES HUGHES SURVEY, ABSTRACT 197, RECORDED IN VOLUME 1944, PAGE 1201 OF THE DEED RECORDS OF FORT BEND COUNTY, TEXAS.

0 LOTS 1 RESERVE (14.6702 ACRES) 1 BLOCK
MARCH, 03 2016 JOB NO. 15044.00

OWNER:
HECTOR GARCIA GRACE Y. GARCIA
1604 JONES STREET
HOUSTON, TEXAS 77471
(281) 342-1228

INTERFIELD
engineering | architecture
401 STUDEWOOD, SUITE 300 TEL: (713) 780-0809
HOUSTON, TEXAS 77007 TX, REG. NO. F-5811
WWW.INTERFIELD.NET



PLANNING COMMISSION COMMUNICATION

March 16, 2016

ITEM #	ITEM TITLE
6	Final Plat of Bonbrook Plantation South Section Six

MOTION

Consideration of and action on a Final Plat of Bonbrook Plantation South Section Six, a subdivision of 38.506 acres of land situated in the Wiley Martin League, Abstract 56, Fort Bend County, Texas; 70 lots, 10 reserves (17.817 acres) and 5 blocks.

RECOMMENDATION

Staff recommends a recommendation of approval to City Council of the Final Plat of Bonbrook Plantation South Section Six.

MUD #	City/ETJ	ELECTION DISTRICT
155 (Bonbrook Plantation)	ETJ	N/A

SUPPORTING DOCUMENTS:

1. Final Plat of Bonbrook Plantation South Section Six
2. Preliminary Plat of Bonbrook Plantation South Section Six
3. Land Plan of Bonbrook Plantation South – 10-21-15 (please refer to Agenda Item No. 3)
4. Planning Commission Draft Meeting Minute Excerpt – 02-17-16

APPROVAL

Submitted by:

Ian Knox
 Planning Administrator
 Community Development

Reviewed by:

- Executive Director of Community Development *TLT*
- City Engineer *OK*

EXECUTIVE SUMMARY

The Final Plat of Bonbrook Plantation South Section Six is a proposed subdivision consisting of seventy (70) residential lots and ten (10) reserves in five (5) blocks located off of Benton Road in the southwest part of the Bonbrook Plantation development. The proposed Plat is located in the Extraterritorial Jurisdiction (ETJ), MUD 155, and is south of Bonbrook Plantation South Section Two.

The subdivision consists of sixty-five-foot (65') and sixty-foot (60') lots in accordance with the approved Land Plan for Bonbrook Plantation South and with the current "Subdivision" Ordinance. Slight changes were made to add buffers to two intersections, but this change does not affect the lot counts or layout. The Land Plan for this subdivision was approved by the Planning Commission in October of 2015 and is attached for review as well.

The Planning Commission approved the Preliminary Plat of Bonbrook Plantation South Section Six on February 17, 2016. Seeing no conflicts with applicable regulations, staff recommends that the Planning Commission recommend approval to City Council of the Final Plat of Bonbrook Plantation South Section Six.

STATE OF TEXAS
COUNTY OF FORT BEND

WE, BEAZER HOMES TEXAS, L.P., A DELAWARE LIMITED PARTNERSHIP, ACTING BY AND THROUGH BRUCE CRAIG, DIVISION PRESIDENT AND GREG COLEMAN, AUTHORIZED AGENT, OF BEAZER HOMES TEXAS HOLDINGS, INC., GENERAL PARTNER OF BEAZER HOMES TEXAS, L.P., A DELAWARE LIMITED PARTNERSHIP, OWNERS OF THE 38.506 TRACT DESCRIBED IN THE ABOVE AND FOREGOING MAP OF BONBROOK PLANTATION SOUTH SECTION SIX, DO HEREBY MAKE AND ESTABLISH SAID SUBDIVISION AND DEVELOPMENT PLAT OF SAID PROPERTY ACCORDING TO ALL LINES, DEDICATIONS, RESTRICTIONS AND NOTATIONS ON SAID MAPS OR PLAT AND HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER, ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES SHOWN THEREON FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED; AND DO HEREBY BIND OURSELVES, OUR HEIRS AND ASSIGNS TO WARRANT AND FOREVER DEFEND THE TITLE TO THE LAND SO DEDICATED.

FURTHER, 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 AND SHALL BE RESTRICTED FOR SAME UNDER THE TERMS AND CONDITIONS OF SUCH RESTRICTIONS FILED SEPARATELY.

FURTHER, WE DO HEREBY COVENANT AND AGREE THAT ALL OF THE PROPERTY WITHIN THE BOUNDARIES OF THIS PLAT SHALL BE RESTRICTED TO PREVENT THE DRAINAGE OF ANY SEPTIC TANKS INTO ANY PUBLIC OR PRIVATE STREET, ROAD OR ALLEY OR ANY DRAINAGE DITCH, EITHER DIRECTLY OR INDIRECTLY.

FURTHER, WE DO HEREBY DEDICATE TO THE PUBLIC A STRIP OF LAND TWENTY (20) FEET WIDE ON EACH SIDE OF THE CENTER LINE OF ANY AND ALL BAYOUS, CREEKS, GULLIES, RAVINES, DRAWS AND DRAINAGE DITCHES LOCATED IN SAID SUBDIVISION, AS EASEMENTS FOR DRAINAGE PURPOSES. FORT BEND COUNTY OR ANY OTHER GOVERNMENTAL AGENCY SHALL HAVE THE RIGHT TO ENTER UPON SAID EASEMENT AT ANY AND ALL TIMES FOR THE 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 ADJUTING 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 BONBROOK PLANTATION SOUTH SECTION SIX 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.

IN TESTIMONY WHEREOF, BEAZER HOMES TEXAS, L.P., A DELAWARE LIMITED PARTNERSHIP, HAS CAUSED THESE PRESENTS TO BE SIGNED BY BEAZER HOMES TEXAS HOLDINGS, INC., ITS GENERAL PARTNER, BY BRUCE CRAIG, DIVISION PRESIDENT, HEREUNTO AUTHORIZED, BY ITS AUTHORIZED AGENT, GREG COLEMAN, AND ITS COMMON SEAL HEREUNTO AFFIXED THIS _____ DAY OF _____, 2016.

BEAZER HOMES TEXAS, L.P.,
A DELAWARE LIMITED PARTNERSHIP

BY: BEAZER HOMES TEXAS HOLDINGS, INC.

BY: _____
BRUCE CRAIG, DIVISION PRESIDENT

ATTEST: _____
GREG COLEMAN, AUTHORIZED AGENT

STATE OF TEXAS
COUNTY OF FORT BEND

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED BRUCE CRAIG, DIVISION PRESIDENT OF BEAZER HOMES TEXAS HOLDINGS, INC., GENERAL PARTNER OF BEAZER HOMES TEXAS, L.P., A DELAWARE LIMITED PARTNERSHIP, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGE TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN AND HEREIN SET OUT.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF _____, 2016.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

STATE OF TEXAS
COUNTY OF FORT BEND

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED GREG COLEMAN, AUTHORIZED AGENT OF BEAZER HOMES TEXAS HOLDINGS, INC., GENERAL PARTNER OF BEAZER HOMES TEXAS, L.P., A DELAWARE LIMITED PARTNERSHIP, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGE TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN AND HEREIN SET OUT.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF _____, 2016.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

I, KEITH W. MONROE, A REGISTERED PROFESSIONAL LAND SURVEYOR, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF LAND SURVEYING AND HEREBY CERTIFY THAT THE ABOVE SUBDIVISION IS TRUE AND CORRECT; WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND; AND THAT ALL BOUNDARY CORNERS, ANGLE POINTS, POINTS OF CURVATURE AND OTHER POINTS OF REFERENCE HAVE BEEN MARKED WITH IRON (OR OTHER SUITABLE PERMANENT METAL) PIPES OR RODS HAVING AN OUTSIDE DIAMETER OF NOT LESS THAN FIVE EIGHTHS (5/8) INCH WITH CAP MARKED "LJA ENG" AND A LENGTH OF NOT LESS THAN THREE (3) FEET (SEE NOTE 11); AND THAT THE PLAT BOUNDARY CORNERS HAVE BEEN TIED TO THE NEAREST SURVEY CORNER.

KEITH W. MONROE
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 4797

I, MICHAEL WANG, A PROFESSIONAL ENGINEER REGISTERED IN THE STATE OF TEXAS DO HEREBY CERTIFY THAT THIS PLAT MEETS ALL REQUIREMENTS OF FORT BEND COUNTY AND THE CITY OF ROSENBERG, TO THE BEST OF MY KNOWLEDGE.

MICHAEL WANG, P.E.
LICENSED PROFESSIONAL ENGINEER
TEXAS LICENSE NO. 92053

THIS IS TO CERTIFY THAT THE PLANNING COMMISSION OF THE CITY ROSENBERG, TEXAS HAS APPROVED THIS PLAT AND SUBDIVISION OF BONBROOK PLANTATION SOUTH SECTION SIX IN CONFORMANCE WITH THE LAWS OF THE STATE OF TEXAS AND THE ORDINANCES OF THE CITY OF ROSENBERG AS SHOWN HEREON AND AUTHORIZED THE RECORDING OF THIS PLAT THIS _____ DAY OF _____, 2016.

BY: _____
JAMES URBISH, CHAIRMAN

BY: _____
WAYNE POLDRACK, SECRETARY

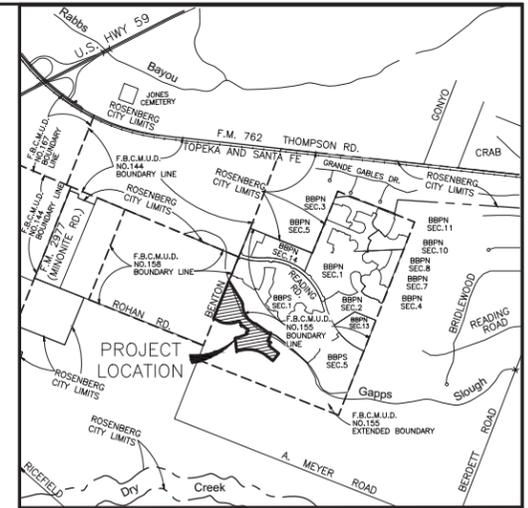
THIS IS TO CERTIFY THAT THE CITY COUNCIL OF THE CITY OF ROSENBERG, TEXAS HAS APPROVED THIS PLAT AND SUBDIVISION OF BONBROOK PLANTATION SOUTH SECTION SIX IN CONFORMANCE WITH THE LAWS OF THE STATE OF TEXAS AND THE ORDINANCES OF THE CITY OF ROSENBERG AS SHOWN HEREON AND AUTHORIZED THE RECORDING OF THIS PLAT THIS _____ DAY OF _____, 2016.

CYNTHIA A. MCCONATHY, MAYOR

LINDA CERNOSEK, CITY SECRETARY

NOTES:

- B.L. INDICATES BUILDING LINE; U.E. INDICATES UTILITY EASEMENT; STM.S.E. INDICATES STORM SEWER EASEMENT; W.L.E. INDICATES WATER LINE EASEMENT; S.S.E. INDICATES SANITARY SEWER EASEMENT; H.L. & P.E. INDICATES HOUSTON LIGHTING AND POWER EASEMENT; D.E. INDICATES DRAINAGE EASEMENT; P.L. INDICATES PROPERTY LINE.
- BENCHMARK: A BRASS DISK STAMPED K-1219, SET IN A CONCRETE HEADWALL LOCATED IN FORT BEND COUNTY, 0.15 MILE SOUTH OF THE INTERSECTION OF STATE HIGHWAY 36 AND MEYER ROAD, SET IN THE TOP OF A CONCRETE HEADWALL AND 1.7 FEET SOUTH OF THE NORTH END OF THE EAST CONCRETE HEADWALL OF A CULVERT, 24 FEET EAST OF THE CENTERLINE OF STATE HIGHWAY 36, AND LEVEL WITH THE HIGHWAY'S SURFACE). NAVD=88 ELEV.=91.69 FEET
- PROJECT BENCHMARK
EXAMPLE:
BRASS DISC SET IN CONCRETE ON THE SOUTHWEST CORNER OF RESERVE C.
X = 4,008,743.49
Y = 13,754,267.20
ELEV= 83.18' (NAVD 88)
- ELEVATIONS USED FOR DELINEATING CONTOUR LINES ARE BASED UPON U.S.C. & G.S. DATUM, NVD-88 (1991 ADJ.)
- THIS PLAT WAS PREPARED TO MEET CITY OF ROSENBERG AND FORT BEND COUNTY REQUIREMENTS.
- THIS PLAT WAS PREPARED FROM INFORMATION FURNISHED BY STEWART TITLE COMPANY, FILE NO. 15157031006, EFFECTIVE DATE FEBRUARY 23, 2016. THE SURVEYOR HAS NOT ABSTRACTED THE ABOVE PROPERTY.
- THIS PLAT LIES WHOLLY WITHIN MUNICIPAL UTILITY DISTRICT NO. 155, FORT BEND SUBSIDENCE DISTRICT, FORT BEND COUNTY DRAINAGE DISTRICT, LAMAR CONSOLIDATED I.S.D., AND THE ETJ OF THE CITY OF ROSENBERG, AND FORT BEND COUNTY.
- IN ACCORDANCE WITH FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) NUMBER 48157C0265L, REVISED APRIL 2, 2014, THIS PLAT LIES OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN AND LIES WHOLLY WITHIN UNSHADED ZONE "X".
- APPROVAL OF THIS PLAT WILL EXPIRE ONE YEAR FROM CITY COUNCIL APPROVAL IF NOT RECORDED IN THE REAL PROPERTY RECORDS OF THE COUNTY OF FORT BEND.
- THERE ARE NO PIPELINES NOR PIPELINE EASEMENTS WITHIN THE LIMITS OF THE SUBDIVISION.
- FIVE-EIGHTHS (5/8") INCH IRON RODS THREE FEET (3') IN LENGTH ARE SET ON ALL PERIMETER BOUNDARY CORNERS, ALL ANGLE POINTS, ALL POINTS OF CURVATURE AND TANGENCY, AND ALL BLOCK CORNERS, UNLESS OTHERWISE NOTED.
- THE MINIMUM SLAB ELEVATION SHALL BE 73.5 FEET, EIGHTEEN INCHES (18") ABOVE THE 100-YEAR FLOOD PLAIN ELEVATION AND MAXIMUM PONDING ELEVATION, EIGHTEEN INCHES (18") ABOVE NATURAL GROUND, OR TWELVE INCHES (12") ABOVE THE TOP OF CURB AT THE FRONT OF THE LOT, WHICHEVER IS HIGHER. THE TOP OF SLAB ELEVATION AT ANY POINT ON THE PERIMETER OF THE SLAB SHALL NOT BE LESS THAN EIGHTEEN INCHES (18") ABOVE NATURAL GROUND.
- ALL LOTS SHALL HAVE A MINIMUM OF FIVE (5') FOOT SIDE BUILDING LINE.
- THE DRAINAGE SYSTEM FOR THIS SUBDIVISION IS DESIGNED IN ACCORDANCE WITH THE FORT BEND COUNTY DRAINAGE CRITERIA MANUAL, WHICH ALLOWS STREET PONDING IN INTENSE RAINFALL EVENTS.
- THIS PLAT LIES WITHIN FORT BEND COUNTY LIGHTING ORDINANCE ZONE NO. 2.
- ALL EASEMENTS ARE CENTERED ON LOT LINES UNLESS OTHERWISE INDICATED.
- SIDEWALKS SHALL BE BUILT, OR CAUSED TO BE BUILT THROUGH RESTRICTIVE COVENANTS, ON BOTH SIDES OF ALL STREETS DEDICATED TO THE PUBLIC, IN ACCORDANCE WITH ADA REQUIREMENTS.
- ALL DRAINAGE EASEMENTS SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, VEGETATION AND OTHER OBSTRUCTIONS FOR THE PURPOSE OF THE OPERATION AND MAINTENANCE OF THE DRAINAGE FACILITY BY THE APPROPRIATE ENTITY. ALL PROPERTY SHALL DRAIN INTO DRAINAGE EASEMENTS ONLY THROUGH APPROVED DRAINAGE STRUCTURES.
- ONE-FOOT RESERVE DEDICATED TO THE PUBLIC IN FEE AS A BUFFER SEPARATION BETWEEN THE SIDE OR END OF STREETS WHERE SUCH STREETS ADJUT ADJACENT PROPERTY, THE CONDITION OF SUCH DEDICATION BEING THAT WHEN THE ADJACENT PROPERTY IS SUBDIVIDED OR RE-SUBDIVIDED IN A RECORDED PLAT, THE ONE-FOOT RESERVE SHALL THEREUPON BECOME VESTED IN THE PUBLIC FOR STREET RIGHT-OF-WAY PURPOSES AND THE FEE TITLE THERETO SHALL REVERT TO AND REVEST IN THE DEDICATOR, HIS HEIRS, ASSIGNS OR SUCCESSORS.



VICINITY MAP
N.T.S.
KEY MAP NO. 606Y

I, RICHARD W. STOLLEIS, FORT BEND COUNTY ENGINEER, DO HEREBY CERTIFY THAT THE PLAT OF THIS SUBDIVISION COMPLIES WITH ALL OF THE EXISTING RULES AND REGULATIONS OF THIS OFFICE AS ADOPTED BY THE FORT BEND COUNTY COMMISSIONERS' COURT. HOWEVER, NO CERTIFICATION IS HEREBY GIVEN AS TO THE EFFECT OF DRAINAGE FROM THIS SUBDIVISION ON THE INTERCEPTING DRAINAGE ARTERY OR PARENT STREAM OR ON ANY OTHER AREA OR SUBDIVISION WITHIN THE WATERSHED.

RICHARD W. STOLLEIS, P.E.
FORT BEND COUNTY ENGINEER

APPROVED BY THE COMMISSIONERS' COURT OF FORT BEND COUNTY, TEXAS, THIS _____ DAY OF _____, 2016.

RICHARD MORRISON
PRECINCT 1, COUNTY COMMISSIONER

GRADY PRESTAGE
PRECINCT 2, COUNTY COMMISSIONER

ROBERT E. HEBERT
COUNTY JUDGE

W. A. (ANDY) MEYERS
PRECINCT 3, COUNTY COMMISSIONER

JAMES PATTERSON
PRECINCT 4, COUNTY COMMISSIONER

I, LAURA RICHARD, COUNTY CLERK IN AND FOR FORT BEND COUNTY, HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORDATION IN MY OFFICE ON _____, 2016 AT _____ O'CLOCK _____ M. IN PLAT NUMBER _____ OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS.

WITNESS MY HAND AND SEAL OF OFFICE, AT RICHMOND, TEXAS. THE DAY AND DATE LAST ABOVE WRITTEN.

LAURA RICHARD, COUNTY CLERK
FORT BEND COUNTY, TEXAS

BY: _____
DEPUTY

BONBROOK PLANTATION SOUTH SECTION SIX

A SUBDIVISION OF 38.506 ACRES OF LAND SITUATED IN THE WILEY MARTIN LEAGUE, ABSTRACT 56, FORT BEND COUNTY, TEXAS.

70 LOTS 10 RESERVES (17.817 ACRES) 5 BLOCKS

MARCH 4, 2016 JOB NO. 1406-4113-310

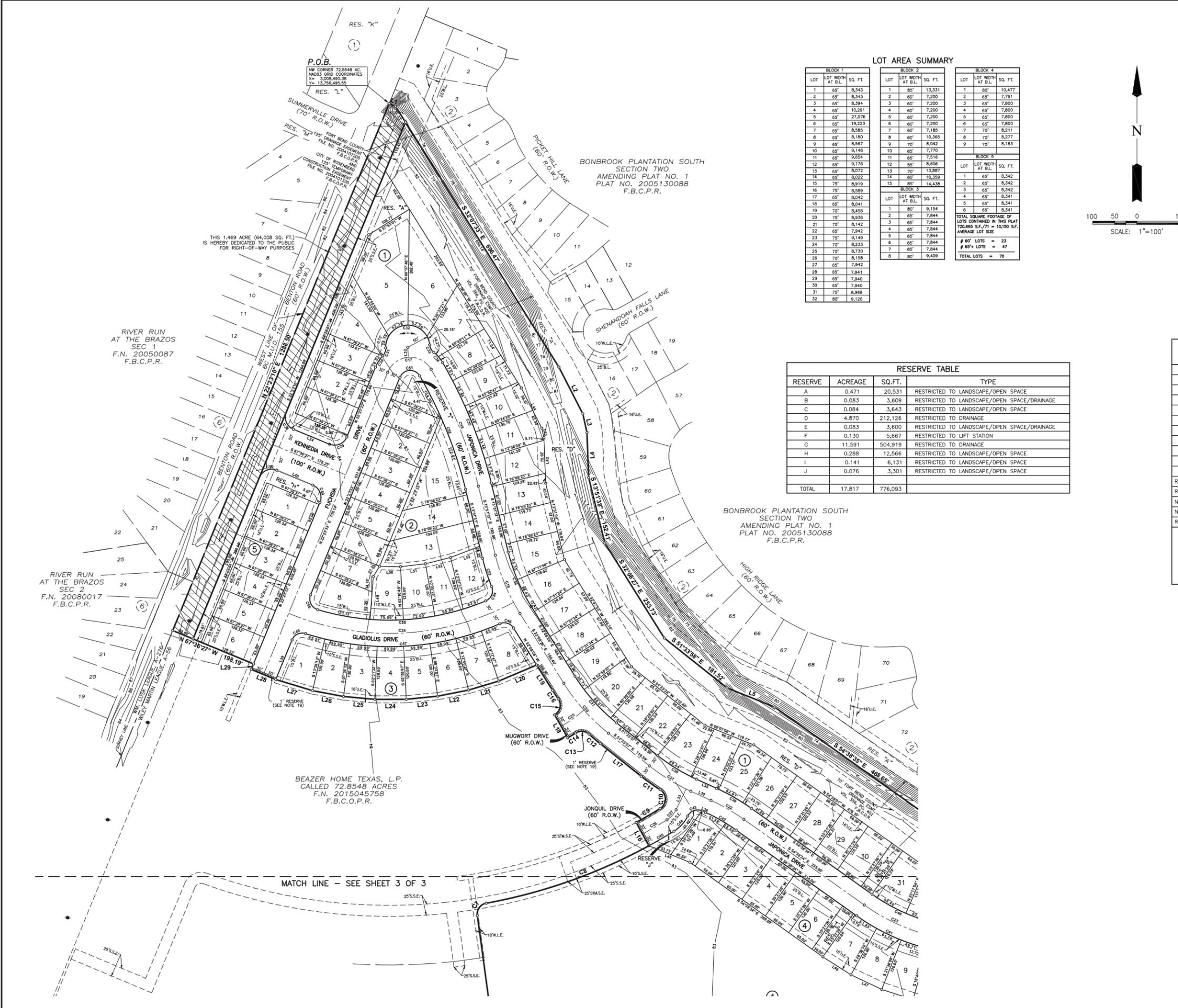
OWNERS:
BEAZER HOMES TEXAS, L.P.
BY: BEAZER HOMES TEXAS HOLDING, LLC.
BRUCE CRAIG, DIVISION PRESIDENT
10235 WEST LITTLE YORK, SUITE 200, HOUSTON, TX 77040
PH. (713) 849-5017

ENGINEER:
LJA Engineering, Inc.
2929 Briarpark Drive Suite 600
Houston, Texas 77042
Phone 713.953.5200
Fax 713.953.5026
FRN - F-1386

GARY D. NUTTER, R.P.L.S.
REGISTERED PROFESSIONAL LAND SURVEYOR,
TEXAS REGISTRATION NO. 5659

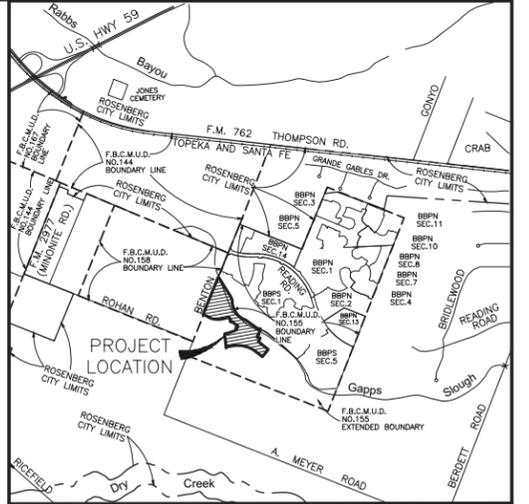
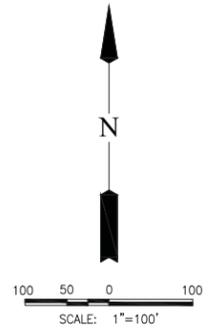
MICHAEL WANG
LICENSED PROFESSIONAL ENGINEER,
TEXAS REGISTRATION NO. 92053

Date/Time : Fri, 04 Mar 2016 10:26am
Plot Name : E:\Projects\PLAT\Time\1406\WPLT\Bonbrook_South_6_FF.dwg
MFCAR CHECK: COORD DIR



LOT AREA SUMMARY

BLOCK 1			BLOCK 2			BLOCK 4		
LOT	LOT WIDTH AT B.L.	SQ. FT.	LOT	LOT WIDTH AT B.L.	SQ. FT.	LOT	LOT WIDTH AT B.L.	SQ. FT.
1	65'	8,343	1	85'	13,331	1	80'	10,477
2	65'	8,343	2	60'	7,200	2	65'	7,791
3	65'	8,394	3	60'	7,200	3	65'	7,800
4	65'	10,291	4	60'	7,200	4	65'	7,800
5	65'	21,576	5	60'	7,200	5	65'	7,800
6	65'	19,223	6	60'	7,200	6	65'	7,800
7	65'	8,585	7	60'	7,185	7	70'	8,211
8	65'	8,160	8	60'	10,365	8	70'	8,277
9	65'	8,567	9	70'	8,042	9	70'	8,183
10	65'	9,144	10	65'	7,770			
11	65'	9,654	11	65'	7,516	BLOCK 5		
12	65'	9,176	12	55'	8,606	LOT	LOT WIDTH AT B.L.	SQ. FT.
13	65'	8,072	13	70'	13,887	1	65'	8,342
14	65'	8,022	14	60'	10,359	2	65'	8,342
15	75'	8,919	15	65'	14,438	3	65'	8,342
16	75'	8,589	BLOCK 3			4	65'	8,341
17	65'	8,042	LOT	LOT WIDTH AT B.L.	SQ. FT.	5	65'	8,341
18	65'	8,041	1	80'	9,154	6	65'	8,341
19	70'	8,456	2	65'	7,844	TOTAL SQUARE FOOTAGE OF LOTS CONTAINED IN THIS PLAT 720,666 SQ. FT. = 10,150 SQ. FT. AVERAGE LOT SIZE		
20	75'	8,336	3	65'	7,844	# 60' LOTS = 23		
21	70'	8,142	4	65'	7,844	# 65+ LOTS = 47		
22	65'	7,942	5	65'	7,844	TOTAL LOTS = 70		
23	75'	9,149	6	65'	7,844			
24	70'	8,233	7	65'	7,844			
25	70'	8,730	8	80'	9,409			
26	70'	8,158						
27	65'	7,942						
28	65'	7,941						
29	65'	7,940						
30	65'	7,940						
31	75'	8,968						
32	80'	9,120						



VICINITY MAP
N.T.S.
KEY MAP NO. 606Y

RESERVE TABLE

RESERVE	ACREAGE	SQ.FT.	TYPE
A	0.471	20,531	RESTRICTED TO LANDSCAPE/OPEN SPACE
B	0.083	3,609	RESTRICTED TO LANDSCAPE/OPEN SPACE/DRAINAGE
C	0.084	3,643	RESTRICTED TO LANDSCAPE/OPEN SPACE
D	4.870	212,126	RESTRICTED TO DRAINAGE
E	0.083	3,600	RESTRICTED TO LANDSCAPE/OPEN SPACE/DRAINAGE
F	0.130	5,667	RESTRICTED TO LIFT STATION
G	11.591	504,919	RESTRICTED TO DRAINAGE
H	0.288	12,566	RESTRICTED TO LANDSCAPE/OPEN SPACE
I	0.141	6,131	RESTRICTED TO LANDSCAPE/OPEN SPACE
J	0.076	3,301	RESTRICTED TO LANDSCAPE/OPEN SPACE
TOTAL	17.817	776,093	

RESERVE	QUALIFYING ACREAGE	PERCENTAGE	ALLOCATED PRIVATE PARK ACREAGE
A	0.471	10%	0.047 AC.
B	0.083	10%	0.008 AC.
C	0.084	10%	0.008 AC.
E	0.083	10%	0.008 AC.
F	0.130	10%	0.013 AC.
G	11.591	10%	1.159 AC.
H	0.288	10%	0.029 AC.
I	0.141	10%	0.014 AC.
J	0.076	10%	0.008 AC.
TOTAL	12.947		1.294 AC.

