

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, April 15, 2015
TIME: 4:00 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 March 18, 2015. (Janet Eder, Secretary II)

PUBLIC HEARINGS

None

VARIANCE REQUESTS

None

SUBDIVISION LAND PLANS AND PRELIMINARY PLATS

2. Consideration of and action on a Preliminary Plat of Walnut Creek Section Twelve, being 14.3+/- acres of land containing 48 lots (60' x 120' TYP.) and four reserves in three blocks out of the Eugene Wheat Survey, A-396 and Wiley Martin League, A-56, Fort Bend County, Texas. (Travis Tanner, Executive Director of Community Development)
3. Consideration of and action on a request by EHRA to extend the Preliminary Plat of Park Place Boulevard Street Dedication, being a subdivision of 2.3580 acres out of the Robert E. Handy Survey, A-187, in the City of Rosenberg, Fort Bend County, Texas (Fort Bend County Municipal Utility District No. 144). (Travis Tanner, Executive Director of Community Development)
4. Consideration of and action on a request by Jones and Carter, Inc., to extend approval for the Preliminary Plat of Stonecreek Estates Section One, a subdivision of 78.96 acres of land out of the Wiley Martin Survey, A-56 Fort Bend County, Texas; 185 lots, 8 reserves, 9 blocks. (Travis Tanner, Executive Director of Community Development)

FINAL PLATS

5. Consideration of and action on a Final Plat of Park Place Boulevard Street Dedication, being a subdivision of 2.3580 acres out of the Robert E. Handy Survey, A-187, in the City of Rosenberg, Fort Bend County, Texas (Fort Bend County Municipal Utility District No. 144). (Travis Tanner, Executive Director of Community Development)
6. Consideration of and action on a Final Plat of Rivers Mist Section Three, being a subdivision of 31.51 acres out of the WM. Lusk Survey, A-276, in Fort Bend County, Texas. (Fort Bend County Municipal Utility District No. 158): Also being a partial replat of restricted Reserve 'C', Block 1, Rivers Mist Section Two, Plat No. 2015008851 F.B.C.P.R.; 73 lots, 3 blocks and 5 reserves (13.2161 acres). (Travis Tanner, Executive Director of Community Development)
7. Consideration of and action on a Final Plat of The Trails at Seabourne Parke Section Two, a subdivision of 22.691 acres located in the G.M. Stone 1/3 League Survey, Abstract 312, City of Rosenberg, Fort Bend County, Texas (Fort Bend County Municipal Utility District No. 147); 108 lots, 6 blocks. (Travis Tanner, Executive Director of Community Development).

DISCUSSION ITEMS

8. Review and discuss the proposed Rose Meadows Development, and take action as necessary. (Travis Tanner, Executive Director of Community Development)
9. Consideration of and action on requests for future Agenda items. (Travis Tanner, Executive Director of Community Development)
10. Announcements.
11. Adjournment.

[EXECUTION PAGE TO FOLLOW]

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).

DATED AND POSTED this the 8th day of April 2015, at 11:30 a.m. by

Anne Stark



Anne Stark

Attest:
Anne Stark, Assistant City Secretary

Robert Gracia

Approved for Posting:
Robert Gracia, City Manager

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

ITEM 1

Minutes:

- 1. Regular Planning Commission Meeting Minutes for March 18, 2015**

PLANNING COMMISSION MEETING MINUTES

DRAFT

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

COMMISSIONERS PRESENT

Pete Pavlovsky	Planning Commission Chairperson
Lester Phipps, Jr.	Planning Commission Vice Chairperson
Wayne Poldrack	Planning Commission Secretary
Alicia Casias	Planning Commissioner
Mike Parsons	Planning Commissioner
James Urbish	Planning Commissioner

STAFF PRESENT

Cynthia McConathy	Councilor, At Large Position Two
Travis Tanner	Executive Director of Community Development
Charles Kalkomey	City Engineer
Janet Eder	Secretary II

OTHERS PRESENT

Carol Redd	Edminster, Hinshaw, Russ & Associates, Inc. (Rivers Mist Section Three)
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CALL TO ORDER

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

AGENDA

1. **CONSIDERATION OF AND ACTION ON MINUTES OF THE REGULAR PLANNING COMMISSION MEETING OF FEBRUARY 18, 2015.**

Action Taken: Commissioner Casias moved, seconded by Commissioner Parsons, to approve the minutes of the Regular Planning Commission Meeting of February 18, 2015, as written. The motion carried unanimously.

2. **PUBLIC HEARING ON A PRELIMINARY PLAT OF RIVERS MIST SECTION THREE, BEING A SUBDIVISION OF 31.51 ACRES OUT OF THE WM. LUSK SURVEY, A-276, IN FORT BEND COUNTY, TEXAS. (FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 158): ALSO BEING A PARTIAL REPLAT OF RESTRICTED RESERVE 'C', BLOCK 1, RIVERS MIST SECTION TWO, PLAT NO. 2015008851 F.B.C.P.R. PURPOSE OF REPLAT: TO DECREASE THE SIZE OF RESERVE 'C' IN RECORDED RIVERS MIST SECTION TWO IN ORDER TO MEET LOT SIZE REQUIREMENTS IN RIVERS MIST SECTION THREE; 73 LOTS, 4 BLOCKS AND 5 RESERVES (13.2161 ACRES).**

Executive Summary: The Preliminary Plat of Rivers Mist Section Three is located off of River Delta Lane and Rohan Road, south of Rivers Mist Sections One and Two. The proposed Plat is in the Extraterritorial Jurisdiction (ETJ) and in Fort Bend County MUD No. 158.

The Plat consists of 73 lots, four (4) blocks, and five (5) reserves totaling 13.2161 acres. All proposed lots are a minimum of sixty feet (60') in width. This is in accordance with the approved Land Plan for Rivers Mist dated May 2006.

While the proposed Plat meets all applicable regulations of the City of Rosenberg, because it includes a partial replat of Reserve "C" of Rivers Mist Section Two, a public hearing is required per State law and the City's "Subdivision" Ordinance. That being said, staff recommends holding the hearing prior to the Planning Commission taking action on the Plat in a subsequent Agenda item.

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

3. **CONSIDERATION OF AND ACTION ON A PRELIMINARY PLAT OF RIVERS MIST SECTION THREE, BEING A SUBDIVISION OF 31.51 ACRES OUT OF THE WM. LUSK SURVEY, A-276, IN FORT BEND COUNTY, TEXAS. (FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 158): ALSO BEING A PARTIAL REPLAT OF RESTRICTED RESERVE 'C', BLOCK 1, RIVERS MIST SECTION TWO, PLAT NO. 2015008851 F.B.C.P.R. PURPOSE OF REPLAT: TO DECREASE THE SIZE OF RESERVE 'C' IN RECORDED RIVERS MIST SECTION TWO IN ORDER TO MEET LOT SIZE REQUIREMENTS IN RIVERS MIST SECTION THREE; 73 LOTS, 4 BLOCKS AND 5 RESERVES (13.2161 ACRES)**

Executive Summary: As discussed in the previous agenda item, the Preliminary Plat of Rivers Mist Section Three is located off of River Delta Lane and Rohan Road, south of Rivers Mist Sections One and Two. The proposed Plat is in the Extraterritorial Jurisdiction (ETJ) and in Fort Bend County MUD No. 158.

The Plat consists of 73 lots, four (4) blocks, and five (5) reserves totaling 13.2161 acres. All proposed lots are a minimum of sixty feet (60') in width. This is in accordance with the approved Land Plan for Rivers Mist dated May 2006.

The proposed Plat meets all applicable regulations of the City of Rosenberg. Therefore staff recommends approval of the Preliminary Plat of Rivers Mist Section Three.

Key Discussion:

- Mr. Tanner presented the item and reviewed the Executive Summary.
- Chairperson Pavlovsky inquired about the purpose of the proposed Plat and if it was to decrease the size of Reserve C.
- Mr. Tanner stated that the purpose of the proposed Plat was to decrease the size of Reserve 'C' in recorded Rivers Mist Section Two, in order to meet lot size requirements in Rivers Mist Section Three. This is basically a partial replat of Rivers Mist Section Two.
- Commissioner Parsons inquired if Rivers Mist Section Three was the final plat of this subdivision.
- Commissioner Poldrack inquired about square footage requirements.
- Mr. Tanner replied that there were not requirements. The property is located in the ETJ, not in the City; and that the City would not require square footage requirements elsewhere in the City.
- Commissioner Poldrack inquired about deed restrictions.
- Mr. Tanner replied that there are most likely deed restrictions.
- Commissioner Parsons inquired about ingress and egress to the property and commented that the proposed street names are not referenced on the Land Plan, making it difficult to fit with the Land Plan.
- Mr. Tanner replied that the current land plan is dated 2006 and the street names were not determined at that time. Mr. Tanner further stated that the property has access to both Reading and Rohan Roads, and Mr. Kalkomey stated that there are connections to the adjacent subdivision as well.

Action Taken: Commissioner Casias moved, seconded by Commissioner Parsons, to approve the Preliminary Plat of Rivers Mist Section Three, being a subdivision of 31.51 acres out of the WM. Lusk Survey, A-276, in Fort Bend County, Texas. (Fort Bend County Municipal Utility District No. 158): Also being a partial replat of restricted Reserve 'C', Block 1, Rivers Mist Section Two, Plat No. 2015008851 F.B.C.P.R. Purpose of replat: to decrease the size of Reserve 'C' in recorded Rivers Mist Section Two in order to meet lot size requirements in Rivers Mist Section Three; 73 lots, 4 blocks and 5 reserves (13.2161 acres) The motion carried unanimously.

4. **REVIEW AND DISCUSS THE PROPOSED ROSE MEADOWS DEVELOPMENT, AND TAKE ACTION AS NECESSARY TO DIRECT STAFF.**

Executive Summary: The developer of Rose Ranch (Fort Bend County MUD No. 66) and their land planner have approached City staff regarding continued development of the property. The last residential plat that was filed in this development was in 2005 (Section One, 165 lots). The subdivision is built out and development has essentially been dormant since that time.

The existing Land Plan was approved under previous City ordinances relating to lot size, etc., but the developer may want to significantly change the layout, necessitating compliance with current City ordinances. A revised Land Plan has not been submitted at this time. However, the developer has requested the opportunity to discuss this item with the Planning Commission. At this time they are referring to the development as "Rose Meadows," hence the title of the Agenda item.

Key Discussion:

- Mr. Tanner stated that the developer for the Rose Ranch has withdrawn from the agenda, therefore there will not be any discussion on the proposed Rose Meadows Development at this time.

No action taken.

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

Executive Summary: At the February 18th Planning Commission meeting, Commissioner Poldrack requested an Agenda item to revisit a discussion item regarding expanded residential street pavement widths. Staff discussed further researching the item and gathering some input from developers. Based on this research, staff will give an updated presentation of the item.

Key Discussion:

- Mr. Tanner presented the item and reviewed the Executive Summary.
- Mr. Tanner stated that the City is not required to have 27' pavement widths just because everyone else has. The 27' pavement width is a standard, providing for parking on one side of the street and allowing a 20' fire lane for emergency access on the remainder of the street. If there were parking on both sides of the street, then there would be a 13' passage way on the remainder of the street. A typical lane width on the freeway is 12' just to give an idea of travel width.
- Commissioner Parsons inquired about curb parking and expressed concern about access for a fire truck.
- Chairperson Pavlovsky commented about the street width and the additional space taken by larger sized vehicles. Chairperson Pavlovsky suggested having no parking signs on either side of the streets.
- Mr. Tanner stated that the City has not had any emergency access issues regarding the 27' pavement widths after talking with the Fire Department. Garage enclosures converted to a living space and grandfathered setbacks contribute to cars encroaching on the right-of-way. Mr. Tanner stated that, to have a 20' fire lane and street parking on each side of the street, a 34' pavement width would be required. This would be similar to a collector street. Streets of this width would result in increased speeds. Mr. Tanner stated that the City has interviewed different developers in various subdivisions concerning 30' street widths and it is not cost effective.
- Commissioner Poldrack inquired about concrete street requirements.
- Mr. Tanner replied that maintenance on concrete streets is better than on asphalt.
- Councilor McConathy commented on deed restrictions prohibiting garage enclosures by developers.
- Commissioner Parsons remarked on the rate of speed on a collector street in Rosenberg and the variation compared from early morning to evening. The speed limit on a collector street is 30/mph, but the average speed traveled is 38/mph. At evening and early morning, the speed reached 55-60/mph according to Commissioner Parsons.
- Councilor McConathy suggested that the City place a regulation in the subdivisions to help regulate speed.
- Commissioner Parsons replied that speed could be reduced by using a few driveways to enforce the speed limit. Giving out tickets by the City and DPS would raise awareness of speeding. Commissioner Parsons questioned the conviction rate of those receiving speeding tickets and the responsibility of paying the fee.
- Commissioner Poldrack questioned the configuration of the subdivision, the length of the streets and the number of cul-de-sacs.
- Commissioner Casias inquired about the street width in The Reserve at Brazos Town Center.
- Mr. Tanner replied street that street width is 27'.
- Commissioner Casias inquired if the City had received concerns from residents moving into the subdivisions or received concerns from the Fire Department about subdivision accessibility.
- Mr. Tanner replied that the City has not received any concerns about on street parking. On-street parking has been more of a concern in older subdivisions which have not held their value. Many of the newer subdivisions being built like Summer Park, Summer Lakes, and The Reserve at Brazos Town Center have 27' widths and have not had issues to date.
- Commissioner Casias stated that some of the Sugar Land subdivisions are going with a 28' pavement width. Will this width make a difference?
- Mr. Tanner replied that the 28' width is back of curb to back of curb.
- Chairperson Pavlovsky stated that there are less service calls in newer subdivisions compared to older ones. Chairperson Pavlovsky stated that curved streets slow down traffic.
- Mr. Tanner stated that developers are in agreement with wider pavement widths for collector streets.
- Commissioner Parsons recommended increasing pavement widths from 27' to 30' for safety reasons and have City Council decide on street width.

- Commissioner Poldrack stated that wider streets are aesthetically more pleasing.
- Commissioner Poldrack suggested that an ordinance be enforced making people park on one side of the street if the street width was 27' and encourage the Police Department to issue tickets for non-compliance. There needs to be a solution for existing 27' streets as well as the newer 27' streets.
- Commissioner Poldrack questioned Councilor McConathy about the City issuing tickets for incorrect parking and whether or not there may be public relations issues.
- Commissioner Urbish suggested that streets need designated fire lanes and/or no parking signage to help prevent on-street parking.
- Chairperson Pavlovsky inquired why the City placed no parking signs on Callendar Street.
- Councilor McConathy replied that the signs were placed on Callendar Street as a result of a corner business without adequate parking on the road. Alamo Street also encountered the same problem.
- Chairperson Pavlovsky inquired about how to get City Council to pass an ordinance for no street parking.
- Councilor McConathy replied, justification, including pictures, complaints and traffic hazards.
- Commissioner Casias voiced concern about the justification of having 27' streets without receiving resident complaints or issues.

Action taken: Commissioner Poldrack moved to make a recommendation to City Council to amend the "Subdivision" Ordinance to require 30' streets, seconded by Commissioner Parsons. The motion carried by a vote of four "ayes", and two "noes". **AYES: Chairperson Pavlovsky, and Commissioners Urbish, Poldrack and Parsons. NOES: Vice Chairperson Phipps and Commissioner Casias.**

6. CONSIDERATION OF AND ACTION ON REQUESTS FOR FUTURE AGENDA ITEMS AND STAFF REPORT.

Executive Summary: The Staff Report of Current Activities consists of projects that staff is currently working on as well as other updates that are relevant to the Planning Commission. This item also allows the Planning Commission the opportunity to request that items be placed on future agendas. At the meeting, staff will provide an overview of recent activities related to the Comprehensive Plan update.

Key Discussion:

- Mr. Tanner presented the item and reviewed the Executive Summary.
- Mr. Tanner stated that the first two chapters of the plan have been completed. Chapter One contains mostly background information on the City and population projections, while Chapter Two includes actual policy recommendations related to the transportation system. It is available in digital format by accessing the City's website, www.ci.rosenberg.tx.us/compplan in addition to information provided by the City's consultant, Kendig Keast Collaborative. This is a draft only since staff is still reviewing. There must be a public hearing and recommendation by the Planning Commission before it can be adopted by City Council.

No action taken.

7. ANNOUNCEMENTS.

Chairperson Pavlovsky commended Dr. Dan Ives and Commissioner Poldrack for participation on the Blue Ribbon Facilities Task Force. Chairperson Pavlovsky also thanked Commissioner Poldrack for all the research acquired in the County.

8. ADJOURNMENT.

There being no further business, Chairperson Pavlovsky adjourned the Rosenberg Planning Commission meeting at 4:42 p.m.

Janet Eder
Secretary II



PLANNING COMMISSION COMMUNICATION

April 15, 2015

ITEM #	ITEM TITLE
2	Preliminary Plat of Walnut Creek Section Twelve

MOTION

Consideration of and action on a Preliminary Plat of Walnut Creek Section Twelve, being 14.3+/- acres of land containing 48 lots (60' x 120' typ.) and four reserves in three blocks out of the Eugene Wheat Survey, A-396 and Wiley Martin League, A-56 Fort Bend County, Texas.

RECOMMENDATION

Staff recommends approval of the Preliminary Plat of Walnut Creek Section Twelve.