REQUIRED PRIVATE PARK ACREAGE: 6.25 X 70 LOTS X 3 PERSONS/UNIT / 1000 X 0.50 = 0.656 AC.
 REQUIRED PUBLIC PARK ACREAGE: 6.25 X 70 LOTS X 3 PERSONS/UNIT / 1000 = 1.313 AC.
 NUMBER OF LOTS CALCULATED AT \$170.00 PER LOT: 1.294 AC. / 1.313 X 70 LOTS = 68.987 = 69 LOTS
 NUMBER OF LOTS CALCULATED AT \$1,700.00 PER LOT: 70 LOTS - 69 LOTS = 1 LOT
 REQUIRED PUBLIC PARK FEE: (69 LOTS X \$170.00/LOT) + (1 LOT X \$1,700.00/LOT) = \$13,430.00

NOTES:
 1. BONBROOK PLANTATION SOUTH SECTION 6 CONTAINS A SURPLUS OF 0.6 ACRES OF PRIVATE PARK LAND.
 2. ALL FEES IN LIEU OF LAND SHALL BE PAID TO THE CITY OF ROSENBERG AT OR PRIOR TO THE TIME OF FILING THE PLAT FOR RECORDING IN THE COUNTY DEED RECORDS AT THE COURTHOUSE.

BONBROOK PLANTATION SOUTH
SECTION TWO
AMENDING PLAT NO. 1
PLAT NO. 2005130088
F.B.C.P.R.

**BONBROOK PLANTATION SOUTH
SECTION SIX**

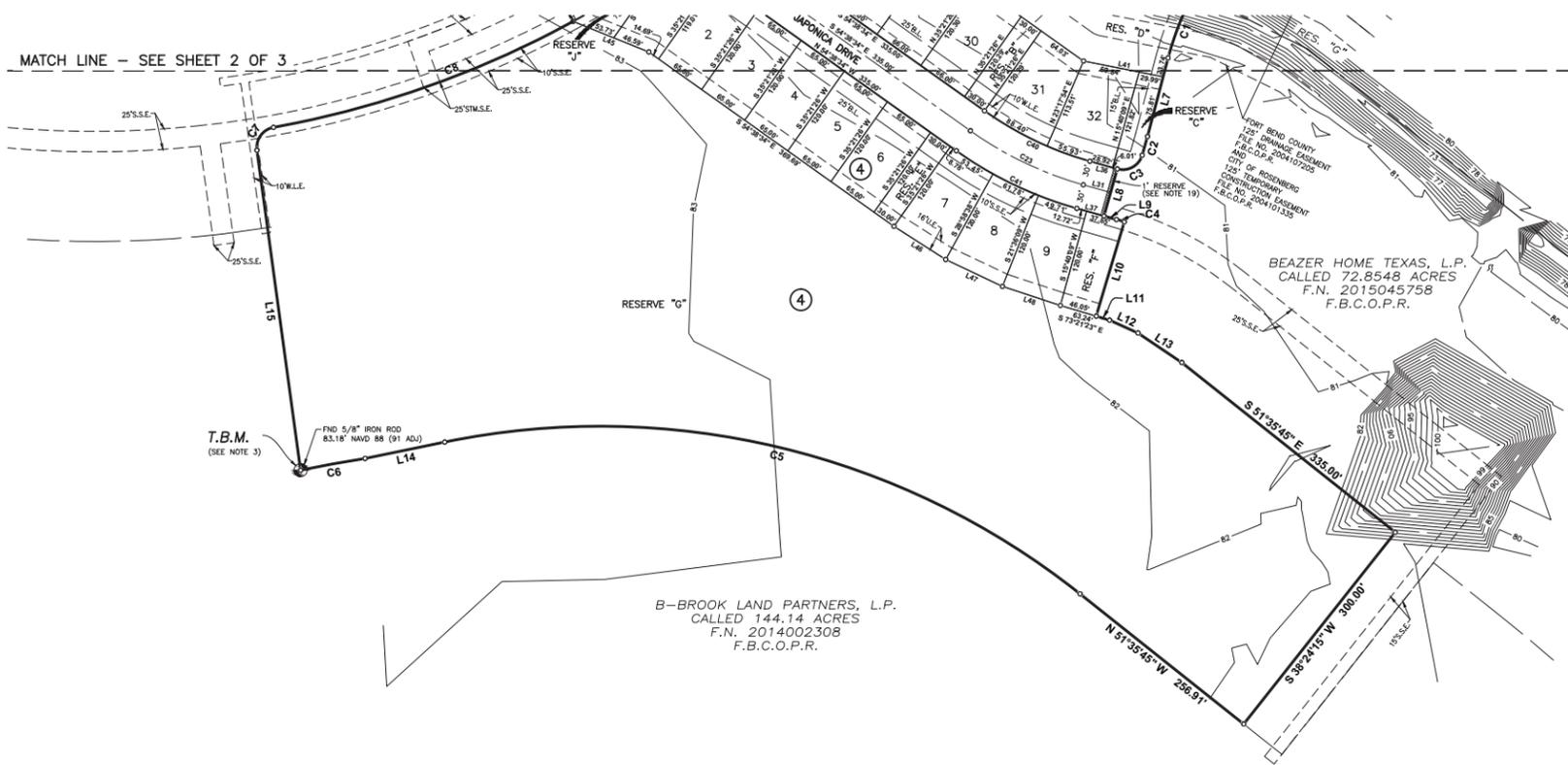
A SUBDIVISION OF 38.506 ACRES OF LAND SITUATED IN THE WILEY MARTIN LEAGUE, ABSTRACT 56, FORT BEND COUNTY, TEXAS.

70 LOTS 10 RESERVES (17.817 ACRES) 5 BLOCKS
MARCH 4, 2016 JOB NO. 1406-4113-310

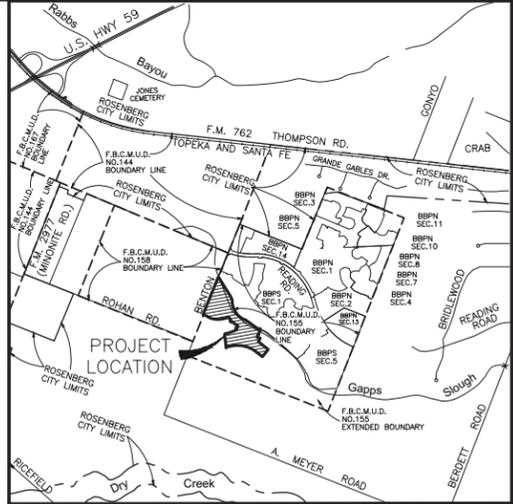
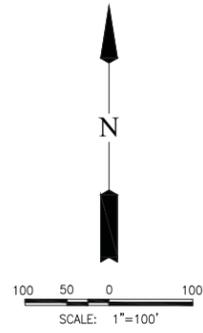
OWNERS:
BEAZER HOMES TEXAS, L.P.
BY: BEAZER HOMES TEXAS HOLDING, LLC.
BRUCE CRAIG, DIVISION PRESIDENT
10235 WEST LITTLE YORK, SUITE 200, HOUSTON, TX 77040
PH. (713) 849-5017

ENGINEER:
LJA Engineering, Inc.
2929 Briarpark Drive Suite 600 Houston, Texas 77042
Phone 713.953.5200 Fax 713.953.5026 FRN - F-1386

MATCH LINE - SEE SHEET 2 OF 3



LINE	BEARING	DISTANCE
L1	S 68°11'59" E	15.53
L2	S 27°08'24" E	118.89
L3	S 12°36'17" E	43.18
L4	S 02°11'16" E	102.08
L5	S 68°07'40" E	116.50
L6	S 78°55'55" E	91.71
L7	S 14°48'09" W	99.50
L8	S 15°40'09" W	60.90
L9	S 74°19'51" E	15.64
L10	S 18°38'37" W	128.68
L11	S 73°21'23" E	17.19
L12	S 65°48'42" E	38.37
L13	S 56°04'37" E	64.90
L14	S 78°23'08" W	100.00
L15	N 67°46'15" W	395.92
L16	N 28°33'45" W	60.00
L17	N 51°33'57" W	118.59
L18	N 29°41'30" W	60.00
L19	N 32°08'26" W	67.61
L20	S 67°08'05" W	93.38
L21	S 73°25'53" W	71.39
L22	S 78°53'13" W	71.39
L23	S 84°20'33" W	71.39
L24	S 89°47'52" W	71.39
L25	N 84°44'48" W	71.39
L26	N 79°17'28" W	71.39
L27	N 73°13'54" W	87.17
L28	N 67°36'27" W	60.00
L29	N 22°23'33" E	13.41
L30	S 65°36'27" E	50.00
L31	S 74°19'51" E	34.93
L32	N 63°56'14" W	22.50
L33	S 25°53'30" W	52.19
L34	S 67°36'27" E	88.29
L35	S 65°36'27" E	50.00
L36	S 74°19'51" E	34.93
L37	N 74°19'51" W	34.93
L38	N 65°36'27" W	8.21
L39	S 22°23'33" W	96.71
L40	N 67°36'27" W	88.24
L41	N 78°55'20" W	99.83
L42	N 62°18'42" W	103.16
L43	N 12°30'43" W	21.86
L44	N 27°07'50" W	103.21
L45	S 68°07'28" E	100.32
L46	S 57°27'44" E	75.54
L47	S 64°42'37" E	77.17
L48	S 71°52'07" E	74.81
L49	N 04°25'28" E	97.13
L50	S 88°36'00" E	47.39
L51	N 83°11'54" E	56.85
L52	N 78°03'58" E	58.79
L53	N 68°58'59" E	70.59



VICINITY MAP
N.T.S.
KEY MAP NO. 606Y

CURVE	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
C1	380.00	11°12'05"	74.29	74.17	S 20°24'11" W
C2	720.00	1°53'57"	23.87	23.87	S 15°45'07" W
C3	25.00	88°58'03"	38.82	35.04	S 61°11'07" W
C4	420.00	1°23'52"	10.25	10.25	S 73°37'55" E
C5	950.00	50°01'06"	829.34	803.25	N 76°38'18" W
C6	1650.00	2°48'06"	80.68	80.67	S 79°47'11" W
C7	25.00	87°29'18"	38.17	34.57	N 35°58'24" E
C8	1230.00	18°16'48"	392.42	390.76	N 70°34'39" E
C9	1170.00	3°04'28"	62.78	62.77	N 59°54'01" E
C10	25.00	118°13'54"	50.72	42.46	N 00°14'50" E
C11	480.00	6°18'10"	52.80	52.78	N 54°43'02" W
C12	480.00	3°58'57"	33.36	33.36	N 49°34'28" W
C13	25.00	75°42'57"	33.04	30.89	N 85°28'28" W
C14	330.00	3°36'22"	20.78	20.77	S 58°30'17" W
C15	25.00	95°12'33"	41.54	36.93	N 12°42'14" E
C16	480.00	2°45'37"	23.12	23.12	N 33°31'14" W
C17	55.00	127°20'27"	122.24	98.59	S 86°03'46" W
C18	1000.00	18°24'24"	286.35	285.37	N 22°03'48" W
C19	450.00	18°16'49"	143.57	142.96	S 23°00'01" E
C20	450.00	19°25'31"	152.57	151.84	S 41°51'11" E

CURVE	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
C21	450.00	14°02'31"	110.28	110.01	S 58°35'12" E
C22	450.00	10°57'54"	86.12	85.99	N 60°07'31" W
C23	450.00	19°41'18"	154.63	153.87	S 64°29'13" E
C24	600.00	50°21'45"	527.39	510.58	N 87°12'40" E
C25	300.00	12°05'57"	63.35	63.23	N 54°15'32" E
C26	1200.00	3°03'50"	64.17	64.16	N 59°54'20" E
C27	55.00	32°28'55"	31.18	30.70	N 42°07'58" E
C28	30.00	89°59'37"	47.12	42.42	S 22°36'38" E
C29	30.00	90°00'00"	47.12	42.43	N 67°23'33" E
C30	85.00	20°43'41"	30.75	30.58	N 32°45'23" E
C31	25.00	44°44'48"	19.52	19.03	N 20°44'50" E
C32	50.00	175°22'41"	153.05	99.92	N 86°03'46" E
C33	25.00	44°44'48"	19.52	19.03	S 28°37'17" E
C34	85.00	20°43'41"	30.75	30.58	S 40°37'50" E
C35	1030.00	16°24'24"	284.94	283.93	S 22°03'48" E
C36	420.00	18°16'49"	134.00	133.43	S 23°00'01" E
C37	420.00	19°25'31"	142.39	141.71	S 41°51'11" E
C38	420.00	14°02'31"	102.93	102.67	S 58°35'12" E
C39	480.00	10°57'54"	91.86	91.72	S 60°07'31" E
C40	420.00	19°41'18"	144.32	143.61	S 64°29'13" E

CURVE	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
C41	480.00	19°41'18"	164.84	164.13	N 64°29'13" W
C42	420.00	10°57'54"	80.38	80.25	N 60°07'31" W
C43	25.00	87°41'39"	38.26	34.64	S 70°32'43" W
C44	85.00	31°49'32"	46.99	46.40	S 42°32'09" W
C45	1230.00	3°03'50"	65.77	65.76	S 59°54'20" W
C46	25.00	81°15'23"	35.45	32.56	N 72°46'07" W
C47	630.00	40°58'21"	450.52	440.98	S 87°05'22" W
C48	25.00	85°11'00"	37.17	33.94	S 64°59'03" W
C49	30.00	90°00'00"	47.12	42.43	N 22°36'27" W
C50	30.00	90°00'23"	47.13	42.43	S 87°23'22" W
C51	25.00	127°20'27"	55.50	44.81	N 86°03'46" E
C52	970.00	16°24'24"	277.76	276.81	S 22°03'48" E
C53	480.00	7°59'57"	67.01	66.90	S 17°51'35" E
C54	25.00	89°22'47"	39.00	35.16	S 22°49'50" W
C55	570.00	39°04'48"	388.78	381.29	S 87°03'38" W
C56	25.00	95°47'31"	41.80	37.10	N 25°30'13" W

BONBROOK PLANTATION SOUTH SECTION SIX

A SUBDIVISION OF 38.506 ACRES OF LAND SITUATED IN THE WILEY MARTIN LEAGUE, ABSTRACT 56, FORT BEND COUNTY, TEXAS.

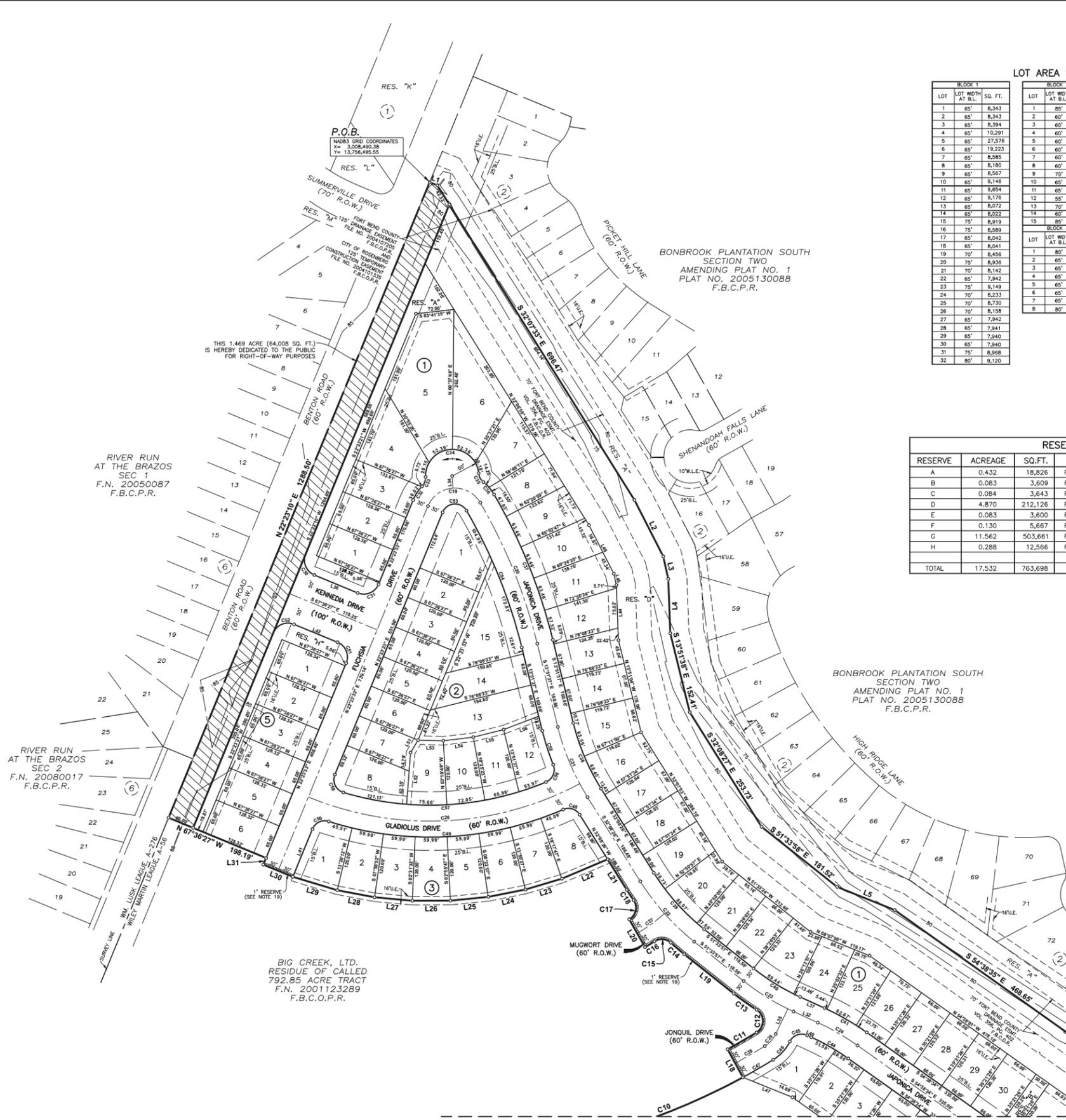
70 LOTS 10 RESERVES (17.817 ACRES) 5 BLOCKS

MARCH 4, 2016 JOB NO. 1406-4113-310

OWNERS:
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BY: BEAZER HOMES TEXAS HOLDING, LLC.
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10235 WEST LITTLE YORK, SUITE 200, HOUSTON, TX 77040
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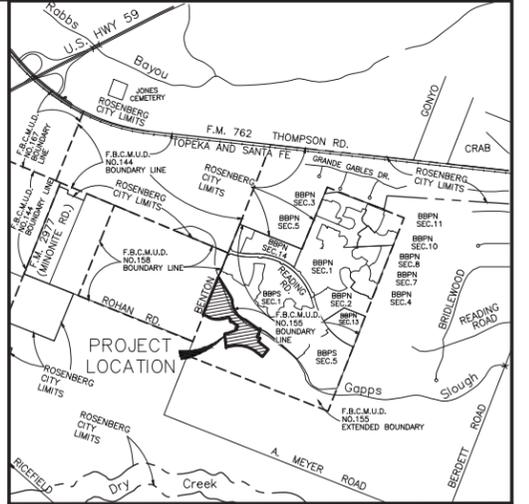
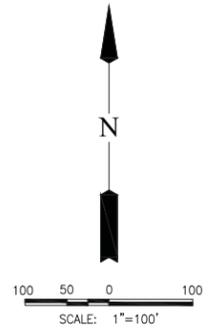
ENGINEER:
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2929 Briarpark Drive Phone 713.953.5200
Suite 600 Fax 713.953.5026
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MICHAEL WANG, LICENSED PROFESSIONAL ENGINEER, TEXAS REGISTRATION NO. 92053



LOT AREA SUMMARY

BLOCK 1			BLOCK 2			BLOCK 4		
LOT	LOT WIDTH AT B.L.	SQ. FT.	LOT	LOT WIDTH AT B.L.	SQ. FT.	LOT	LOT WIDTH AT B.L.	SQ. FT.
1	65'	8,343	1	85'	13,331	1	80'	10,477
2	65'	8,343	2	60'	7,200	2	65'	7,791
3	65'	8,394	3	60'	7,200	3	65'	7,800
4	65'	10,291	4	60'	7,200	4	65'	7,800
5	65'	21,576	5	60'	7,200	5	65'	7,800
6	65'	19,223	6	60'	7,200	6	65'	7,800
7	65'	8,585	7	60'	7,185	7	70'	8,211
8	65'	8,160	8	60'	10,365	8	70'	8,277
9	65'	8,567	9	70'	8,042	9	70'	8,183
10	65'	9,144	10	65'	7,770			
11	65'	9,654	11	65'	7,516			
12	65'	9,176	12	55'	8,606			
13	65'	8,072	13	70'	13,887			
14	65'	8,222	14	60'	10,359			
15	75'	8,919	15	85'	14,438			
16	75'	8,589						
17	65'	8,042						
18	65'	8,041						
19	70'	8,456						
20	75'	8,336						
21	70'	8,142						
22	65'	7,942						
23	75'	9,149						
24	70'	8,233						
25	70'	8,730						
26	70'	8,158						
27	65'	7,942						
28	65'	7,941						
29	65'	7,940						
30	65'	7,940						
31	75'	8,968						
32	80'	9,120						



VICINITY MAP
N.T.S.
KEY MAP NO. 606Y

RESERVE TABLE

RESERVE	ACREAGE	SQ.FT.	TYPE
A	0.432	18,826	RESTRICTED TO LANDSCAPE/OPEN SPACE
B	0.083	3,609	RESTRICTED TO LANDSCAPE/OPEN SPACE/DRAINAGE
C	0.084	3,643	RESTRICTED TO LANDSCAPE/OPEN SPACE
D	4.870	212,126	RESTRICTED TO DRAINAGE
E	0.083	3,600	RESTRICTED TO LANDSCAPE/OPEN SPACE/DRAINAGE
F	0.130	5,667	RESTRICTED TO LANDSCAPE/OPEN SPACE
G	11.562	503,661	RESTRICTED TO DRAINAGE
H	0.288	12,566	RESTRICTED TO LANDSCAPE/OPEN SPACE
TOTAL	17.532	763,698	

RESERVE	QUALIFYING ACREAGE	PERCENTAGE	ALLOCATED PRIVATE PARK ACREAGE
A	0.432	10%	0.043 AC.
B	0.083	10%	0.008 AC.
C	0.084	10%	0.008 AC.
E	0.083	10%	0.008 AC.
F	0.130	10%	0.013 AC.
G	11.562	10%	1.156 AC.
H	0.288	10%	0.029 AC.
TOTAL	12.662		1.265 AC.

REQUIRED PRIVATE PARK ACREAGE: 6.25 X 70 LOTS X 3 PERSONS/UNIT / 1000 X 0.50 = 0.656 AC.
 REQUIRED PUBLIC PARK ACREAGE: 6.25 X 70 LOTS X 3 PERSONS/UNIT / 1000 = 1.313 AC.
 NUMBER OF LOTS CALCULATED AT \$170.00 PER LOT: 1.265 AC. / 1.313 X 70 LOTS = 67.441 = 67 LOTS
 NUMBER OF LOTS CALCULATED AT \$1,700.00 PER LOT: 70 LOTS - 67 LOTS = 3 LOTS
 REQUIRED PUBLIC PARK FEE: 67 LOTS X \$170.00/LOT + 3 LOTS X \$1,700.00/LOT = \$16,490.00

NOTES:
 1. BONBROOK PLANTATION SOUTH SECTION 6 CONTAINS A SURPLUS OF 0.6 ACRES OF PRIVATE PARK LAND.
 2. ALL FEES IN LIEU OF LAND SHALL BE PAID TO THE CITY OF ROSENBERG AT OR PRIOR TO THE TIME OF FILING THE PLAT FOR RECORDING IN THE COUNTY DEED RECORDS AT THE COURTHOUSE.

**PRELIMINARY PLAT OF
BONBROOK PLANTATION SOUTH
SECTION SIX**

A SUBDIVISION OF 38.477 ACRES OF LAND SITUATED IN THE WILEY MARTIN LEAGUE, ABSTRACT 56, FORT BEND COUNTY, TEXAS.