MUD #	City/ETJ	ELECTION DISTRICT
152	Both	4

SUPPORTING DOCUMENTS:

1. Preliminary Plat of Walnut Creek Section Twelve
2. Land Plan of Walnut Creek – 01-09-08

APPROVAL

Submitted by:

Travis Tanner

Travis Tanner, AICP
Executive Director of Community
Development

Reviewed by:

Executive Director of Community Development

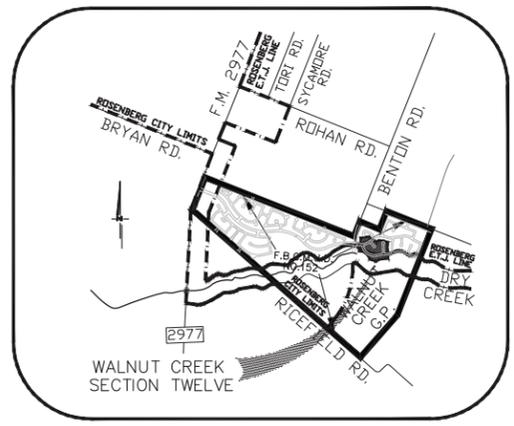
City Engineer *OK*

EXECUTIVE SUMMARY

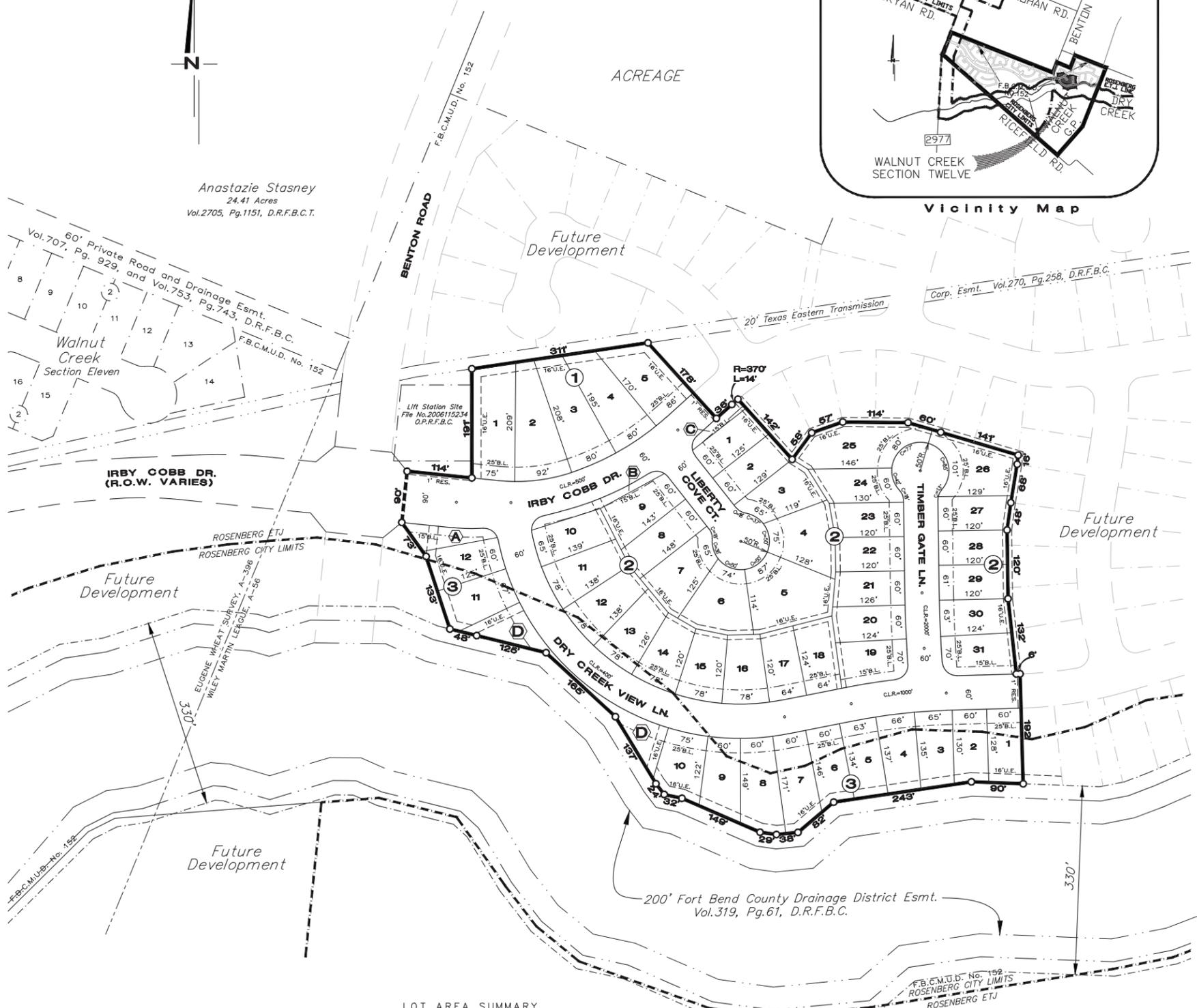
The Preliminary Plat of Walnut Creek Section Twelve is a proposed subdivision consisting of forty-eight (48) residential lots, four reserves, and three blocks located off of Irby Cobb Boulevard in the northeast part of the Walnut Creek Development. The proposed Plat is located partially in the City Limits, mostly in the Extraterritorial Jurisdiction (ETJ), and in Fort Bend County MUD No. 152. It is to the east of Walnut Creek Section Eleven.

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

The proposed Preliminary Plat is not in conflict with the "Subdivision" Ordinance, the approved Land Plan, or with the Development Agreement for MUD No. 152. That being said, staff recommends approval of the Preliminary Plat of Walnut Creek Section Twelve.

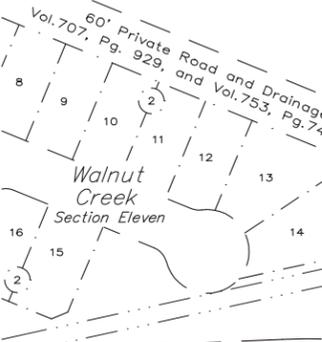


Vicinity Map



ACREAGE

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



Walnut Creek Section Eleven

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	75'	15,172	1	60'	7,392	1	60'	7,878
2	92'	13,840	2	60'	7,635	2	60'	7,657
3	80'	13,432	3	65'	9,340	3	65'	8,312
4	80'	12,489	4	75'	11,210	4	66'	8,569
5	86'	12,007	5	87'	15,764	5	63'	8,385
			6	74'	11,198	6	60'	8,140
			7	65'	10,352	7	60'	10,359
			8	60'	8,847	8	60'	11,038
			9	60'	8,681	9	60'	8,808
			10	65'	8,309	10	75'	8,958
			11	78'	9,441	11	67'	9,062
			12	78'	9,433	12	60'	8,177
			13	78'	9,101			
			14	78'	8,603			
			15	78'	8,443			
			16	78'	8,442			
			17	64'	7,620			
			18	64'	8,322			
			19	70'	8,738			
			20	60'	7,706			
			21	60'	7,439			
			22	60'	7,200			
			23	60'	7,489			
			24	60'	8,186			
			25	80'	14,584			
			26	101'	11,905			
			27	60'	7,474			
			28	60'	7,200			
			29	61'	7,267			
			30	63'	7,521			
			31	70'	8,809			

PARK LAND DEDICATION TABLE

TOTAL NUMBER OF LOTS:	48 LOTS
PUBLIC PARK REQUIREMENT:	48 LOTS/160=0.3 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)=577 LOTS.	
577/2 = 289 LOTS	
289 LOTS/160 = 1.81 ACRES OF CREDIT USED.	
MONEY IN LIEU OF PUBLIC PARK LAND DEDICATION:	48 LOTS/2=24 LOTS 24 LOTS X \$350.00/LOT=\$8,400.000

LOT WIDTH TABLE

WIDTH < 60'	0 LOTS (0%)
WIDTH ≥ 60'	48 LOTS (100%)
LOTS TOTAL: 48	

- 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 vest in the dedicant, 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.48157C02204, 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 PLAN.
 - ALL LOTS CONTAINED WITHIN THIS PRELIMINARY PLAT ARE HEREBY RESTRICTED TO SINGLE FAMILY RESIDENTIAL USE.

- NOTE:
- A** RESTRICTED RESERVE "A" LANDSCAPE/OPEN SPACE ±0.11 ACRE
 - B** RESTRICTED RESERVE "B" LANDSCAPE/OPEN SPACE ±0.08 ACRE
 - C** RESTRICTED RESERVE "C" LANDSCAPE/OPEN SPACE ±0.05 ACRE
 - D** RESTRICTED RESERVE "D" LANDSCAPE/OPEN SPACE ±0.29 ACRE

A PRELIMINARY PLAT OF
WALNUT CREEK SECTION TWELVE

BEING 14.3± ACRES OF LAND CONTAINING 48 LOTS (60' X 120' TYP) AND FOUR RESERVES IN THREE BLOCKS.

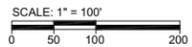
OUT OF THE EUGENE WHEAT SURVEY, A-396 & WILEY MARTIN LEAGUE, A-56 FORT BEND COUNTY, TEXAS

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



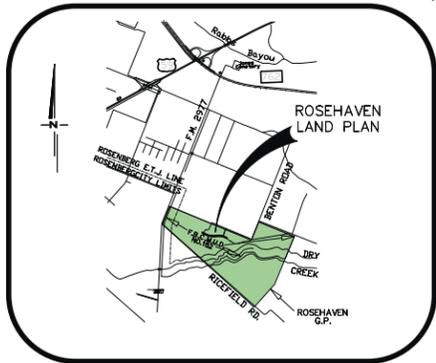
MARCH 23, 2015
KGA# 05504

DISCLAIMER AND LIMITED WARRANTY
THIS PRELIMINARY SUBDIVISION PLAT HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF THE CITY OF ROSENBERG SUBDIVISION ORDINANCE IN EFFECT AT THE TIME THIS PLAT WAS PREPARED ALONG WITH ANY VARIANCE OR VARIANCES TO THE PROVISIONS OF THE 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 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.

LOT ANALYSIS

ENTIRE PROJECT	SUB TOTAL	
(TYP.50'X120')	450 LOTS	752 LOTS (50%)
(TYP.55'X110')	302 LOTS	
(TYP.60'X110'/120')	757 LOTS	757 LOTS (50%)

1,509 TOTAL LOTS



Vicinity Map NTS

ROW WIDTH
60' (PATIO HOME ACCESS RD.)
60' (OTHER)
70'

PAVING WIDTH
36'
27'
39'

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

ROSEHAVEN PARKLAND ANALYSIS (Revised 2008)

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	0.22	10%	0.02	To Be Completed
Pocket Park 4	0.36	10%	0.04	To Be Completed
Open Space	1.1	50%	0.5	To Be Completed
Neighborhood Park 1	4.5	50%	2.25	To Be Completed
Neighborhood Park 2	3.2	50%	1.6	To Be Completed
Linear Park	5.70	10%	0.57	14% Completed
Detention (NE)	3.0	25%	0.75	To Be Completed
Detention (SW)	10.05	25%	2.51	To Be Completed
Detention (SE)	7.95	25%	1.99	To Be Completed
Detention (NW)	25.1	25%	6.27	25% Completed

Total Private Park Provided = 16.58 Ac.

Total Parkland Required= 1509 Lots/160 Lots/Ac. = 9.43 Ac.
Total Private Parkland Required= 9.43 Ac. * 50% = 4.71 Ac.
Amount of Parkland Remaining (Money in Lieu of Land) = 4.71 Ac.
Payment Required = 4.71 Ac. * 160 Lots/Ac. * \$350 = \$263,760

- Notes:**
- Maintenance Responsibility for Pocket Parks, Neighborhood Park, and Open Space will be the Homeowner's Association.
 - Maintenance Responsibility for Detention Areas NW, NE, SW, & SE will be proposed FBMD No.152.
 - Neighborhood Park 1 shall contain the following improvements:
 - *Swimming Pool
 - *Cabana
 - *Playground
 - *Parking

a general plan for
WALNUT CREEK
BEING ± 527.3 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. JAVIER MARTINEZ (281) 874-4467

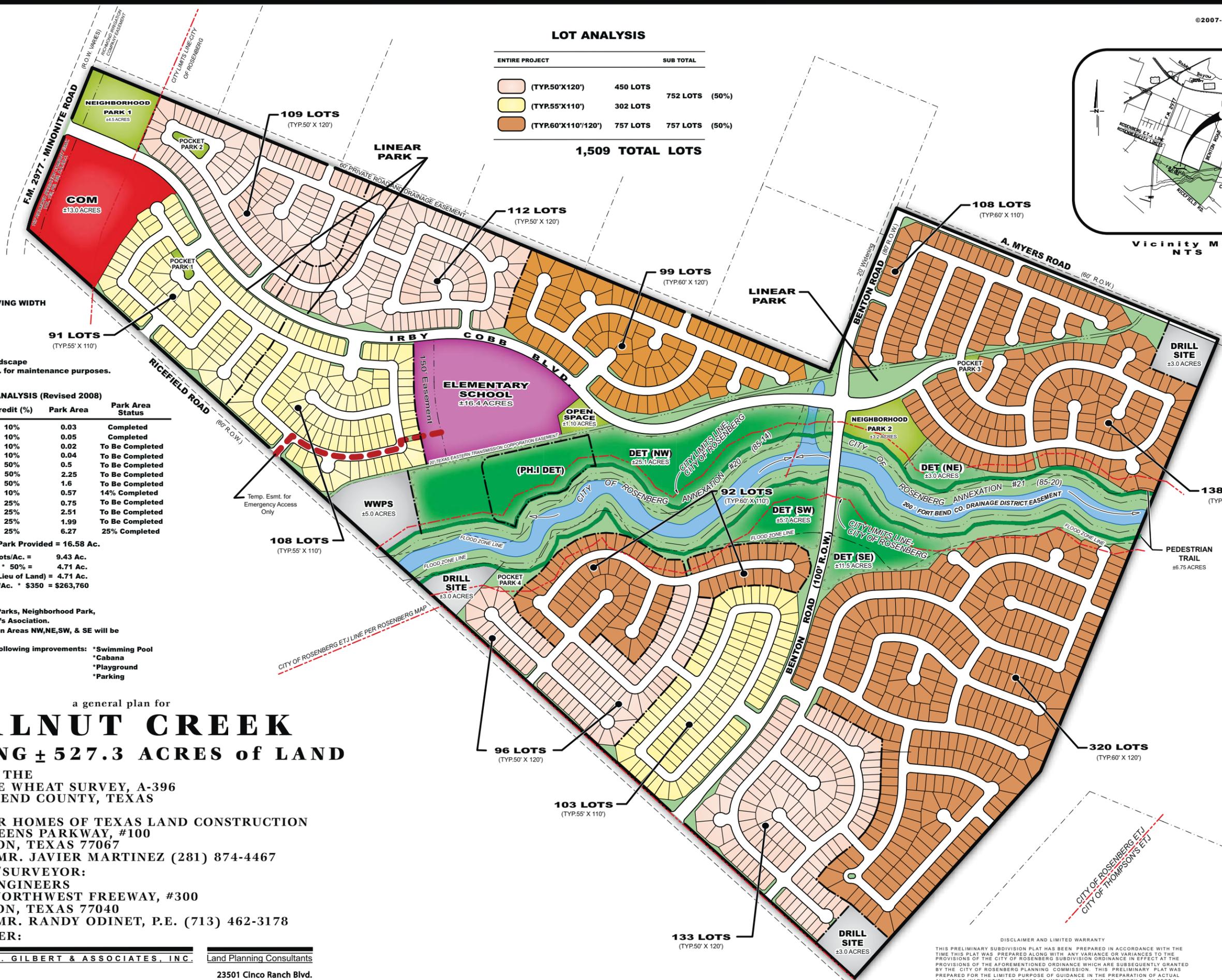
ENGINEER/SURVEYOR:
PATE ENGINEERS
13333 NORTHWEST FREEWAY, #300
HOUSTON, TEXAS 77040
ATTN: MR. RANDY ODINET, P.E. (713) 462-3178

PLANNER:
KERRY R. GILBERT & ASSOCIATES, INC.

Land Planning Consultants
23501 Cinco Ranch Blvd.
Suite A-250
Katy, Texas 77494
(281) 579-0340
Fax (281) 579-8212



JANUARY 09, 2008
KGA #05504



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 CITY OF ROSENBERG SUBDIVISION ORDINANCE IN EFFECT AT 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 ALL OTHER WARRANTIES, EXPRESS OR IMPLIED, AND NEITHER KERRY R. GILBERT & ENGINEERING AND DEVELOPMENT PLANS. THIS LIMITED WARRANTY IS MADE IN LIEU OF 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.



PLANNING COMMISSION COMMUNICATION

April 15, 2015

ITEM #	ITEM TITLE
3	Extension of Approval – Preliminary Plat of Park Place Boulevard Street Dedication

MOTION

Consideration of and action on a request by EHRA to extend the Preliminary Plat of Park Place Boulevard Street Dedication approval, being a subdivision of 2.3580 acres out of the Robert E. Handy Survey, A-187, in the City of Rosenberg, Fort Bend County, Texas (Fort Bend County Municipal Utility District No. 144).

RECOMMENDATION

Staff recommends extending the approval of the Preliminary Plat of Park Place Boulevard Street Dedication.

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

SUPPORTING DOCUMENT

1. Redd Correspondence – 04-01-15
2. Preliminary Plat of Park Place Boulevard Street Dedication – 08-20-14
3. Revised Land Use and Parcel Plan for MUD No. 144 Planned Unit Development – 11-01-11
4. Planning Commission Meeting Minute Excerpt - 08-20-14

APPROVAL

Submitted by:

Travis Tanner

Travis Tanner, AICP
Executive Director of Community
Development

Reviewed by:

Executive Director of Community Development

City Engineer *OK*

EXECUTIVE SUMMARY

The Planning Commission approved the Preliminary Plat of Park Place Boulevard Street Dedication on August 20, 2014. Pursuant to the "Subdivision" Ordinance, the applicant has requested an extension of that approval by 180 days from the date of its expiration.

The Preliminary Plat of Park Place Boulevard Street Dedication consists of 2.358 acres of proposed public right-of-way. The Plat is located off of Reading Road and August Green Drive, in the City Limits and in Fort Bend County MUD No. 144. It extends from the existing portion of Park Place Boulevard abutting the Waterford Park Apartments to the roundabout where August Green Drive currently terminates. It is a proposed eighty-foot (80') collector street right-of-way that will provide a needed secondary access to and from the subdivision. The Plat is in accordance with the Revised Land Use and Parcel Plan for MUD No. 144 and is not in conflict with any applicable regulations.

Staff recommends extending the approval of the Preliminary Plat of Park Place Boulevard Dedication by 180 days from the date of expiration.



TBPE No. F-726
TBPLS No. 10092300

April 1, 2015

City of Rosenberg Planning Commission
Rosenberg City Hall -- City Hall Council Chamber
2110 Fourth Street
Rosenberg, Texas 77471

Re: Park Place Boulevard Street Dedication

Dear Commission Members:

The preliminary plat of "Park Place Boulevard Street Dedication" received approval from the Planning Commission on August 20, 2014. We respectfully request an extension of this approval so that our final plat may be considered for final approval at the Commission meeting on April 15, 2015.

Thank you,

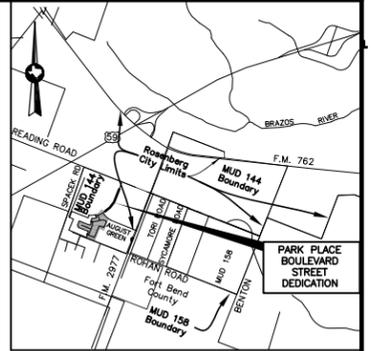
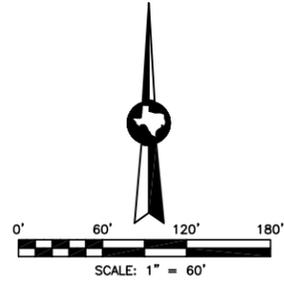
A handwritten signature in blue ink that reads "Carol A. Redd".

Carol A. Redd
Platting Supervisor

CAR/car

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S67°07'58"E	80.00'
L2	N46°38'37"W	81.80'

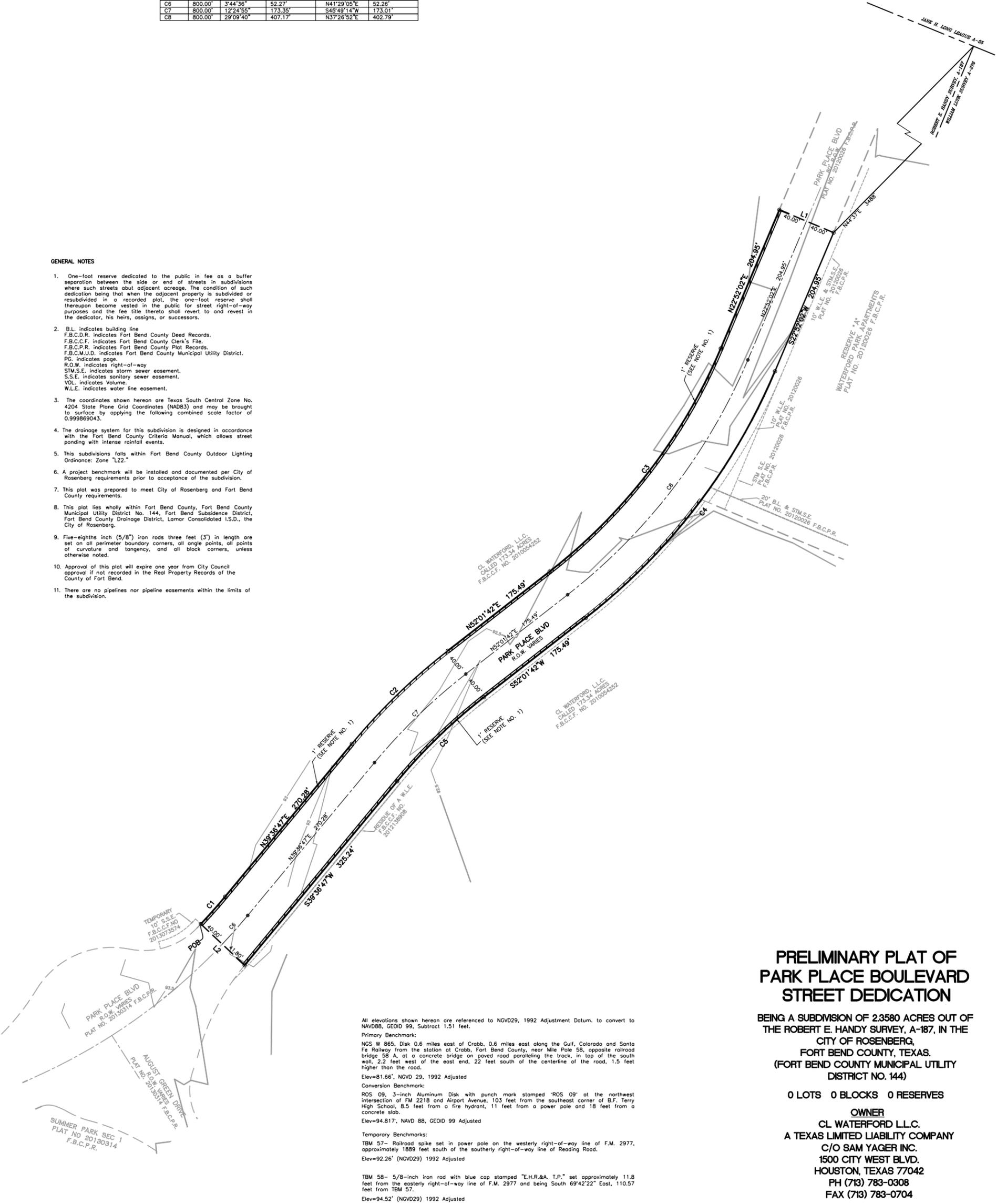
CURVE TABLE					
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	760.00'	3°44'36"	49.65'	N41°29'05"E	49.64'
C2	840.00'	12°24'55"	182.02'	N45°49'14"E	181.66'
C3	760.00'	29°09'40"	386.81'	N37°26'52"E	382.65'
C4	840.00'	29°09'40"	427.52'	S37°26'52"W	422.93'
C5	760.00'	12°24'55"	164.68'	S45°49'14"W	164.36'
C6	800.00'	3°44'36"	52.27'	N41°29'05"E	52.26'
C7	800.00'	12°24'55"	173.35'	S45°49'14"W	173.01'
C8	800.00'	29°09'40"	407.17'	N37°26'52"E	402.79'



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

GENERAL NOTES

- One-foot reserve dedicated to the public in fee as a buffer separation between the side or end of streets in subdivisions where such streets abut adjacent acreage. The condition of such dedication being that when the adjacent property is subdivided or resubdivided in a recorded plat, the one-foot reserve shall thereupon become vested in the public for street right-of-way purposes and the fee title thereto shall revert to and rest in the dedicator, his heirs, assigns, or successors.
- B.L. indicates building line.
F.B.C.D.R. indicates Fort Bend County Deed Records.
F.B.C.C.F. indicates Fort Bend County Clerk's File.
F.B.C.P.R. indicates Fort Bend County Plat Records.
F.B.C.M.U.D. indicates Fort Bend County Municipal Utility District.
P.C. indicates page.
R.O.W. indicates right-of-way.
S.T.M.S.E. indicates storm sewer easement.
S.S.E. indicates sanitary sewer easement.
V.O.L. indicates Volume.
W.L.E. indicates water line easement.
- The coordinates shown hereon are Texas South Central Zone No. 4204 State Plane Grid Coordinates (NAD83) and may be brought to surface by applying the following combined scale factor of 0.999869043.
- The drainage system for this subdivision is designed in accordance with the Fort Bend County Criteria Manual, which allows street ponding with intense rainfall events.
- This subdivision falls within Fort Bend County Outdoor Lighting Ordinance: Zone "LZ2."
- A project benchmark will be installed and documented per City of Rosenberg requirements prior to acceptance of the subdivision.
- This plat was prepared to meet City of Rosenberg and Fort Bend County requirements.
- This plat lies wholly within Fort Bend County, Fort Bend County Municipal Utility District No. 144, Fort Bend Subsidence District, Fort Bend County Drainage District, Lamar Consolidated I.S.D., the City of Rosenberg.
- 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.
- 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.



**PRELIMINARY PLAT OF
PARK PLACE BOULEVARD
STREET DEDICATION**

BEING A SUBDIVISION OF 2.3580 ACRES OUT OF
THE ROBERT E. HANDY SURVEY, A-187, IN THE
CITY OF ROSENBERG,
FORT BEND COUNTY, TEXAS.
(FORT BEND COUNTY MUNICIPAL UTILITY
DISTRICT NO. 144)

0 LOTS 0 BLOCKS 0 RESERVES

OWNER
CL WATERFORD L.L.C.
A TEXAS LIMITED LIABILITY COMPANY
C/O SAM YAGER INC.
1500 CITY WEST BLVD.
HOUSTON, TEXAS 77042
PH (713) 783-0308
FAX (713) 783-0704

AUGUST 6, 2014



10555 Westoffice Drive
Houston, Texas 77042
713.784.4500
EHRAinc.com
TBP# No. F726
TBP# S No. 10092300

All elevations shown hereon are referenced to NGVD29, 1992 Adjustment Datum. to convert to NAVD88, GEOID 99, Subtract 1.51 feet.

Primary Benchmark:

NGS W 865, Disk 0.6 miles east of Crabb, 0.6 miles east along the Gulf, Colorado and Santa Fe Railway from the station at Crabb, Fort Bend County, near Mile Pole 58, opposite railroad bridge 58 A, at a concrete bridge on paved road paralleling the track, in top of the south wall, 2.2 feet west of the east end, 22 feet south of the centerline of the road, 1.5 feet higher than the road.

Elev=81.66', NGVD 29, 1992 Adjusted

Conversion Benchmark:

ROS 09, 3-inch Aluminum Disk with punch mark stamped "ROS 09" at the northwest intersection of FM 2218 and Airport Avenue, 103 feet from the southeast corner of B.F. Terry High School, 8.5 feet from a fire hydrant, 11 feet from a power pole and 18 feet from a concrete slab.

Elev=94.817, NAVD 88, GEOID 99 Adjusted

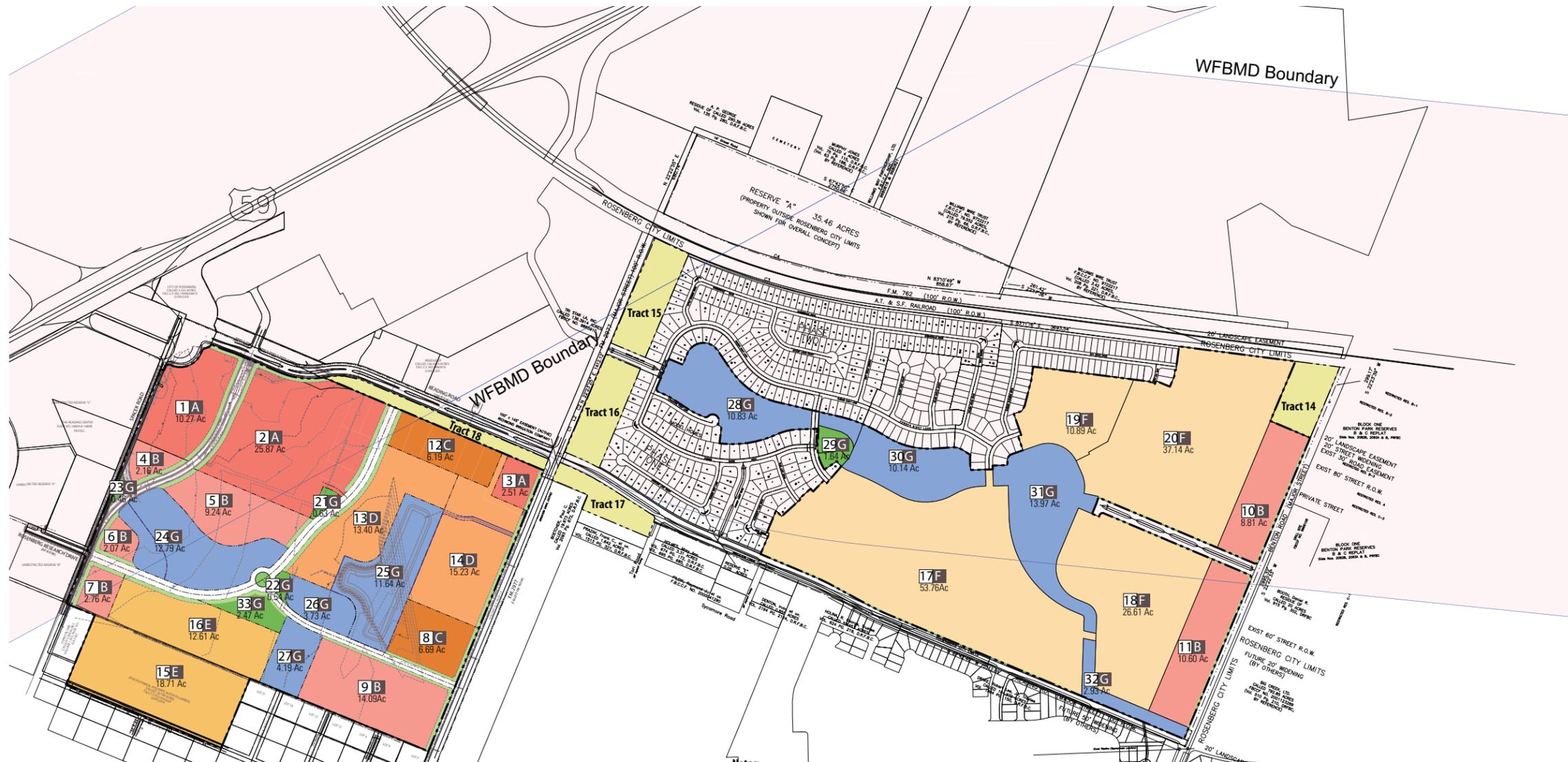
Temporary Benchmarks:

TBM 57- Railroad spike set in power pole on the westerly right-of-way line of F.M. 2977, approximately 1889 feet south of the southerly right-of-way line of Reading Road.

Elev=92.26' (NGVD29) 1992 Adjusted

TBM 58- 5/8-inch iron rod with blue cap stamped "E.H.R.&A. T.P." set approximately 11.8 feet from the easterly right-of-way line of F.M. 2977 and being South 69°42'22" East, 110.57 feet from TBM 57.

Elev=94.52' (NGVD29) 1992 Adjusted



Parcel Key



Notes:

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

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

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

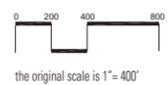
Tract #	Tract Area Acres
14	4.56
15	6.2395
16	5.8758
17	3.78
18**	4.1667
	24.622 Acres

Legend

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

Land Use & Parcel Plan: Exhibit B

S L A Studio • Land
Land Planning • Landscape Architecture



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

PLANNING COMMISSION MEETING MINUTES

On this the 20th day of August 2014, the Planning Commission (Commission) of the City of Rosenberg, Fort Bend County, Texas, met in regular meeting at the Rosenberg City Hall Council Chamber, 2110 4th Street, Rosenberg, Texas 77471.

COMMISSIONERS PRESENT

Pete Pavlovsky	Planning Commission Chairperson
Lester Phipps, Jr.	Planning Commission Vice Chairperson
Wayne Poldrack	Planning Commission Secretary
Alicia Casias	Planning Commissioner
Mike Parsons	Planning Commissioner
James Urbish	Planning Commissioner

STAFF PRESENT

Cynthia McConathy	Councilor, At Large Position Two
Travis Tanner	Executive Director of Community Development
Scott Tschirhart	City Attorney
Renée LeLaurin	Secretary II

GUESTS PRESENT

Vahid Tabrizi	ERSA Grae Corporation – Stonecreek Estates
Kerry Gilbert	Kerry R. Gilbert & Associates – Stonecreek Estates
Geoff Freeman	Kerry R. Gilbert & Associates – Stonecreek Estates
Tom Sabin	GSSW Real Estate Investments – The Fountains II
Tony Topping	Texas Masonry Council
Carol Redd	EHRA – Park Place Boulevard/Rivers Mist

CALL TO ORDER:

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

AGENDA

1. CONSIDERATION OF AND ACTION ON MINUTES OF THE JUNE 18, 2014, AND JULY 16, 2014 REGULAR PLANNING COMMISSION MEETING.

Action Taken: Vice Chairperson Phipps moved, seconded by Commissioner Urbish, to approve the minutes of the June 18, 2014 Regular Planning Commission Meeting as written. The motion carried by a vote of four “ayes” and two abstentions. **Ayes:** *Chairperson Pavlovsky, Vice Chairperson Phipps, Commissioner Poldrack and Urbish.* **Abstentions:** *Commissioners Casias and Parsons.*

Action Taken: Commissioner Parsons moved, seconded by Commissioner Casias, to approve the minutes of the July 16, 2014 Regular Planning Commission Meeting as written. The motion carried by a vote of four “ayes” and two abstentions. **Ayes:** *Chairperson Pavlovsky, Commissioner Casias, Poldrack and Urbish.* **Abstentions:** *Vice Chairperson Phipps and Commissioner Parsons.*

2. CONSIDERATION OF AND ACTION ON A PRELIMINARY PLAT OF PARK PLACE BOULEVARD STREET DEDICATION, BEING A SUBDIVISION OF 2.3580 ACRES OUT OF THE ROBERT E. HANDY SURVEY, A-187, IN THE CITY OF ROSENBERG, FORT BEND COUNTY, TEXAS (FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 144); 0 LOTS, 0 BLOCKS, 0 RESERVES.

Executive Summary: The Preliminary Plat of Park Place Boulevard Street Dedication consists of 2.358 acres of proposed public right-of-way. The Plat is located off of Reading Road and August Green Drive, in the City Limits and in Fort Bend County MUD No. 144. It extends from the existing portion of Park Place Boulevard abutting the Waterford Park Apartments to the roundabout where August Green Drive currently terminates. It is a proposed eighty-foot (80') collector street right-of-way that will provide a needed secondary access to and from the subdivision. The Plat is in accordance with the Revised Land Use and Parcel Plan for MUD No. 144 and is not in conflict with any applicable regulations. Staff recommends approval of the Preliminary Plat of Park Place Boulevard Street Dedication.

Key Discussion:

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

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

Additional Discussion:

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

Action Taken: Upon voting, the motion carried unanimously.

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

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

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

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

Key Discussion:

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

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

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

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

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

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

Key Discussion:

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



PLANNING COMMISSION COMMUNICATION

April 15, 2015

ITEM #	ITEM TITLE
4	Extension of Approval - Preliminary Plat of Stonecreek Estates Section One

MOTION

Consideration of and action on a request by Jones and Carter, Inc., to extend approval for the Preliminary Plat of Stonecreek Estates Section One, a subdivision of 78.96 acres of land out of the Wiley Martin Survey, A-56 Fort Bend County, Texas; 185 lots, 8 reserves, 9 blocks.

RECOMMENDATION

Staff recommends extending the approval of the Preliminary Plat of Stonecreek Estates Section One.

MUD #	City/ETJ	ELECTION DISTRICT
184 (Stonecreek Estates)	ETJ	N/A

SUPPORTING DOCUMENTS:

1. Baccus Correspondence – 03-31-15
2. Preliminary Plat of Stonecreek Estates Section One
3. General Plan for Stonecreek Estates – 09-02-14
4. Planning Commission Meeting Minute Excerpt – 09-17-14

APPROVAL

Submitted by:

Travis Tanner

Travis Tanner, AICP
Executive Director of Community
Development

Reviewed by:

Executive Director of Community Development

City Engineer *OK*

EXECUTIVE SUMMARY

The Planning Commission approved the Preliminary Plat of Stonecreek Estates Section One on September 17, 2014. Pursuant to the "Subdivision" Ordinance, the applicant has requested an extension of that approval by 180 days from the date of its expiration.

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

The Preliminary Plat consisted of 70.8 acres and 184 single-family residential lots. Additionally, the Plat contained 3.25 acres in landscape reserves and a 5.12-acre recreation center site that will receive credit toward meeting parkland dedication requirements. All proposed lots were a minimum of sixty feet (60') in width, with some lots being substantially larger.

The Plat is in conformance with the approved Land Plan and with applicable City ordinances. Staff recommends extending the approval of the Preliminary Plat of Stonecreek Estates Section One by 180 days from the date of expiration.



ROSENBERG	AUSTIN
SAN ANTONIO	DALLAS
THE WOODLANDS	HOUSTON
BRYAN/COLLEGE STATION	BRENHAM
	GREENSPOINT

March 31, 2015

*Texas Board of Professional Engineers Registration No. F 439
Texas Board of Professional Land Surveyors Registration No. 100046100*

Mr. Travis Tanner
Executive Director of Community Development
City of Rosenberg
2220 4th Street
Rosenberg, Texas 77471

Re: Stonecreek Estates Section One

Dear Mr. Tanner:

We are requesting an extension of the Stonecreek Estates Section One preliminary plat that was previously approved by the City of Rosenberg.

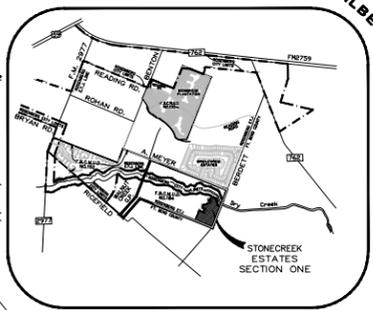
Thank you and if you have any questions or require additional information, please let us know.

Sincerely,

A handwritten signature in blue ink that reads "Janet M. Baccus".

Janet M. Baccus P.E.

JMB\jmb
12268\0005-01\civil\const dwgs\plat\Stonecreek Plat Ext Letter



Future Development

PARK LAND DEDICATION TABLE

TOTAL PARKLAND REQUIRED = 26.3 AC.
PRIVATE PARKLAND PROVIDED IN SEC. 1 :
- REC. CENTER = 5.1 AC. @ 100% CREDIT = 5.1 AC.
- OPEN SPACE = 3.2 AC. @ 10% CREDIT = 0.3 AC.
TOTAL = 5.4 AC.
MIN. 10% PARK FEE = 184 LOTS X \$170.00 = \$31,280.00

Future Development

- NOTE:
- A** RESTRICTED RESERVE "A" LANDSCAPE/OPEN SPACE ±1.42 ACRES
 - B** RESTRICTED RESERVE "B" LANDSCAPE/OPEN SPACE ±0.28 ACRE
 - C** RESTRICTED RESERVE "C" DRILL SITE ±2.53 ACRES
 - D** RESTRICTED RESERVE "D" LANDSCAPE/OPEN SPACE ±0.51 ACRE
 - E** RESTRICTED RESERVE "E" LANDSCAPE/OPEN SPACE ±0.35 ACRE
 - F** RESTRICTED RESERVE "F" RECREATION CENTER ±5.12 ACRES
 - G** RESTRICTED RESERVE "G" LANDSCAPE/OPEN SPACE ±0.69 ACRE

T. W. Davis
Called 607.75 Ac.
Vol.64, Pg.109
D.R.F.B.C.T.

Called 2,500 Ac.
Drill Site
c.c.F. No.2005005632 Pg. 236
D.P.R.F.B.C.T. Vol. 278

- GENERAL NOTE:
- "BL" INDICATES BUILDING LINE.
 - "UL" INDICATES UTILITY EXISTENCE.
 - "T" 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 shall adjacent carriage 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 thereon shall revert to and remain in the dedication, to the 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 SIXTY FEET AT THE RIGHT OF WAY LINE.
 - IN ACCORDANCE WITH THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP HAZARDOUS/STORM BOND COUNTY, TEXAS MAP REVISED APRIL 2, 2014, 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.