70 LOTS 8 RESERVES (17.532 ACRES) 5 BLOCKS

JANUARY 28, 2015 JOB NO. 1406-4113-310

OWNERS:
BEAZER HOMES TEXAS, L.P.
 BY: BEAZER HOMES TEXAS HOLDING, LLC.
 BRUCE CRAIG, DIVISION PRESIDENT
 10235 WEST LITTLE YORK, SUITE 200, HOUSTON, TX 77040
 PH. (713) 849-5017

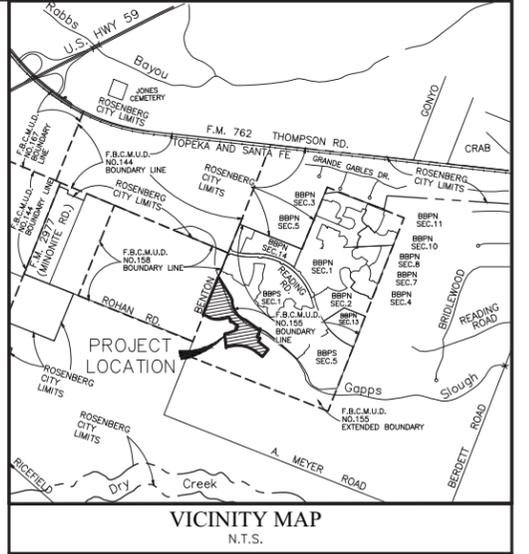
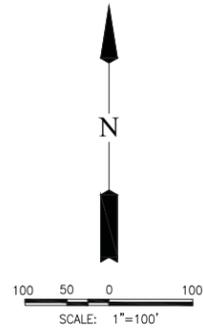
ENGINEER:
LJA Engineering, Inc.
 2929 Briarpark Drive Phone 713.953.5200
 Suite 600 Fax 713.953.5026
 Houston, Texas 77042 FRN - F-1386

GARY D. NUTTER, R.P.L.S., REGISTERED PROFESSIONAL LAND SURVEYOR, TEXAS REGISTRATION NO. 5659
 MICHAEL WANG, LICENSED PROFESSIONAL ENGINEER, TEXAS REGISTRATION NO. 92053



LINE TABLE

LINE	BEARING	DISTANCE
L1	S 68°11'59" E	15.53
L2	S 27°08'24" E	118.89
L3	S 12°36'17" E	43.18
L4	S 02°11'16" E	102.08
L5	S 68°07'40" E	116.50
L6	S 78°55'55" E	91.71
L7	S 14°48'09" W	99.50
L8	S 15°48'09" W	60.00
L9	S 74°19'51" E	15.64
L10	S 16°38'37" W	128.68
L11	S 73°21'23" E	17.19
L12	S 65°48'42" E	38.37
L13	S 56°04'37" E	64.90
L14	S 78°23'08" W	100.00
L15	N 67°46'16" W	0.50
L16	N 66°28'52" W	126.33
L17	N 67°59'02" W	94.90
L18	N 28°33'45" W	60.00
L19	N 51°33'57" W	118.59
L20	N 29°41'30" W	60.00
L21	N 32°08'26" W	67.61
L22	S 67°08'05" W	93.38
L23	S 73°25'53" W	71.39
L24	S 78°53'13" W	71.39
L25	S 84°28'33" W	71.39
L26	S 89°47'52" W	71.39
L27	N 64°44'48" W	71.39
L28	N 79°17'28" W	71.39
L29	N 73°13'54" W	87.17
L30	N 67°36'27" W	60.00
L31	N 22°23'33" E	13.41
L32	S 65°36'27" E	50.00
L33	S 74°19'51" E	34.93
L34	N 63°56'14" W	22.50
L35	S 25°53'30" W	52.19
L36	S 67°36'27" E	88.25
L37	S 65°36'27" E	50.00
L38	S 74°19'51" E	34.93
L39	N 74°19'51" W	34.93
L40	N 65°36'27" W	8.21
L41	S 22°23'33" W	96.71
L42	N 67°36'27" W	88.24
L43	N 78°55'20" W	99.83
L44	N 62°16'42" W	103.16
L45	N 12°35'43" W	21.88
L46	N 27°07'50" W	102.21
L47	S 68°07'28" E	100.32
L48	S 57°27'44" E	75.54
L49	S 64°42'37" E	77.17
L50	S 71°52'07" E	74.81
L51	S 31°06'47" W	27.23
L52	N 04°25'28" E	97.13
L53	S 88°36'00" E	47.39
L54	N 83°11'54" E	56.85
L55	N 76°03'56" E	58.75
L56	N 68°58'59" E	70.55



BIG CREEK, LTD.
RESIDUE OF CALLED
792.85 ACRE TRACT
F.N. 2001123289
F.B.C.O.P.R.

BIG CREEK, LTD.
RESIDUE OF CALLED
792.85 ACRE TRACT
F.N. 2001123289
F.B.C.O.P.R.

CALLED 144.14 ACRES
B-BROOK LAND PARTNERS, LP.
F.N. 2014002308
F.B.C.D.R.

BIG CREEK, LTD.
RESIDUE OF CALLED
792.85 ACRE TRACT
F.N. 2001123289
F.B.C.O.P.R.

CURVE TABLE

CURVE	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
C1	380.00'	11°12'05"	74.29'	74.17'	S 29°24'11" W
C2	720.00'	1°53'57"	23.87'	23.87'	S 15°45'07" W
C3	25.00'	88°58'03"	38.82'	35.04'	S 61°11'07" W
C4	420.00'	1°23'52"	10.25'	10.25'	S 73°37'55" E
C5	950.00'	50°01'06"	829.34'	803.25'	N 76°38'18" W
C6	1650.00'	2°48'06"	80.68'	80.67'	S 79°47'11" W
C7	3510.00'	1°17'24"	79.62'	79.62'	N 07°07'34" W
C8	3630.00'	1°30'10"	95.20'	95.20'	N 07°13'57" W
C9	25.00'	87°30'21"	38.18'	34.58'	N 35°46'09" E
C10	1230.00'	18°00'05"	388.23'	386.62'	N 79°28'47" E
C11	1170.00'	3°04'28"	62.78'	62.77'	N 59°54'01" E
C12	25.00'	116°13'54"	50.72'	42.46'	N 00°14'50" E
C13	480.00'	6°18'10"	52.80'	52.78'	N 54°43'02" W
C14	480.00'	3°58'57"	33.30'	33.30'	N 49°34'28" W
C15	25.00'	75°42'57"	33.04'	30.69'	N 85°26'28" W
C16	330.00'	3°38'27"	20.78'	20.77'	S 58°30'17" W
C17	25.00'	95°12'33"	41.54'	36.93'	N 12°42'14" E
C18	480.00'	2°45'37"	23.12'	23.12'	N 33°31'14" W
C19	55.00'	127°29'27"	122.24'	98.59'	S 86°03'46" W
C20	1800.00'	16°24'24"	286.35'	285.37'	N 22°03'48" W

CURVE TABLE

CURVE	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
C21	450.00'	18°16'49"	143.57'	142.80'	S 23°00'01" E
C22	450.00'	19°25'31"	152.57'	151.84'	S 41°51'11" E
C23	450.00'	14°02'31"	110.28'	110.01'	S 58°35'12" E
C24	450.00'	10°57'54"	86.12'	85.99'	N 60°07'31" W
C25	450.00'	19°41'18"	154.63'	153.87'	S 64°29'13" E
C26	600.00'	50°21'45"	527.39'	510.58'	N 87°12'40" E
C27	300.00'	12°05'57"	63.35'	63.23'	N 54°15'32" E
C28	1200.00'	3°03'50"	64.17'	64.16'	N 59°54'20" E
C29	55.00'	32°38'55"	31.18'	30.70'	N 42°07'58" E
C30	30.00'	89°59'37"	47.12'	42.42'	S 22°36'38" E
C31	30.00'	90°00'00"	47.12'	42.42'	N 67°23'33" E
C32	85.00'	20°43'41"	30.75'	30.58'	N 32°45'23" E
C33	25.00'	44°44'48"	19.52'	19.03'	N 20°44'50" E
C34	50.00'	175°22'41"	153.05'	99.52'	N 86°03'46" E
C35	25.00'	44°44'48"	19.52'	19.03'	S 28°37'17" E
C36	85.00'	20°43'41"	30.75'	30.58'	S 40°37'50" E
C37	1030.00'	16°24'24"	284.94'	283.93'	S 22°03'48" E
C38	420.00'	18°16'49"	134.00'	133.43'	S 23°00'01" E
C39	420.00'	19°25'31"	142.39'	141.71'	S 41°51'11" E
C40	420.00'	14°02'31"	102.83'	102.67'	S 58°35'12" E

CURVE TABLE

CURVE	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
C41	480.00'	10°57'54"	91.86'	91.72'	S 60°07'31" E
C42	420.00'	19°41'18"	144.32'	143.61'	S 64°29'13" E
C43	480.00'	19°41'18"	144.32'	143.61'	N 64°29'13" W
C44	420.00'	10°57'54"	80.38'	80.25'	N 60°07'31" W
C45	25.00'	87°41'39"	38.26'	34.64'	S 70°32'43" W
C46	85.00'	31°40'32"	46.99'	46.40'	S 42°32'09" W
C47	1230.00'	3°03'50"	65.77'	65.70'	S 59°54'20" W
C48	25.00'	81°19'23"	35.45'	32.56'	N 72°48'07" W
C49	630.00'	40°58'21"	456.52'	440.98'	S 87°05'22" W
C50	25.00'	85°11'00"	37.17'	33.84'	S 64°59'03" W
C51	30.00'	90°00'00"	47.12'	42.43'	N 22°36'27" W
C52	30.00'	90°00'00"	47.13'	42.43'	S 67°23'22" W
C53	25.00'	127°29'27"	55.58'	44.81'	N 86°03'46" E
C54	970.00'	16°24'24"	277.76'	276.81'	S 22°03'48" E
C55	480.00'	7°59'57"	67.01'	66.90'	S 17°51'35" E
C56	25.00'	89°22'47"	39.00'	35.16'	S 22°49'50" W
C57	570.00'	39°04'48"	388.78'	381.29'	S 87°03'38" W
C58	25.00'	95°47'31"	41.80'	37.10'	N 25°30'13" W

PRELIMINARY PLAT OF
BONBROOK PLANTATION SOUTH
SECTION SIX

A SUBDIVISION OF 38.477 ACRES OF LAND SITUATED IN THE WILEY MARTIN LEAGUE, ABSTRACT 56, FORT BEND COUNTY, TEXAS.

70 LOTS 8 RESERVES (17.532 ACRES) 5 BLOCKS

JANUARY 28, 2015 JOB NO. 1406-4113-310

OWNERS:
BEAZER HOMES TEXAS, L.P.
BY: BEAZER HOMES TEXAS HOLDING, LLC.
BRUCE CRAIG, DIVISION PRESIDENT
10235 WEST LITTLE YORK, SUITE 200, HOUSTON, TX 77040
PH. (713) 849-5017

ENGINEER:
LJA Engineering, Inc.
2929 Briarpark Drive Suite 600
Houston, Texas 77042
Phone 713.953.5200
Fax 713.953.5026
FRN - F-1386

GARY D. NUTTER, R.P.L.S., REGISTERED PROFESSIONAL LAND SURVEYOR, TEXAS REGISTRATION NO. 5659
MICHAEL WANG, LICENSED PROFESSIONAL ENGINEER, TEXAS REGISTRATION NO. 92053

(4) A more appropriate design solution exists which is not currently allowed in this chapter.

Without the variance, the front of the home would have to be reconstructed or the builder/developer and any future homeowners, lenders, etc., would have to accept the property technically being nonconforming by ½ foot.

Staff will defer to the applicant to explain the request in greater detail. We did not require the variance request to be submitted; rather, it was submitted because the applicant believed it was the best course of action from their perspective. Staff has no objections to the proposed variance if this is the best course of action for the applicant.

Key Discussion:

- Mr. Tanner presented the item and reviewed the Executive Summary.
- Commissioner Poldrack inquired if the builder had setback issues in the past.
- Mr. Geoff Freeman, LJA Engineering, Inc., replied that there have not been.

Action taken: Commissioner Poldrack moved, seconded by Commissioner Villagomez to recommend approval to City Council on a Variance Request to the front building line requirement for Bonbrook Plantation North Section 10, Block 3, Lot 1 (9718 Emerald Briar Lane). The motion carried unanimously by those present.

5. CONSIDERATION OF AND ACTION ON A PRELIMINARY PLAT OF BONBROOK PLANTATION SOUTH SECTION SIX, A SUBDIVISION OF 38.477 ACRES OF LAND SITUATED IN THE WILEY MARTIN LEAGUE, ABSTRACT 56, FORT BEND COUNTY, TEXAS; 70 LOTS, 8 RESERVES (17.532 ACRES) AND 5 BLOCKS.

Executive Summary: The Preliminary Plat of Bonbrook Plantation South Section Six is a proposed subdivision consisting of seventy (70) residential lots and eight (8) reserves in five (5) blocks located off of Benton Road in the southwest part of the Bonbrook Plantation development. The proposed Plat is located in the Extraterritorial Jurisdiction (ETJ), MUD 155, and is south of Bonbrook Plantation South Section Two for which a Final Plat has already been approved by City Council.

The subdivision consists of sixty-five-foot (65') and sixty-foot (60') lots in accordance with the approved Land Plan for Bonbrook Plantation South and with the current "Subdivision" Ordinance. The Land Plan for this subdivision was approved by the Planning Commission in October of 2015 and is attached for review as well.

Seeing no conflicts with applicable regulations, staff recommends approval of the Preliminary Plat of Bonbrook Plantation South Section Six.

Key Discussion:

- Mr. Knox presented the item and reviewed the Executive Summary.
- Commissioner Poldrack inquired if Bonbrook Plantation South was the last section to be developed.
- Mr. Knox replied that Bonbrook Plantation South was the first of six or seven sections of the second installment of Bonbrook Plantation South.
- Commissioner Poldrack inquired if the size and construction of homes in Bonbrook Plantation South would be consistent with previous homes.
- Mr. Knox stated that the subdivision consisted of sixty-foot (60') and sixty-five-foot (65') lots in accordance with the approved Land Plan.

Action taken: Vice Chairperson Phipps moved, seconded by Commissioner Poldrack to approve the Preliminary Plat of Bonbrook Planation South Section Six, a subdivision of 38.477 acres of land situated in the Wiley Martin League, Abstract 56, Fort Bend County, Texas; 70 lots, 8 reserves (17.532 acres) and 5 blocks. The motion carried unanimously by those present.

6. CONSIDERATION OF AND ACTION ON A PRELIMINARY PLAT OF CASA DE ORACIONES PLACE, A REPLAT OF 6.1444 ACRES (267,561 SQ. FT.) OF LAND BEING LOTS 3, 4 AND 5, BLOCK 2, MONTROSE ACRES, A SUBDIVISION IN THE CITY OF ROSENBERG, FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 196M PAGE 444-A OF THE DEED RECORDS OF FORT BEND AND A 3.45 ACRE TRACT IN HENRY SCOTT LEAGUE, ABSTRACT NO. 83, FORT BEND COUNTY, TEXAS; 1 BLOCK AND 1 RESERVE.

Executive Summary: The Preliminary Plat of Casa de Oraciones Place is a replat consisting of 6.1444 acres located on the south side of Brooks Avenue between 1st Street and Bamore Road.



PLANNING COMMISSION COMMUNICATION

March 16, 2016

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

MOTION

Consideration of and action on a Final Plat of Walnut Creek Section Fourteen, a subdivision of 13.380 acres containing 50 lots, 3 blocks and 3 restricted reserves out of the Wiley Martin League, A-56 Fort Bend County, Texas.

RECOMMENDATION

Staff recommends a recommendation of approval of the Final Plat of Walnut Creek Section Fourteen.

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

SUPPORTING DOCUMENTS:

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

APPROVAL

Submitted by:

Ian Knox
Planning Administrator
Community Development

Reviewed by:

- Executive Director of Community Development *TLT*
- City Engineer *OK*

EXECUTIVE SUMMARY

The Final Plat of Walnut Creek Section Fourteen is a proposed subdivision consisting of fifty (50) residential lots and three (3) restricted reserves in three (3) blocks located off of Irby Cobb Boulevard in the northeast part of the Walnut Creek Development. The proposed Plat is located in the Extraterritorial Jurisdiction (ETJ) and in Fort Bend County MUD No. 152. It is east of Walnut Creek Section Thirteen.

The subdivision consists of sixty-foot (60') lots in accordance with the approved Land Plan for Walnut Creek and with the current "Subdivision" Ordinance. The Land Plan for this subdivision was updated/approved in September 2015, and is attached for review.

The Planning Commission approved the Preliminary Plat of Walnut Creek Section Fourteen on November 18, 2015. Seeing no conflicts with applicable regulations, and with the proposed Final Plat being consistent with the approved Preliminary Plat, staff recommends that the Planning Commission recommend approval to City Council of the Final Plat of Walnut Creek Section Fourteen.

STATE OF TEXAS
COUNTY OF FORT BEND

We, LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD., a Texas Limited Partnership dba Friendswood Development Company, acting by and through John W. Hammond, Vice President of LENNAR TEXAS HOLDING COMPANY, a Texas Corporation, its General Partner, owner hereinafter referred to as Owners of the 13.380 acre tract described in the above and foregoing map of WALNUT CREEK SECTION FOURTEEN, do hereby make and establish said subdivision and development plat of said property according to all lines, dedications, restrictions and notations on said maps or plat and hereby dedicate to the use of the public forever, all streets (except those streets designated as private streets), alleys, parks, water courses, drains, easements and public places shown thereon for the purposes and considerations therein expressed; and do hereby bind ourselves, our heirs and assigns to warrant and forever defend the title to the land so dedicated.

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

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

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

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

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

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

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

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

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

Thereunto authorized, this _____ day of _____, 2016.

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

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

By: _____
John W. Hammond, Vice President

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared John W. Hammond, Vice President of LENNAR TEXAS HOLDING COMPANY, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein and herein set out, and as the act and deed of said Corporation.

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

Notary Public in and for
the State of Texas

My Commission Expires _____

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

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

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

By: _____
James Urbish, Chairman

By: _____
Wayne Poldrack, Secretary

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

Cynthia A. McConathy, Mayor

Linda Cernosek, Secretary

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

BRIAN D. GEROULD
Licensed Professional Engineer, No. 108604

THIS DOCUMENT IS RELEASED
FOR THE PURPOSE OF REVIEW
UNDER THE AUTHORITY OF
BRIAN D. GEROULD, P.E.
108604 ON 3/1/16.

NOTES

- 1. B.L. indicates a building line
A.E. indicates an aerial easement
U.E. indicates a utility easement
STM. S.E. indicates a storm sewer easement
W.L.E. indicates a water line easement
W.M.E. indicates a water meter easement
S.S.E. indicates a sanitary sewer easement
VOL. PG. indicates Volume, Page
F.B.C.P.R. indicates Fort Bend County Public Records
F.B.C.M.R. indicates Fort Bend County Map Records
F.B.C.D.R. indicates Fort Bend County Deed Records
O.P.R.F.B.C. indicates Official Public Records of Fort Bend County
ESMT. indicates an easement
H.L. & P. indicates Houston Lighting and Power
F.H.E. indicates a fire hydrant easement
D.E. indicates a drainage easement
TEMP. indicates temporary
● indicates a found 3/4" iron rod
○ indicates a set 5/8" iron rod with plastic cap stamped "IDS" (unless otherwise noted)
↕ indicates a street name change
- 2. The coordinates shown hereon are Texas South Central Zone No. 4204 State Plane Grid Coordinates (NAD 83) and may be brought to surface by applying the following combined scale factor: 1.000128.
- 3. All non-perimeter easements on property lines are centered unless otherwise noted.
- 4. All bearings are based on the Texas Coordinate System of 1983, South Central Zone.
- 5. Unless otherwise indicated, the building lines (B.L.) whether one or more, shown on this subdivision plat are established to evidence compliance with the applicable provisions of the City of Rosenberg, Texas, in effect at the time of this plat.
- 6. Walnut Creek Section FOURTEEN is located within UNSHADED ZONE X per FEMA Flood Insurance Rate Map (FIRM) Panel 48157C0265L which bears an effective date of April 2, 2014. The nearest base flood elevation is 77.50 (NAVD 88).
- 7. All property to drain into the drainage easement only through an approved drainage structure.
- 8. The minimum slab elevation shall be 80.50, eighteen inches (18") above the 100-year flood plain elevation, or eighteen inches (18") above natural ground, or twelve inches (12") above the top of curb at the front of the lot or twelve inches (12") above maximum ponding elevation, whichever is higher. The top of slab elevation at any point on the perimeter of the slab shall not be less than eighteen inches (18") above natural ground.
- 9. The drainage system for this subdivision is designed in accordance with the "Fort Bend County Drainage Criteria Manual" which allows street ponding with intense rainfall events.
- 10. All drainage easements are to be kept clear of fences, buildings, vegetation and other obstructions to the operation and maintenance by the drainage facility.
- 11. Sidewalks shall be built or caused to be built through restrictive covenants not less than five (5) feet in width on both sides of all dedicated public rights-of-way within said plat and on the contiguous right-of-way of all perimeter roads surrounding said plat, in accordance with the A.D.A.
- 12. This plat lies within Fort Bend County lighting ordinance zone No. LZ2
- 13. Lots are restricted to single family residential use.
- 14. The Fort Bend County Drainage District will be responsible for the maintenance of the Dry Creek Drainage Easement. All Drainage Easements outside of the Dry Creek ROW are to be maintained by Fort Bend County Municipal Utility District No. 152.
- 15. BENCHMARK: AW4239, an NGS disk with the stamping W 811 1943, located 13.0 miles northeast from Guy, Texas as follows: 7.65 miles northeast along Farm Road 1994 from the junction with State Highway 36 in Guy, thence 5.35 miles northeast along Farm Road 762, at the junction of Smithers Lake Road 49.5 feet southeast of the center line of Farm Road 762, 42.0 feet southwest of the center line of Smithers Lake Road, 11.5 feet east-southeast of a T junction telephone pole with a metal box and guy wire, 10.0 feet east-southeast of a fence corner post, 3.0 feet southwest of a fence, 8.9 feet southeast of a fence, 8.9 feet southeast of a witness post, about level with the road, and set in the top of a concrete post projecting 0.2 foot above the ground.
NAVD 88 (2001 ADJ.) ELEVATION = 75.10

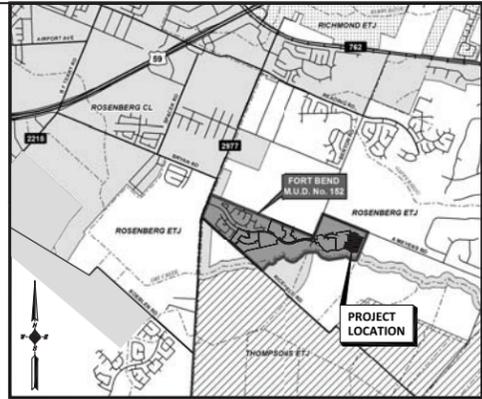
PROJECT BENCHMARK: A bronze disk will be set in concrete +/- 4 feet east of a Type H-2 Inlet located on the south side of Irby Cobb Blvd., +/- 9 feet west of the east boundary line of Walnut Creek Sec. 12 and +/- 17.5 feet south of the center line of Irby Cobb Blvd.

TEMPORARY BENCHMARK: A benchmark will be set at the radius point of the knuckle of Adobe Canyon Lane and Windmill Ridge Lane.

- 16. Each lot shall have a minimum five (5) foot interior side lot set back line.
- 17. A minimum distance of 10' shall be maintained between residential dwellings.
- 18. Elevations used for delineating contour lines are based upon U.S.C. & G.S. Datum, NAVD 88 (2001 ADJ.).
- 19. This plat was prepared to meet City of Rosenberg and Fort Bend County requirements.
- 20. The Home Owner's Association will be responsible for the maintenance of all landscaping and open space reserves.
- 21. This plat was prepared from information furnished by Stewart Title Company, File No. 16157031845, Effective Date February 11, 2016. The surveyor has not abstracted the above property.
- 22. This plat lies wholly within Fort Bend County Municipal Utility District No. 152, Fort Bend Subsidence District, Fort Bend County Drainage District, Lamar Consolidated I.S.D., the ETJ of the City of Rosenberg, and Fort Bend County.
- 23. Approval of this plat will expire one year from City Council approval if not recorded in the real property records of the County of Fort Bend.
- 24. Five eighths inch (5/8") iron rods three feet (3') in length are set on all perimeter boundary corners, all angle points, all points of curvature and tangency, and all block corners, unless otherwise noted.
- 25. There are no pipelines and/or pipeline easements within the limits of the proposed subdivision.
- 26. Lot 3 of Block 1 and Lot 18 of Block 2 are denied direct access to Irby Cobb Blvd. Lots 2, 11 and 12 of Block 2 are denied direct access to Dry Stone Lane. Lot 2 of Block 3 is denied direct access to Windmill Ridge Lane.
- 27. Restrictions: Those recorded in/under Clerk's File No. 2005095085 of the Official Public Records of Fort Bend County, Texas; but omitting any covenants, condition, or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code or (b) relates to handicap, but does not discriminate against handicapped persons.
- 28. All easements are centered on lot lines unless otherwise indicated.

PARK LAND DEDICATION TABLE

TOTAL NUMBER OF LOTS:	50 LOTS
PUBLIC PARK REQUIREMENT:	50 LOTS/160 = 0.31 AC.
PUBLIC PARK DEDICATION:	0
PRIVATE PARK CREDIT PROVIDED WITH THE RECREATION CENTER.	
RECREATION SITE IS ±3.9 ACRES.	
NO. OF PLATTED LOTS THUS FAR (SEC. 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14 AND 15) = 736 LOTS.	
736/2 = 368 LOTS	
368 LOTS/160 = 2.30 ACRES OF CREDIT USED.	
MONEY IN LIEU OF PUBLIC PARK LAND DEDICATION:	50 LOTS/2 = 25 LOTS 25 LOTS X \$350.00/LOT = \$8,750.00



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

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

Richard W. Stolleis, P.E.
Fort Bend County Engineer

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

Richard Morrison
Precinct 1, County Commissioner

W.A. "Andy" Meyers
Precinct 3, County Commissioner

Robert E. Hebert
County Judge

Grady Prestage
Precinct 2, County Commissioner

James Patterson
Precinct 4, County Commissioner

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

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

Laura Richard, County Clerk
Fort Bend County, Texas

By: _____
Deputy

WALNUT CREEK SECTION FOURTEEN
A SUBDIVISION OF
13,380 ACRES
CONTAINING
50 LOTS, 3 BLOCKS AND 3 RESTRICTED RESERVES
OUT OF THE
WILEY MARTIN LEAGUE, A-56
FORT BEND COUNTY, TEXAS

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

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

ENGINEER: IDS Engineering Group
13430 NW. Freeway,
Suite 700
Houston, TX 77040
713.462.3178
TBP# F-002726
TBP#S 10110700

\\B3\proj\tech\037115500\Walnut Creek S14_PP_CAD\DWG\MFC14_C-PLAT.dwg (Shr.) Plotted Mar 02, 2016 at 12:27pm by Tbroshnar (Last Saved by: Tbroshnar)



LOT AREA SUMMARY TABLE

LOT NO.	SQ. FT.	AC.
B1-1	7498	0.172
B1-2	7670	0.176
B1-3	8771	0.201
B1-4	8641	0.198
B1-5	7500	0.172
B1-6	8249	0.189
B1-7	17781	0.408
B1-8	7827	0.180
B1-9	7502	0.172
B1-10	7502	0.172
B1-11	7502	0.172
B1-12	7502	0.172
B1-13	7502	0.172
B1-14	7502	0.172
B1-15	8270	0.190
B1-16	12647	0.290
B1-17	11731	0.269
B1-18	11055	0.254
B1-19	10594	0.243
B1-20	9009	0.207
B1-21	8015	0.184
B1-22	8646	0.199
B1-23	8853	0.203
B1-24	8821	0.203
B2-1	9077	0.208
B2-2	9040	0.208
B2-3	7800	0.179
B2-4	7800	0.179
B2-5	8713	0.200
B2-6	14457	0.332
B2-7	8974	0.206
B2-8	7384	0.170
B2-9	7800	0.179
B2-10	7800	0.179
B2-11	9475	0.218
B2-12	9352	0.215
B2-13	7440	0.171
B2-14	7440	0.171
B2-15	7440	0.171
B2-16	7440	0.171
B2-17	7440	0.171
B2-18	9454	0.217
B2-19	7691	0.177
B2-20	7691	0.177
B2-21	7257	0.167
B2-22	7493	0.172
B2-23	8037	0.185
B2-24	11612	0.267
B3-1	7388	0.170
B3-2	8574	0.197

LOT WIDTH TABLE

WIDTH ≤ 60'	0 LOTS (0%)
WIDTH ≥ 60'	50 LOTS (100%)
TOTAL LOTS	50 LOTS

RESERVE TABLE

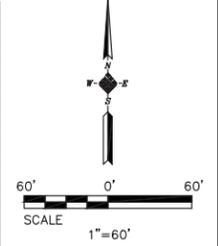
RESERVE NAME	AREA ACRES	AREA SQ. FT.	RESTRICTED TO
A	0.141	6,160	RESTRICTED TO LANDSCAPE, OPEN SPACE, DRAINAGE AND UTILITIES
B	0.270	11,752	RESTRICTED TO LANDSCAPE AND OPEN SPACE
C	0.145	6,309	RESTRICTED TO LANDSCAPE, OPEN SPACE, DRAINAGE AND UTILITIES

LINE TABLE

LINE	BEARING	LENGTH
L1	N22°23'14"E	44.38'
L2	S22°23'11"W	77.37'
L3	N73°14'10"W	79.37'
L4	S89°43'07"W	48.88'
L5	S78°55'20"E	92.01'
L6	S22°23'14"W	40.93'
L7	S35°02'07"W	12.40'
L8	N54°57'53"W	34.55'
L9	S54°57'53"E	60.45'
L10	S67°50'33"E	135.62'
L11	N67°16'19"E	1.68'
L12	S22°23'11"W	411.65'
L13	N31°51'14"W	5.71'
L14	N59°48'40"W	95.00'
L15	N22°23'11"E	224.67'
L16	N22°23'14"E	40.81'
L17	S54°57'53"E	7.09'
L18	S22°23'14"W	41.05'
L19	S30°01'18"W	25.01'

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD DISTANCE
C1	3°24'36"	470.00'	27.97'	13.99'	S84°43'13"E	27.97'
C2	9°37'11"	370.00'	62.12'	31.13'	S76°10'55"E	62.05'
C3	12°38'53"	500.00'	110.37'	55.41'	S28°42'40"W	110.15'
C4	16°24'27"	400.00'	114.55'	57.67'	N63°10'06"W	114.15'
C5	12°52'39"	500.00'	112.38'	56.43'	S61°24'13"E	112.14'
C6	45°06'52"	55.00'	43.31'	22.85'	S45°17'07"E	42.20'
C7	45°06'52"	55.00'	43.31'	22.85'	S00°10'15"E	42.20'
C8	35°45'35"	55.00'	34.33'	17.74'	S40°15'59"W	33.77'
C9	38°05'12"	55.00'	36.56'	18.98'	S77°11'22"W	35.89'
C10	23°57'22"	400.00'	167.25'	84.86'	N71°47'21"W	166.03'
C11	0°37'22"	500.00'	5.43'	2.72'	N60°07'21"W	5.43'
C12	22°34'53"	500.00'	197.06'	99.83'	S71°43'28"E	195.79'
C13	7°14'58"	600.00'	75.92'	38.01'	N26°00'40"E	75.86'
C14	7°13'35"	470.00'	59.28'	29.68'	N26°00'01"E	59.24'
C15	92°35'40"	25.00'	40.40'	26.16'	N75°54'39"E	36.15'
C16	13°34'49"	430.00'	101.92'	51.20'	S64°34'55"E	101.68'
C17	16°24'27"	370.00'	105.95'	53.34'	N63°10'06"W	105.59'
C18	12°52'39"	530.00'	119.12'	59.81'	N61°24'13"W	118.87'
C19	90°13'44"	25.00'	39.37'	25.10'	N22°43'41"W	35.43'
C20	73°50'47"	25.00'	32.22'	18.79'	N59°18'35"E	30.04'
C21	23°57'22"	370.00'	154.70'	78.50'	S71°47'21"E	153.58'
C22	84°40'19"	25.00'	36.95'	22.78'	S17°28'30"E	33.67'
C23	2°28'28"	630.00'	27.21'	13.61'	S23°37'25"W	27.21'
C24	42°50'00"	25.00'	18.69'	9.81'	S43°48'12"W	18.26'
C25	265°40'01"	50.00'	231.84'	53.93'	S67°36'49"E	73.33'
C26	42°50'00"	25.00'	18.69'	9.81'	N00°58'11"E	18.26'
C27	1°46'46"	570.00'	17.70'	8.85'	N23°16'34"E	17.70'
C28	89°27'43"	25.00'	39.04'	24.77'	N68°53'49"E	35.19'
C29	16°38'35"	530.00'	153.95'	77.52'	S74°41'37"E	153.41'
C30	23°12'15"	470.00'	190.35'	96.50'	N71°24'47"W	189.05'
C31	24°47'58"	430.00'	186.12'	94.54'	N72°12'39"W	184.67'
C32	19°16'23"	25.00'	8.41'	4.24'	N74°58'26"W	8.37'
C33	113°18'56"	50.00'	98.89'	76.00'	S58°00'18"W	83.54'
C34	21°02'22"	25.00'	9.18'	4.64'	S11°52'00"W	9.13'
C35	21°02'22"	25.00'	9.18'	4.64'	S32°54'22"W	9.13'
C36	132°18'28"	50.00'	115.46'	113.12'	S22°43'41"E	91.46'
C37	21°02'22"	25.00'	9.18'	4.64'	S78°21'44"E	9.13'
C38	12°52'39"	470.00'	105.64'	53.04'	S61°24'13"E	105.41'
C39	85°35'52"	25.00'	37.35'	23.15'	S12°09'57"E	33.97'
C40	8°14'45"	530.00'	76.28'	38.20'	S26°30'36"W	76.21'



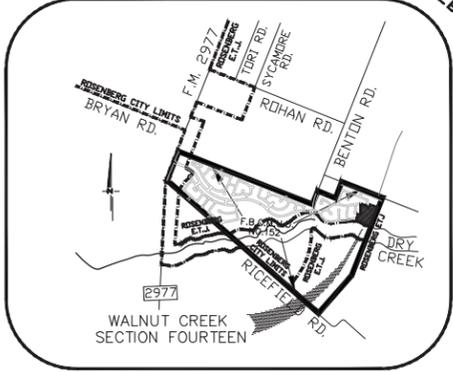
WALNUT CREEK SECTION FOURTEEN
 A SUBDIVISION OF
13.380 ACRES
 CONTAINING
50 LOTS, 3 BLOCKS AND 3 RESTRICTED RESERVES
 OUT OF THE
WILEY MARTIN LEAGUE, A-56
 FORT BEND COUNTY, TEXAS

OWNER: LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD.
A TEXAS LIMITED PARTNERSHIP
 681 Friendswood Development Company
 681 GREENS PARKWAY, SUITE 220 - HOUSTON, TEXAS 77067 - PHONE: 281-975-1000

PLANNER: BGE KERRY R. GILBERT & ASSOCIATES
23505 CINCO RANCH BOULEVARD, SUITE A-250 - KATY, TEXAS 77494 - (281) 579-0340

ENGINEER: **IDS Engineering Group**
13430 NW. Freeway, Suite 700
 Houston, TX 77040
 713.462.3178
 TBP# F-002726
 TBP#LS 10110700

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



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

LOT AREA SUMMARY

BLOCK 1			BLOCK 2			BLOCK 3		
LOT	LOT WIDTH AT B.L.	SQ. FT.	LOT	LOT WIDTH AT B.L.	SQ. FT.	LOT	LOT WIDTH AT B.L.	SQ. FT.
1	60'	7,500	1	66'	9,010	1	60'	7,393
2	60'	7,674	2	75'	9,040	2	73'	8,532
3	71'	8,759	3	65'	7,752			
4	73'	8,591	4	65'	7,776			
5	60'	7,500	5	70'	8,683			
6	60'	8,249	6	78'	14,410			
7	75'	17,747	7	75'	8,974			
8	60'	7,825	8	65'	7,384			
9	60'	7,502	9	65'	7,800			
10	60'	7,502	10	65'	7,800			
11	60'	7,502	11	73'	9,475			
12	60'	7,502	12	62'	7,352			
13	60'	7,502	13	62'	7,440			
14	60'	7,502	14	62'	7,440			
15	60'	8,270	15	62'	7,440			
16	68'	12,647	16	62'	7,440			
17	68'	11,678	17	62'	7,440			
18	60'	11,014	18	80'	9,454			
19	60'	10,552	19	63'	7,691			
20	60'	8,961	20	60'	7,691			
21	60'	8,015	21	60'	7,257			
22	71'	8,595	22	60'	7,493			
23	74'	8,853	23	65'	8,037			
24	74'	8,680	24	104'	11,543			

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

PARK LAND DEDICATION TABLE	
TOTAL NUMBER OF LOTS:	50 LOTS
PUBLIC PARK REQUIREMENT:	50 LOTS/160=0.31 AC.
PUBLIC PARK DEDICATION:	0
PRIVATE PARK CREDIT PROVIDED WITH THE RECREATION CENTER.	
RECREATION SITE IS ±3.9 ACRES.	
NO. OF PLATTED LOTS THUS FAR (SEC.1,2,3,4,5,6,7,8,9,10,11,12,13,14&15)=737 LOTS.	
737/2 = 369 LOTS	
369 LOTS/160 = 2.31 ACRES OF CREDIT USED.	
MONEY IN LIEU OF PUBLIC PARK LAND DEDICATION:	50 LOTS/2=25 LOTS 25 LOTS X \$350.00/LOT=\$8,750.000

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

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

- GENERAL NOTE:
- 1.) "B.L." INDICATES BUILDING LINE.
 - 2.) "U.E." INDICATES UTILITY EASEMENT.
 - 3.) "1' RES." INDICATES ONE FOOT RESERVE.
dedicated to the public in fee as a buffer separation between the side or end of streets where such streets abut adjacent acreage tracts, the condition of such dedication being that when the adjacent property is subdivided in a recorded plat, the one foot reserve shall thereupon become vested in the public for street right-of-way purposes and the fee title thereto shall revert to and revest in the dedicant, his heirs assigns, or successors.
 - 4.) ALL PROPERTY LINE DIMENSIONS ARE APPROXIMATE.
 - 5.) ALL LOT WIDTH AND DEPTH DIMENSIONS ARE APPROXIMATE, AND LOT WIDTHS ARE MEASURED AT THE FRONT BUILDING LINE, AND OR THE REAR BUILDING PAD LINE. ALL RADIAL LOTS HAVE A WIDTH OF FORTY FEET AT THE RIGHT OF WAY LINE.
 - 6.) IN ACCORDANCE WITH THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP NO.48157C0220L, FORT BEND COUNTY, TEXAS MAP REVISED JANUARY 3, 1997, THE PROPERTY CONTAINED WITHIN THE BOUNDARIES OF THIS PRELIMINARY PLAT LIES WITHIN ZONE "X" AND IS OUTSIDE OF THE 100 YEAR FLOOD PLAIN.
 - 7.) ALL LOTS CONTAINED WITHIN THIS PRELIMINARY PLAT ARE HEREBY RESTRICTED TO SINGLE FAMILY RESIDENTIAL USE.

DISCLAIMER AND LIMITED WARRANTY

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

A PRELIMINARY PLAT OF
WALNUT CREEK SECTION FOURTEEN

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

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

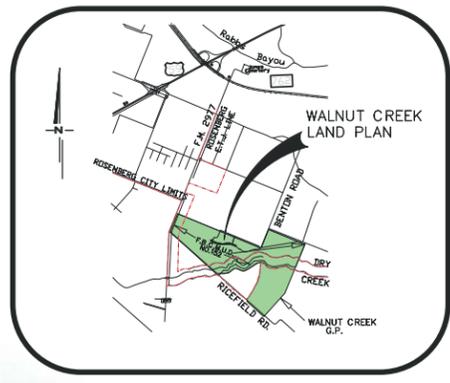
OWNER:
LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION
550 GREENS PARKWAY, #100
HOUSTON, TEXAS 77067
ATTN: MR. MARK JANIK (281) 875-1000

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

PLANNER:
BGEI KERRY R. GILBERT & ASSOCIATES

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

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



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

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

ROW WIDTH
60'
70'

PAVING WIDTH
27'
39'

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

DISCLAIMER AND LIMITED WARRANTY

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

a general plan for
WALNUT CREEK
± 516.0 ACRES OF LAND
 OUT OF THE
 EUGENE WHEAT SURVEY, A-396
 FORT BEND COUNTY, TEXAS
OWNER:
 LENNAR HOMES OF TEXAS LAND CONSTRUCTION
 550 GREENS PARKWAY, #100
 HOUSTON, TEXAS 77067
 ATTN: MR. MARK JANIK (281) 877-1651
ENGINEER/SURVEYOR:
 IDS ENGINEERING GROUP
 13333 NORTHWEST FREEWAY, #300
 HOUSTON, TEXAS 77040
 ATTN: MR. BRIAN GEROULD, P.E.
PLANNER:



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



SEPTEMBER 3, 2015
 KGA #05504

detention ponds.

- Commissioner Poldrack inquired about drainage after Louise Street was widened.
- Mr. Kalkomey replied that the storm sewer on Louise Street was not designed for a 100-year flood. Louise Street currently has more capacity than before when there were open ditches.
- Commissioner Poldrack inquired about the size of the storm sewer on Louise Street.
- Mr. Kalkomey replied that the storm sewer on Louise Street was sized for a particular event, but not a 100-year flood.
- Commissioner Poldrack inquired if there were any design standards for detention ponds.
- Mr. Kalkomey replied that there are standards for detention ponds.

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

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

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

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

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

Key Discussion:

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

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

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

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

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

Key Discussion:

- Mr. Tanner presented the item and reviewed the Executive Summary.
- Commissioner Poldrack inquired about the number of proposed sections.
- Mr. Tanner replied that there were fifteen (15) sections, with some remaining lots to the south of Dry Creek.
- Commissioner Poldrack inquired if any of the property was located in the City or the ETJ.

- Mr. Tanner replied that a commercial section located on the south side of Irby Cobb, off of FM 2977, is in the City Limits. The City Limits run across Dry Creek, which used to cut into the residential lots, but has since been updated. The City Limits, now run through the creek only, and not the residential area.

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

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

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

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

Key Discussion:

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

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

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

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

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

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

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

Key Discussion:

- Mr. Tanner presented the item and reviewed the Executive Summary.
- Commissioner Poldrack inquired if the property would need detention.
- Mr. Kalkomey replied that storm sewer runs through the old K-Mart development, which has been sized



PLANNING COMMISSION COMMUNICATION

March 16, 2016

ITEM #	ITEM TITLE
8	Final Plat of Walnut Creek Section Fifteen

MOTION

Consideration of and action on a Final Plat of Walnut Creek Section Fifteen, a subdivision of 22.315 acres containing 58 lots, 4 blocks and 7 restricted reserves out of the Wiley Martin League, A-56 Fort Bend County, Texas.

RECOMMENDATION

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

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

SUPPORTING DOCUMENTS:

1. Final Plat of Walnut Creek Section Fifteen
2. Preliminary Plat of Walnut Creek Section Fifteen – 11-18-15
3. Revised Land Plan of Walnut Creek – 09-16-15 (please refer to Agenda Item No. 7)
4. Planning Commission Meeting Minute Excerpt – 11-18-15

APPROVAL

Submitted by:

Ian Knox
Planning Administrator
Community Development

Reviewed by:

- Executive Director of Community Development *TLT*
 City Engineer *OK*

EXECUTIVE SUMMARY

The Final Plat of Walnut Creek Section Fifteen is a proposed subdivision consisting of fifty-eight (58) residential lots and seven (7) restricted reserves in four (4) blocks located off of Irby Cobb Boulevard in the northeast part of the Walnut Creek Development. The proposed Plat is located in the Extraterritorial Jurisdiction (ETJ) and in Fort Bend County MUD No. 152. It is north of Walnut Creek Sections Twelve and Thirteen.

The subdivision consists of sixty-foot (60') lots in accordance with the approved Land Plan for Walnut Creek and with the current "Subdivision" Ordinance. Further, the plat provides for dedication of right-of-way for A Myers Road, a thoroughfare to the immediate north of the subdivision, as well as for Benton Road to the west. The Land Plan for this subdivision was updated/approved in September, 2015 and is attached for review.

The Planning Commission approved the Preliminary Plat of Walnut Creek Section Fifteen on November 18, 2015. Seeing no conflicts with applicable regulations, and with the proposed Final Plat being consistent with the approved Preliminary Plat, staff recommends that the Planning Commission recommend approval to City Council of the Final Plat of Walnut Creek Section Fifteen.

STATE OF TEXAS
COUNTY OF FORT BEND

We, LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD., a Texas Limited Partnership dba Friendswood Development Company, acting by and through John W. Hammond, Vice President of LENNAR TEXAS HOLDING COMPANY, a Texas Corporation, its General Partner, owner hereinafter referred to as Owners of the 22.315 acre tract described in the above and foregoing map of WALNUT CREEK SECTION FIFTEEN, do hereby make and establish said subdivision and development plat of said property according to all lines, dedications, restrictions and notations on said maps or plat and hereby dedicate to the use of the public forever, all streets (except those streets designated as private streets), alleys, parks, water courses, drains, easements and public places shown thereon for the purposes and considerations therein expressed; and do hereby bind ourselves, our heirs and assigns to warrant and forever defend the title to the land so dedicated.

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

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

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

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

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

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

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

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

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

Thereunto authorized, this _____ day of _____, 2016.

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

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

By: _____
John W. Hammond, Vice President

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared John W. Hammond, Vice President of LENNAR TEXAS HOLDING COMPANY, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein and herein set out, and as the act and deed of said Corporation.

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

Notary Public in and for
the State of Texas

My Commission Expires _____

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

Douglas W. Turner, R.P.L.S.
Registered Professional Land Surveyor
Texas Registration No. 3988

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

By: _____
James Urbish, Chairman

By: _____
Wayne Poldrack, Secretary

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

Cynthia A. McConathy, Mayor

Linda Cernosek, Secretary

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

BRIAN D. GEROULD
Licensed Professional Engineer, No. 108604

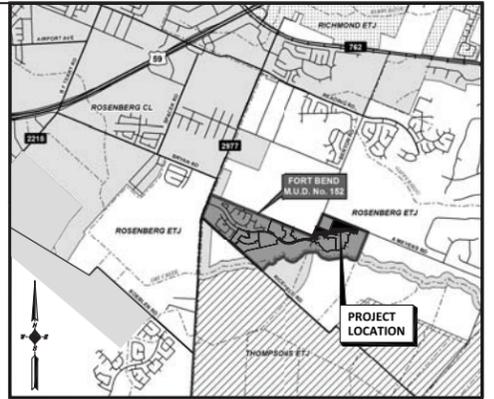
THIS DOCUMENT IS RELEASED
FOR THE PURPOSE OF REVIEW
UNDER THE AUTHORITY OF
BRIAN D. GEROULD, P.E.
108604 ON 3/1/16.

NOTES

- 1. B.L. indicates a building line
A.E. indicates an aerial easement
U.E. indicates a utility easement
STM. S.E. indicates a storm sewer easement
W.L.E. indicates a water line easement
W.M.E. indicates a water meter easement
S.S.E. indicates a sanitary sewer easement
VOL. PG. indicates Volume, Page
F.B.C.P.R. indicates Fort Bend County Public Records
F.B.C.M.R. indicates Fort Bend County Map Records
F.B.C.D.R. indicates Fort Bend County Deed Records
O.P.R.F.B.C. indicates Official Public Records of Fort Bend County
ESMT. indicates an easement
H.L. & P. indicates Houston Lighting and Power
F.H.E. indicates a fire hydrant easement
D.E. indicates a drainage easement
TEMP. indicates temporary
● indicates a found 3/4" iron rod
○ indicates a set 5/8" iron rod with plastic cap stamped "IDS" (unless otherwise noted)
↖ indicates a street name change
- 2. The coordinates shown hereon are Texas South Central Zone No. 4204 State Plane Grid Coordinates (NAD 83) and may be brought to surface by applying the following combined scale factor: 1.000128.
- 3. All non-perimeter easements on property lines are centered unless otherwise noted.
- 4. All bearings are based on the Texas Coordinate System of 1983, South Central Zone.
- 5. Unless otherwise indicated, the building lines (B.L.) whether one or more, shown on this subdivision plat are established to evidence compliance with the applicable provisions of the City of Rosenberg, Texas, in effect at the time of this plat.
- 6. Walnut Creek Section Fifteen is located within UNSHADED ZONE X per FEMA Flood Insurance Rate Map (FIRM) Panel 48157C0265L which bears an effective date of April 2, 2014. The nearest base flood elevation is 78.00 (NAVD 88).
- 7. All property to drain into the drainage easement only through an approved drainage structure.
- 8. The minimum slab elevation shall be 82.00, eighteen inches (18") above the 100-year flood plain elevation, or eighteen inches (18") above natural ground, or twelve inches (12") above the top of curb at the front of the lot or twelve inches (12") above maximum ponding elevation, whichever is higher. The top of slab elevation at any point on the perimeter of the slab shall not be less than eighteen inches (18") above natural ground.
- 9. The drainage system for this subdivision is designed in accordance with the "Fort Bend County Drainage Criteria Manual" which allows street ponding with intense rainfall events.
- 10. All drainage easements are to be kept clear of fences, buildings, vegetation and other obstructions to the operation and maintenance by the drainage facility.
- 11. Sidewalks shall be built or caused to be built through restrictive covenants not less than five (5) feet in width on both sides of all dedicated public rights-of-way within said plat and on the contiguous right-of-way of all perimeter roads surrounding said plat, in accordance with the A.D.A.
- 12. This plat lies within Fort Bend County lighting ordinance zone No. LZ2
- 13. Lots are restricted to single family residential use.
- 14. This plat lies wholly within Fort Bend County Municipal Utility District No. 152, Fort Bend Subsidence District, Fort Bend County Drainage District, Lamar Consolidated I.S.D., the ET1 of the City of Rosenberg, and Fort Bend County.
- 15. BENCHMARK: AW4239, an NGS disk with the stamping W 811 1943, located 13.0 miles northeast from Guy, Texas as follows. 7.65 miles northeast along Farm Road 1994 from the junction with State Highway 36 in Guy, thence 5.35 miles northeast along Farm Road 762, at the junction of Smithers Lake Road 49.5 feet southeast of the center line of Farm Road 762, 42.0 feet southwest of the center line of Smithers Lake Road, 11.5 feet east-southeast of a T junction telephone pole with a metal box and guy wire, 10.0 feet east-southeast of a fence corner post, 3.0 feet southwest of a fence, 8.9 feet southeast of a fence, 8.9 feet southeast of a witness post, about level with the road, and set in the top of a concrete post projecting 0.2 foot above the ground.
NAVD 88 (2001 ADJ.) ELEVATION = 75.10
- PROJECT BENCHMARK: A bronze disk will be set in concrete +/- 4 feet east of a Type H-2 Inlet located on the south side of Irby Cobb Blvd., +/- 9 feet west of the east boundary line of Walnut Creek Sec. 12 and +/- 17.5 feet south of the center line of Irby Cobb Blvd.
- TEMPORARY BENCHMARK: A benchmark will be set at the radius point of the knuckle of Adobe Canyon Lane and Windmill Ridge Lane.
- 16. Each lot shall have a minimum five (5) foot interior side lot set back line.
- 17. A minimum distance of 10' shall be maintained between residential dwellings.
- 18. Elevations used for delineating contour lines are based upon U.S.C. & G.S. Datum, NAVD 88 (2001 ADJ.).
- 19. This plat was prepared to meet City of Rosenberg and Fort Bend County requirements.
- 20. One-foot reserve dedicated to the public in fee as a buffer separation between the side and end of streets where such streets abut adjacent property. The condition of such dedication being that when the adjacent property is subdivided or re-subdivided in a recorded plat, the one-foot reserve shall thereupon become vested in the public for street right-of-way purposes and the fee title thereto shall revert to and revert in the dedicator, his heirs, assigns or successors.
- 21. This plat was prepared from information furnished by Stewart Title Company, File No. 16157031846, Effective Date February 11, 2016. The surveyor has not abstracted the above property
- 22. 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.
- 23. 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.
- 24. All pipelines and/or pipeline easements within the limits of the proposed subdivision are as shown.
- 25. Lot 1 of Block 1 is denied direct access to Irby Cobb Blvd. Lot 1 of Block 3 is denied direct access to Adobe Canyon Lane. Lots 5, 12 and 13 of Block 3 are denied direct access to Adobe Canyon Ln.
- 26. Restrictions: Those recorded in/under Clerk's File No. 2005095085 of the Official Public Records of Fort Bend County, Texas; but omitting any covenants, condition, or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code or (b) relates to handicap, but does not discriminate against handicapped persons.
- 27. All Drainage Easements are to be maintained by Fort Bend County Municipal Utility District No. 152.
- 28. All Landscaping and Open Space Reserves are to be maintained by the Home Owner's Association.
- 29. All easements are centered on lot lines unless otherwise indicated.