LOT AREA SUMMARY

BOOK 1	BOOK 2	BOOK 3	BOOK 4	BOOK 5	BOOK 6	BOOK 7	BOOK 8	BOOK 9
LOT 1 80' 8,339	LOT 1 70' 10,844	LOT 1 80' 8,339	LOT 1 70' 10,844	LOT 1 80' 8,339	LOT 1 70' 10,844	LOT 1 80' 8,339	LOT 1 70' 10,844	LOT 1 80' 8,339
2 80' 8,339	2 70' 10,844	2 80' 8,339	2 70' 10,844	2 80' 8,339	2 70' 10,844	2 80' 8,339	2 70' 10,844	2 80' 8,339
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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, ANY VARIANCE OR NON-COMPLIANCE WITH THE PROVISIONS OF THE CITY OF ROSENBERG SUBDIVISION 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 OTHER WARRANTIES, EXPRESS OR IMPLIED, AND NEITHER BGEIKERRY 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 OR OVER, OR UNDER THE PREMISES INDICATED IN THE PRELIMINARY SUBDIVISION PLAT.

A PRELIMINARY PLAT OF STONECREEK ESTATES SECTION ONE BEING 70.8± ACRES OF LAND CONTAINING 184 LOTS (60' X 120', 65' X 125', 75' X 130' TYP.) AND SEVEN RESERVES IN NINE BLOCKS.

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

OWNER:
DRY CREEK (HOUSTON) ASLI VII, LLC
9801 WESTHEIMER, SUITE-250
HOUSTON, TX. 77042
ATTN: VAHID TABRIZI (713) 627-1015

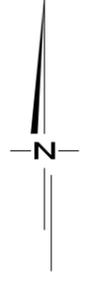
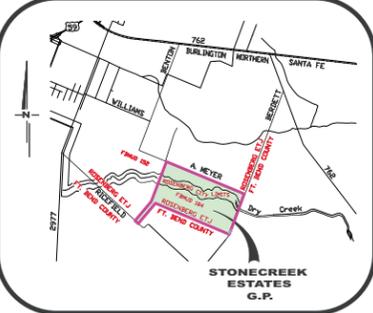
ENGINEER/SURVEYOR:
JONES & CARTER, INC.
6335 GULFTON, SUITE-200
HOUSTON, TX. 77081
ATTN: CLAYTON BLACK (713) 777-5337

PLANNER:
BGEIKERRY R. GILBERT & ASSOCIATES, INC.

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

SCALE: 1" = 100'
0 50 100 200

SEPTEMBER 02, 2014
KGA# 6612



LAND USE SUMMARY

NON-RESIDENTIAL	
N.R.	±2.3 Ac
N.R.	±14.7 Ac
SUBTOTAL ±17.0 Ac	
REC	RECREATION CENTER ±5.1 Ac
PARK	TOT LOTS/PARK ±3.1 Ac
DRILL SITE/EASEMENT	±5.5 Ac
WWTP SITE	±4.1 Ac
DRAINAGE/DETENTION	±77.5 Ac
OS	OPEN SPACE ±10.2 Ac
SUBTOTAL ±105.5 Ac	
SF	SINGLE FAMILY ±349.6 Ac (MIN. 60' WIDTH, MIN. AVG. SIZE 7,000 S.F.) (MIN. SIZE 6,500 S.F.)
SUBTOTAL ±349.6 Ac	

MAXIMUM NO. OF LOTS : 1,400

TOTAL PARKLAND REQUIRED = (1,400 LOTS) (3 PERSONS/LOT)(6.25AC.)
1,000 PERSONS

TOTAL PARKLAND REQUIRED = 26.3 AC.
TOTAL PARKLAND TO BE PROVIDED = 26.3 AC. (MIN.)
TOTAL PARKLAND REMAINING = 0 AC.

MIN. 10% FEE = (1,400 LOTS) (\$1,700/LOT)
10
= \$238,000
1,400 LOTS
= \$170/LOT

a general plan of
STONECREEK ESTATES

BEING ± 502.6 ACRES OF LAND

OUT OF THE
WILEY MARTIN SURVEY, A-56
E.P. EVERETT SURVEY, A-387
FORT BEND COUNTY, TEXAS

OWNER:
DRY CREEK (HOUSTON) ASLI, LLC
9801 WESTHEIMER, SUITE-250
HOUSTON, TX. 77042
ATTN: VAHID TABRIZI (713) 627-1015

ENGINEER/SURVEYOR:
JONES & CARTER, INC.
6335 GULFTON, SUITE-200
HOUSTON, TX. 77081
ATTN: CLAYTON BLACK (713) 777-5337

BGE | KERRY R. GILBERT & ASSOCIATES Land Planning Consultants
23501 Cinco Ranch Blvd.
Suite A-250
Katy, Texas 77494
(281) 579-0340
Fax (281) 579-8212



JULY 25, 2014
KGA #8612

THIS DRAWING IS A PICTORIAL REPRESENTATION FOR PRESENTATION PURPOSES ONLY AND IS SUBJECT TO CHANGE. FURTHER, SAID DRAWING IS A SCANNED IMAGE ONLY AND IS NOT FOR COMPUTATION OR CONSTRUCTION PURPOSES. THIS DRAWING MAY OR MAY NOT INCORPORATE INFORMATION AND/OR DATA PROVIDED TO BGE | KERRY R. GILBERT & ASSOCIATES BY OTHER CONSULTANTS RELATIVE TO ENGINEERING AND DRAINAGE, FLOOD PLAINS AND ENVIRONMENTAL ISSUES AND SHOULD NOT BE RELIED UPON FOR ANY PURPOSE. NO WARRANTIES, EXPRESS OR IMPLIED, CONCERNING THE ACTUAL DESIGN, LOCATION, AND CHARACTER OF THE FACILITIES SHOWN ON THIS MAP ARE INTENDED. ADDITIONALLY, NO WARRANTY IS MADE TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN.

Developer's Conceptual Plan, Revised Exhibit "B," Brazos Town Center, being 393.8 acres of land out of the Simon Jones Survey, A-187, Robert E. Handy Survey, A-271, and Jane Long League, A-55, City of Rosenberg, Fort Bend County, Texas.

Additional Discussion:

- Commissioner Poldrack stated that he is certain that NewQuest will do a good job, but it pains him to approve more apartments when the percentage of the City's population in rental property is so high.
- Mr. Alvis replied that this project is a means to change that population. There are a tremendous number of starter homes and those homes often end up being rental properties. BTC does not have starter homes and this is very important to the viability of this project to have that kind of young, upwardly mobile professional. That new population will impact the types of retail and dining we can bring to BTC. We are in a tremendously good cycle right now and have held out from putting starter homes in BTC when it may have been economically feasible to do so but was not in the long term best interest of the project.
- Commissioner Parsons inquired if the apartments would be under the HOA.
- Mr. Alvis replied they are under the master association plan and would never be dropped to the secondary residential association.
- Commissioner Poldrack stated that this Commission has recently turned down a couple of apartment projects under the PUD standards and is concerned this may open the door to future apartment developments.
- Commissioner Parsons replied that this is a master planned community, the rental rate is much higher than the other two projects that were proposed, and they will be subject to an HOA who will enforce the one-family rule in the City. While he is not in favor of the proliferation of apartments, this project has a high enough rent and encourages shopping in the master development as well as provides a boost to the tax base.
- Commissioner Urbish inquired what the rental percentage in BTC currently is.
- Mr. Alvis replied that the project was built long ago and is no longer under his umbrella and there are two sections recently finished. Dolce Living behind Kroger was 324 units.
- Commissioner Urbish replied that he knows the City has a lot of rental and each \$100K house in these neighborhoods has the potential to become rental. What is being proposed here may be good for BTC but is it right for Rosenberg? Commissioner Parsons made a point about the proliferation of apartments in our City but he sees the value in this and I tend to agree. Will the buildings be sprinkled?
- Mr. Tanner replied that they will have to meet the building code.
- Mr. Alvis reminded the Commission that this tract was originally platted as multi-family and it remains multi-family. It was not until the last few land plan revisions that we attempted to put in office space but that market is not here today. This is the right thing to do for this project.
- Chairperson Pavlovsky called for the vote.

Action Taken: Upon voting, the motion carried by a vote of four (4) "ayes" to two (2) "noes". **Ayes:** Chairperson Pavlovsky, Vice Chairperson Phipps, Commissioners Parsons and Urbish. **Noes:** Commissioners Casias and Poldrack

4. CONSIDERATION OF AND ACTION ON A PRELIMINARY PLAT OF STONECREEK ESTATES SECTION ONE, BEING 70.8 ACRES OF LAND CONTAINING 184 LOTS (60' X 120') (65' X 125') (75' X 130' TYP.) AND SEVEN RESERVES IN NINE BLOCKS OUT OF THE WILEY MARTIN LEAGUE, A-56, FORT BEND COUNTY, TEXAS.

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

The Plat consists of 70.8 acres and 184 single-family residential lots. Additionally, the Plat contains 3.25 acres in landscape reserves and a 5.12-acre recreation center site that will receive credit toward meeting parkland dedication requirements. All proposed lots are a minimum of sixty feet (60') in width with some lots being substantially larger.

The proposed Preliminary Plat is in conformance with the approved Land Plan and with applicable City ordinances. Staff recommends approval of the Preliminary Plat of Stonecreek Estates Section One.

Key Discussion:

- Mr. Tanner presented the item and reviewed the Executive Summary.
- Commissioner Poldrack inquired what is planned for the two tracts that say non-residential.

- Mr. Tanner replied that one tract is intended to be a school site and the other is smaller neighborhood businesses.

Action Taken: Commissioner Parsons moved, seconded by Commissioner Casias, to approve the Preliminary Plat of Stonecreek Estates Section One being 70.8 acres of land containing 184 lots (60' x 120') (65' x 125') (75' x 130' typ.) and seven reserves in nine blocks out of the Wiley Martin League, A-56, Fort Bend County, Texas. The motion carried unanimously.

5. CONSIDERATION OF AND ACTION ON A REQUEST BY KERRY R. GILBERT AND ASSOCIATES TO EXTEND APPROVAL BY 180 DAYS FOR THE PRELIMINARY PLAT OF IRBY COBB BOULEVARD STREET DEDICATION NO. TWO, A SUBDIVISION OF 3.451 ACRES CONTAINING 1,930 L.F. OF R.O.W. OUT OF THE EUGENE WHEAT SURVEY, A-396, AND THE WILEY MARTIN LEAGUE, A-56, FORT BEND COUNTY, TEXAS.

Executive Summary: The Planning Commission approved the Preliminary Plat of Irby Cobb Boulevard Street Dedication No. Two on February 26, 2014. Pursuant to the "Subdivision" Ordinance, the applicant has requested an extension of that approval by 180 days from the date of its expiration.

The Preliminary Plat of Walnut Creek Irby Cobb Boulevard Street Dedication No. 2 is a right-of-way dedication plat consisting of 3.4 acres. It is located in the Extraterritorial Jurisdiction (ETJ) and in Fort Bend County MUD No. 152. It adjoins future Walnut Creek Sections Seven and Eleven and will connect Irby Cobb Boulevard to its intersection with Benton Road.

The Preliminary Plat is consistent with the street layout per the approved Land Plan, will provide access further east into the development, and will facilitate an eventual second point of access into the development from Benton Road. The Preliminary Plat is not in conflict with the "Subdivision" Ordinance, the approved Land Plan, or with the Development Agreement for MUD No. 152.

Staff recommends extending the approval of the Preliminary Plat of Irby Cobb Boulevard Street Dedication No. Two by 180 days from the date of expiration, August 25, 2014. If approved, this extension of the Preliminary Plat approval would then expire on Friday, February 20, 2015.

Key Discussion:

- Mr. Tanner presented the item and reviewed the Executive Summary.
- Chairperson Pavlovsky inquired if there is any specific reason it has not been built.
- Mr. Tanner replied that it took more time to submit the infrastructure plans than they anticipated. Those plans have now been submitted. The delay was most likely procedural.

Action Taken: Commissioner Casias moved, seconded by Commissioner Parsons, to approve the request by Kerry R. Gilbert and Associates to extend the approval of the Preliminary Plat of Irby Cobb Boulevard Street Dedication No. Two, a subdivision of 3.451 acres containing 1,930 L.F. of R.O.W. out of the Eugene Wheat Survey, A-396, and the Wiley Martin League, A-56, Fort Bend County, Texas.

Additional Discussion:

- Commissioner Parsons stated for the record that only one extension of 180 days would be allowed.

Action Taken: Upon voting, the motion carried unanimously.

6. CONSIDERATION OF AND ACTION ON A REQUEST BY KERRY R. GILBERT AND ASSOCIATES TO EXTEND APPROVAL BY 180 DAYS FOR THE PRELIMINARY PLAT OF WALNUT CREEK SECTION SEVEN, A SUBDIVISION OF 9.621 ACRES CONTAINING 3 BLOCKS, 31 LOTS, AND 1 RESTRICTED RESERVE OUT OF THE EUGENE WHEAT SURVEY, A-396, FORT BEND COUNTY, TEXAS.

Executive Summary: The Planning Commission approved the Preliminary Plat of Walnut Creek Section Seven on February 26, 2014. Pursuant to the "Subdivision" Ordinance, the applicant has requested an extension of that approval by 180 days from the date of its expiration.

The Preliminary Plat of Walnut Creek Section Seven consists of thirty-one (31) residential lots located off of Irby Cobb Boulevard in the north central part of the Walnut Creek Development. The Plat is located in the Extraterritorial Jurisdiction (ETJ) and in Fort Bend County MUD No. 152. It adjoins Walnut Creek Section Four to the immediate west.

The subdivision generally consists of sixty-foot (60') lots in accordance with the approved Land Plan for Walnut Creek. Four (4) of the lots are identified as being less than 60' lots due to being less than fifty feet (50') as measured at the right-



PLANNING COMMISSION COMMUNICATION

April 15, 2015

ITEM #	ITEM TITLE
5	Final Plat of Park Place Boulevard Street Dedication

MOTION

Consideration of and action on a Final Plat of Park Place Boulevard Street Dedication, being a subdivision of 2.3580 acres out of the Robert E. Handy Survey, A-187, in the City of Rosenberg, Fort Bend County, Texas (Fort Bend County Municipal Utility District No. 144).

RECOMMENDATION

Staff recommends a recommendation of approval to City Council of the Final Plat of Park Place Boulevard Street Dedication.

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

SUPPORTING DOCUMENT

1. Final Plat of Park Place Boulevard Street Dedication
2. Preliminary Plat of Park Place Boulevard Street Dedication – 08-20-14 (Please refer to Agenda Item 3)
3. Revised Land Use and Parcel Plan for MUD No. 144 Planned Unit Development – 11-01-11 (Please refer to Agenda Item 3)
4. Planning Commission Meeting Minute Excerpt – 08-20-14 (Please refer to Agenda Item 3)

APPROVAL

Submitted by:

Travis Tanner

Travis Tanner, AICP
Executive Director of Community
Development

Reviewed by:

Executive Director of Community Development

City Engineer *OK*

EXECUTIVE SUMMARY

The Final Plat of Park Place Boulevard Street Dedication consists of 2.358 acres of proposed public right-of-way. The Plat is located off of Reading Road and August Green Drive, in the City Limits and in Fort Bend County MUD No. 144. It extends from the existing portion of Park Place Boulevard abutting the Waterford Park Apartments to the roundabout where August Green Drive currently terminates.

This is a proposed eighty-foot (80') collector street right-of-way that will provide a needed secondary access to and from the subdivision. The Plat is in accordance with the Revised Land Use and Parcel Plan for MUD No. 144 and is not in conflict with any applicable regulations. The Preliminary Plat of this subdivision was approved by the Planning Commission on August 20, 2014 and expired, hence the previous agenda item to extend the Preliminary Plat approval.

There being no issues with the Plat, staff recommends that the Planning Commission recommend approval to City Council of the Final Plat of Park Place Boulevard Street Dedication.

STATE OF TEXAS
COUNTY OF FORT BEND

We, CL Waterford, L.L.C., a Texas Limited Liability Company, acting by and through Thomas H. Burleson, Executive Vice President, of Forstar (USA) Real Estate Group, Inc., a Delaware corporation, its sole member, owner of the 16.479 acre tract described in the above and foregoing map of PARK PLACE BOULEVARD STREET DEDICATION, do hereby make and establish said subdivision and development plat of said property according to all laws, 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), alleyways, parks, water courses, drains, easements and public places shown thereon for the purposes and considerations therein expressed; and do hereby bind ourselves, our heirs, successors and assigns to warrant and forever defend the title to the land so dedicated.

FURTHER, Owners have dedicated and by these presents do dedicate to the use of the public for public utility purposes forever unobstructed aerial easements. The aerial easements shall extend horizontally an additional five feet (5' 0") for ten feet (10' 0") perimeter ground easements or seven feet, (7' 0") for sixteen feet (16' 0") ground easements or seven feet (7' 0") above the ground level upward, located adjacent to and adjoining said public utility easements that are designated with aerial easements (U.E. & A.E.) as indicated and depicted, hereon, whereby the aerial easement totals thirty feet (30' 0") in width.

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

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

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

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

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

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

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

IN TESTIMONY WHEREOF, CL Waterford, L.L.C., a Texas Limited Liability Company has caused these presents to be signed by Thomas Burleson, Executive Vice President, of Forstar (USA) Real Estate Group, Inc., a Delaware corporation, its sole member, hereto authorized this _____ day of _____

OWNER
CL Waterford, L.L.C.
A Texas Limited Liability Company

By: Forstar (USA) Real Estate Group Inc.
a Delaware corporation,
its sole member

By: Thomas H. Burleson, Executive Vice President

STATE OF TEXAS
COUNTY OF

BEFORE ME, the undersigned authority, on this day personally appeared Thomas H. Burleson, Executive Vice President, Forstar (USA) Real Estate Group Inc, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein and herein stated.

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

Notary Public in and for the
State of T E X A S

All elevations and contours shown hereon are referenced to NGVD 29, 1992 Adjustment Datum, to convert to NAVD83, GEOID 99, Subtract 1.51 feet.

Primary Benchmark:
NCS W 865, Disk 0.6 miles east of Crabb, 0.6 miles east along the Gulf, Colorado and Santa Fe Railway from the station at Crabb, Fort Bend County, near Mile Pole 58, opposite railroad bridge 58 A, at a concrete bridge on paved road paralleling the track, in top of the south wall, 2.2 feet west of the east end, 22 feet south of the centerline of the road, 1.5 feet higher than the road.

Elev=81.66', NGVD 29, 1992 Adjusted

Conversion Benchmark:
ROS 09, 3-inch Aluminum Disk with punch mark stamped "ROS 09" at the northeast intersection of FM 2218 and Airport Avenue, 103 feet from the southeast corner of B.F. Terry High School, 8.5 feet from a fire hydrant, 11 feet from a power pole and 18 feet from a concrete slab.

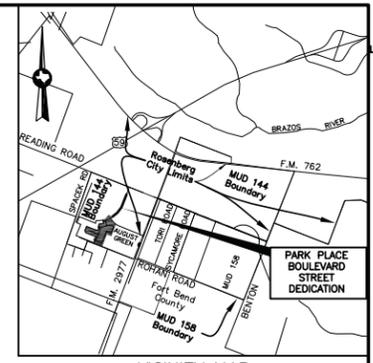
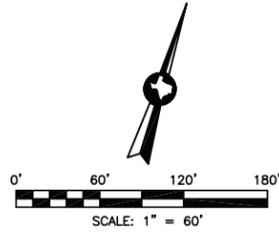
Elev=94.817', NAVD 88, GEOID 99 Adjusted

Temporary Benchmarks:
TBM 57- Railroad spike set in power pole on the westerly right-of-way line of F.M. 2977, approximately 1889 feet south of the southerly right-of-way line of Reading Road.