PARK LAND DEDICATION TABLE

TOTAL NUMBER OF LOTS:	58 LOTS
PUBLIC PARK REQUIREMENT:	58 LOTS/160 = 0.36 AC.
PUBLIC PARK DEDICATION:	0
PRIVATE PARK CREDIT PROVIDED WITH THE RECREATION CENTER.	
RECREATION SITE IS ±3.9 ACRES.	
NO. OF PLATTED LOTS THUS FAR (SEC. 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13 AND 15) = 686 LOTS	
686 / 2 = 343 LOTS	
343 LOTS / 160 = 2.14 ACRES OF CREDIT USED.	
MONEY IN LIEU OF PUBLIC PARK LAND DEDICATION:	58 LOTS / 2 = 29 LOTS 29 LOTS X \$350.00 / LOT = \$10,150.00



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

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

Richard W. Stolleis, P.E.
Fort Bend County Engineer

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

Richard Morrison
Precinct 1, County Commissioner

W.A. "Andy" Meyers
Precinct 3, County Commissioner

Robert E. Hebert
County Judge

Grady Prestage
Precinct 2, County Commissioner

James Patterson
Precinct 4, County Commissioner

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

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

Laura Richard, County Clerk
Fort Bend County, Texas

By: _____
Deputy

WALNUT CREEK SECTION FIFTEEN
A SUBDIVISION OF
22.315 ACRES
CONTAINING
58 LOTS, 4 BLOCKS AND 7 RESTRICTED RESERVES
OUT OF THE
WILEY MARTIN LEAGUE, A-56
FORT BEND COUNTY, TEXAS

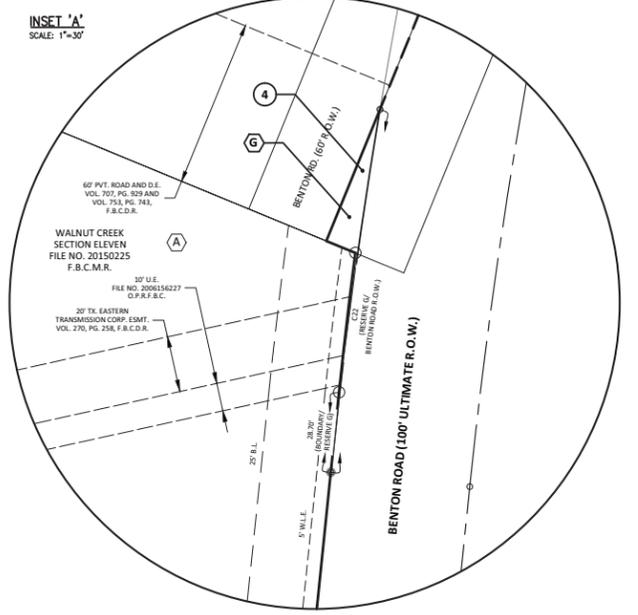
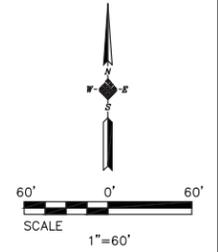
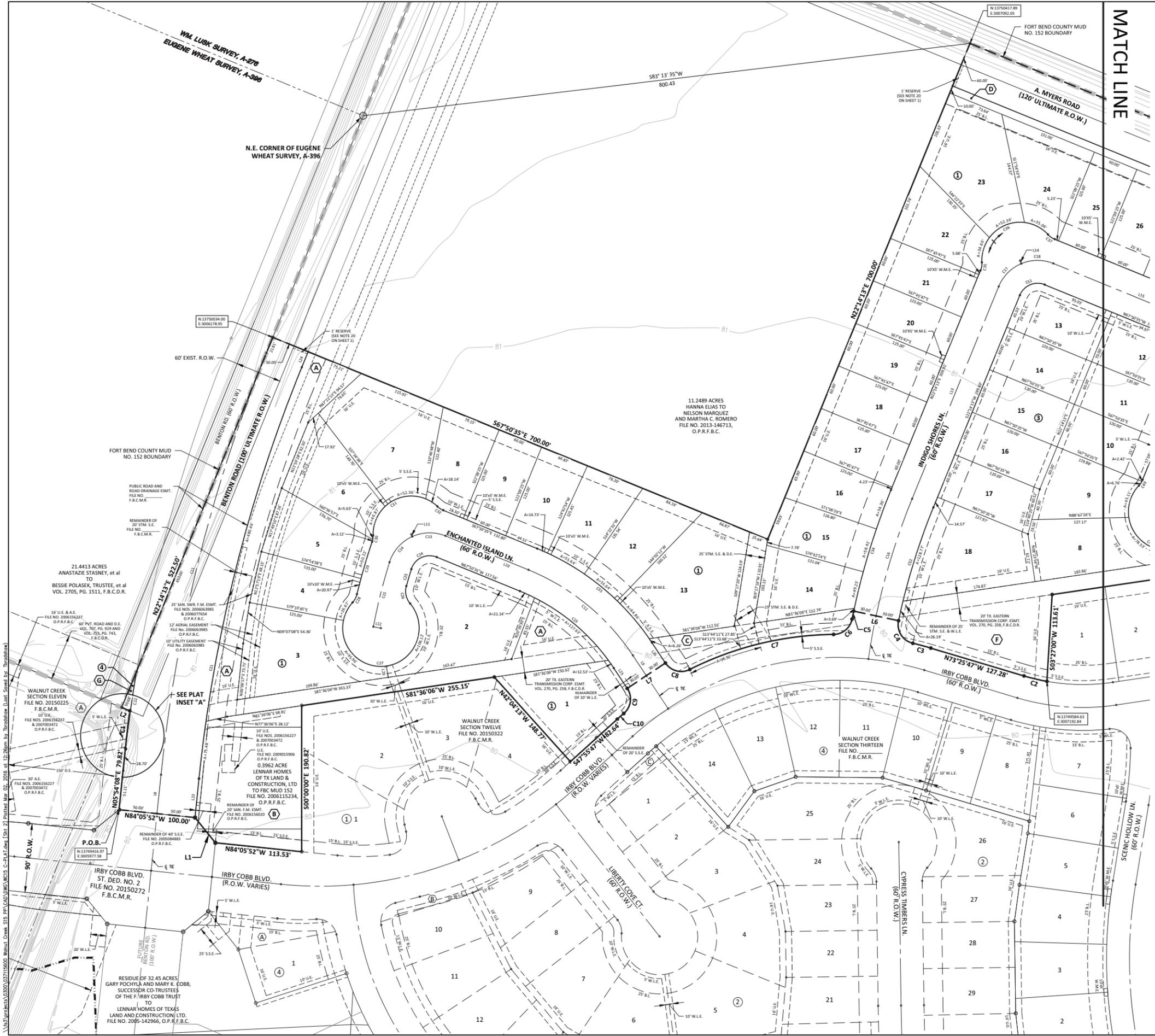
OWNER: LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD.

PLANNER: BGE KERRY R. GILBERT & ASSOCIATES

ENGINEER: IDS Engineering Group

13430 NW. Freeway,
Suite 700
Houston, TX 77040
713.462.3178
TBPE F-002726
TBPLS 10110700

\\fs3\proj\tech\037115600\Walnut Creek S15 IP\CAD\DWG\WP15 C-PLAT.dwg (Shr.) Plotted Mar 02, 2016 at 12:36pm by Tbroshnar (Last Saved by Tbroshnar)



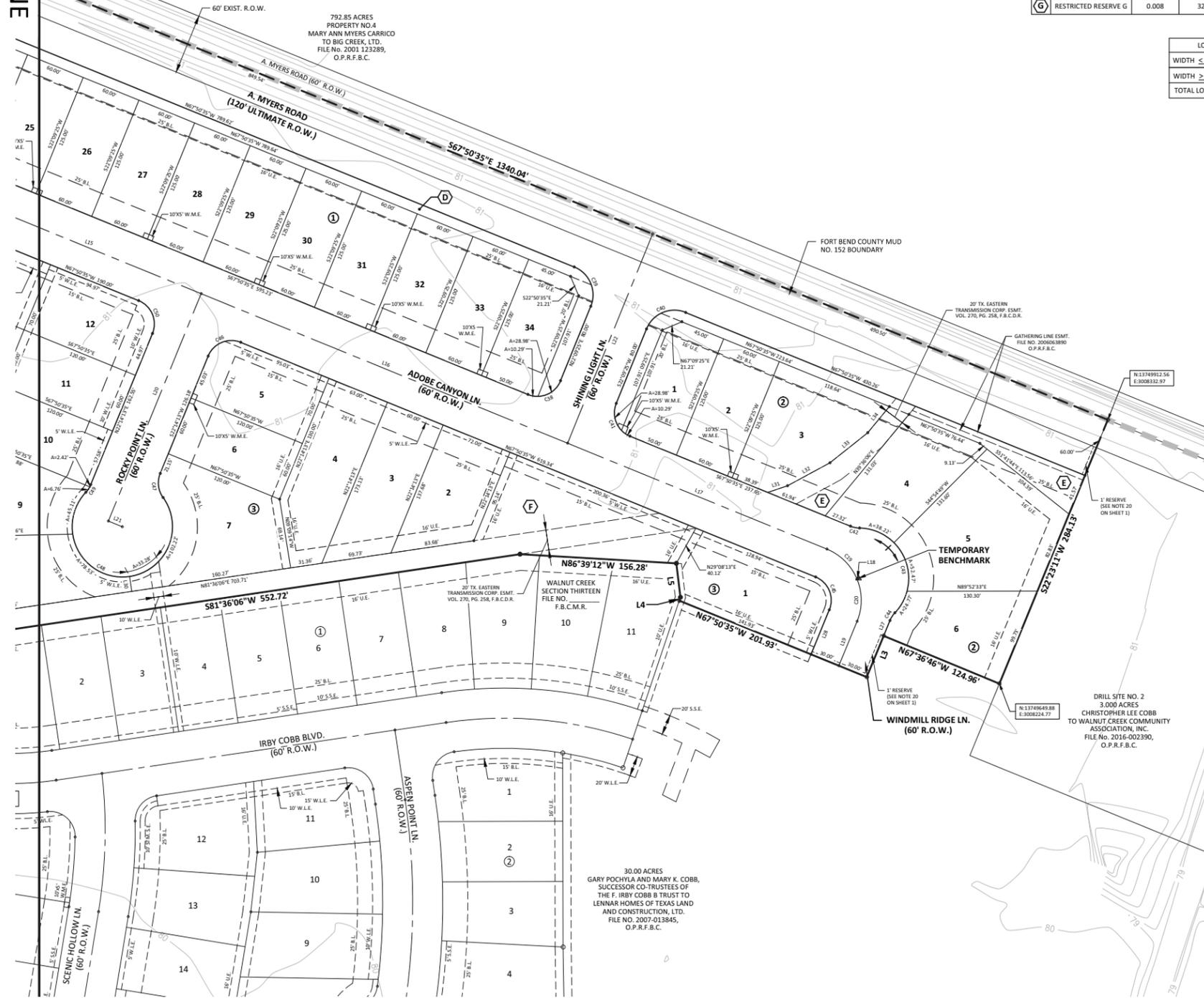
WALNUT CREEK SECTION FIFTEEN
A SUBDIVISION OF
22.315 ACRES
CONTAINING
58 LOTS, 4 BLOCKS AND 7 RESTRICTED RESERVES
OUT OF THE
WILEY MARTIN LEAGUE, A-56
FORT BEND COUNTY, TEXAS

OWNER: LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD.
A TEXAS LIMITED PARTNERSHIP
681 Greens Parkway, Suite 220 - Houston, Texas 77067 - Phone: 281-975-1000

PLANNER: BGE KERRY R. GILBERT & ASSOCIATES
23501 Cinco Ranch Boulevard, Suite A-250 - Katy, Texas 77494 - (281) 579-0340

ENGINEER: **IDS Engineering Group**
13430 NW Freeway, Suite 700
Houston, TX 77040
713.462.3178
TBPE F-002726
TBPLS 10110700

MATCH LINE



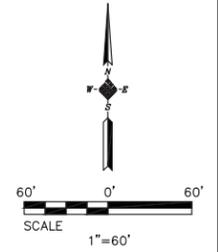
RESERVE TABLE				
RESERVE NAME	AREA ACRES	AREA SQ. FT.	RESTRICTED TO	
A	RESTRICTED RESERVE A	0.722	31,462	RESTRICTED TO LANDSCAPE/ OPEN SPACE
B	RESTRICTED RESERVE B	0.526	22,908	RESTRICTED TO LIFT STATION
C	RESTRICTED RESERVE C	0.261	11,377	RESTRICTED TO LANDSCAPE/ OPEN SPACE/ DRAINAGE
D	RESTRICTED RESERVE D	0.226	9,863	RESTRICTED TO LANDSCAPE/ OPEN SPACE
E	RESTRICTED RESERVE E	0.277	12,052	RESTRICTED TO LANDSCAPE/ OPEN SPACE
F	RESTRICTED RESERVE F	0.984	42,843	RESTRICTED TO LANDSCAPE/ OPEN SPACE
G	RESTRICTED RESERVE G	0.008	329	RESTRICTED TO LANDSCAPE/ OPEN SPACE

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

LOT AREA SUMMARY TABLE		
LOT NO.	SQ. FT.	AC.
B1-1	13043	0.299
B1-2	18574	0.426
B1-3	15423	0.354
B1-4	8287	0.190
B1-5	9424	0.216
B1-6	10885	0.250
B1-7	16785	0.385
B1-8	8250	0.189
B1-9	7500	0.172
B1-10	7756	0.178
B1-11	8610	0.198
B1-12	9972	0.229
B1-13	17751	0.408
B1-14	9736	0.224
B1-15	8081	0.186
B1-16	7809	0.179
B1-17	7500	0.172
B1-18	7500	0.172
B1-19	7500	0.172
B1-20	7500	0.172
B1-21	7500	0.172
B1-22	9140	0.210
B1-23	15218	0.349
B1-24	10892	0.250
B1-25	7500	0.172
B1-26	7500	0.172
B1-27	7500	0.172
B1-28	7500	0.172
B1-29	7500	0.172
B1-30	7500	0.172
B1-31	7500	0.172
B1-32	7500	0.172
B1-33	7500	0.172
B1-34	7381	0.169
B2-1	7381	0.169
B2-2	7500	0.172
B2-3	10937	0.251
B2-4	9803	0.225
B2-5	15995	0.367
B2-6	9125	0.210
B3-1	11056	0.254
B3-2	8381	0.192
B3-3	9324	0.214
B3-4	10633	0.244
B3-5	8266	0.190
B3-6	7200	0.165
B3-7	12601	0.289
B3-8	11030	0.253
B3-9	8969	0.206
B3-10	7200	0.165
B3-11	7200	0.165
B3-12	8265	0.190
B3-13	8266	0.190
B3-14	7200	0.165
B3-15	7200	0.165
B3-16	7200	0.165
B3-17	7439	0.171
B3-18	14898	0.342

LINE TABLE		
LINE	BEARING	LENGTH
L1	N39°05'52"W	42.43'
L2	N67°37'50"W	11.23'
L3	S22°23'14"W	44.38'
L4	N18°37'40"E	3.46'
L5	N06°51'47"W	33.99'
L6	N77°58'05"W	60.00'
L7	S56°23'04"W	60.00'
L8	S05°54'08"W	51.11'
L9	N33°36'56"W	31.84'
L10	N67°50'35"W	117.56'
L11	N24°21'37"W	3.13'
L12	S79°13'44"E	10.00'
L13	N22°14'13"E	299.60'
L14	N22°48'11"W	4.36'
L15	S67°50'35"E	245.08'
L16	S67°50'35"E	394.85'
L17	S67°50'35"E	279.41'
L18	N67°16'20"E	1.68'
L19	S22°23'14"W	47.78'
L20	N22°14'13"E	244.55'
L21	N67°45'47"W	15.00'
L22	S22°09'25"W	225.00'
L23	S05°54'08"W	51.11'
L24	S22°14'13"E	21.88'
L25	N33°36'56"W	31.84'
L26	S33°36'56"E	31.84'
L27	S22°23'14"W	16.52'
L28	N22°23'14"E	47.90'
L29	S08°23'54"E	15.00'
L30	N08°23'54"W	15.00'
L31	S71°36'06"W	20.80'
L32	S61°36'06"W	48.25'
L33	S51°36'06"W	48.07'
L34	S39°36'06"W	33.91'

CURVE TABLE						
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD DISTANCE
C1	1°33'12"	1850.00'	50.15'	25.08'	N06°40'44"E	50.15'
C2	6°33'45"	270.00'	30.93'	15.48'	N76°42'40"W	30.91'
C3	3°15'28"	430.00'	24.45'	12.23'	N75°03'32"W	24.45'
C4	88°43'11"	25.00'	38.71'	24.45'	N31°19'40"W	34.96'
C5	0°39'27"	930.00'	10.67'	5.34'	S11°42'12"W	10.67'
C6	77°59'28"	25.00'	34.03'	20.24'	S50°22'12"W	31.46'
C7	26°02'17"	430.00'	195.41'	99.42'	S76°20'47"W	193.74'
C8	83°03'26"	25.00'	36.24'	22.14'	N75°08'39"W	33.15'
C9	83°03'26"	25.00'	36.24'	22.14'	S07°54'47"W	33.15'
C10	1°30'43"	430.00'	11.35'	5.67'	S48°41'09"W	11.35'
C11	16°20'06"	2000.00'	570.19'	287.04'	S14°04'11"W	568.27'
C12	34°13'39"	300.00'	179.21'	92.37'	N50°43'45"W	176.56'
C13	46°31'03"	55.00'	44.65'	23.64'	S88°53'54"W	43.44'
C14	48°14'15"	55.00'	46.30'	24.62'	S41°31'15"W	44.95'
C15	6°37'52"	750.00'	86.80'	43.45'	S14°05'12"W	86.75'
C16	10°12'18"	900.00'	160.30'	80.36'	N17°08'04"E	160.09'
C17	44°57'36"	55.00'	43.16'	22.76'	N44°43'01"E	42.06'
C18	44°57'36"	55.00'	43.16'	22.76'	N89°40'37"E	42.06'
C19	45°06'54"	55.00'	43.31'	22.85'	S45°17'07"E	42.20'
C20	45°06'54"	55.00'	43.31'	22.85'	S00°10'13"E	42.20'
C21	16°20'06"	1950.00'	555.94'	279.87'	S14°04'11"W	554.06'
C22	3°39'16"	2050.00'	130.75'	65.40'	N07°43'46"E	130.73'
C23	34°13'39"	270.00'	161.29'	83.13'	N50°43'45"W	158.91'
C24	94°45'18"	25.00'	41.34'	27.17'	S64°46'47"W	36.79'
C25	1°50'10"	720.00'	23.07'	11.54'	S16°29'03"W	23.07'
C26	55°33'55"	25.00'	24.24'	13.17'	S12°13'00"E	23.31'
C27	262°06'53"	50.00'	228.74'	57.40'	N88°56'30"W	75.41'
C28	28°34'00"	25.00'	12.46'	6.36'	N27°49'56"E	12.34'
C29	5°13'47"	780.00'	71.20'	35.62'	N16°09'50"E	71.17'
C30	20°03'34"	25.00'	8.75'	4.42'	N08°44'56"E	8.71'
C31	134°29'07"	50.00'	117.36'	119.19'	N65°57'43"E	92.22'
C32	21°02'51"	25.00'	9.18'	4.64'	S57°19'09"E	9.13'
C33	34°13'39"	330.00'	197.14'	101.61'	S50°43'45"E	194.22'
C34	10°12'18"	930.00'	165.64'	83.04'	N17°08'04"E	165.43'
C35	24°57'05"	25.00'	10.89'	5.53'	N09°45'41"E	10.80'
C36	139°49'21"	50.00'	122.02'	136.71'	N67°11'49"E	93.92'
C37	24°57'05"	25.00'	10.89'	5.53'	S55°22'02"E	10.80'
C38	90°00'00"	25.00'	39.27'	25.00'	N67°09'25"E	35.36'
C39	90°00'00"	30.00'	47.12'	30.00'	N22°50'35"W	42.43'
C40	90°00'00"	30.00'	47.12'	30.00'	S67°09'25"W	42.43'
C41	90°00'00"	25.00'	39.27'	25.00'	S22°50'35"E	35.36'
C42	21°02'22"	25.00'	9.18'	4.64'	S78°21'46"E	9.13'
C43	132°18'33"	50.00'	115.46'	113.12'	S22°43'40"E	91.46'
C44	21°02'22"	25.00'	9.18'	4.64'	S32°54'25"W	9.13'
C45	90°13'49"	25.00'	39.37'	25.10'	N22°43'40"W	35.43'
C46	89°55'12"	25.00'	39.24'	24.97'	S67°11'49"W	35.33'
C47	57°46'09"	25.00'	25.21'	13.79'	S06°38'51"E	24.15'
C48	258°48'31"	50.00'	225.85'	60.86'	N86°07'40"W	77.27'
C49	21°02'22"	25.00'	9.18'	4.64'	N32°45'24"E	9.13'
C50	90°04'48"	25.00'	39.30'	25.03'	N22°48'11"W	35.38'
C51	89°55'12"	25.00'	39.24'	24.97'	S67°11'49"W	35.33'
C52	10°12'18"	870.00'	154.96'	77.68'	S17°08'04"W	154.75'



WALNUT CREEK SECTION FIFTEEN
 A SUBDIVISION OF
22.315 ACRES
 CONTAINING
58 LOTS, 4 BLOCKS AND 7 RESTRICTED RESERVES
 OUT OF THE
WILEY MARTIN LEAGUE, A-56
FORT BEND COUNTY, TEXAS

OWNER: LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD.
A TEXAS LIMITED PARTNERSHIP
 681 Greenway Development Company
 681 GREENWAY PARKWAY, SUITE 220 - HOUSTON, TEXAS 77067 - PHONE: 281-975-1000

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

ENGINEER: **IDS Engineering Group**
13430 NW Freeway, Suite 700
 Houston, TX 77040
 713.462.3178
 TBPE F-002726
 TBPLS 10110700

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

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

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



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

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

A PRELIMINARY PLAT OF
WALNUT CREEK SECTION FIFTEEN

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

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

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

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

PLANNER:
BGE KERRY R. GILBERT & ASSOCIATES

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

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

NOTE:

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

- GENERAL NOTE:
- "B.L." INDICATES BUILDING LINE.
 - "U.E." INDICATES UTILITY EASEMENT.
 - "1' RES." INDICATES ONE FOOT RESERVE, dedicated to the public in fee as a buffer separation between the side or end of streets where such streets abut adjacent acreage tracts, the condition of such dedication being that when the adjacent property is subdivided in a recorded plat, the one foot reserve shall thereupon become vested in the public for street right-of-way purposes and the fee title thereto shall revert to and rest in the dedicator, his heirs assigns, or successors.
 - ALL PROPERTY LINE DIMENSIONS ARE APPROXIMATE.
 - ALL LOT WIDTH AND DEPTH DIMENSIONS ARE APPROXIMATE, AND LOT WIDTHS ARE MEASURED AT THE FRONT BUILDING LINE, AND OR THE REAR BUILDING PAD LINE. ALL RADIAL LOTS HAVE A WIDTH OF FORTY FEET AT THE RIGHT OF WAY LINE.
 - IN ACCORDANCE WITH THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP NO. 48157C0220J, FORT BEND COUNTY, TEXAS MAP REVISED JANUARY 3, 1997, THE PROPERTY CONTAINED WITHIN THE BOUNDARIES OF THIS PRELIMINARY PLAT LIES WITHIN ZONE "X" AND IS OUTSIDE OF THE 100 YEAR FLOOD PLAIN.
 - ALL LOTS CONTAINED WITHIN THIS PRELIMINARY PLAT ARE HEREBY RESTRICTED TO SINGLE FAMILY RESIDENTIAL USE.

PARK LAND DEDICATION TABLE

TOTAL NUMBER OF LOTS:	58 LOTS
PUBLIC PARK REQUIREMENT:	58 LOTS/160=0.36 AC.
PUBLIC PARK DEDICATION:	0
PRIVATE PARK CREDIT PROVIDED WITH THE RECREATION CENTER. RECREATION SITE IS ±3.9 ACRES.	
NO. OF PLATTED LOTS THUS FAR (SEC.1,2,3,4,5,6,7,8,9,10,11,12,13,815)=687 LOTS.	
687/2 = 344 LOTS	
344 LOTS/160 = 2.15 ACRES OF CREDIT USED.	
MONEY IN LIEU OF PUBLIC PARK LAND DEDICATION:	58 LOTS/2=29 LOTS 29 LOTS X \$350.00/LOT=\$10,150.000

LOT WIDTH TABLE

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

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

LOT AREA SUMMARY

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

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

- Mr. Tanner replied that a commercial section located on the south side of Irby Cobb, off of FM 2977, is in the City Limits. The City Limits run across Dry Creek, which used to cut into the residential lots, but has since been updated. The City Limits, now run through the creek only, and not the residential area.

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

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

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

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

Key Discussion:

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

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

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

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

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

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

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

Key Discussion:

- Mr. Tanner presented the item and reviewed the Executive Summary.
- Commissioner Poldrack inquired if the property would need detention.
- Mr. Kalkomey replied that storm sewer runs through the old K-Mart development, which has been sized



PLANNING COMMISSION COMMUNICATION

March 16, 2016

ITEM #	ITEM TITLE
9	Parking Lot Standards and Specifications Discussion

MOTION

Review and discuss revisions to the Code of Ordinances, Ch. 6, Article XVI, Parking Lot Standards and Specifications, and take action as necessary to direct staff.

RECOMMENDATION

Staff has no recommendation for this item

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

SUPPORTING DOCUMENTS:

1. Code of Ordinances, Ch. 6, Article XVI – Parking Lot Standards and Specifications (redlined)
2. Code of Ordinances, Ch. 6, Article XVI – Parking Lot Standards and Specifications (clean)

APPROVAL

Submitted by:

Travis Tanner

Travis Tanner, AICP
Executive Director of Community
Development

Reviewed by:

Planning Administrator

City Engineer

EXECUTIVE SUMMARY

One of the topics frequently brought up at the Planning Commission level over the last several years is the need to revise the City's parking requirements. Potential redrafting and amendments to the City's land development and related code elements (e.g., parking) is also addressed in the Comprehensive Plan. As discussed, City staff has been working with a consultant on some of the needed code review and revision services, the first of which to be addressed is parking. The attached proposed ordinance revisions generally provide for the following:

- Shared parking for mixed uses with variable peak parking hours and related requirements;
- Improved identification of how nonconforming parking lots are dealt with;
- Graphic for improved understanding of parking dimensions and drive aisles;
- Graphic for improved understanding of parking setbacks;
- Improved identification of paving standards and pervious pavement options;
- Improved maintenance provisions for parking lots;
- Downtown area parking, while not required, must comply with dimensional and paving standards when constructed;
- Improved methodology for parking calculations;
- Improved and expanded schedule of parking requirements by land use; and
- Provisions for "special studies" for uses with varying parking demands and those not identified in the schedule of parking requirements.