Elev=92.26' (NGVD29) 1992 Adjusted

TBM 58- 5/8-inch iron rod with blue cap stamped "E.H.R.&A. T.P." set approximately 11.8 feet from the easterly right-of-way line of F.M. 2977 and being South 69°42'22" East, 110.57 feet from TBM 57.

Elev=94.52' (NGVD29) 1992 Adjusted



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

Table with 2 columns: District Name, Value. Includes WCID, MUD, LID, DID, SCHOOL, FIRE, IMPACT FEE AREA, CITY.

STATE OF TEXAS
COUNTY OF FORT BEND
I, Laura Richard, County Clerk in and for Fort Bend County, Texas, hereby certify that the foregoing instrument with its certificate of authentication was filed for recordation in my office on _____ 2015, at _____ o'clock _____ M. in Plot Number(s) _____ of the Plat Records of Fort Bend County, Texas. Witness my hand and seal of office, at Richmond, Texas, the day and date last above written.

Laura Richard, County Clerk
Fort Bend County, Texas

By: Deputy

GENERAL NOTES

- 1. One-foot reserve dedicated to the public in fee as a buffer separation between the side or end of streets in subdivisions where such streets abut adjacent acreage. The condition of such dedication being that when the adjacent property is subdivided or resubdivided in a recorded plat, the one-foot reserve shall thereupon become vested in the public for street right-of-way purposes and the fee title thereto shall revert to and revest in the dedicator, his heirs, assigns, or successors.
2. B.L. indicates Building Line
F.B.C.C.F. indicates Fort Bend County Clerk's File.
F.B.C.M.U.D. indicates Fort Bend County Municipal Utility District.
VOL. indicates Volume.
PG. indicates Page.
P.U.D. indicates Planned Unit Development.
R.O.W. indicates Right-Of-Way
S.S.E. indicates Sanitary Sewer Easement
U.E. indicates Utility Easement
W.L.E. indicates Water Line Easement
(F) indicates Found 5/8" Iron Rod with cap stamped "E.H.R.A.713-764-450"

LINE TABLE with columns: LINE, BEARING, DISTANCE. Includes lines L1 and L2.

CURVE TABLE with columns: CURVE, RADIUS, DELTA ANGLE, ARC LENGTH, CHORD BEARING, CHORD LENGTH. Includes curves C1 through C8.

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

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

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

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

This is to certify that the City Planning Commission of the City of Rosenberg, Texas has approved this plat and subdivision of PARK PLACE BOULEVARD STREET DEDICATION 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 _____

By: Pete Pavlovsky, Chairman
Wayne Poldrack, Secretary

This is to certify that the City Council of the City of Rosenberg, has approved this plat and subdivision of PARK PLACE BOULEVARD STREET DEDICATION 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 _____

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



PLANNING COMMISSION COMMUNICATION

April 15, 2015

ITEM #	ITEM TITLE
6	Final Plat of Rivers Mist Section Three

MOTION

Consideration of and action on a Final Plat of Rivers Mist Section Three, being a subdivision of 31.51 acres out of the WM. Lusk Survey, A-276, in Fort Bend County, Texas. (Fort Bend County Municipal Utility District No. 158): Also being a partial replat of restricted Reserve 'C', Block 1, Rivers Mist Section Two, Plat No. 2015008851 F.B.C.P.R.; 73 lots, 4 blocks and 5 reserves (13.2161 acres)

RECOMMENDATION

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

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

SUPPORTING DOCUMENTS:

1. Final Plat of Rivers Mist Section Three
2. Preliminary Plat of Rivers Mist Section Three – 03-18-15
3. Land Plan for Rivers Mist - 05-03-06
4. Planning Commission Draft Meeting Minute Excerpt – 03-18-15

APPROVAL

Submitted by:

Travis Tanner

Travis Tanner, AICP
Executive Director of Community
Development

Reviewed by:

Executive Director of Community Development

City Engineer *CK*

EXECUTIVE SUMMARY

The Final Plat of Rivers Mist Section Three is located off of River Delta Lane and Rohan Road, south of Rivers Mist Sections One and Two. The Final Plat is in the Extraterritorial Jurisdiction (ETJ) and in Fort Bend County MUD No. 158.

The Plat consists of 73 lots, four (4) blocks, and five (5) reserves with a total of 13.2161 acres. All proposed lots are a minimum of sixty feet (60') in width. This is in accordance with the approved Land Plan for Rivers Mist dated May 2006.

The Preliminary Plat of this subdivision was approved by the Planning Commission on March 18, 2015. The Final Plat is consistent with the approved Preliminary Plat and meets all applicable regulations of the City of Rosenberg. Therefore staff recommends that the Planning Commission recommend approval to City Council of the Final Plat of Rivers Mist Section Three.

STATE OF TEXAS
COUNTY OF FORT BEND

We, Ventana Development Reading West, L.L.C., a Texas limited liability company, acting by and through James B. Grover, Jr., Co-Manager, owner (hereinafter referred to as Owners) of the 31.51 acre tract described in the above and foregoing map of RIVERS MIST SECTION THREE, do hereby make and establish said subdivision and development plot of said property according to all lines, dedications, restrictions and notations on said maps or plat and hereby dedicate to the use of the public forever, all streets (except those streets designated as private streets, or permanent access easements), alleys, parks, water courses, drains, easements and public places shown thereon for the purposes and considerations therein expressed; and do hereby bind ourselves, our heirs, successors and assigns to warrant and forever defend the title to the land so dedicated.

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

FURTHER, Owners have dedicated and by these presents do dedicate to the use of the public for public utility purpose forever unobstructed aerial easements. The aerial easements shall extend horizontally an additional ten feet (10' 0") for ten feet (10' 0") back-to-back ground easements, or eight feet (8' 0") for fourteen feet (14' 0") back-to-back ground easements or seven feet (7' 0") for sixteen feet (16' 0") back-to-back ground easements, from a plane sixteen feet (16' 0") above 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 thirty feet (30' 0") in width.

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

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

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

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

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

IN TESTIMONY WHEREOF, Ventana Development Reading West, L.L.C., a Texas limited liability company has caused these presents to be signed by James B. Grover, Jr., Co-Manager, hereunto authorized, this ___ day of _____, 2015.

OWNER
VENTANA DEVELOPMENT READING WEST, L.L.C.,
a Texas limited liability company

By:
James B. Grover, Jr., Co-Manager

STATE OF TEXAS
COUNTY OF FORT BEND

BEFORE ME, the undersigned authority, on this day personally appeared James B. Grover, Jr., Co-Manager of Ventana Development Reading West, LLC, a Texas limited liability 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.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this ___ day of _____, 2015.

Notary Public in and for the
State of TEXAS
My Notary Commission Expires _____

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

Table with 2 columns: District Names, and corresponding codes (WCID, MUD, LID, DID, SCHOOL, FIRE, IMPACT FEE AREA, CITY OR CITY ETJ).

This is to certify that the City Planning Commission of the City of Rosenberg, Texas has approved this plat and subdivision of RIVERS MIST SECTION THREE in conformance with the laws of the State of Texas, and the ordinances of the City of Rosenberg as shown hereon and authorized the recording of this plat this ___ day of _____, 2015.

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

This is to certify that the City Council of the City of Rosenberg, has approved this plat and subdivision of RIVERS MIST SECTION THREE in conformance with the laws of the State of Texas, and the ordinances of the City of Rosenberg as shown hereon and authorized the recording of this plat this ___ day of _____, 2015.

Vincent M. Morales, Jr., Mayor

Linda Cernosek, City Secretary

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

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

Attest:
By:

STATE OF TEXAS
COUNTY OF HARRIS

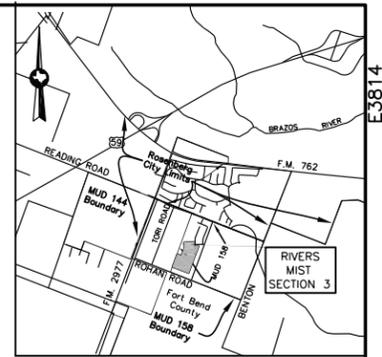
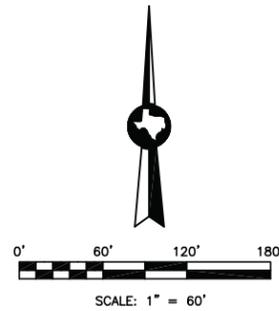
BEFORE ME, the undersigned authority, on this day personally appeared _____ and _____ of Texas Capital Bank, National Association known to me to be the persons whose names are subscribed to the foregoing instrument and acknowledge to me that they executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this ___ day of _____, 2015.

Notary Public in and for the
State of TEXAS
My Notary Commission Expires _____

GENERAL NOTES

- 1. A.E. indicates Aerial Easement.
2. All lots shall be restricted to single family residential use.
3. All easements extend equidistant from either side of the property lines unless otherwise noted.
4. All side lot lines are either perpendicular or radial to street frontage unless otherwise noted.
5. The coordinates shown hereon are Texas South Central Zone No. 4204 State Plane Grid Coordinates (NAD83) and may be brought to surface by dividing by the following combined scale factor 0.999869043.
6. Rivers Mist Section Three contains 73- Lots 60' wide or greater
7. The top of all floor slabs shall be a minimum of 89.50 feet above mean sea level. The top slab elevation at any point on the perimeter of the slab shall not be less than 18" above natural ground or twelve inches (12") above the top of curb at the front of the lot, whichever is higher.
8. The drainage system for this subdivision is designed in accordance with the Fort Bend County Criteria Manual, which allows street ponding with intense rainfall events.
9. Sidewalks shall be built or caused to be built not less than 5 feet in width on both sides of all dedicated rights-of-way within said plot and on the contiguous right-of-way of all perimeter roads surrounding said plot, in accordance with the A.D.A.
10. This subdivisions falls within Fort Bend County Outdoor Lighting Ordinance: Zone "L22."
11. A project benchmark will be installed and documented per City of Rosenberg requirements prior to acceptance of the subdivision.
12. Elevations used for delineating contour lines are based upon U.S.C. & G.S. Datum, NVD-88 (1991 Adj.).
13. This plot was prepared to meet City of Rosenberg and Fort Bend County requirements.
14. This plot lies wholly within Fort Bend County, Fort Bend County Municipal Utility District No. 158, Fort Bend Subsidence District, Fort Bend County Drainage District, Lamar Consolidated I.S.D., and the ETJ of the City of Rosenberg.
15. Five-eighths inch (5/8") iron rods three feet (3') in length with cap stamped "E.H.R.A. 713-784-4500" are set on all perimeter boundary corners, all angle points, all points of curvature and tangency, and all block corners, unless otherwise noted.
16. All lots shall have a minimum of five (5') foot side building lines.
17. The square footage totals as shown hereon are based on the mathematical closure of the courses and distances reflected on this plat. It does not include the tolerances that may be present due to the positional accuracy of the boundary monumentation.
18. 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.
19. F.B.C. M.U.D. No. 158 is responsible for the maintenance of Reserve "A", Reserve "B" and Reserve "C".
20. All property to drain into the drainage easement through an approved drainage structure.
21. All drainage easements shall be kept clear of fences, buildings, vegetation, and other obstructions to the operation and maintenance of the drainage facility.
22. A minimum distance of 10' shall be maintained between residential dwellings.
23. This plat was prepared from information furnished by StarTex Title Company, Certificate No. 45710PL, effective date March 24, 2015. The surveyor has not abstracted the above property.
24. There are no pipelines nor pipeline easements within the limits of the subdivision.



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

I, Richard Stolle's, P.E., 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 Stolle's, P.E.
Fort Bend County Engineer

Approved by the Commissioner's Court of Fort Bend County, Texas, this ___ day of _____, 2015.

Richard Morrison
Precinct 1, County Commissioner

W.A. (Andy) Meyers
Precinct 3, County Commissioner

Robert E. Hebert
County Judge

Grady Prestage
Precinct 2, County Commissioner

James Patterson
Precinct 4, County Commissioner

STATE OF TEXAS
COUNTY OF FORT BEND

I, 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 ___ 2015, at ___ o'clock ___ M. in Plat Number(s) ___ of the Plat Records of Fort Bend County, Texas.

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

Laura Richard, County Clerk
Fort Bend County, Texas

By:
Deputy

PARK LAND DEDICATION TABLE
RIVERS MIST SECTION THREE
TOTAL PARK LAND DEDICATION REQUIRED = 0.73 AC
TOTAL PRIVATE PARK LAND DEDICATION = 0.365 AC
PRIVATE PARK LAND DEDICATION:
PARK LAND CREDIT (RESERVE "A")
TOTAL PRIVATE PARK LAND DEDICATION = 0.6237 AC
MONEY IN LIEU OF PUBLIC PARK LAND
(0.365 AC X 100 X \$560 = \$20,440.00)

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

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

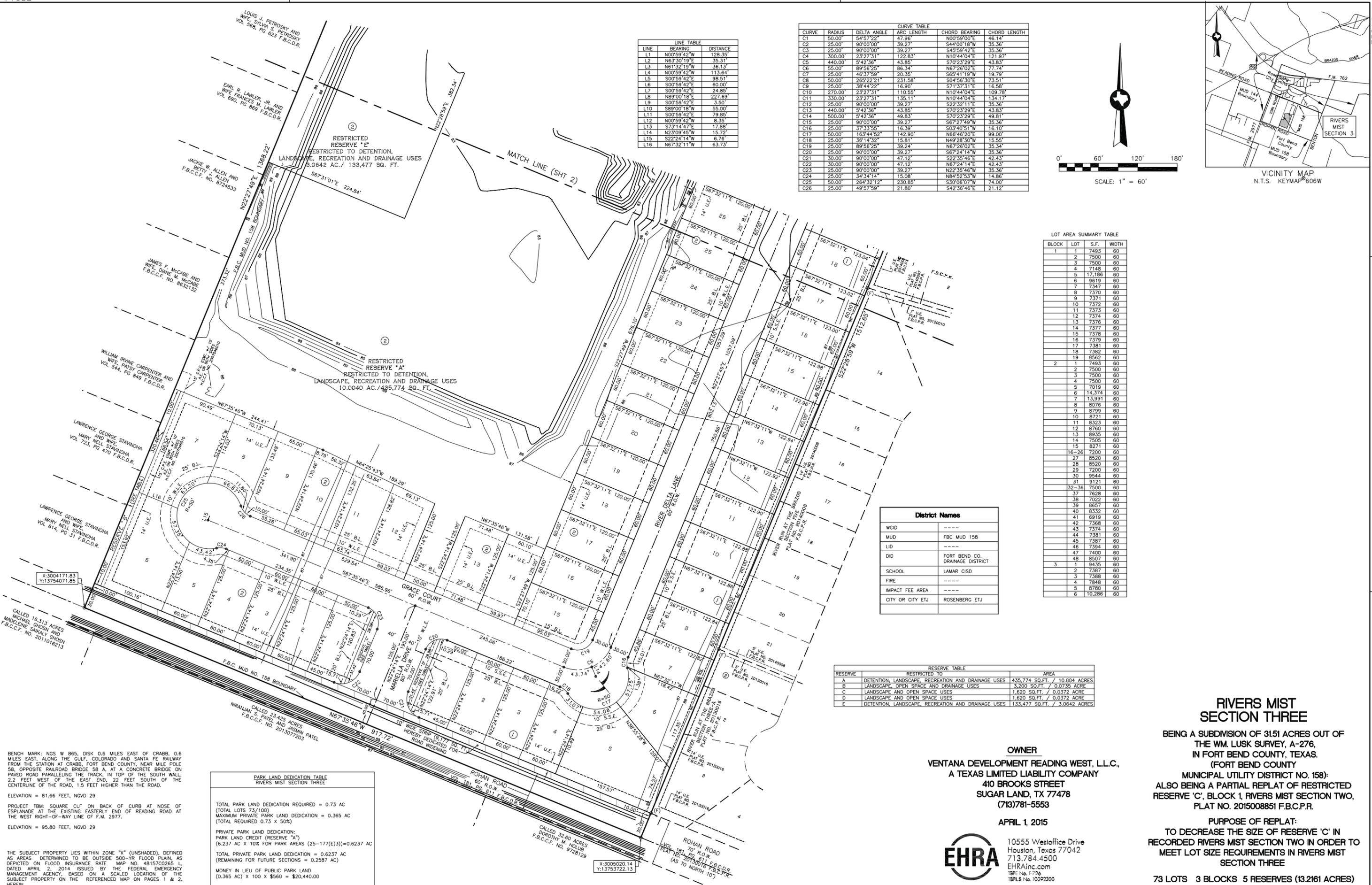
THE SUBJECT PROPERTY LIES WITHIN ZONE "X" (UNSHADED), DEFINED AS AREAS DETERMINED TO BE OUTSIDE 500-YR FLOOD PLAIN, AS DEPICTED ON "FLOOD INSURANCE RATE" MAP NO. 4815C0265 L, DATED APRIL 2, 2014 ISSUED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, BASED ON A SCALED LOCATION OF THE SUBJECT PROPERTY ON THE REFERENCED MAP ON PAGES 1 & 2, HEREIN.