Staff recommends approval of these ordinance revisions, as they should improve administration of the City's parking standards in addition to helping applicants better understand them.

ARTICLE XVI. - PARKING LOT STANDARDS AND SPECIFICATIONS

FOOTNOTE(S):

--- (17) ---

Editor's note—Ord. No. 2011-24, § 1, adopted Dec. 20, 2011, amended art. XVI, in its entirety to read as herein set out. Former art. XVI, §§ 6-416—6-418, pertained to similar subject matter, and derived from: Ord. No. 2000-02, § 1, adopted Mar. 21, 2000; Ord. No. 2000-56, § 1, adopted Dec. 05, 2000; Ord. No. 2003-14, § 1, adopted Apr. 15, 2003; Ord. No. 2007-25, § 2, adopted June 26, 2007; Ord. No. 2008-24, §§ 3, 4, adopted Aug. 5, 2008; Ord. No. 2008-25, § 1, adopted Aug. 19, 2008; Ord. No. 2008-30, §§ 1, 2, adopted Dec. 16, 2008; Ord. No. 2008-31, § 1, adopted Dec. 16, 2008; and Ord. No. 2009-27, §§ 1, 2, adopted Aug. 18, 2009.

Editor's note—Ord. No. 2000-02, § 1, adopted Mar. 21, 2000, set out provisions intended for use as §§ 6-700—6-702. For purposes of classification, and at the editor's discretion, these provisions have been included as §§ 6-416—6-418.

Sec. 6-416. - Off-street parking regulations.

It is the intent of this section to ensure that adequate off-street parking is provided.

- (1) ~~Required off-street parking spaces should be on the same lot, tract, parcel, or premises as the use being served.~~ **Location.**
 - a. Generally. All off-street parking spaces shall be located on the same lot as the building and / or use to be served.
 - b. Shared Parking. (Uses with Variable Parking Demand Hours). The owners or tenants of two or more separate uses located in a development that has variable hours of peak parking demands or a parking lot designed to accommodate the parking needs of multiple uses may utilize the shared parking standards set out in in Sec. 6-421, "Shared Parking".
- (2) ~~Any existing use that is enlarged, structurally altered, or remodeled to the extent of increasing or changing the use by more than fifty (50) percent as it existed at the effective date of this article shall be accompanied by off-street parking for the entire building, or use in accordance with the required off-street parking regulations set forth in the section 6-418, schedule of parking regulations. Exemption may be permitted for a business that existed prior to the passage of this ordinance and requires less than twenty-five (25) spaces, and is rebuilt due to fire, storm, or other acts of God.~~ **Improvements to Nonconforming Parking Lots.**
 - a. Generally. Nonconforming parking refers to parking spaces, parking drive aisles, and loading areas, and the required landscaping normally associated with it, that do not conform to the requirements that are set out in Article XVI.
 - b. Specific Standards.
 - i. If an existing building or use is expanded, additional parking and landscaping shall be required only in proportion to the new area of the building or use.
 - ii. If the use of a building changes, resulting in additional demand for parking, additional parking and associated landscaping shall be provided in an amount equal to the difference between the requirements of the former use (not the actual parking provided on-site) and the requirements for the new use, as set in this Section. However, a permit for the new use may be denied if the available parking is less than 75 percent of the required parking.

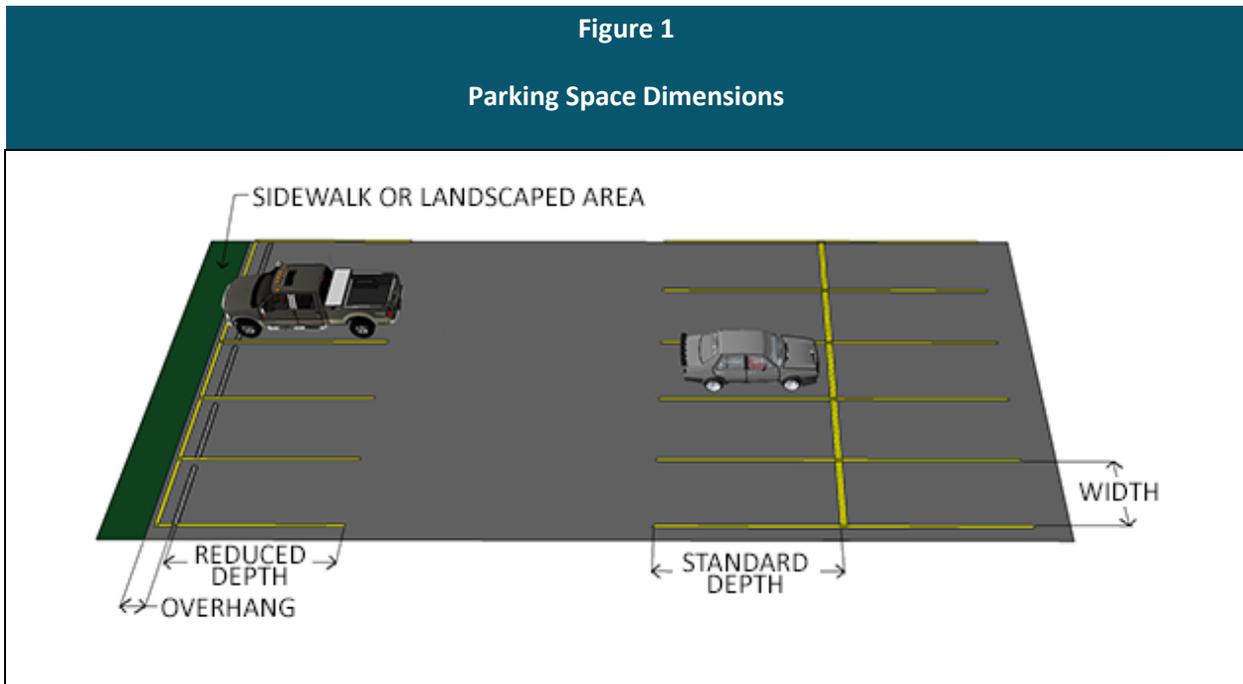
- iii. If an existing building is redeveloped, parking shall be provided as required by this section.
- iv. If a non-conforming parking lot provides parking for a nonconforming building, the off-street parking lot will be brought into compliance with the parking standards of this Section if the building loses its nonconforming status.
- v. If a nonconforming building is required to be brought fully into compliance with all applicable development standards, the parking lot and parking lot landscaping shall also be brought into compliance.

~~(3) Existing parking spaces may not be used to satisfy additional off-street parking requirements unless the existing spaces proposed for use in meeting the requirements of the associated use exceed the number of spaces required for the building or use for which the existing spaces are associated. All parking associated with a building or use from which the spaces are drawn must meet all requirements of this article.~~

(4)(3) Parking Space Dimensions.

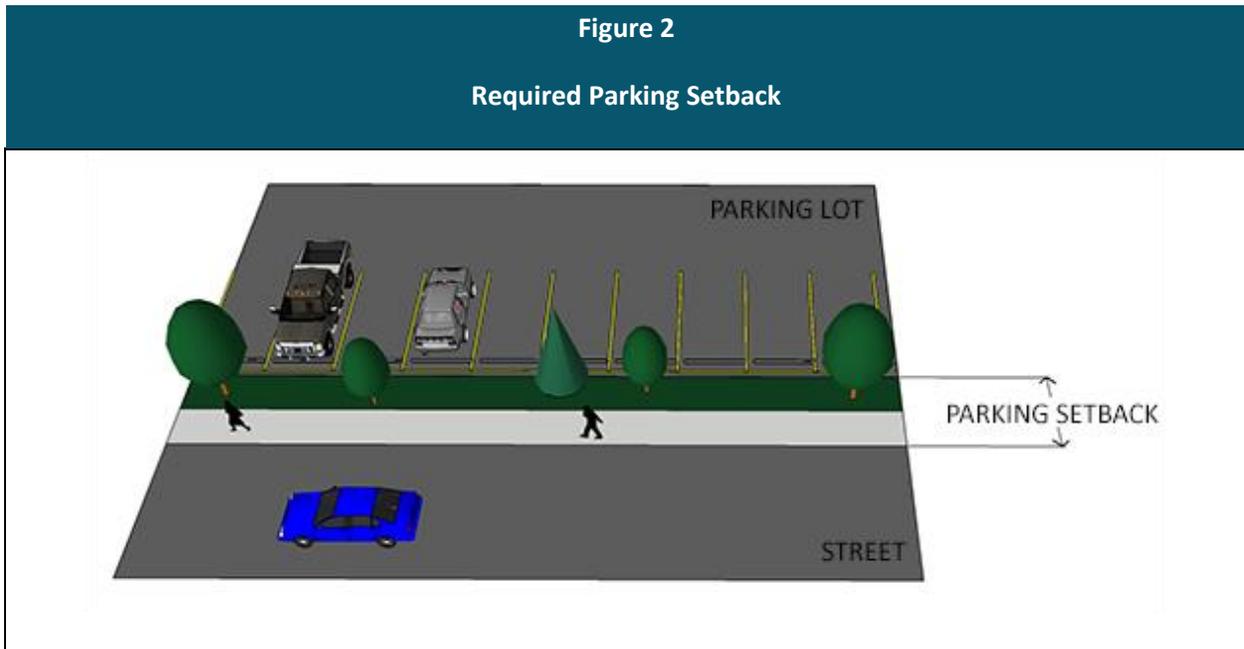
Off-street parking areas (as illustrated in Figure 1) shall provide parking spaces

- a. with a minimum stall width of nine (9) feet as measured from centerline to centerline;
- b. with a minimum length-depth of twenty (20) feet. The Depth requirement may be met by using a reduced depth and overhang as shown in Figure 1;
- c. with a minimum drive aisle width of twenty (20) feet;
- d. Off-street parking spaces shall be clearly that are marked with striping to indicate the location of the individual spaces; and
- e. that comply with the maintenance requirements of subsection 6(e).



~~(5)(4)~~ All parking and paving areas shall meet the following setbacks:

- a. Parking and paving areas shall be setback a minimum of ten (10) feet from any property line that abuts a street right-of-way or an access easement as defined in Article 1, of Chapter 25, Subdivisions, Section 25-1-, as illustrated below in Figure 2.



- b. Parking and paving areas shall be setback a minimum of five (5) feet from any side property line. For corner lots, parking and paving areas shall provide the minimum five (5) foot setback on both interior side yards, regardless of whether one (1) yard is considered a rear yard.
- c. There shall be no parking or paving setback on the rear of a lot with the exception of subsection (d) below. Parking spaces abutting an adjoining property line in the rear shall be provided with wheel guards or bumper guards located so that no part of a normally parking vehicle shall extend beyond the property line.
- d. Parking and paving areas shall be setback a minimum of five (5) feet from any alley.
- e. For interior side property lines in commercial developments with shared parking, no setback from the interior property lines are required.
- f. Single family residential parking shall be exempt from these setback requirements.
- g. Nonconforming parking and paving areas:
 - i. Parking and paving areas which are in existence on the effective date of this ordinance, and which are nonconforming as it relates to the provisions of subsection 6-416(5), may be repaired or renovated provided that repairs or renovations do not exceed fifty (50) percent of the replacement cost of the parking or paving area as determined by two (2) or more independent estimates from licensed contractors.
 - ii. Repairs or renovations exceeding fifty (50) percent of the replacement cost of a nonconforming parking or paving area must result in conformance with subsection 6-416(5).

~~(6)~~(5) Approval of the parking area layout and design of all off-street parking areas shall be by the planning director or such designee. The planning director or such designee shall determine that spaces provided are useable and that the circulation pattern of the area is adequate.

~~(7)(6)~~ All off-street parking areas shall be paved with a permanent all-weather surface of asphalt concrete or Portland cement concrete approved by the planning director. **Parking Lot Surfacing.**

a. Paved Parking.

- i. Generally. With the exception of subsection (ii) below, all off-street parking spaces and access and circulation drives, driveways, and parking aisles shall be surfaced or improved with a hard surface approved by the Building Official or City Engineer, that will provide an equal protection against potholes, erosion, and dust.
- ii. Exception. Off-street parking facilities serving the following types of uses may be exempt from subsection [i] above with the approval of the Planning Commission: athletic fields, outdoor public active or passive recreation areas, public or private parks, or agricultural uses.

b. Previous Pavement. All development with paved parking shall be encouraged to use pervious pavement or pervious pavement systems. In order to comply with Subsection [a(i)] above, pervious pavement shall be considered "paved" if it complies with the following:

- i. The pervious pavement or pervious pavement system shall be designed and certified by a registered engineer or landscape architect to carry a wheel load of 4,000 pounds.
- ii. In nonresidential and mixed-use developments for uses other than residential, pervious pavement or pervious pavement systems, except pervious asphalt or pervious concrete, shall not be used for access and circulation drives, driveways, parking aisles, disabled parking spaces, or loading spaces.
- iii. Pervious pavement or pervious pavement systems that utilize turf grass shall be limited to overflow parking which is not typically used on a daily or regular basis.
- iv. The use of pervious pavement or pervious pavement systems shall not count as landscape area nor allow parking lots to be located anywhere not otherwise permitted by this Article.
- v. The use of pervious pavement or pervious pavement systems shall be prohibited in areas on a lot used for the dispensing of gasoline or other engine fuels or where hazardous liquids may be absorbed into the soil.

c. Unpaved Parking. Off-street parking areas that are not required to provide the type of surface set out in subsection [a(i)] above, shall:

- i. be graded and surfaced with crushed stone, gravel, or other suitable material to provide a surface that is stable and that will help to reduce dust and erosion.
- ii. have a parking area perimeter encompassed by bricks, stones, railroad ties, or other similar devices.

d. Unpaved Parking abutting a paved street. Whenever an off-street parking area meets the requirements of subsection [c] and abuts a paved street, the driveway approach shall also be paved:

- i. with asphalt, concrete, bituminous surface treatment, or other such material meeting the City's construction and material specifications,
- ii. for a distance of 25 feet back from the edge of the paved street to prevent gravel from being deposited on the paved public or private street.

e. Maintenance.

- i. The following shall be maintained in to be high quality, fully functioning, and in full compliance with the Americans with Disabilities Act (ADA)

1. Access and circulation drives;
 2. Driveways;
 3. Parking Aisles;
 4. Off-Street parking and loading spaces; and
 5. On-site traffic directional or control devices.
- ii. The following shall be kept clearly visible and distinct:
1. Parking space lines; and
 2. Pavement markings and improved hard surfaces.

~~(8)~~(7) All off-street parking areas within commercial or multi-family projects shall be provided with exterior lighting, which meets the following minimum standards:

- a. Proper illumination shall be provided for safety, which at a minimum, shall be the equivalent of one-foot candle average of illumination throughout the parking area. In commercial parking lots, lights should be operable at a minimum of one (1) hour before the business is open to a period at least one (1) hour after the business has closed.
- b. All lighting shall be on a time clock or photo sensor system.
- c. All lighting shall be designed to confine direct rays to the premises. No spill over beyond the property line shall be permitted, except onto public thoroughfares provided, however, that such light shall not cause hazard to motorists.

~~(9)~~(8) Access to parking areas for commercial or multi-family projects shall be provided as follows:

- a. Two-way access driveways shall have a width of no less than twenty (20) feet nor greater than forty-four (44) feet. In cases where one-way access drives are approved, a minimum width of twelve (12) feet is required.
- b. The parking area shall be designed so that a vehicle within the parking area will not have to enter a public street to move from one (1) location to any other location within the parking area. (Businesses requiring twenty-five (25) spaces or less are exempt from this provision.)
- c. Under no circumstances will spaces be approved that require a vehicle to back into a public right-of-way. (Businesses requiring twenty-five (25) spaces or less are exempt from this provision.)
- d. This section relating to access for commercial or multi-family projects shall not be applicable for single-family residential parking requirements.

~~(10)~~(9) Access to parking area for single-family residential units shall be provided as follows:

- a. The driveway shall be a minimum nine (9) feet wide and connect to all parking areas including garage.
- b. The driveway can permit a vehicle to safely back into a public right-of-way.
- c. The access drive may be of like material of the city street, but in no case less than an asphalt material. It does not have to match the parking space material.
- d. The design criteria shall be approved by the building official and be properly tied into the city street.

~~(11)~~(10) The Downtown Area, as defined in this chapter, shall be exempt from the parking regulations set forth in this article. When, however, off-street parking lots are proposed in the Downtown Area they shall be designed and constructed in accordance with all of the standards of this Article.

(Ord. No. 2011-24, § 1, 12-20-11; Ord. No. 2011-34, § 1, 12-20-11; Ord. No. 2012-41, § 1, 11-20-2012)

Sec. 6-417. - Off-street parking landscaping (twenty-five spaces or more).

- (a)(1) All areas, except the downtown area, that are used for parking shall conform to the minimum landscaping requirements of this section. Parking lots shall have open landscaped areas that are equal to but not less than ten (10) percent of the parking areas and drives in the parking area. The required area may be used as island, perimeter landscaping, or in any combination. A minimum of fifty (50) percent of the required landscaped area must be used as islands.
- (b)(2) Landscaping in the right-of-way shall be permitted subject to the approval of the planning director. Credit for up to fifty (50) percent of the minimum landscaping area requirement shall be allowed for landscaping of the street right-of-way.
- (c)(3) Off-street parking areas (including loading docks, access roads and drives) that are adjacent to an area used for residential purposes may require screening by means of a six-foot wall or opaque fence, which shall be erected and maintained along the property line to provide visual screening. It shall be necessary to show all planting areas drawn to scale and all plants and trees within shall be clearly located and labeled on-site plans for development regulated by this article.
- (d)(4) Landscaping areas shall be protected from vehicular encroachment by curbs or wheel stops.
- (e)(5) Landscaping shall consist of a combination of such materials as grasses, groundcover, shrubs, vines, hedges, trees, or other such materials. Grasses and groundcover alone shall not constitute adequate landscaping.
- (f)(6) Visibility at intersections. On a corner lot, no structure shall be erected or constructed, and no vegetation shall be planted and allowed to grow, in such a manner as to impede vision between a height of two (2) feet and eight (8) feet above the centerline grades of the intersecting streets, in the triangular area bounded by the intersecting street lines and a line joining points along said street lines twenty (20) feet from the point of their intersection.

(Ord. No. 2011-24, § 1, 12-20-11; Ord. No. 2011-34, § 1, 12-20-11)

~~Sec. 6-418. - Schedule of parking regulations.~~

~~Computing parking space requirements:~~

- ~~(1) Where a fraction of an off-street parking space greater than or equal to one-half (0.5) is required pursuant to the table below, a full parking space shall be provided.~~
- ~~(2) For uses not mentioned in the table below or for which the category of use is uncertain, the planning director shall determine the most appropriate equivalent from the subsequent table. An applicant unsatisfied with the planning director's decision may make an appeal to the planning and zoning commission.~~

~~* GLA is the "gross leasable floor area".~~

Use	Unit	Minimum Number Spaces: Unit
Single family residential	Dwelling unit	2:1 dwelling unit
Townhouse residential	Dwelling unit	2.5:1 dwelling unit

Duplex residential	Duplex	4 covered spaces per duplex
General office (includes banks and savings and loans)	1,000 square feet of GLA*	5:1,000 square feet
General retail (under 400,000)	1,000 square feet of GLA*	5:1,000 square feet
General retail (400,000 and over)	1,000 square feet of GLA*	5:1,000 square feet
Fast food eating (with or without drive-through, without table service)	1,000 square feet of GLA*	10:1,000 square feet
Restaurants and cafeterias (sit-down eating with table service, without bar)	1,000 square feet of GLA*	12:1,000 square feet
Restaurants and cafeterias (sit-down eating with table service, with bar)	1,000 square feet of GLA*	15:1,000 square feet
Bars, nightclubs and taverns	1,000 square feet of GLA*	20:1,000 square feet
Churches, cinemas, meeting rooms, and places of public assembly (with fixed seating)	Seats	1:4 seats
Places of public assembly (without fixed seating)	Areas of assembly	1:45 square feet
Places of assembly for elementary age children (without fixed seating)	Areas of assembly	1:650 square feet
Hospitals (acute care)	Beds	1:1 bed
Hospitals, nursing homes, assisted living (chronic care)	Beds	1:3 beds
Light manufacturing	1,000 square feet of GLA*	2:1,000 square feet

Wholesaling, warehousing, and distribution	1,500-square feet of inside-storage area	1:1,500 square feet
Bowling alley	Lanes	5:1 lane
Funeral home	Seats	1:3 seats
Medical/dental clinic	1,000-square feet of GLA*	6:1,000 square feet
Hotel/motel	Rooms	1:1 room
Multifamily dwelling	1-Bedroom 2-Bedroom 3-Bedroom	4-spaces: 1-bedroom dwelling 5-spaces: 2-bedroom dwelling 6-spaces: 3-bedroom dwelling 30% of the required spaces shall be covered. (At a minimum, 10% of the total spaces shall be designated for guest parking)
Auto-repair, painting, or body repair	1,000-square feet of GLA*	3:1,000 square feet of office area + 4 spaces per each bay, or one space per 600 square feet of other gross floor area
Auto-wash	Use	10 minimum
Auto-part sales	1,000-square feet of GLA*	3:1,000 square feet of office area + 4 spaces per each bay, or one space per 600 square feet of other gross floor area
Auto-service station	Use	2 spaces per day + 2 stacking spaces per pump
Automobile/vehicle sales:		
—For showroom/office	1,000-square feet of GLA*	4:1,000 square feet
—For outside lot	800-square feet of lot area	1:800-square feet

—Minimum, if greater than total for above	Total site	8 spaces
Self storage/Mini warehouse	12,000 square feet of GLA*	1:12,000 square feet

~~(Ord. No. 2011 24, § 1, 12 20 11; Ord. No. 2011 34, § 1, 12 20 11)~~

Sec. 6-418. – Schedule of Parking Regulations

- (1) **Definitions.** Planned Cluster means a type of residential neighborhood in which single-family detached and single-family attached dwelling units are concentrated on a portion of the parcel proposed for development, in order to allow the remaining land to be used for recreation, open space, or preservation of sensitive land areas.
- (2) **Calculations.** The number of required off-street parking spaces will be calculated according to the formulas set out in this Section.
- a. Variables for Calculating Required Parking. The variables used for parking calculations are:
- i. Per Square Foot (sf.) of Parking Floor Area (PFA). The phrase "per sf. of PFA" means that the number of parking spaces is calculated based on the number of "parking-related" square feet of floor area put to the use. The "PFA" is 85 percent of the gross floor area, plus (unless otherwise specified) the area of any parts of the parcel proposed for development that are delineated and used in a manner that is comparable in function and intensity of use to the use of the inside of the building (e.g., outdoor dining areas).
 - ii. Per Dwelling Unit (DU) or Per Bedroom (BR). The phrase "per #' DU" means that the number of parking spaces is calculated based on the number of dwelling units. In some cases, the parking requirements are based on the number of bedrooms (per "# BR unit) in the dwelling units.
 - iii. Per Bed. The phrase "per bed" means that the number of parking spaces is based on the number of beds in the facility instead of the number of sleeping rooms or some other measure. Per bed calculations are normally applied to uses that offer residential care or overnight accommodations with shared rooms.
 - iv. Per Employee. The phrase "per employee" means that the number of parking spaces is based on the number of employees during the shift in which the maximum number of employees is present.
 - v. Per Seat Capacity. The phrase "per seat" means that the number of parking spaces is based on the number of seats that are provided for guests (patrons, members, etc.), with benches or pews measured as one seat per each two feet of width; and
 - vi. Per Square Feet (sf.) of Assembly Area. The phrase "per sf. of assembly area" means that the number of parking spaces is based on the number of square feet in the largest room used for assembly (e.g., at a school, this is often a gymnasium, but it could also be a theater or a lunch room).
 - vii. Others. Other variables are measured according to their common meanings.
 - viii. Special Parking Study or Modifications to Required Parking, as set out below in "Special Studies".

- b. Rounding. If the final calculation of the number of required parking spaces includes a fractional space, the number of required parking spaces is rounded up to the nearest whole number, regardless of the fraction.
 - c. Multiple Mixed-use or Nonresidential Uses. If several mixed-use or nonresidential uses occupy a single parcel or building, the off-street parking and loading requirements shall be the cumulative total for all uses, or as set out in Section 5.103, Alternatives or Modifications to Required Parking, whichever is lesser.
- (3) Required Parking. The parking spaces required for individual uses are provided in this section delineated by the land use classifications.
 - a. Residential and Commercial Use of the Home. Required off-street parking for residential and commercial uses of the home are set out in Table 1.
 - b. Institutional, Recreation and Amusement Uses. Required off-street parking for institutional, recreation and amusement uses are set out in Table 2.
 - c. Commercial Uses. Required off-street parking for commercial uses as set out in Table 3.
 - d. Agriculture Industrial, Transportation, Utility and Communication Uses. Required off-street parking for agriculture, industrial, transportation, utility and communication uses are set out in Table 4.
- (4) Required Disabled Parking. As required by the American with Disabilities Act a certain number of required disabled parking spaces are required as part of new development and redevelopment. The disabled parking spaces shall be incorporated into, rather than in addition to, the overall number of parking spaces required by this Section.
- (5) Uses Not Listed. The Planning Director shall determine the parking requirements for uses that are not listed based on the uses that are most similar to the proposed uses or based on parking studies of similar uses that are provided by the applicant and certified by a qualified transportation planner or professional engineer. The Director's decision may be appealed to the Planning Commission.
- (6) Special Studies. Some uses have widely varying parking demand characteristics. Accordingly, their parking requirements are listed in the following parking tables as "Special Study." Required parking for these uses shall be established by special study according to the standards of this Section. A special study may also be requested by the City for any land use not listed. The Special Study shall be prepared as follows:
 - a. The Special Study shall be completed by a qualified transportation engineer at the applicant's expense.
 - b. The special study shall provide:
 - i. A peak parking analysis of at least three comparable uses.
 - ii. Documentation regarding the comparability of the referenced uses, including name, function, location, floor area, parking availability, access to transportation network (including vehicular or other if applicable), use restrictions, and other factors that could affect the parking demand.
 - c. Approval of Special Study.
 - i. The City Engineer and Planning Administrator may approve the Special Study.
 - ii. The Special Study, if denied, may be appealed to the Planning Commission. The City Engineer and Planning Administrator reserve the right to refer the study to the Planning Commission for review and approval for any reason.
 - iii. A Special Study may be submitted as the basis for requesting a reduction of parking requirements by demonstration of lesser demand management, subject to:
 - 1. The City able to retain a qualified traffic engineer, at the applicant's expense, to review the parking demand forecast and provide recommendations to the City;

2. The comparability of the uses being documented in detail, including their location, gross floor area, street access, use types and restrictions, hours of operation, peak parking demand periods, and all other factors that were considered by the traffic engineer that could affect parking demand; and
3. Planning Commission review and approval.

Table 1	
Residential and Commercial Use of the Home Parking Requirements	
Use	Required Off-Street Parking Spaces
Residential Uses (Housing Types)	
Single-Family Detached	
- Industrialized Housing	2 spaces per du.
- Single-Family Detached	2 spaces per du.
- Manufactured Home	2 spaces per du.
Single-Family Attached	
- Duplex	2 covered spaces per du.
- Triplex	2 spaces per du.
- Townhouse	2 spaces per du.
- Live-Work Unit	3 spaces per du.
Multi-family	
Apartment	1.5 spaces for efficiency unit and 1 BR; 2 spaces per du for 2+ BR (min. 30% covered parking)
Special Neighborhood Types	
Planned Cluster	Individual spaces as set out above + 1 visitor space per each 5 dwelling units
Manufactured Home Park or Subdivision	Individual spaces as set out above + 2 visitor spaces per each 5 manufactured home spaces
Recreational Vehicle (RV) Park	1 space per RV pad (not including RV space) + 2 visitor spaces for each 5 recreational vehicle spaces
Commercial Uses of the Home	
Child-Care, Family Home	1 space per each 3 children on the premises at any one time + 1 space per each provider, staff member, or employee on duty at any one time
Child-Care Facility, Group Home	Greater of: 1 space per 3 rooms or 1 space per BR
Child-Care Facility, Residential (foster home/agency foster home)	Greater of: 1 space per 3 rooms or 1 space per BR
Child-Care Facility, Residential (other)	Greater of: 1 space per 3 rooms or 1 space per BR
Home Occupation	No additional parking required

Table 2	
Institutional, Recreation and Amusement Use Parking Requirements	
Use	Required Off-Street Parking Spaces
Institutional Uses	
Assisted Living Facility	1 space per 3 du's; if not configured as individual du's; 1 space per each employee + 1 space for each 4 beds
Child Care Facility, Day-Care	1 space per 300 sf. PFA
Hospitals	Special Study. <i>See</i> subsection [5], <i>Special Study</i> .

Table 2 Institutional, Recreation and Amusement Use Parking Requirements	
Use	Required Off-Street Parking Spaces
Institutional Uses	
Medical Office / Clinic / Medical Lab	1 space per 250 sf. PFA
Nursing / Convalescent Home	1 space per 3 beds + 1 space per 2 employees on the largest shift
Place of Public Assembly (event facilities; meeting halls; fraternal organizations; places of worship)	1 space per 200 sf. PFA
Schools, Elementary and Middle	1 space per 20 students Fewer spaces as determined by Special Study. See subsection [5], Special Study.
Schools, High	1 space per 20 students Fewer spaces as determined by Special Study. See subsection [5], Special Study.
Recreation and Amusement Uses	
Commercial Amusement, Indoor	6 spaces per 1,000 sf.
Commercial Amusement, Outdoor	Special Study. See subsection [5], <i>Special Study</i> .
Golf Course / Club	3 spaces per hole + 3 spaces per 4 driving range stations (if applicable)
Recreation and Fitness, Indoor	1 space per 300 sf. PFA
Recreation and Fitness, Outdoor	Greater of: 1 space per each 5 persons seat capacity + 1 space per each 4 seats; or 1 space per each 30 sf. PFA
Sexually-Oriented Business	Greater of: 4 spaces per 5 seats; or 1 space per 250 sf. of PFA

Table 3 Commercial Use Parking Requirements	
Use	Required Off-Street Parking Spaces
Commercial Uses	
Alcohol Beverage Sales	On-site consumption: 1 space per 75 sf. PFA Off-site consumption: 1 space per 300 sf. PFA
Animal Grooming Facilities	1 space per 400 sf. PFA
Animal Boarding or Veterinarian Services, Large Animal	1 space per 200 sf. PFA
Animal Boarding or Veterinarian Services, Small Animal	1 space per 300 sf. PFA
Bar or Nightclub	1 space per 75 sf. PFA
Drive-In, Drive-Through Facility	1 space per 75 sf. PFA
Heavy Retail / Home Center	1 space per 200 sf. PFA + 1 space per 1,000 sf. outdoor sales and display area
Nursery / Greenhouse, Retail	1 space per 300 sf. PFA of office or sales floor area + 1 space per 5,000 sf. of outdoor nursery area
Office, General	1 space per 250 sf. PFA
Overnight Accommodations (hotels, motels)	1 space per guest room + 1 space per 300 sf. PFA of meeting rooms, ballrooms, administrative offices, and areas used for self-service breakfast for guests only + 75% of parking requirements for integrated restaurants and bars that are open to the public
Pawn Shop	1 space per 200 sf. PFA
Restaurant	1 space per each 100 sf. PFA
Vehicle Gas or Fueling Station	1 space per 250 sf. PFA
Vehicle Sales, Rental, and Service	1 space per employee on maximum shift + 3 spaces per service bay or fueling stall + 1 space per 125 sf. PFA of convenience store floor area

Table 3 Commercial Use Parking Requirements	
Use	Required Off-Street Parking Spaces
Commercial Uses	
Wholesale Uses	1 space per 1 employee + 1 space per business vehicle parked on-site + 2 spaces for customer parking

Table 4 Agriculture, Industrial, Transportation, Utility and Communication Use Parking Requirements	
Use	Required Off-Street Parking Spaces
Agriculture, General	
Agriculture, General	N/A
Nursery / Greenhouse, Wholesale	1 space per 300 sf. PFA of office or sale floor area + 1 space per 5,000 sf. of outdoor nursery
Industrial	
Heavy Industry	Special Study. <i>See</i> subsection [5], <i>Special Study</i> .
Light Industry	1 space per 400 sf. PFA
Mining / Extraction	1 space per employee on the largest shift
Oil / Gas Operations	1 space per employee on the largest shift
Storage, Self	1 space per 25 storage units + 1 space per 300 sf. of office space
Storage Yard	1 space per 300 sf. PFA
Vehicle Wrecking and Salvage Yard; Junkyard	1 space per 3 stalls
Warehousing	4 spaces per 5,000 sf. of PFA + 1 space over each additional 5,000 sf. PFA
Waste Transfer Station / Recycling Collection Facility	1 space per 500 sf. facility
Transportation Uses	
Helistop	Special Study. <i>See</i> subsection [5], <i>Special Study</i> .
Parking, Stand-Alone	No minimum
Rail Yard	Special Study. <i>See</i> subsection [5], <i>Special Study</i> .
Utility Uses	
Power Generation, Small-Scale (renewable, noncombustible)	Special Study. <i>See</i> subsection [5], <i>Special Study</i> .
Power Generation, Utility Scale	Special Study. <i>See</i> subsection [5], <i>Special Study</i> .
Public Utilities	Special Study. <i>See</i> subsection [5], <i>Special Study</i> .
Wireless Telecommunication Tower Uses	
WTT, Attached	1 space per each free standing facility (may be grass pavers)
WTT, Freestanding	2 spaces per tower

Sec. 6-419. - Special exceptions for parking and landscaping for commercial uses with frontage on Avenue H, Avenue I, and State Highway 36 only.

~~(a)~~(1) Upon written request of the property owner, the city council may grant a special exception to the provisions of this article, including the parking and paving setbacks required by subsection 6-416 (5), limited to and in accordance with the items referenced in this section.

~~(b)~~(2) The purpose of a special exception as it pertains to this section shall be to authorize a modification of standards applicable to development within the city, which is consistent with the overall intent of the Code, but that requires additional review to determine whether the development

with the modifications is compatible with adjoining properties and the character of the neighborhood in which the development is proposed.

~~(e)~~(3) An application for a special exception shall be filed only for parking and landscaping provisions contained within this article of the Code.

~~(d)~~(4) In granting a special exception under this article, the city council may impose such criteria and conditions as necessary to bring the property into further compliance with this article and to protect adjacent property owners.

~~(e)~~(5) Special exceptions shall be limited to the following:

~~(1)~~a. The property to which a special exception applies shall be no larger than one (1) acre in size.

~~(2)~~b. The property to which a special exception applies shall be a property in which an improvement is upon, and not be a stand-alone, vacant property, in which no building currently exists. A vacant property adjacent to a developed property, in which the vacant tract and the developed tract are replatted into one (1) lot, shall be permitted.

~~(3)~~c. The special exception may allow for the reduction of parking requirements in an amount not exceeding twenty-five (25) percent of the parking required for that use under this article.

~~(f)~~(6) Application requirements. A completed application, as provided by the planning department for a special exception shall be accompanied by the following:

~~(1) Completed application, as provided by the planning department.~~

~~(2)~~a. A statement detailing the specifics of the site, including the size of the site, the size of any buildings to be utilized, the parking spaces proposed, and any other information deemed appropriate by the planning director.

~~(3)~~b. A site plan of the subject property.

~~(4)~~c. A landscape plan showing as much conformance to the landscaping requirements as the site can accommodate.

~~(g)~~(7) Application processing.

~~(1)~~a. The planning commission shall consider an application for a special exception and make a recommendation to the city council.

~~(2)~~b. The planning department shall cause notice to be sent by regular mail before the tenth day before the date in which the special exception is considered by the city council, to each owner of real property located within two hundred (200) feet of the exterior boundary of the property in question.

~~(3)~~c. The planning department shall cause notice to be published in a newspaper of general circulation in the city before the tenth day before the date in which the special exception is considered by the city council.

~~(4)~~d. The city council shall hold a public hearing and receive public comments regarding the special exception.

(Ord. No. 2011-24, § 1, 12-20-11; Ord. No. 2012-41, § 1, 11-20-12)

Sec. 6-420. - Outdoor displays of motor vehicles; paving requirements.

~~(a)~~(1) Definitions.

a. *Motor vehicle* shall mean a self-propelled vehicle required to be registered under the Texas Transportation Code, and is designed for use on a public roadway, regardless if the motor vehicle is operable, inoperable or dismantled.

b. *Outdoor display area(s)* shall mean an area for the outdoor display of motor vehicles that are available for rent, sale, lease or storage.

c. *Residential property* means an establishment serving a single-family or household.

~~(b)~~(2) Outdoor display areas, paving requirements. All outdoor display areas shall be paved with a permanent all-weather surface of asphalt concrete or Portland cement concrete approved by the planning director.

~~(4)~~a. Outdoor display of motor vehicles shall not be displayed on areas that are designated for off-street parking or are included in the computation for designated off-street parking (unless the off-street parking spaces available exceed the number of spaces required for off-street parking), areas designated for landscaping, grass, dirt, gravel or other unimproved surfaces.

~~(2)~~b. Display of one (1) motor vehicle for sale on residential property shall not be considered an outdoor display area for purposes of this section.

~~(3)~~c. Outdoor display areas of motor vehicles that require proper screening pursuant to applicable city ordinances shall comply with screening requirements in addition to paving.

~~(4)~~d. Outdoor display areas shall not encroach into the sight visibility triangle.

~~(e)~~(3) Outdoor display areas in existence at time of enactment of this article. A person owning, renting, leasing, or operating an outdoor display area on the date of enactment of this article shall have a period of six (6) months from the date of enactment of this article in which to comply with the paving requirements set forth in subsection 6-417(b) of this article. This section shall only apply to outdoor display area(s) as it existed on the date of enactment of this article. Should an existing outdoor display area(s) be enlarged or expanded prior to the end of the six-month period, the entire outdoor display area(s) shall be required, at time of enlargement or expansion, to comply with subsection 6-417(b).

(Ord. No. 2011-34, § 1, 12-20-11)

Sec. 6-421. – Shared Parking

(1) Generally. The City Council recognizes that uses may have different hours of operation and peak parking demand hours. The City desires to encourage the sharing of parking for its potential to reduce impervious surfaces and / or enhance the efficiency of land use. Thus, where a mix of uses creates synergy with respect to the utilization of parking spaces due to differences in peak use, the City may reduce the required number of off-street parking spaces according to the provisions of this Section.

(2) Shared Parking Table. Shared parking allows a reduction in the total number of required parking spaces when a parcel is occupied by two or more uses which typically do not experience peak parking demands at the same time. When any land or building is used for two or more uses that are listed below, the minimum total number of required parking spaces may be determined by the following procedures:

a. Multiply the minimum required parking for each individual use, excluding spaces reserved for use by specified individuals or classes of individuals (except car share programs), by the appropriate percentage listed in Table 5, Shared Parking Table, for each of the designated time periods.

b. Calculate a sum for all uses for each of the five time periods (columns). The minimum parking requirement is the highest of these sums. Table 6, Illustrative Shared Parking Credit Calculation, provides an example of how to use Table 5, Shared Parking, to calculate required parking.

c. In general, the maximum reduction allowed by Table 5, shall be 25 percent. However, a greater reduction is permitted, provided that:

- i. Sufficient land is set aside for each parking space in excess of the 25 percent reduction that is not constructed, so that the spaces may be constructed at a later date should the City Engineer determine that they are necessary; and
- ii. The property owner executes and records a document that guarantees that the spaces will be constructed upon written order of the City Engineer.

(3) Adjoining Property Owners. Property owners on adjoining properties may enter into contractual agreements for shared off-street parking provided that there is enough total parking available to meet the overall parking requirements of both sites.

Table 5 Shared Parking Table					
Use	Weekday			Weekend	
	Night (12 AM to 6 AM)	Day (6 AM to 6 PM)	Evening (6 PM to 12 AM)	Day (6 AM to 6 PM)	Evening (6 PM to 12 AM)
Residential	100%	60%	90%	80%	90%
Office	5%	100%	10%	10%	5%
Retail / Commercial	5%	70%	90%	100%	70%
Commercial Lodging	80%	80%	100%	50%	100%
Restaurant	10%	50%	100%	50%	100%
Entertainment	10%	40%	100%	80%	100%
All Others	100%	100%	100%	100%	100%

Table 6 Illustrative Shared Parking Credit Calculation					
EXAMPLE: A mixed-use building has 50 2-bedroom residences, 50,000 square feet of office space, and 50,000 square feet of retail space. Separately, these uses would require 550 parking spaces [(50 sp. x 2 sp. / unit) + (50,000 sf. x (1 sp. / 250 sf.))] + [50,000 sf. x (5 sp. / 1,000 sf.)] = 550. However, combined, they could share 435 parking spaces.					
Use	Weekday			Weekend	
	Night (12 AM to 6 AM)	Day (6 AM to 6 PM)	Evening (6 PM to 12 AM)	Day (6 AM to 6 PM)	Evening (6 PM to 12 AM)
Residential 100 spaces	100% x 100 = 100	60% x 100 = 60	90% x 100 = 90	80% x 100 = 80	90% x 100 = 90
Office 200 spaces	5% x 200 = 10	100% x 200 = 200	10% x 200 = 20	10% x 200 = 20	5% x 200 = 10
Retail / Commercial 250 spaces	5% x 250 = 13	70% x 250 = 175	90% x 250 = 225	100% x 250 = 250	70% x 250 = 175
Commercial Lodging	80% x 0 = 0	80% x 0 = 0	100% x 0 = 0	50% x 0 = 0	100% x 0 = 0
Restaurant	10% x 0 = 0	50% x 0 = 0	100% x 0 = 0	50% x 0 = 0	100% x 0 = 0
Entertainment	10% x 0 = 0	40% x 0 = 0	100% x 0 = 0	80% x 0 = 0	100% x 0 = 0
All Others	100% x 0 = 0	100% x 0 = 0	100% x 0 = 0	100% x 0 = 0	100% x 0 = 0
COLUMN TOTALS	123	435	335	350	275
TABLE NOTE: ¹ The largest number, 435, is the number of parking spaces that are required. This example is a 21 percent reduction compared to individual calculations.					

Secs. 6-42~~2~~1—6-424. - Reserved.

ARTICLE XVI. - PARKING LOT STANDARDS AND SPECIFICATIONS

FOOTNOTE(S):

--- (17) ---

Editor's note—Ord. No. 2011-24, § 1, adopted Dec. 20, 2011, amended art. XVI, in its entirety to read as herein set out. Former art. XVI, §§ 6-416—6-418, pertained to similar subject matter, and derived from: Ord. No. 2000-02, § 1, adopted Mar. 21, 2000; Ord. No. 2000-56, § 1, adopted Dec. 05, 2000; Ord. No. 2003-14, § 1, adopted Apr. 15, 2003; Ord. No. 2007-25, § 2, adopted June 26, 2007; Ord. No. 2008-24, §§ 3, 4, adopted Aug. 5, 2008; Ord. No. 2008-25, § 1, adopted Aug. 19, 2008; Ord. No. 2008-30, §§ 1, 2, adopted Dec. 16, 2008; Ord. No. 2008-31, § 1, adopted Dec. 16, 2008; and Ord. No. 2009-27, §§ 1, 2, adopted Aug. 18, 2009.

Editor's note—Ord. No. 2000-02, § 1, adopted Mar. 21, 2000, set out provisions intended for use as §§ 6-700—6-702. For purposes of classification, and at the editor's discretion, these provisions have been included as §§ 6-416—6-418.

Sec. 6-416. - Off-street parking regulations.

It is the intent of this section to ensure that adequate off-street parking is provided.

(1) **Location.**

- a. Generally. All off-street parking spaces shall be located on the same lot as the building and / or use to be served.
- b. Shared Parking. (Uses with Variable Parking Demand Hours). The owners or tenants of two or more separate uses located in a development that has variable hours of peak parking demands or a parking lot designed to accommodate the parking needs of multiple uses may utilize the shared parking standards set out in in Sec. 6-421, "Shared Parking".

(2) **Improvements to Nonconforming Parking Lots.**

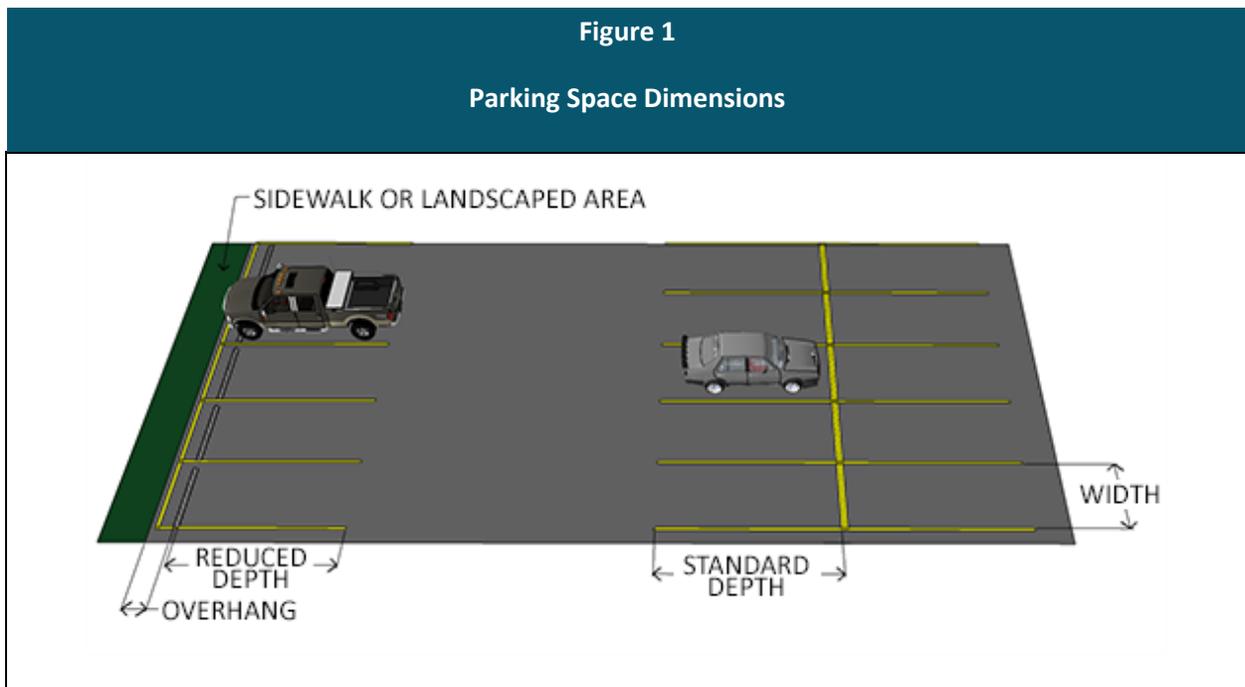
- a. Generally. Nonconforming parking refers to parking spaces, parking drive aisles, and loading areas, and the required landscaping normally associated with it, that do not conform to the requirements that are set out in Article XVI.
- b. Specific Standards.
 - i. If an existing building or use is expanded, additional parking and landscaping shall be required only in proportion to the new area of the building or use.
 - ii. If the use of a building changes, resulting in additional demand for parking, additional parking and associated landscaping shall be provided in an amount equal to the difference between the requirements of the former use (not the actual parking provided on-site) and the requirements for the new use, as set in this Section. However, a permit for the new use may be denied if the available parking is less than 75 percent of the required parking.
 - iii. If an existing building is redeveloped, parking shall be provided as required by this section.
 - iv. If a non-conforming parking lot provides parking for a nonconforming building, the off-street parking lot will be brought into compliance with the parking standards of this Section if the building loses its nonconforming status.

- v. If a nonconforming building is required to be brought fully into compliance with all applicable development standards, the parking lot and parking lot landscaping shall also be brought into compliance.

(3) Parking Space Dimensions.

Off-street parking areas (as illustrated in Figure 1) shall provide parking spaces

- a. with a minimum stall width of nine (9) feet as measured from centerline to centerline;
- b. with a minimum depth of twenty (20) feet. The Depth requirement may be met by using a reduced depth and overhang as shown in Figure 1;
- c. with a minimum drive aisle width of twenty (20) feet;
- d. that are marked with striping to indicate the location of the individual spaces; and
- e. that comply with the maintenance requirements of subsection 6(e).

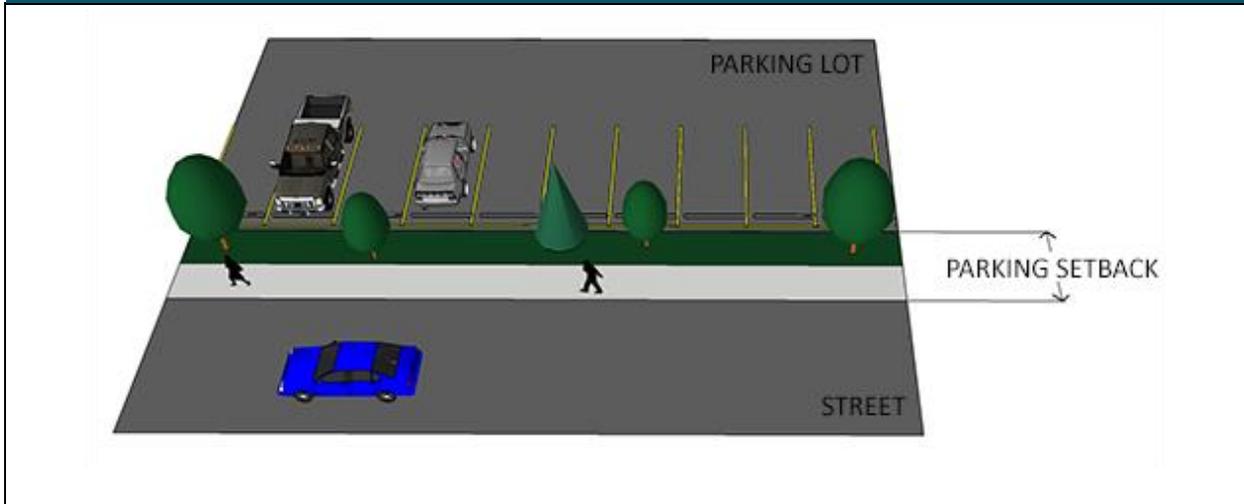


(4) All parking and paving areas shall meet the following setbacks:

- a. Parking and paving areas shall be setback a minimum of ten (10) feet from any property line that abuts a street right-of-way or an access easement as defined in Article 1, of Chapter 25, Subdivisions, Section 25-1, as illustrated below in Figure 2.

Figure 2

Required Parking Setback



- b. Parking and paving areas shall be setback a minimum of five (5) feet from any side property line. For corner lots, parking and paving areas shall provide the minimum five (5) foot setback on both interior side yards, regardless of whether one (1) yard is considered a rear yard.
 - c. There shall be no parking or paving setback on the rear of a lot with the exception of subsection (d) below. Parking spaces abutting an adjoining property line in the rear shall be provided with wheel guards or bumper guards located so that no part of a normally parking vehicle shall extend beyond the property line.
 - d. Parking and paving areas shall be setback a minimum of five (5) feet from any alley.
 - e. For interior side property lines in commercial developments with shared parking, no setback from the interior property lines are required.
 - f. Single family residential parking shall be exempt from these setback requirements.
 - g. Nonconforming parking and paving areas:
 - i. Parking and paving areas which are in existence on the effective date of this ordinance, and which are nonconforming as it relates to the provisions of subsection 6-416(5), may be repaired or renovated provided that repairs or renovations do not exceed fifty (50) percent of the replacement cost of the parking or paving area as determined by two (2) or more independent estimates from licensed contractors.
 - ii. Repairs or renovations exceeding fifty (50) percent of the replacement cost of a nonconforming parking or paving area must result in conformance with subsection 6-416(5).
- (5) Approval of the parking area layout and design of all off-street parking areas shall be by the planning director or such designee. The planning director or such designee shall determine that spaces provided are useable and that the circulation pattern of the area is adequate.
- (6) **Parking Lot Surfacing.**
- a. Paved Parking.