EHRA logo and address: 10555 Westoffice Drive, Houston, Texas 77042, 713.784.4500, EHRAinc.com, TBP# No. F726, TBP#S No. 10092300

OWNER
VENTANA DEVELOPMENT READING WEST, L.L.C.,
A TEXAS LIMITED LIABILITY COMPANY
410 BROOKS STREET
SUGAR LAND, TX 77478
(713)781-5553

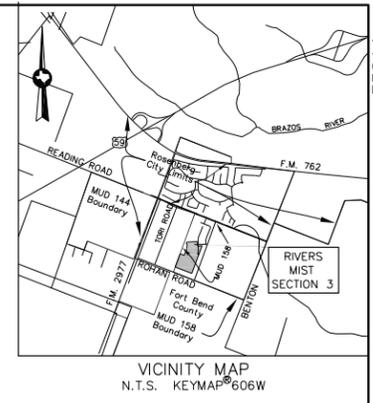
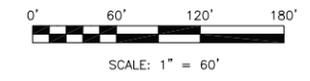
APRIL 1, 2015

RIVERS MIST SECTION THREE
BEING A SUBDIVISION OF 31.51 ACRES OUT OF THE WM. LUSK SURVEY, A-276, IN FORT BEND COUNTY, TEXAS. (FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 158): ALSO BEING A PARTIAL REPLAT OF RESTRICTED RESERVE 'C', BLOCK 1, RIVERS MIST SECTION TWO, PLAT NO. 2015008851 F.B.C.P.R. PURPOSE OF REPLAT: TO DECREASE THE SIZE OF RESERVE 'C' IN RECORDED RIVERS MIST SECTION TWO IN ORDER TO MEET LOT SIZE REQUIREMENTS IN RIVERS MIST SECTION THREE 73 LOTS 3 BLOCKS 5 RESERVES (13,2161 ACRES)



LINE	BEARING	DISTANCE
L1	N00°59'42"W	128.35'
L2	N63°30'19"E	35.31'
L3	N61°32'19"W	36.13'
L4	N00°59'42"W	113.64'
L5	S00°59'42"E	98.51'
L6	S00°59'42"E	60.00'
L7	S00°59'42"E	24.85'
L8	N89°00'18"E	227.89'
L9	S00°59'42"E	3.50'
L10	S89°00'18"W	55.00'
L11	S00°59'42"E	79.85'
L12	N00°59'42"W	8.35'
L13	S73°14'47"E	17.88'
L14	N23°09'45"W	15.72'
L15	S22°24'14"W	6.76'
L16	N67°32'11"W	63.73'

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	50.00'	54°57'22"	47.96'	N00°59'00"E	46.14'
C2	25.00'	90°00'00"	39.27'	S44°00'18"W	35.36'
C3	25.00'	90°00'00"	39.27'	S45°59'42"E	35.36'
C4	300.00'	23°27'31"	122.83'	N10°44'04"E	121.97'
C5	440.00'	5°42'36"	43.85'	S70°23'29"E	43.83'
C6	55.00'	89°52'25"	86.34'	N67°26'02"E	77.74'
C7	25.00'	46°37'59"	20.35'	S65°41'19"W	19.79'
C8	50.00'	26°52'22"	23.58'	S04°56'30"E	73.51'
C9	25.00'	36°44'22"	16.90'	S71°37'31"E	16.58'
C10	270.00'	23°27'31"	110.55'	N10°44'04"E	109.78'
C11	330.00'	23°27'31"	135.11'	N10°44'04"E	134.17'
C12	25.00'	90°00'00"	39.27'	S22°32'11"E	35.36'
C13	440.00'	5°42'36"	43.85'	S70°23'29"E	43.83'
C14	500.00'	5°42'36"	49.83'	S70°23'29"E	49.81'
C15	25.00'	90°00'00"	39.27'	S67°27'49"W	35.36'
C16	25.00'	37°33'55"	16.39'	S03°40'51"W	16.10'
C17	50.00'	16°34'42"	142.90'	N66°46'20"E	99.00'
C18	25.00'	36°14'32"	15.81'	N49°28'30"W	15.55'
C19	25.00'	89°56'25"	39.24'	N67°26'02"E	35.34'
C20	25.00'	90°00'00"	39.27'	S67°24'14"W	35.36'
C21	30.00'	90°00'00"	47.12'	S22°35'46"E	42.43'
C22	30.00'	90°00'00"	47.12'	N67°24'14"E	42.43'
C23	25.00'	90°00'00"	39.27'	N22°35'46"W	35.36'
C24	25.00'	34°34'14"	15.08'	N84°52'53"W	14.86'
C25	50.00'	26°43'12"	230.85'	S30°06'07"W	74.00'
C26	25.00'	49°57'59"	21.80'	S42°36'46"E	21.12'



BLOCK	LOT	S.F.	WIDTH
1	1	7493	60
	2	7500	60
	3	7500	60
	4	7148	60
	5	17,186	60
	6	9619	60
	7	7347	60
	8	7370	60
	9	7371	60
	10	7372	60
	11	7373	60
	12	7374	60
	13	7376	60
	14	7377	60
	15	7378	60
	16	7379	60
	17	7381	60
	18	7382	60
	19	8562	60
2	1	7493	60
	2	7500	60
	3	7500	60
	4	7500	60
	5	7019	60
	6	14,374	60
	7	13,991	60
	8	8076	60
	9	8799	60
	10	8721	60
	11	8323	60
	12	8760	60
	13	8935	60
	14	7605	60
	15	8271	60
	16-26	7200	60
	27	8520	60
	28	8520	60
	29	7200	60
	30	9544	60
	31	9121	60
	32-36	7500	60
	37	7628	60
	38	7022	60
	39	8657	60
	40	8332	60
	41	6919	60
	42	7368	60
	43	7374	60
	44	7381	60
	45	7387	60
	46	7394	60
	47	7400	60
	48	8507	60
3	1	9435	60
	2	7387	60
	3	7388	60
	4	7848	60
	5	8780	60
	6	10,266	60

District Names	Code
WCID	----
MUD	FBC MUD 158
LID	----
DID	FORT BEND CO. DRAINAGE DISTRICT
SCHOOL	LAMAR CISD
FIRE	----
IMPACT FEE AREA	----
CITY OR CITY ETJ	ROSENBERG ETJ

RESERVE	RESTRICTED TO	AREA
A	DETENTION, LANDSCAPE, RECREATION AND DRAINAGE USES	435,774 SQ.FT. / 10,004 ACRES
B	LANDSCAPE, OPEN SPACE AND DRAINAGE USES	3,200 SQ.FT. / 0.0735 ACRE
C	LANDSCAPE AND OPEN SPACE USES	1,620 SQ.FT. / 0.0372 ACRE
D	LANDSCAPE AND OPEN SPACE USES	1,620 SQ.FT. / 0.0372 ACRE
E	DETENTION, LANDSCAPE, RECREATION AND DRAINAGE USES	1,33,477 SQ.FT. / 3,0642 ACRES

OWNER
VENTANA DEVELOPMENT READING WEST, L.L.C.,
 A TEXAS LIMITED LIABILITY COMPANY
 410 BROOKS STREET
 SUGAR LAND, TX 77478
 (713)781-5553

APRIL 1, 2015



10555 Westoffice Drive
 Houston, Texas 77042
 713.784.4500
 EHRAinc.com
 TSP# No. F-78
 TSP# No. 0092300

RIVERS MIST SECTION THREE
 BEING A SUBDIVISION OF 31.51 ACRES OUT OF THE WM. LUSK SURVEY, A-276, IN FORT BEND COUNTY, TEXAS.
 (FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 158):
 ALSO BEING A PARTIAL REPLAT OF RESTRICTED RESERVE 'C', BLOCK 1, RIVERS MIST SECTION TWO, PLAT NO. 2015008851 F.B.C.P.R.
PURPOSE OF REPLAT:
 TO DECREASE THE SIZE OF RESERVE 'C' IN RECORDED RIVERS MIST SECTION TWO IN ORDER TO MEET LOT SIZE REQUIREMENTS IN RIVERS MIST SECTION THREE
73 LOTS 3 BLOCKS 5 RESERVES (13,216 ACRES)

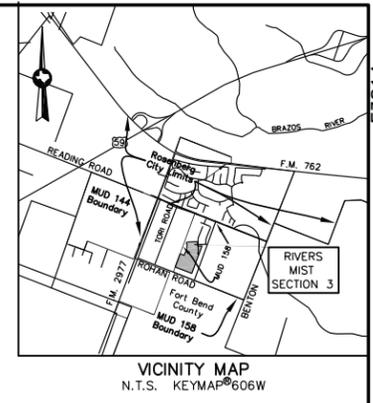
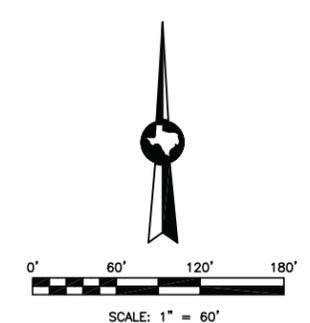
BENCH MARK: NGS W 865, DISK 0.6 MILES EAST OF CRABB, 0.6 MILES EAST, ALONG THE GULF, COLORADO AND SANTA FE RAILWAY FROM THE STATION AT CRABB, FORT BEND COUNTY, NEAR MILE POLE 58, OPPOSITE RAILROAD BRIDGE 58 A, AT A CONCRETE BRIDGE ON PAVED ROAD PARALLELING THE TRACK, IN TOP OF THE SOUTH WALL, 2.2 FEET WEST OF THE EAST END, 22 FEET SOUTH OF THE CENTERLINE OF THE ROAD, 1.5 FEET HIGHER THAN THE ROAD.
 ELEVATION = 81.66 FEET, NGVD 29
 PROJECT TBM: SQUARE CUT ON BACK OF CURB AT NOSE OF ESPLANADE AT THE EXISTING EASTERLY END OF READING ROAD AT THE WEST RIGHT-OF-WAY LINE OF F.M. 2977.
 ELEVATION = 95.80 FEET, NGVD 29

PARK LAND DEDICATION TABLE	
RIVERS MIST SECTION THREE	
TOTAL PARK LAND DEDICATION REQUIRED = 0.73 AC (TOTAL LOTS 73/100)	
MAXIMUM PRIVATE PARK LAND DEDICATION = 0.365 AC (TOTAL REQUIRED 0.73 X 50%)	
PRIVATE PARK LAND DEDICATION: PARK LAND CREDIT (RESERVE "A") (6.237 AC X 10% FOR PARK AREAS (25-177(E)3))=0.6237 AC	
TOTAL PRIVATE PARK LAND DEDICATION = 0.6237 AC (REMAINING FOR FUTURE SECTIONS = 0.2587 AC)	
MONEY IN LIEU OF PUBLIC PARK LAND (0.365 AC) X 100 X \$560 = \$20,440.00	



LOT AREA SUMMARY TABLE

BLOCK	LOT	S.F.	WIDTH
1	1	7493	60
1	2	7500	60
1	3	7500	60
1	4	7148	60
1	5	17,186	60
1	6	9619	60
1	7	7347	60
1	8	7370	60
1	9	7371	60
1	10	7372	60
1	11	7373	60
1	12	7374	60
1	13	7376	60
1	14	7377	60
1	15	7378	60
1	16	7379	60
1	17	7381	60
1	18	7382	60
1	19	8562	60
2	1	7493	60
2	2	7500	60
2	3	7500	60
2	4	7500	60
2	5	7019	60
2	6	14,374	60
2	7	13,991	60
2	8	8076	60
2	9	8799	60
2	10	8721	60
2	11	8323	60
2	12	8760	60
2	13	8935	60
2	14	7505	60
2	15	8271	60
2	16-26	7500	60
2	27	8520	60
2	28	8520	60
2	29	7200	60
2	30	9544	60
2	31	9121	60
2	32-36	7500	60
2	37	7628	60
2	38	7022	60
2	39	8657	60
2	40	8332	60
2	41	6919	60
2	42	7368	60
2	43	7374	60
2	44	7381	60
2	45	7387	60
2	46	7394	60
2	47	7400	60
2	48	8507	60
3	1	9435	60
3	2	7387	60
3	3	7388	60
3	4	7848	60
3	5	8780	60
3	6	10,286	60



LINE TABLE

LINE	BEARING	DISTANCE
L1	N00°59'42"W	128.35'
L2	N63°30'19"E	35.31'
L3	N61°32'19"W	36.13'
L4	N00°59'42"W	113.64'
L5	S00°59'42"E	98.51'
L6	S00°59'42"E	60.00'
L7	S00°59'42"E	24.85'
L8	N89°00'18"E	227.89'
L9	S00°59'42"E	3.50'
L10	S89°00'18"W	55.00'
L11	S00°59'42"E	79.85'
L12	N00°59'42"W	8.35'
L13	S73°14'47"E	17.98'
L14	N23°09'45"W	15.72'
L15	S22°24'14"W	6.76'
L16	N67°32'11"W	63.73'

CURVE TABLE

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	50.00'	54°57'22"	47.96'	N00°59'00"E	46.14'
C2	25.00'	90°00'00"	39.27'	S44°00'18"W	35.36'
C3	25.00'	90°00'00"	39.27'	S45°59'42"E	35.36'
C4	300.00'	23°27'31"	122.83'	N10°44'04"E	121.97'
C5	440.00'	5°42'36"	43.85'	S70°23'29"E	43.83'
C6	55.00'	89°56'25"	86.34'	N67°26'02"E	77.74'
C7	25.00'	46°37'59"	20.35'	S65°41'19"W	19.79'
C8	50.00'	265°22'21"	231.56'	S04°56'30"E	73.51'
C9	25.00'	38°44'22"	16.90'	S71°37'31"E	16.58'
C10	270.00'	23°27'31"	110.55'	N10°44'04"E	109.78'
C11	330.00'	23°27'31"	135.11'	N10°44'04"E	134.17'
C12	25.00'	90°00'00"	39.27'	S22°32'11"E	35.36'
C13	440.00'	5°42'36"	43.85'	S70°23'29"E	43.83'
C14	500.00'	5°42'36"	49.83'	S70°23'29"E	49.81'
C15	25.00'	90°00'00"	39.27'	S67°27'49"W	35.36'
C16	25.00'	37°33'55"	16.39'	S03°40'51"W	16.10'
C17	50.00'	163°44'52"	142.90'	N66°46'20"E	99.00'
C18	25.00'	36°14'32"	15.81'	N49°29'30"W	15.55'
C19	25.00'	89°56'25"	39.24'	N67°26'02"E	35.34'
C20	25.00'	90°00'00"	39.27'	S67°24'14"W	35.36'
C21	30.00'	90°00'00"	47.12'	S22°35'46"E	42.43'
C22	30.00'	90°00'00"	47.12'	N67°24'14"E	42.43'
C23	25.00'	90°00'00"	39.27'	N22°35'46"W	35.36'
C24	25.00'	34°34'14"	15.08'	N84°52'53"W	14.86'
C25	50.00'	264°32'12"	230.85'	S30°06'07"W	74.00'
C26	25.00'	49°57'59"	21.80'	S42°36'46"E	21.12'

PARK LAND DEDICATION TABLE
RIVERS MIST SECTION THREE

TOTAL PARK LAND DEDICATION REQUIRED = 0.73 AC
(TOTAL LOTS 73/100)
MAXIMUM PRIVATE PARK LAND DEDICATION = 0.365 AC
(TOTAL REQUIRED 0.73 X 50%)

PRIVATE PARK LAND DEDICATION:
PARK LAND CREDIT (RESERVE "A")
(6.237 AC X 10% FOR PARK AREAS (25-177(E)3))=0.6237 AC

TOTAL PRIVATE PARK LAND DEDICATION = 0.6237 AC
(REMAINING FOR FUTURE SECTIONS = 0.2587 AC)

MONEY IN LIEU OF PUBLIC PARK LAND
(0.365 AC) X 100 X \$560 = \$20,440.00

RESERVE TABLE

RESERVE	RESTRICTED TO	AREA
A	DETENTION, LANDSCAPE, RECREATION AND DRAINAGE USES	435,774 SQ.FT. / 10,004 ACRES
B	LANDSCAPE, OPEN SPACE AND DRAINAGE USES	3,200 SQ.FT. / 0.0735 ACRE
C	LANDSCAPE AND OPEN SPACE USES	1,620 SQ.FT. / 0.0372 ACRE
D	LANDSCAPE AND OPEN SPACE USES	1,620 SQ.FT. / 0.0372 ACRE
E	DETENTION, LANDSCAPE, RECREATION AND DRAINAGE USES	133,477 SQ.FT. / 3,0642 ACRES

OWNER
VENTANA DEVELOPMENT READING WEST, L.L.C.,
A TEXAS LIMITED LIABILITY COMPANY
410 BROOKS STREET
SUGAR LAND, TX 77478
(713)781-5553

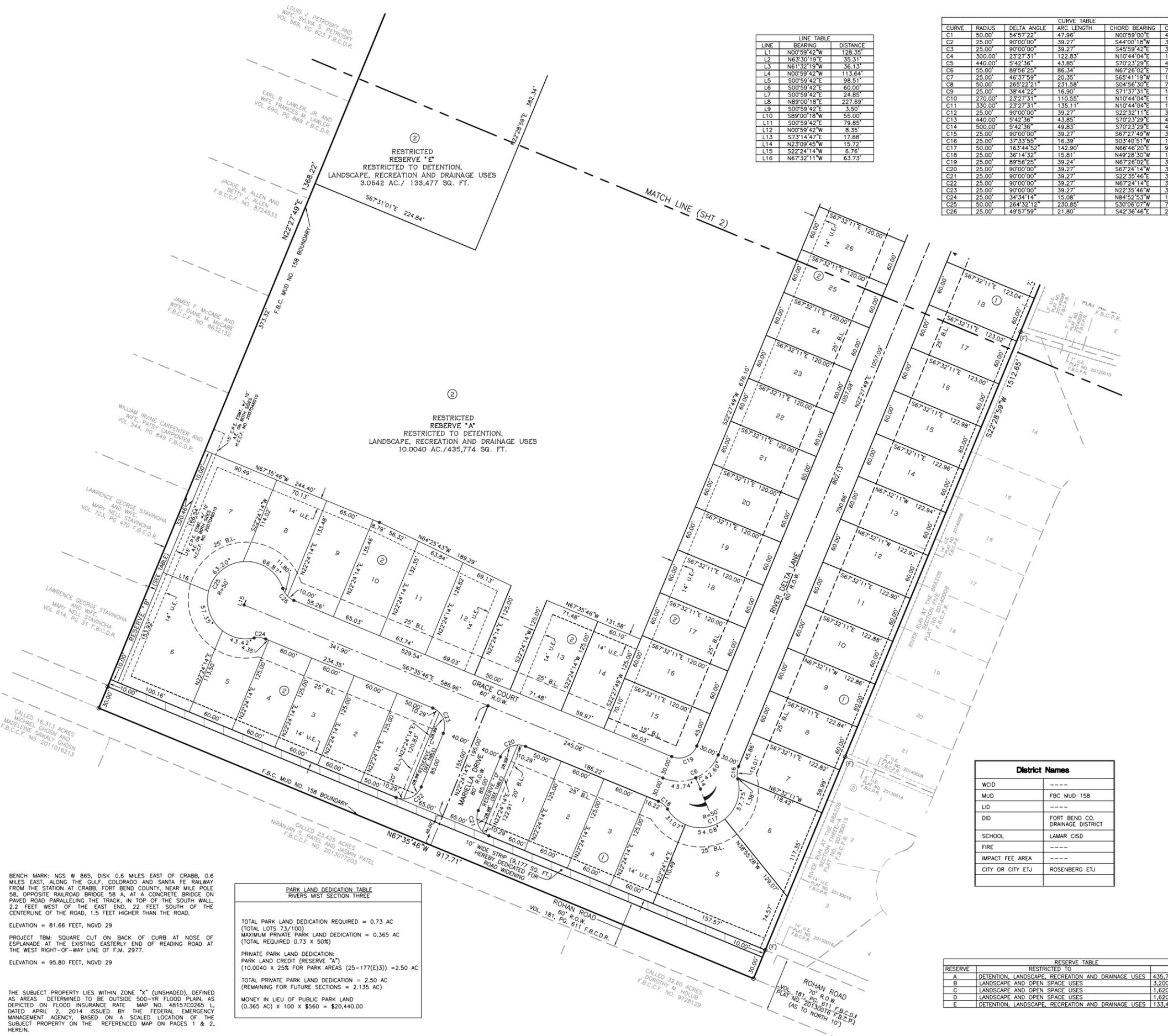
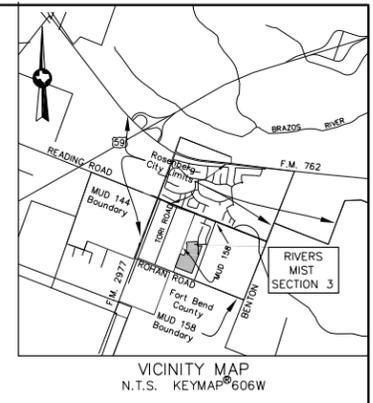
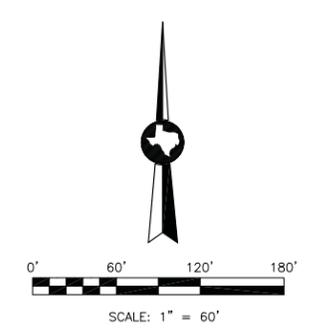
APRIL 1, 2015



RIVERS MIST SECTION THREE
BEING A SUBDIVISION OF 31.51 ACRES OUT OF THE WM. LUSK SURVEY, A-276, IN FORT BEND COUNTY, TEXAS. (FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 158)
ALSO BEING A PARTIAL REPLAT OF RESTRICTED RESERVE 'C', BLOCK 1, RIVERS MIST SECTION TWO, PLAT NO. 2015008851 F.B.C.P.R.
PURPOSE OF REPLAT:
TO DECREASE THE SIZE OF RESERVE 'C' IN RECORDED RIVERS MIST SECTION TWO IN ORDER TO MEET LOT SIZE REQUIREMENTS IN RIVERS MIST SECTION THREE
73 LOTS 3 BLOCKS 5 RESERVES (13,2161 ACRES)

LINE	BEARING	DISTANCE
L1	N00°59'42"W	128.35'
L2	N63°30'19"E	35.31'
L3	N61°32'19"W	36.13'
L4	N00°59'42"W	113.64'
L5	S00°59'42"E	98.51'
L6	S00°59'42"E	60.00'
L7	S00°59'42"E	24.85'
L8	N89°00'18"E	227.69'
L9	S00°59'42"E	3.50'
L10	S89°00'18"W	55.00'
L11	S00°59'42"E	79.85'
L12	N00°59'42"W	8.35'
L13	S73°14'47"E	17.88'
L14	N23°09'45"W	15.72'
L15	S22°24'14"W	6.76'
L16	N67°32'11"W	63.73'

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	50.00'	54°57'22"	44.96'	N00°59'00"E	46.14'
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C4	300.00'	23°27'31"	122.83'	N10°44'04"E	121.97'
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C6	55.00'	89°56'25"	86.34'	N67°26'02"E	77.74'
C7	25.00'	46°37'59"	20.35'	S85°41'19"W	19.75'
C8	50.00'	265°22'21"	231.58'	S04°56'30"E	73.51'
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C23	25.00'	90°00'00"	39.27'	N22°35'46"W	35.36'
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C26	25.00'	49°57'59"	21.80'	S42°36'46"E	21.12'



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3	4	7848	60
3	5	8780	60
3	6	10,286	60
3	7	7368	60
3	8	6919	60
3	9	8332	60

WCID	----
MUD	FBC MUD 158
LID	----
DID	FORT BEND CO. DRAINAGE DISTRICT
SCHOOL	LAMAR CISD
FIRE	----
IMPACT FEE AREA	----
CITY OR CITY ETJ	ROSENBERG ETJ

RESERVE	RESTRICTED TO	AREA
A	DETENTION, LANDSCAPE, RECREATION AND DRAINAGE USES	435,774 SQ.FT. / 10,004 ACRES
B	LANDSCAPE AND OPEN SPACE USES	3,200 SQ.FT. / 0.0735 ACRE
C	LANDSCAPE AND OPEN SPACE USES	1,620 SQ.FT. / 0.0372 ACRE
D	LANDSCAPE AND OPEN SPACE USES	1,620 SQ.FT. / 0.0372 ACRE
E	DETENTION, LANDSCAPE, RECREATION AND DRAINAGE USES	133,477 SQ.FT. / 3.0642 ACRES

TOTAL PARK LAND DEDICATION REQUIRED = 0.73 AC (TOTAL LOTS 73/100)
MAXIMUM PRIVATE PARK LAND DEDICATION = 0.365 AC (TOTAL REQUIRED 0.73 X 50%)
PRIVATE PARK LAND DEDICATION: PARK LAND CREDIT (RESERVE "A") (10,004 X 25% FOR PARK AREAS (25-177(E)3)) = 2,50 AC
TOTAL PRIVATE PARK LAND DEDICATION = 2,50 AC (REMAINING FOR FUTURE SECTIONS = 2,135 AC)
MONEY IN LIEU OF PUBLIC PARK LAND (0.365 AC) X 100 X \$560 = \$20,440.00

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

ELEVATION = 81.66 FEET, NGVD 29

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

ELEVATION = 95.80 FEET, NGVD 29

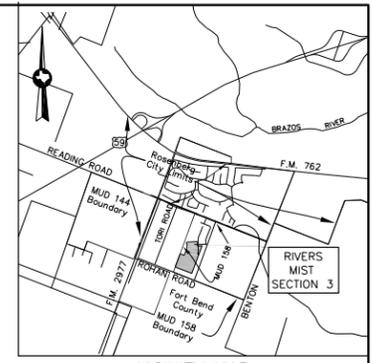
THE SUBJECT PROPERTY LIES WITHIN ZONE "X" (UNSHADED), DEFINED AS AREAS DETERMINED TO BE OUTSIDE 500-YR FLOOD PLAIN, AS DEPICTED ON FLOOD INSURANCE RATE MAP NO. 4815700265 L, DATED APRIL 2, 2014, ISSUED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, BASED ON A SCALED LOCATION OF THE SUBJECT PROPERTY ON THE REFERENCED MAP ON PAGES 1 & 2, HEREIN.

PRELIMINARY PLAT RIVERS MIST SECTION THREE
 BEING A SUBDIVISION OF 3151 ACRES OUT OF THE WM LUSK SURVEY, A-276, IN FORT BEND COUNTY, TEXAS. (FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 158). ALSO BEING A PARTIAL REPLAT OF RESTRICTED RESERVE "C", BLOCK 1, RIVERS MIST SECTION TWO, PLAT NO. 2015008851 F.B.C.D.R.

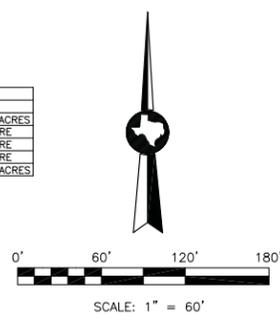
PURPOSE OF REPLAT: TO DECREASE THE SIZE OF RESERVE "C" IN RECORDED RIVERS MIST SECTION TWO IN ORDER TO MEET LOT SIZE REQUIREMENTS IN RIVERS MIST SECTION THREE

73 LOTS 4 BLOCKS 5 RESERVES (13,216 ACRES)
 OWNER: VENTANA DEVELOPMENT READING WEST, L.L.C., A TEXAS LIMITED LIABILITY COMPANY
 410 BROOKS STREET SUGAR LAND, TX 77478
 (713)781-5553
 MARCH 3, 2014

EHRA 10555 Westoffice Drive Houston, Texas 77042
 713.784.4500
 EHRainc.com
 1876 No. F726
 1876 S No. 10072300



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



RESERVE	RESTRICTED TO	AREA
A	DETENTION, LANDSCAPE, RECREATION AND DRAINAGE USES	435,774 SQ.FT. / 10.004 ACRES
B	LANDSCAPE AND OPEN SPACE USES	3,200 SQ.FT. / 0.0735 ACRE
C	LANDSCAPE AND OPEN SPACE USES	1,620 SQ.FT. / 0.0372 ACRE
D	LANDSCAPE AND OPEN SPACE USES	1,620 SQ.FT. / 0.0372 ACRE
E	DETENTION, LANDSCAPE, RECREATION AND DRAINAGE USES	133,477 SQ.FT. / 3.0642 ACRES

GENERAL NOTES

- A.E. indicates Aerial Easement.
BL. indicates Building Line.
ESMT. indicates Easement.
(F) indicates Found 5/8" Iron Rod with cap Stamped "E.H.R.A.713-784-4500".
F.B.C.D.R. indicates Fort Bend County Deed Records.
F.B.C.C.F. indicates Fort Bend County Clerk's File.
F.B.C.M.U.D. indicates Fort Bend County Municipal Utility District.
F.B.C.P.R. indicates Fort Bend County Plat Record.
N.T.S. indicates Not To Scale.
Pg. indicates Page.
P.O.B. indicates Point of Beginning.
R.O.W. indicates Right-of-Way.
S.E. indicates Storm Sewer Easement.
S.S.E. indicates Sanitary Sewer Easement.
SQ. FT. indicates Square Feet.
U.E. indicates Utility Easement.
VOL. indicates Volume.
W.L.E. indicates Water Line Easement.
indicates Street Name Change.
- All lots shall be restricted to single family residential use.
- All easements extend equidistant from either side of the property lines unless otherwise noted.
- All side lot lines are either perpendicular or radial to street frontage unless otherwise noted.
- The coordinates shown hereon are Texas South Central Zone No. 4204 State Plane Grid Coordinates (NAD83) and may be brought to surface by dividing by the following combined scale factor 0.999869043.
- Rivers Mist Section Three contains 73- Lots 60' wide or greater
- The top of all floor slabs shall be a minimum of 30.50 feet above mean sea level. The top slab elevation at any point on the perimeter of the slab shall not be less than 18" above natural ground or twelve inches (12") above the top of curb of the front of the lot, whichever is higher.
- The drainage system for this subdivision is designed in accordance with the Fort Bend County Criteria Manual, which allows street ponding with intense rainfall events.
- Sidewalks shall be built or caused to be built not less than 5 feet in width on both sides of all dedicated rights-of-way within said plot and on the contiguous right-of-way of all perimeter roads surrounding said plot, in accordance with the A.D.A.
- This subdivisions falls within Fort Bend County Outdoor Lighting Ordinance: Zone "L22".
- A project benchmark will be installed and documented per City of Rosenberg requirements prior to acceptance of the subdivision.
- 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 lies wholly within Fort Bend County, Fort Bend County Municipal Utility District No. 158, Fort Bend Subsidence District, Fort Bend County Drainage District, Lamar Consolidated I.S.D., and the ETJ of the City of Rosenberg.
- Five-eighths inch (5/8") iron rods three feet (3') in length with cap stamped "E.H.R.A. 713-784-4500" are set on all perimeter boundary corners, all angle points, all points of curvature and tangency, and all block corners, unless otherwise noted.
- All lots shall have a minimum of five (5) foot side building lines.
- The square footage totals as shown hereon are based on the mathematical closure of the courses and distances reflected on this plat. It does not include the tolerances that may be present due to the positional accuracy of the boundary monumentation.
- 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.
- F.B.C. M.U.D. No. 158 is responsible for the maintenance of Reserve "A" and Reserve "E"
- All property to drain into the drainage easement through an approved drainage structure.
- All drainage easements shall be kept clear of fences, buildings, vegetation, and other obstructions to the operation and maintenance of the drainage facility.
- A minimum distance of 10' shall be maintained between residential dwellings.



LOT AREA SUMMARY TABLE

BLOCK	LOT	S.F.	WIDTH
1	1	7493	60
1	2	7500	60
1	3	7500	60
1	4	7148	60
1	5	17,186	60
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2	10	8721	60
2	11	8323	60
2	12	8760	60
2	13	8935	60
2	14	7505	60
2	15	8271	60
2	16-26	7200	60
2	27	8520	60
2	28	8520	60
2	29	7200	60
2	30	9544	60
2	31	9121	60
2	32-36	7500	60
2	37	7628	60
2	38	7022	60
2	39	8657	60
3	1	9435	60
3	2	7387	60
3	3	7388	60
3	4	7848	60
3	5	8760	60
3	6	10,286	60
4	1	8507	60
4	2	7400	60
4	3	7394	60
4	4	7367	60
4	5	7381	60
4	6	7374	60
4	7	7368	60
4	8	6919	60
4	9	8332	60

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	50.00'	54°57'22"	47.96'	N00°59'00"E	46.14'
C2	25.00'	90°00'00"	39.27'	S44°00'18"W	35.36'
C3	25.00'	90°00'00"	39.27'	S45°59'42"E	35.36'
C4	300.00'	23°27'31"	122.83'	N10°44'04"E	121.97'
C5	440.00'	5°42'36"	43.85'	S70°23'29"E	43.83'
C6	55.00'	89°56'25"	86.34'	N67°26'02"E	77.74'
C7	25.00'	46°37'59"	20.35'	S65°41'19"W	19.79'
C8	50.00'	265°22'21"	231.58'	S04°56'30"E	73.51'
C9	25.00'	38°44'22"	16.90'	S71°37'31"E	16.58'
C10	270.00'	23°27'31"	110.55'	N10°44'04"E	109.78'
C11	330.00'	23°27'31"	135.11'	N10°44'04"E	134.17'
C12	25.00'	90°00'00"	39.27'	S22°32'11"E	35.36'
C13	440.00'	5°42'36"	43.85'	S70°23'29"E	43.83'
C14	500.00'	5°42'36"	49.83'	S70°23'29"E	49.81'
C15	25.00'	90°00'00"	39.27'	S67°27'49"W	35.36'
C16	25.00'	37°33'55"	16.39'	S03°40'51"W	16.10'
C17	50.00'	163°44'52"	142.90'	N66°46'20"E	99.00'
C18	25.00'	38°14'32"	15.81'	N49°28'30"W	15.55'
C19	25.00'	89°56'25"	39.24'	N67°26'02"E	35.34'
C20	25.00'	90°00'00"	39.27'	S67°24'14"W	35.36'
C21	25.00'	90°00'00"	39.27'	S22°35'46"E	35.36'
C22	25.00'	90°00'00"	39.27'	N67°24'14"E	35.36'
C23	25.00'	90°00'00"	39.27'	N22°35'46"W	35.36'
C24	25.00'	34°34'14"	15.08'	N84°52'53"W	14.86'
C25	50.00'	264°32'12"	230.85'	S30°06'07"W	74.00'
C26	25.00'	49°57'59"	21.80'	S42°36'46"E	21.12'

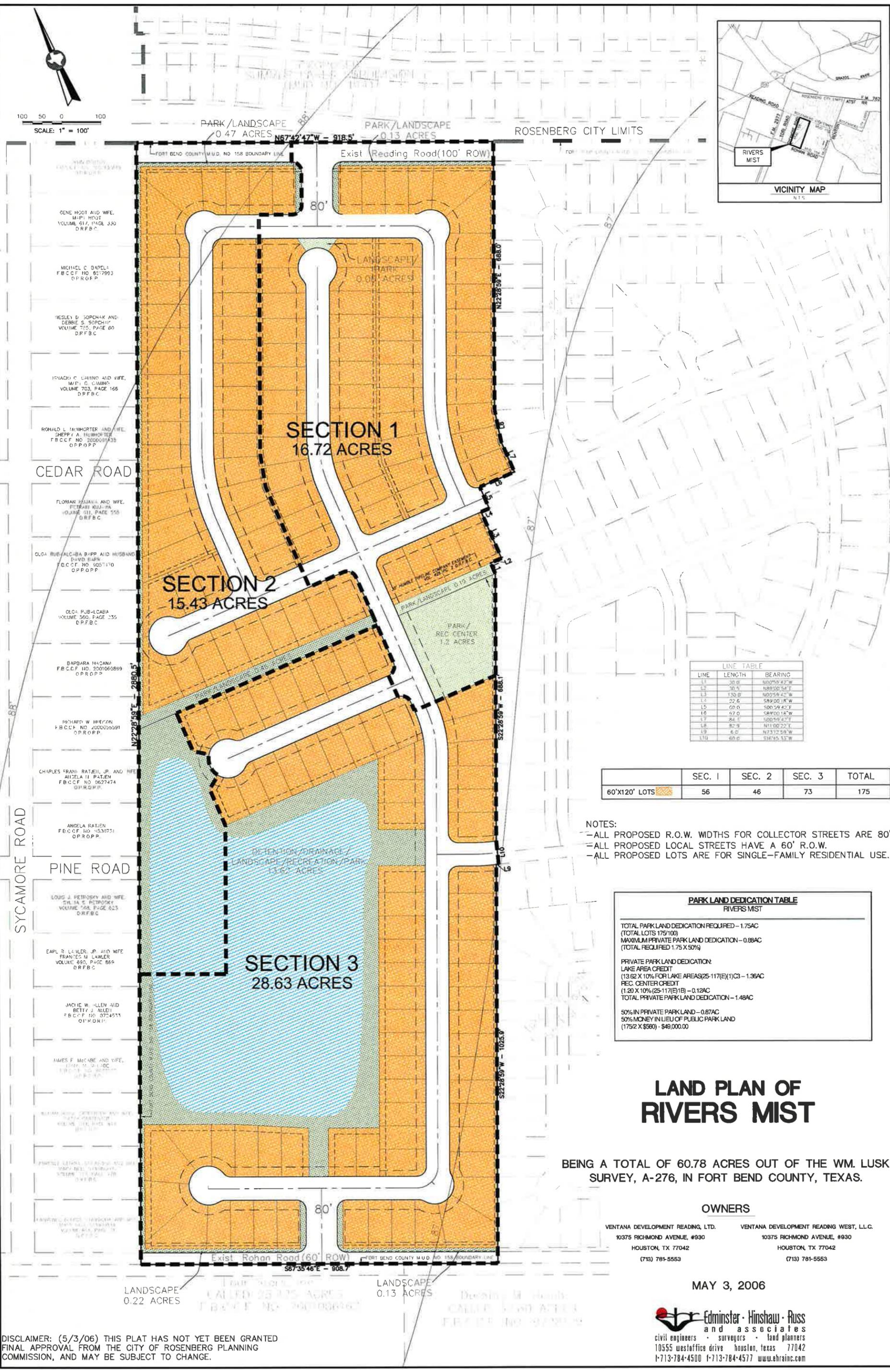
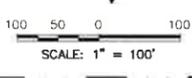
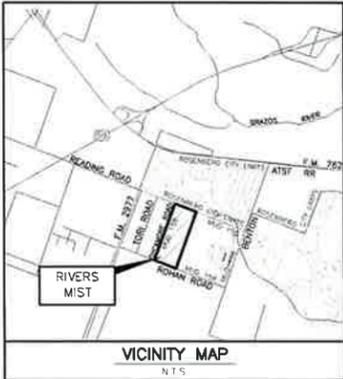
LINE	BEARING	DISTANCE
L1	N00°59'42"W	128.35'
L2	N63°30'19"E	35.31'
L3	N61°32'19"W	36.13'
L4	N00°59'42"W	113.64'
L5	S00°59'42"E	98.51'
L6	S00°59'42"E	60.00'
L7	S00°59'42"E	24.85'
L8	N89°00'18"E	227.69'
L9	S00°59'42"E	3.50'
L10	S89°00'18"W	55.00'
L11	S00°59'42"E	79.85'
L12	N00°59'42"W	8.35'
L13	S73°14'47"E	17.88'
L14	N23°09'45"W	15.72'
L15	S22°24'14"W	6.76'
L16	N67°32'11"W	63.73'

**PRELIMINARY PLAT
RIVERS MIST
SECTION THREE**
BEING A SUBDIVISION OF 31.51 ACRES OUT OF
THE WM. LUSK SURVEY, A-276,
IN FORT BEND COUNTY, TEXAS.
(FORT BEND COUNTY
MUNICIPAL UTILITY DISTRICT NO. 158);
ALSO BEING A PARTIAL REPLAT OF RESTRICTED
RESERVE 'C', BLOCK 1, RIVERS MIST SECTION TWO,
PLAT NO. 2015008851 F.B.C.P.R.

**PURPOSE OF REPLAT:
TO DECREASE THE SIZE OF RESERVE 'C' IN RECORDED RIVERS
MIST SECTION TWO IN ORDER TO MEET LOT SIZE REQUIREMENTS
IN RIVERS MIST SECTION THREE**

**73 LOTS 4 BLOCKS 5 RESERVES (13,2161 ACRES)
OWNER
VENTANA DEVELOPMENT READING WEST, L.L.C.,
A TEXAS LIMITED LIABILITY COMPANY
410 BROOKS STREET
SUGAR LAND, TX 77478
(713)781-5553
MARCH 3, 2015**

EHRA 10555 Westoffice Drive
Houston, Texas 77042
713.784.4500
EHRAinc.com
TBP# No. F-726
TBP# S No. 10092300



LINE TABLE

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

	SEC. 1	SEC. 2	SEC. 3	TOTAL
60'X120' LOTS	56	46	73	175

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

PARK LAND DEDICATION TABLE
RIVERS MIST

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

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

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

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

LAND PLAN OF RIVERS MIST

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

OWNERS

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

MAY 3, 2006



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

3. CONSIDERATION OF AND ACTION ON A PRELIMINARY PLAT OF RIVERS MIST SECTION THREE, BEING A SUBDIVISION OF 31.51 ACRES OUT OF THE WM. LUSK SURVEY, A-276, IN FORT BEND COUNTY, TEXAS. (FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 158): ALSO BEING A PARTIAL REPLAT OF RESTRICTED RESERVE 'C', BLOCK 1, RIVERS MIST SECTION TWO, PLAT NO. 2015008851 F.B.C.P.R. PURPOSE OF REPLAT: TO DECREASE THE SIZE OF RESERVE 'C' IN RECORDED RIVERS MIST SECTION TWO IN ORDER TO MEET LOT SIZE REQUIREMENTS IN RIVERS MIST SECTION THREE; 73 LOTS, 4 BLOCKS AND 5 RESERVES (13.2161 ACRES)

Executive Summary: As discussed in the previous agenda item, the Preliminary Plat of Rivers Mist Section Three is located off of River Delta Lane and Rohan Road, south of Rivers Mist Sections One and Two. The proposed Plat is in the Extraterritorial Jurisdiction (ETJ) and in Fort Bend County MUD No. 158.