- i. Generally. With the exception of subsection (ii) below, all off-street parking spaces and access and circulation drives, driveways, and parking aisles shall be surfaced or improved with a hard surface approved by the Building Official or City Engineer, that will provide an equal protection against potholes, erosion, and dust.
 - ii. Exception. Off-street parking facilities serving the following types of uses may be exempt from subsection [i] above with the approval of the Planning Commission: athletic fields, outdoor public active or passive recreation areas, public or private parks, or agricultural uses.
- b. Previous Pavement. All development with paved parking shall be encouraged to use pervious pavement or pervious pavement systems. In order to comply with Subsection [a(i)] above, pervious pavement shall be considered "paved" if it complies with the following:
 - i. The pervious pavement or pervious pavement system shall be designed and certified by a registered engineer or landscape architect to carry a wheel load of 4,000 pounds.
 - ii. In nonresidential and mixed-use developments for uses other than residential, pervious pavement or pervious pavement systems, except pervious asphalt or pervious concrete, shall not be used for access and circulation drives, driveways, parking aisles, disabled parking spaces, or loading spaces.
 - iii. Pervious pavement or pervious pavement systems that utilize turf grass shall be limited to overflow parking which is not typically used on a daily or regular basis.
 - iv. The use of pervious pavement or pervious pavement systems shall not count as landscape area nor allow parking lots to be located anywhere not otherwise permitted by this Article.
 - v. The use of pervious pavement or pervious pavement systems shall be prohibited in areas on a lot used for the dispensing of gasoline or other engine fuels or where hazardous liquids may be absorbed into the soil.
- c. Unpaved Parking. Off-street parking areas that are not required to provide the type of surface set out in subsection [a(i)] above, shall:
 - i. be graded and surfaced with crushed stone, gravel, or other suitable material to provide a surface that is stable and that will help to reduce dust and erosion.
 - ii. have a parking area perimeter encompassed by bricks, stones, railroad ties, or other similar devices.
- d. Unpaved Parking abutting a paved street. Whenever an off-street parking area meets the requirements of subsection [c] and abuts a paved street, the driveway approach shall also be paved:
 - i. with asphalt, concrete, bituminous surface treatment, or other such material meeting the City's construction and material specifications,
 - ii. for a distance of 25 feet back from the edge of the paved street to prevent gravel from being deposited on the paved public or private street.
- e. Maintenance.
 - i. The following shall be maintained in to be high quality, fully functioning, and in full compliance with the Americans with Disabilities Act (ADA)
 - 1. Access and circulation drives;
 - 2. Driveways;
 - 3. Parking Aisles;
 - 4. Off-Street parking and loading spaces; and

5. On-site traffic directional or control devices.
 - ii. The following shall be kept clearly visible and distinct:
 1. Parking space lines; and
 2. Pavement markings and improved hard surfaces.
- (7) All off-street parking areas within commercial or multi-family projects shall be provided with exterior lighting, which meets the following minimum standards:
 - a. Proper illumination shall be provided for safety, which at a minimum, shall be the equivalent of one-foot candle average of illumination throughout the parking area. In commercial parking lots, lights should be operable at a minimum of one (1) hour before the business is open to a period at least one (1) hour after the business has closed.
 - b. All lighting shall be on a time clock or photo sensor system.
 - c. All lighting shall be designed to confine direct rays to the premises. No spill over beyond the property line shall be permitted, except onto public thoroughfares provided, however, that such light shall not cause hazard to motorists.
- (8) Access to parking areas for commercial or multi-family projects shall be provided as follows:
 - a. Two-way access driveways shall have a width of no less than twenty (20) feet nor greater than forty-four (44) feet. In cases where one-way access drives are approved, a minimum width of twelve (12) feet is required.
 - b. The parking area shall be designed so that a vehicle within the parking area will not have to enter a public street to move from one (1) location to any other location within the parking area. (Businesses requiring twenty-five (25) spaces or less are exempt from this provision.)
 - c. Under no circumstances will spaces be approved that require a vehicle to back into a public right-of-way. (Businesses requiring twenty-five (25) spaces or less are exempt from this provision.)
 - d. This section relating to access for commercial or multi-family projects shall not be applicable for single-family residential parking requirements.
- (9) Access to parking area for single-family residential units shall be provided as follows:
 - a. The driveway shall be a minimum nine (9) feet wide and connect to all parking areas including garage.
 - b. The driveway can permit a vehicle to safely back into a public right-of-way.
 - c. The access drive may be of like material of the city street, but in no case less than an asphalt material. It does not have to match the parking space material.
 - d. The design criteria shall be approved by the building official and be properly tied into the city street.
- (10) The Downtown Area, as defined in this chapter, shall be exempt from the parking regulations set forth in this article. When, however, off-street parking lots are proposed in the Downtown Area they shall be designed and constructed in accordance with all of the standards of this Article.

(Ord. No. 2011-24, § 1, 12-20-11; Ord. No. 2011-34, § 1, 12-20-11; Ord. No. 2012-41, § 1, 11-20-2012)

Sec. 6-417. - Off-street parking landscaping (twenty-five spaces or more).

- (1) All areas, except the downtown area, that are used for parking shall conform to the minimum landscaping requirements of this section. Parking lots shall have open landscaped areas that are equal to but not less than ten (10) percent of the parking areas and drives in the parking area. The required area may be used as island, perimeter landscaping, or in any combination. A minimum of fifty (50) percent of the required landscaped area must be used as islands.
- (2) Landscaping in the right-of-way shall be permitted subject to the approval of the planning director. Credit for up to fifty (50) percent of the minimum landscaping area requirement shall be allowed for landscaping of the street right-of-way.
- (3) Off-street parking areas (including loading docks, access roads and drives) that are adjacent to an area used for residential purposes may require screening by means of a six-foot wall or opaque fence, which shall be erected and maintained along the property line to provide visual screening. It shall be necessary to show all planting areas drawn to scale and all plants and trees within shall be clearly located and labeled on-site plans for development regulated by this article.
- (4) Landscaping areas shall be protected from vehicular encroachment by curbs or wheel stops.
- (5) Landscaping shall consist of a combination of such materials as grasses, groundcover, shrubs, vines, hedges, trees, or other such materials. Grasses and groundcover alone shall not constitute adequate landscaping.
- (6) Visibility at intersections. On a corner lot, no structure shall be erected or constructed, and no vegetation shall be planted and allowed to grow, in such a manner as to impede vision between a height of two (2) feet and eight (8) feet above the centerline grades of the intersecting streets, in the triangular area bounded by the intersecting street lines and a line joining points along said street lines twenty (20) feet from the point of their intersection.

(Ord. No. 2011-24, § 1, 12-20-11; Ord. No. 2011-34, § 1, 12-20-11)

Sec. 6-418. – Schedule of Parking Regulations

- (1) **Definitions.** *Planned Cluster* means a type of residential neighborhood in which single-family detached and single-family attached dwelling units are concentrated on a portion of the parcel proposed for development, in order to allow the remaining land to be used for recreation, open space, or preservation of sensitive land areas.
- (2) **Calculations.** The number of required off-street parking spaces will be calculated according to the formulas set out in this Section.
 - a. Variables for Calculating Required Parking. The variables used for parking calculations are:
 - i. Per Square Foot (sf.) of Parking Floor Area (PFA). The phrase "per sf. of PFA" means that the number of parking spaces is calculated based on the number of "parking-related" square feet of floor area put to the use. The "PFA" is 85 percent of the gross floor area, plus (unless otherwise specified) the area of any parts of the parcel proposed for development that are delineated and used in a manner that is comparable in function and intensity of use to the use of the inside of the building (e.g., outdoor dining areas).
 - ii. Per Dwelling Unit (DU) or Per Bedroom (BR). The phrase "per '#' DU" means that the number of parking spaces is calculated based on the number of dwelling units. In some cases, the parking requirements are based on the number of bedrooms (per "#" BR unit) in the dwelling units.
 - iii. Per Bed. The phrase "per bed" means that the number of parking spaces is based on the number of beds in the facility instead of the number of sleeping rooms or some

other measure. Per bed calculations are normally applied to uses that offer residential care or overnight accommodations with shared rooms.

- iv. Per Employee. The phrase "per employee" means that the number of parking spaces is based on the number of employees during the shift in which the maximum number of employees is present.
- v. Per Seat Capacity. The phrase "per seat" means that the number of parking spaces is based on the number of seats that are provided for guests (patrons, members, etc.), with benches or pews measured as one seat per each two feet of width; and
- vi. Per Square Feet (sf.) of Assembly Area. The phrase "per sf. of assembly area" means that the number of parking spaces is based on the number of square feet in the largest room used for assembly (e.g., at a school, this is often a gymnasium, but it could also be a theater or a lunch room).
- vii. Others. Other variables are measured according to their common meanings.
- viii. Special Parking Study or Modifications to Required Parking, as set out below in "Special Studies".

- b. Rounding. If the final calculation of the number of required parking spaces includes a fractional space, the number of required parking spaces is rounded up to the nearest whole number, regardless of the fraction.
- c. Multiple Mixed-use or Nonresidential Uses. If several mixed-use or nonresidential uses occupy a single parcel or building, the off-street parking and loading requirements shall be the cumulative total for all uses, or as set out in Section 5.103, Alternatives or Modifications to Required Parking, whichever is lesser.

(3) **Required Parking.** The parking spaces required for individual uses are provided in this section delineated by the land use classifications.

- a. Residential and Commercial Use of the Home. Required off-street parking for residential and commercial uses of the home are set out in Table 1.
- b. Institutional, Recreation and Amusement Uses. Required off-street parking for institutional, recreation and amusement uses are set out in Table 2.
- c. Commercial Uses. Required off-street parking for commercial uses as set out in Table 3.
- d. Agriculture Industrial, Transportation, Utility and Communication Uses. Required off-street parking for agriculture, industrial, transportation, utility and communication uses are set out in Table 4.

(4) **Required Disabled Parking.** As required by the American with Disabilities Act a certain number of required disabled parking spaces are required as part of new development and redevelopment. The disabled parking spaces shall be incorporated into, rather than in addition to, the overall number of parking spaces required by this Section.

(5) **Uses Not Listed.** The Planning Director shall determine the parking requirements for uses that are not listed based on the uses that are most similar to the proposed uses or based on parking studies of similar uses that are provided by the applicant and certified by a qualified transportation planner or professional engineer. The Director's decision may be appealed to the Planning Commission.

(6) **Special Studies.** Some uses have widely varying parking demand characteristics. Accordingly, their parking requirements are listed in the following parking tables as "Special Study." Required parking for these uses shall be established by special study according to the standards of this Section. A special study may also be requested by the City for any land use not listed. The Special Study shall be prepared as follows:

- a. The Special Study shall be completed by a qualified transportation engineer at the applicant's expense.
- b. The special study shall provide:

- i. A peak parking analysis of at least three comparable uses.
 - ii. Documentation regarding the comparability of the referenced uses, including name, function, location, floor area, parking availability, access to transportation network (including vehicular or other if applicable), use restrictions, and other factors that could affect the parking demand.
- c. Approval of Special Study.
- i. The City Engineer and Planning Administrator may approve the Special Study.
 - ii. The Special Study, if denied, may be appealed to the Planning Commission. The City Engineer and Planning Administrator reserve the right to refer the study to the Planning Commission for review and approval for any reason.
 - iii. A Special Study may be submitted as the basis for requesting a reduction of parking requirements by demonstration of lesser demand management, subject to:
 1. The City able to retain a qualified traffic engineer, at the applicant's expense, to review the parking demand forecast and provide recommendations to the City;
 2. The comparability of the uses being documented in detail, including their location, gross floor area, street access, use types and restrictions, hours of operation, peak parking demand periods, and all other factors that were considered by the traffic engineer that could affect parking demand; and
 3. Planning Commission review and approval.

Table 1	
Residential and Commercial Use of the Home Parking Requirements	
Use	Required Off-Street Parking Spaces
Residential Uses (Housing Types)	
Single-Family Detached	
- Industrialized Housing	2 spaces per du.
- Single-Family Detached	2 spaces per du.
- Manufactured Home	2 spaces per du.
Single-Family Attached	
- Duplex	2 covered spaces per du.
- Triplex	2 spaces per du.
- Townhouse	2 spaces per du.
- Live-Work Unit	3 spaces per du.
Multi-family	
Apartment	1.5 spaces for efficiency unit and 1 BR; 2 spaces per du for 2+ BR (min. 30% covered parking)
Special Neighborhood Types	
Planned Cluster	Individual spaces as set out above + 1 visitor space per each 5 dwelling units
Manufactured Home Park or Subdivision	Individual spaces as set out above + 2 visitor spaces per each 5 manufactured home spaces
Recreational Vehicle (RV) Park	1 space per RV pad (not including RV space) + 2 visitor spaces for each 5 recreational vehicle spaces
Commercial Uses of the Home	
Child-Care, Family Home	1 space per each 3 children on the premises at any one time + 1 space per each provider, staff member, or employee on duty at any one time

Table 1 Residential and Commercial Use of the Home Parking Requirements	
Use	Required Off-Street Parking Spaces
Child-Care Facility, Group Home	Greater of: 1 space per 3 rooms or 1 space per BR
Child-Care Facility, Residential (foster home/agency foster home)	Greater of: 1 space per 3 rooms or 1 space per BR
Child-Care Facility, Residential (other)	Greater of: 1 space per 3 rooms or 1 space per BR
Home Occupation	No additional parking required

Table 2 Institutional, Recreation and Amusement Use Parking Requirements	
Use	Required Off-Street Parking Spaces
Institutional Uses	
Assisted Living Facility	1 space per 3 du's; if not configured as individual du's; 1 space per each employee + 1 space for each 4 beds
Child Care Facility, Day-Care	1 space per 300 sf. PFA
Hospitals	Special Study. <i>See</i> subsection [5], <i>Special Study</i> .
Medical Office / Clinic / Medical Lab	1 space per 250 sf. PFA
Nursing / Convalescent Home	1 space per 3 beds + 1 space per 2 employees on the largest shift
Place of Public Assembly (event facilities; meeting halls; fraternal organizations; places of worship)	1 space per 200 sf. PFA
Schools, Elementary and Middle	1 space per 20 students Fewer spaces as determined by Special Study. <i>See</i> subsection [5], <i>Special Study</i> .
Schools, High	1 space per 20 students Fewer spaces as determined by Special Study. <i>See</i> subsection [5], <i>Special Study</i> .
Recreation and Amusement Uses	
Commercial Amusement, Indoor	6 spaces per 1,000 sf.
Commercial Amusement, Outdoor	Special Study. <i>See</i> subsection [5], <i>Special Study</i> .
Golf Course / Club	3 spaces per hole + 3 spaces per 4 driving range stations (if applicable)
Recreation and Fitness, Indoor	1 space per 300 sf. PFA
Recreation and Fitness, Outdoor	Greater of: 1 space per each 5 persons seat capacity + 1 space per each 4 seats; or 1 space per each 30 sf. PFA
Sexually-Oriented Business	Greater of: 4 spaces per 5 seats; or 1 space per 250 sf. of PFA

Table 3 Commercial Use Parking Requirements	
Use	Required Off-Street Parking Spaces
Commercial Uses	
Alcohol Beverage Sales	On-site consumption: 1 space per 75 sf. PFA Off-site consumption: 1 space per 300 sf. PFA
Animal Grooming Facilities	1 space per 400 sf. PFA
Animal Boarding or Veterinarian Services, Large Animal	1 space per 200 sf. PFA
Animal Boarding or Veterinarian Services, Small Animal	1 space per 300 sf. PFA
Bar or Nightclub	1 space per 75 sf. PFA

Table 3 Commercial Use Parking Requirements	
Use	Required Off-Street Parking Spaces
Commercial Uses	
Drive-In, Drive-Through Facility	1 space per 75 sf. PFA
Heavy Retail / Home Center	1 space per 200 sf. PFA + 1 space per 1,000 sf. outdoor sales and display area
Nursery / Greenhouse, Retail	1 space per 300 sf. PFA of office or sales floor area + 1 space per 5,000 sf. of outdoor nursery area
Office, General	1 space per 250 sf. PFA
Overnight Accommodations (hotels, motels)	1 space per guest room + 1 space per 300 sf. PFA of meeting rooms, ballrooms, administrative offices, and areas used for self-service breakfast for guests only + 75% of parking requirements for integrated restaurants and bars that are open to the public
Pawn Shop	1 space per 200 sf. PFA
Restaurant	1 space per each 100 sf. PFA
Vehicle Gas or Fueling Station	1 space per 250 sf. PFA
Vehicle Sales, Rental, and Service	1 space per employee on maximum shift + 3 spaces per service bay or fueling stall + 1 space per 125 sf. PFA of convenience store floor area
Wholesale Uses	1 space per 1 employee + 1 space per business vehicle parked on-site + 2 spaces for customer parking

Table 4 Agriculture, Industrial, Transportation, Utility and Communication Use Parking Requirements	
Use	Required Off-Street Parking Spaces
Agriculture, General	
Agriculture, General	N/A
Nursery / Greenhouse, Wholesale	1 space per 300 sf. PFA of office or sale floor area + 1 space per 5,000 sf. of outdoor nursery
Industrial	
Heavy Industry	Special Study. <i>See</i> subsection [5], <i>Special Study</i> .
Light Industry	1 space per 400 sf. PFA
Mining / Extraction	1 space per employee on the largest shift
Oil / Gas Operations	1 space per employee on the largest shift
Storage, Self	1 space per 25 storage units + 1 space per 300 sf. of office space
Storage Yard	1 space per 300 sf. PFA
Vehicle Wrecking and Salvage Yard; Junkyard	1 space per 3 stalls
Warehousing	4 spaces per 5,000 sf. of PFA + 1 space over each additional 5,000 sf. PFA
Waste Transfer Station / Recycling Collection Facility	1 space per 500 sf. facility
Transportation Uses	
Helistop	Special Study. <i>See</i> subsection [5], <i>Special Study</i> .
Parking, Stand-Alone	No minimum
Rail Yard	Special Study. <i>See</i> subsection [5], <i>Special Study</i> .
Utility Uses	
Power Generation, Small-Scale (renewable, noncombustible)	Special Study. <i>See</i> subsection [5], <i>Special Study</i> .
Power Generation, Utility Scale	Special Study. <i>See</i> subsection [5], <i>Special Study</i> .
Public Utilities	Special Study. <i>See</i> subsection [5], <i>Special Study</i> .

Table 4 Agriculture, Industrial, Transportation, Utility and Communication Use Parking Requirements	
Use	Required Off-Street Parking Spaces
Agriculture, General	
Agriculture, General	N/A
Nursery / Greenhouse, Wholesale	1 space per 300 sf. PFA of office or sale floor area + 1 space per 5,000 sf. of outdoor nursery
Industrial	
Wireless Telecommunication Tower Uses	
WTT, Attached	1 space per each free standing facility (may be grass pavers)
WTT, Freestanding	2 spaces per tower

Sec. 6-419. - Special exceptions for parking and landscaping for commercial uses with frontage on Avenue H, Avenue I, and State Highway 36 only.

- (1) Upon written request of the property owner, the city council may grant a special exception to the provisions of this article, including the parking and paving setbacks required by subsection 6-416 (5), limited to and in accordance with the items referenced in this section.
- (2) The purpose of a special exception as it pertains to this section shall be to authorize a modification of standards applicable to development within the city, which is consistent with the overall intent of the Code, but that requires additional review to determine whether the development with the modifications is compatible with adjoining properties and the character of the neighborhood in which the development is proposed.
- (3) An application for a special exception shall be filed only for parking and landscaping provisions contained within this article of the Code.
- (4) In granting a special exception under this article, the city council may impose such criteria and conditions as necessary to bring the property into further compliance with this article and to protect adjacent property owners.
- (5) Special exceptions shall be limited to the following:
 - a. The property to which a special exception applies shall be no larger than one (1) acre in size.
 - b. The property to which a special exception applies shall be a property in which an improvement is upon, and not be a stand-alone, vacant property, in which no building currently exists. A vacant property adjacent to a developed property, in which the vacant tract and the developed tract are replatted into one (1) lot, shall be permitted.
 - c. The special exception may allow for the reduction of parking requirements in an amount not exceeding twenty-five (25) percent of the parking required for that use under this article.
- (6) Application requirements. A completed application, as provided by the planning department for a special exception shall be accompanied by the following:
 - a. A statement detailing the specifics of the site, including the size of the site, the size of any buildings to be utilized, the parking spaces proposed, and any other information deemed appropriate by the planning director.
 - b. A site plan of the subject property.
 - c. A landscape plan showing as much conformance to the landscaping requirements as the site can accommodate.
- (7) Application processing.

- a. The planning commission shall consider an application for a special exception and make a recommendation to the city council.
- b. The planning department shall cause notice to be sent by regular mail before the tenth day before the date in which the special exception is considered by the city council, to each owner of real property located within two hundred (200) feet of the exterior boundary of the property in question.
- c. The planning department shall cause notice to be published in a newspaper of general circulation in the city before the tenth day before the date in which the special exception is considered by the city council.
- d. The city council shall hold a public hearing and receive public comments regarding the special exception.

(Ord. No. 2011-24, § 1, 12-20-11; Ord. No. 2012-41, § 1, 11-20-12)

Sec. 6-420. - Outdoor displays of motor vehicles; paving requirements.

(1) Definitions.

- a. *Motor vehicle* shall mean a self-propelled vehicle required to be registered under the Texas Transportation Code, and is designed for use on a public roadway, regardless if the motor vehicle is operable, inoperable or dismantled.
- b. *Outdoor display area(s)* shall mean an area for the outdoor display of motor vehicles that are available for rent, sale, lease or storage.
- c. *Residential property* means an establishment serving a single-family or household.

(2) Outdoor display areas, paving requirements. All outdoor display areas shall be paved with a permanent all-weather surface of asphalt concrete or Portland cement concrete approved by the planning director.

- a. Outdoor display of motor vehicles shall not be displayed on areas that are designated for off-street parking or are included in the computation for designated off-street parking (unless the off-street parking spaces available exceed the number of spaces required for off-street parking), areas designated for landscaping, grass, dirt, gravel or other unimproved surfaces.
- b. Display of one (1) motor vehicle for sale on residential property shall not be considered an outdoor display area for purposes of this section.
- c. Outdoor display areas of motor vehicles that require proper screening pursuant to applicable city ordinances shall comply with screening requirements in addition to paving.
- d. Outdoor display areas shall not encroach into the sight visibility triangle.

(3) Outdoor display areas in existence at time of enactment of this article. A person owning, renting, leasing, or operating an outdoor display area on the date of enactment of this article shall have a period of six (6) months from the date of enactment of this article in which to comply with the paving requirements set forth in subsection 6-417(b) of this article. This section shall only apply to outdoor display area(s) as it existed on the date of enactment of this article. Should an existing outdoor display area(s) be enlarged or expanded prior to the end of the six-month period, the entire outdoor display area(s) shall be required, at time of enlargement or expansion, to comply with subsection 6-417(b).

(Ord. No. 2011-34, § 1, 12-20-11)

Sec. 6-421. – Shared Parking

- (1) **Generally.** The City Council recognizes that uses may have different hours of operation and peak parking demand hours. The City desires to encourage the sharing of parking for its potential to reduce impervious surfaces and / or enhance the efficiency of land use. Thus, where a mix of uses creates synergy with respect to the utilization of parking spaces due to differences in peak use, the City may reduce the required number of off-street parking spaces according to the provisions of this Section.
- (2) **Shared Parking Table.** Shared parking allows a reduction in the total number of required parking spaces when a parcel is occupied by two or more uses which typically do not experience peak parking demands at the same time. When any land or building is used for two or more uses that are listed below, the minimum total number of required parking spaces may be determined by the following procedures:
 - a. Multiply the minimum required parking for each individual use, excluding spaces reserved for use by specified individuals or classes of individuals (except car share programs), by the appropriate percentage listed in Table 5, Shared Parking Table, for each of the designated time periods.
 - b. Calculate a sum for all uses for each of the five time periods (columns). The minimum parking requirement is the highest of these sums. Table 6, Illustrative Shared Parking Credit Calculation, provides an example of how to use Table 5, Shared Parking, to calculate required parking.
 - c. In general, the maximum reduction allowed by Table 5, shall be 25 percent. However, a greater reduction is permitted, provided that:
 - i. Sufficient land is set aside for each parking space in excess of the 25 percent reduction that is not constructed, so that the spaces may be constructed at a later date should the City Engineer determine that they are necessary; and
 - ii. The property owner executes and records a document that guarantees that the spaces will be constructed upon written order of the City Engineer.
- (3) **Adjoining Property Owners.** Property owners on adjoining properties may enter into contractual agreements for shared off-street parking provided that there is enough total parking available to meet the overall parking requirements of both sites.

Table 5 Shared Parking Table					
Use	Weekday			Weekend	
	Night (12 AM to 6 AM)	Day (6 AM to 6 PM)	Evening (6 PM to 12 AM)	Day (6 AM to 6 PM)	Evening (6 PM to 12 AM)
Residential	100%	60%	90%	80%	90%
Office	5%	100%	10%	10%	5%
Retail / Commercial	5%	70%	90%	100%	70%
Commercial Lodging	80%	80%	100%	50%	100%
Restaurant	10%	50%	100%	50%	100%
Entertainment	10%	40%	100%	80%	100%
All Others	100%	100%	100%	100%	100%

**Table 6
Illustrative Shared Parking Credit Calculation**

EXAMPLE: A mixed-use building has 50 2-bedroom residences, 50,000 square feet of office space, and 50,000 square feet of retail space. Separately, these uses would require 550 parking spaces [(50 sp. x 2 sp. / unit) + (50,000 sf. x (1 sp. / 250 sf.))] + [50,000 sf. x (5 sp. / 1,000 sf.)] = 550. However, combined, they could share 435 parking spaces.

Use	Weekday			Weekend	
	Night (12 AM to 6 AM)	Day (6 AM to 6 PM)	Evening (6 PM to 12 AM)	Day (6 AM to 6 PM)	Evening (6 PM to 12 AM)
Residential 100 spaces	100% x 100 = 100	60% x 100 = 60	90% x 100 = 90	80% x 100 = 80	90% x 100 = 90
Office 200 spaces	5% x 200 = 10	100% x 200 = 200	10% x 200 = 20	10% x 200 = 20	5% x 200 = 10
Retail / Commercial 250 spaces	5% x 250 = 13	70% x 250 = 175	90% x 250 = 225	100% x 250 = 250	70% x 250 = 175
Commercial Lodging	80% x 0 = 0	80% x 0 = 0	100% x 0 = 0	50% x 0 = 0	100% x 0 = 0
Restaurant	10% x 0 = 0	50% x 0 = 0	100% x 0 = 0	50% x 0 = 0	100% x 0 = 0
Entertainment	10% x 0 = 0	40% x 0 = 0	100% x 0 = 0	80% x 0 = 0	100% x 0 = 0
All Others	100% x 0 = 0	100% x 0 = 0	100% x 0 = 0	100% x 0 = 0	100% x 0 = 0
COLUMN TOTALS	123	435	335	350	275

TABLE NOTE:

¹ The largest number, 435, is the number of parking spaces that are required. This example is a 21 percent reduction compared to individual calculations.

Secs. 6-422—6-424. - Reserved.



PLANNING COMMISSION COMMUNICATION

March 16, 2016

ITEM #	ITEM TITLE
10	Requests for Future Agenda Items

MOTION

Consideration of and action on requests for future Agenda items.

RECOMMENDATION

N/A

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

SUPPORTING DOCUMENTS:

1. None

APPROVAL

Submitted by:

Travis Tanner

Travis Tanner, AICP
Executive Director of Community
Development

Reviewed by:

___ Executive Director of Community Development

___ City Engineer

EXECUTIVE SUMMARY

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

ITEM 11

Announcements.

ITEM 12

Adjournment.