The Plat consists of 73 lots, four (4) blocks, and five (5) reserves totaling 13.2161 acres. All proposed lots are a minimum of sixty feet (60') in width. This is in accordance with the approved Land Plan for Rivers Mist dated May 2006.

The proposed Plat meets all applicable regulations of the City of Rosenberg. Therefore staff recommends approval of the Preliminary Plat of Rivers Mist Section Three.

Key Discussion:

- Mr. Tanner presented the item and reviewed the Executive Summary.
- Chairperson Pavlovsky inquired about the purpose of the proposed Plat and if it was to decrease the size of Reserve C.
- Mr. Tanner stated that the purpose of the proposed Plat was to decrease the size of Reserve 'C' in recorded Rivers Mist Section Two, in order to meet lot size requirements in Rivers Mist Section Three. This is basically a partial replat of Rivers Mist Section Two.
- Commissioner Parsons inquired if Rivers Mist Section Three was the final plat of this subdivision.
- Commissioner Poldrack inquired about square footage requirements.
- Mr. Tanner replied that there were not requirements. The property is located in the ETJ, not in the City; and that the City would not require square footage requirements elsewhere in the City.
- Commissioner Poldrack inquired about deed restrictions.
- Mr. Tanner replied that there are most likely deed restrictions.
- Commissioner Parsons inquired about ingress and egress to the property and commented that the proposed street names are not referenced on the Land Plan, making it difficult to fit with the Land Plan.
- Mr. Tanner replied that the current land plan is dated 2006 and the street names were not determined at that time. Mr. Tanner further stated that the property has access to both Reading and Rohan Roads, and Mr. Kalkomey stated that there are connections to the adjacent subdivision as well.

Action Taken: Commissioner Casias moved, seconded by Commissioner Parsons, to approve the Preliminary Plat of Rivers Mist Section Three, being a subdivision of 31.51 acres out of the WM. Lusk Survey, A-276, in Fort Bend County, Texas. (Fort Bend County Municipal Utility District No. 158): Also being a partial replat of restricted Reserve 'C', Block 1, Rivers Mist Section Two, Plat No. 2015008851 F.B.C.P.R. Purpose of replat: to decrease the size of Reserve 'C' in recorded Rivers Mist Section Two in order to meet lot size requirements in Rivers Mist Section Three; 73 lots, 4 blocks and 5 reserves (13.2161 acres) The motion carried unanimously.

4. REVIEW AND DISCUSS THE PROPOSED ROSE MEADOWS DEVELOPMENT, AND TAKE ACTION AS NECESSARY TO DIRECT STAFF.

Executive Summary: The developer of Rose Ranch (Fort Bend County MUD No. 66) and their land planner have approached City staff regarding continued development of the property. The last residential plat that was filed in this development was in 2005 (Section One, 165 lots). The subdivision is built out and development has essentially been dormant since that time.

The existing Land Plan was approved under previous City ordinances relating to lot size, etc., but the developer may want to significantly change the layout, necessitating compliance with current City ordinances. A revised Land Plan has not been submitted at this time. However, the developer has requested the opportunity to discuss this item with the Planning Commission. At this time they are referring to the development as "Rose Meadows," hence the title of the Agenda item.

Key Discussion:



PLANNING COMMISSION COMMUNICATION

April 15, 2015

ITEM #	ITEM TITLE
7	Final Plat of The Trails at Seabourne Parke Section Two

MOTION

Consideration of and action on a Final Plat of The Trails at Seabourne Parke Section Two, a subdivision of 22.691 acres located in the G.M. Stone 1/3 League Survey, Abstract 312, City of Rosenberg, Fort Bend County, Texas (Fort Bend County Municipal Utility District No. 147); 108 lots, 6 blocks.

RECOMMENDATION

Staff recommends a recommendation of approval to City Council of the Final Plat of The Trails at Seabourne Parke Section Two.

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

SUPPORTING DOCUMENTS:

1. Final Plat of the Trails at Seabourne Parke Section Two
2. Preliminary Plat of The Trails at Seabourne Parke Section Two – 01-21-15
3. Land Plan of The Trails at Seabourne Parke – June 2003
4. Planning Commission Meeting Minute Excerpt - 01-21-15

APPROVAL

Submitted by:

Travis Tanner

Travis Tanner, AICP
Executive Director of Community
Development

Reviewed by:

Executive Director of Community Development

City Engineer *OK*

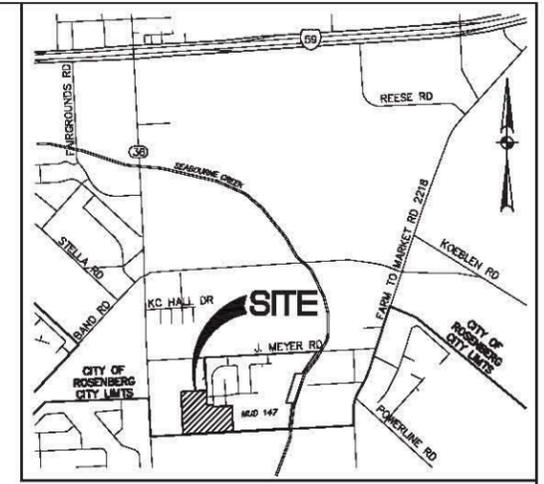
EXECUTIVE SUMMARY

The Final Plat of The Trails at Seabourne Parke Section Two consists of approximately 22.691 acres and 108 residential lots. It is located south of J. Meyer Road and off of Heath Ridge, Oak Briar, and Cottage Creek Lanes, immediately southwest of The Trails at Seabourne Parke Section One. The Plat is within the City Limits and located in Fort Bend County MUD No. 147.

All proposed lots are fifty feet (50') in width and a minimum of 6,000 square feet in size. The Land Plan was approved before the current standards relating to lot size. The Plat conforms to the approved Land Plan dated June 2003 (see attached). Recordation of plats in this development last occurred in 2005. The development was recently assigned to a new developer, LGI Homes, that wishes to develop in accordance with the previously approved Land Plan. A Plat of this subdivision was approved by the Planning Commission and City Council in 2006 and 2007, but was never subsequently recorded and therefore expired, hence the new Plat submittal.

There are no apparent conflicts with applicable regulations or with the original Land Plan. In addition to the Utility Agreement and Land Plan, this Plat/development is subject to a Road Improvement Agreement related to improvements to J. Meyer Road that, due to conditions that have changed over the last several years since platting last occurred, must be modified to address needed road improvements before any infrastructure permits are released for the subdivision. This Agreement shall be in place prior to Final Plat approval by City Council. That being said, staff recommends that the Planning Commission recommend approval to City Council of the Final Plat of The Trails at Seabourne Parke Section Two, contingent upon approval and execution of a Road Improvement Agreement for J. Meyer Road.

- NOTES:
- BL INDICATES BUILDING LINE; UE INDICATES UTILITY EASEMENT; STM SE INDICATES STORM SEWER EASEMENT; WLE INDICATES WATER LINE EASEMENT; SSE INDICATES SANITARY SEWER EASEMENT; HL & PE INDICATES HOUSTON LIGHTING AND POWER EASEMENT; DE INDICATES DRAINAGE EASEMENT; PL INDICATES PROPERTY LINE; FBCDPR INDICATES FORT BEND COUNTY OFFICIAL PUBLIC RECORDS; FBCDR INDICATES FORT BEND DEED RECORDS.
 - THE ELEVATIONS FOR THIS SURVEY ARE BASED ON THE PUBLISHED ELEVATIONS FOR THE FOLLOWING BENCHMARKS:
AW4789 ELEVATION: 91.89'
AW4792 ELEVATION: 94.48'
 - ELEVATIONS USED FOR DELINEATING CONTOUR LINES ARE BASED UPON U.S.C. & G.S. DATUM, NVD-88 (1981 AD.)
 - THIS PLAT WAS PREPARED TO MEET CITY OF ROSENBERG AND FORT BEND COUNTY REQUIREMENTS.
 - THIS PLAT WAS PREPARED FROM INFORMATION FURNISHED BY TEXAS AMERICAN TITLE COMPANY G.F. NO. _____ EFFECTIVE DATE _____ THE SURVEYOR HAS NOT ABSTRACTED THE ABOVE PROPERTY.
 - THIS PLAT LIES WHOLLY WITHIN MUNICIPAL UTILITY DISTRICT NO. 147, FORT BEND SUBSIDENCE DISTRICT, FORT BEND COUNTY DRAINAGE DISTRICT, LAMAR CONSOLIDATED I.S.D., AND THE ETJ OF THE CITY OF ROSENBERG (OR) CITY LIMITS OF ROSENBERG, AND FORT BEND COUNTY.
 - THE TRAILS AT SEABOURNE PARKE SEC 2 LIES WITHIN UNSHADED ZONE X AS PER FLOOD INSURANCE RATE MAP, MAP NUMBER 481570024SL, DATED APRIL 2, 2014.
 - 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 (OR) THE PIPELINES AND/OR PIPELINE EASEMENTS WITHIN THE LIMITS OF THE SUBDIVISION ARE AS SHOWN.
 - 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.
 - THE MINIMUM SLAB ELEVATION SHALL BE _____, TWELVE INCHES (12") ABOVE THE 100-YEAR FLOOD PLAN 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.
 - ALL LOTS SHALL HAVE A TWENTY FIVE (25) FOOT FRONT BUILDING SETBACK, A FIVE (5) FOOT SIDE BUILDING SETBACK AND ALL SIDE STREET SETBACKS SHALL BE FIFTEEN (15) FOOT.
 - 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 EASEMENTS ARE CENTERED ON LOT LINES UNLESS OTHERWISE INDICATED.
 - THE COORDINATES SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 NAD83 (NAD2011) EPOCH 2010.00 FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE CENTRAL ZONE DISPLAYED IN GRID VALUES DERIVED FROM THE NGS COOPERATIVE CORNERS NETWORK. THE COORDINATES MAY BE BROUGHT TO SURFACE BY APPLYING (MULTIPLYING BY) THE FOLLOWING COMBINED SCALE FACTOR OF 1.00003.
 - DIMENSIONS SHOWN ARE SURFACE.
 - LOTS RESTRICTED TO SINGLE FAMILY RESIDENTIAL LAND USE.
 - PROPERTY CORNERS ARE MONUMENTED WITH CAP OR DISK MARKED "PAPE-DAWSON" UNLESS NOTED OTHERWISE.
 - ONE-FOOT RESERVE DEDICATED TO THE PUBLIC IN FEE AS A BUFFER SEPARATION BETWEEN THE SIDE AND END OF STREETS WHERE SUCH STREETS 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 TITLES THERETO SHALL REVERT TO AND REVEST IN THE DEDICATOR, HIS HEIRS, ASSIGNS OR SUCCESSORS.
 - SIDEWALKS SHALL BE BUILT OR CAUSED TO BE BUILT THROUGH RESTRICTIVE COVENANTS WITHIN ALL ROAD RIGHTS-OF-WAY DEDICATED TO THE PUBLIC.
 - THE RADIUS ON ALL BLOCK CORNERS IS TWENTY FIVE (25) FEET UNLESS OTHERWISE NOTED.
 - UNLESS OTHERWISE INDICATED, THE BUILDING LINES (BL), WHETHER ONE OR MORE, SHOWN ON THIS SUBDIVISION PLAT ARE ESTABLISHED TO EVIDENCE COMPLIANCE WITH THE APPLICABLE PROVISIONS OF CHAPTER 25, CODE OF ORDINANCES, CITY OF ROSENBERG, TEXAS, IN EFFECT AT THE TIME THIS PLAT WAS APPROVED, WHICH MAY BE AMENDED FROM TIME TO TIME.
 - SINGLE FAMILY RESIDENTIAL SHALL MEAN THE USE OF A LOT WITH ONE BUILDING DESIGNED FOR AND CONTAINING NOT MORE THAN TWO SEPARATE UNITS WITH FACILITIES FOR LIVING, SLEEPING, COOKING, AND EATING THEREIN. A LOT UPON WHICH IS LOCATED A FREE-STANDING BUILDING CONTAINING ONE DWELLING UNIT AND A DETACHED SECONDARY DWELLING UNIT OF NOT MORE THAN 800 SQUARE FEET ALSO SHALL BE CONSIDERED SINGLE FAMILY RESIDENTIAL. A BUILDING THAT CONTAINS ONE DWELLING UNIT ON ONE LOT THAT IS CONNECTED BY A PARTY WALL TO ANOTHER BUILDING CONTAINING ONE DWELLING UNIT ON AN ADJACENT LOT SHALL BE SINGLE FAMILY RESIDENTIAL.
 - EACH LOT SHALL PROVIDE A MINIMUM OF TWO OFF-STREET PARKING SPACES PER DWELLING UNIT ON EACH LOT. IN THOSE INSTANCES WHERE A SECONDARY UNIT IS PROVIDED ONLY ONE ADDITIONAL SPACE SHALL BE PROVIDED.
 - INDICATES STREET NAME CHANGE SYMBOL.
 - CONSTRUCTION OF SIDEWALKS WILL BE DEFERRED UNTIL LOTS IN THIS SECTION TWO HAVE BEEN IMPROVED.



VICINITY MAP
SCALE: 1" = 2000'
KEY MAP 844H

BLOCK	LOT	SQUARE FEET
1	1	6280
1	2	6372
1	3	6360
1	4	6347
1	5	6335
1	6	6322
1	7	6310
1	8	6297
1	9	6282
1	10	10,919
1	11	10,984
1	12	8871
1	13	6286
1	14	6286
1	15	7413
2	1	7505
2	2	6446
2	3	6457
2	4	6469
2	5	6480
2	6	7548
2	7	7442
2	8	6443
2	9	6450
3	1	6280
3	2	6021
3	3	6457
3	4	8801
3	5	11,798
3	6	6344

BLOCK	LOT	SQUARE FEET
3	7	6000
3	8	6000
3	9	6000
3	10	6000
3	11	6006
3	12	8251
3	13	7481
3	14	6003
3	15	6000
3	16	6000
3	17	6000
3	18	6000
3	19	6000
3	20	7138
3	21	7084
3	22	6000
3	23	6000
3	24	6000
3	25	6000
3	26	6000
3	27	6000
3	28	6937
3	29	7368
3	30	7375
3	31	7391
3	32	7379
3	33	6926
3	34	6000
3	35	6000
3	36	6000

BLOCK	LOT	SQUARE FEET
3	37	6000
3	38	6000
3	39	6000
3	40	6000
3	41	6000
3	42	6000
3	43	6000
3	44	7050
3	45	6959
3	46	6009
3	47	6009
3	48	6009
3	49	6009
3	50	6017
4	1	7648
4	2	7140
5	1	7396
5	2	6250
5	3	6250
5	4	6250
5	5	6250
5	6	6250
5	7	6250
5	8	6318
5	9	12,705
5	10	10,336
5	11	6334
5	12	6005
5	13	6018
5	14	6028

BLOCK	LOT	SQUARE FEET
5	15	7118
6	1	7357
6	2	6266
6	3	6535
6	4	7272
6	5	6232
6	6	7354
6	7	10,274
6	8	10,350
6	9	15,471
6	10	11,261
6	11	10,228
6	12	7619
6	13	8399
6	14	7342
6	15	6722
6	16	6250
6	17	7396

LINE #	BEARING	LENGTH
L1	N3°01'28"W	4.73'
L2	N3°09'11"W	2.22'
L3	N3°01'28"W	38.82'
L4	N86°59'00"E	10.00'
L5	N75°35'14"W	23.76'
L6	N43°00'19"E	10.10'
L7	N43°00'19"E	10.69'

CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	55.00'	89°46'23"	S42°05'49"W	77.63'	86.18'
C2	300.00'	90°19'03"	S47°56'54"E	425.44'	472.90'
C3	55.00'	89°55'04"	N41°56'03"E	77.73'	86.31'
C4	55.00'	89°55'04"	N41°56'03"E	77.73'	86.31'
C5	55.00'	90°19'03"	S47°56'54"E	78.00'	86.70'
C6	25.00'	33°32'46"	S76°04'37"E	14.57'	14.78'
C7	50.00'	156°47'20"	S42°28'05"W	87.98'	136.82'
C8	25.00'	30°42'27"	N20°34'21"W	13.24'	13.40'
C9	25.00'	89°40'57"	N42°03'06"E	35.28'	39.13'
C10	25.00'	90°19'03"	N47°56'54"W	35.46'	39.41'
C11	330.00'	35°37'05"	S20°35'55"E	201.86'	205.14'
C12	25.00'	81°24'46"	N21°7'56"E	32.81'	35.62'
C13	25.00'	42°48'01"	N64°24'49"E	18.25'	18.68'
C14	50.00'	288°40'01"	S47°00'40"E	73.33'	231.84'
C15	25.00'	42°50'59"	S21°34'49"W	18.26'	18.70'
C16	25.00'	80°45'41"	S63°23'10"W	32.39'	35.24'
C17	330.00'	36°52'26"	S74°40'13"E	208.73'	212.38'
C18	25.00'	90°19'03"	N47°56'54"W	35.46'	39.41'
C19	25.00'	89°40'57"	S42°03'06"W	35.28'	39.13'
C20	25.00'	28°04'22"	N79°04'15"W	12.13'	12.25'

CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C21	50.00'	146°46'10"	N41°34'48"E	95.83'	128.06'
C22	25.00'	28°46'50"	S17°24'54"E	12.43'	12.96'
C23	25.00'	89°55'04"	S41°56'03"W	35.33'	39.23'
C24	25.00'	90°04'56"	S48°03'57"E	35.39'	39.31'
C25	25.00'	89°55'04"	N41°56'03"E	35.33'	39.23'
C26	270.00'	90°19'03"	S47°56'54"E	382.86'	425.61'
C27	25.00'	89°46'23"	S42°05'49"W	35.28'	39.17'
C28	25.00'	90°13'37"	N47°54'11"W	35.43'	39.37'
C29	25.00'	38°42'21"	N18°33'48"E	16.57'	16.89'
C30	50.00'	165°55'31"	S47°02'47"E	99.25'	144.80'
C31	25.00'	36°54'07"	S68°28'31"W	15.82'	16.10'
C32	25.00'	33°42'23"	N78°15'14"W	14.50'	14.71'
C33	50.00'	157°45'13"	N41°43'21"E	98.12'	137.67'
C34	25.00'	34°07'47"	S20°05'23"E	14.87'	14.89'
C35	25.00'	89°55'04"	N41°56'03"E	35.33'	39.23'
C36	25.00'	90°19'03"	S47°56'54"E	35.46'	39.41'
C37	25.00'	89°46'23"	S42°05'49"W	35.28'	39.17'
C38	25.00'	22°54'55"	N4°00'15"W	1.06'	1.06'

PRELIMINARY PLAT THE TRAILS AT SEABOURNE PARKE SECTION TWO

A SUBDIVISION OF 22.691 ACRES
LOCATED IN THE G.M. STONE 1/3 LEAGUE SURVEY, ABSTRACT 312
CITY OF ROSENBERG,
FORT BEND COUNTY, TEXAS
(FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 147)

108 LOTS
SCALE: 1" = 60'
6 BLOCKS
JANUARY 12 2015

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



10333 RICHMOND AVE | HOUSTON, TEXAS 77042 | PHONE: 713.428.2400
SUITE 900 | FAX: 713.428.2400
TEXAS BOARD OF PROFESSIONAL ENGINEERS, FIRM REGISTRATION # 470
TEXAS BOARD OF PROFESSIONAL LAND SURVEYING, FIRM REGISTRATION # 10183974

DATE: 01/10/15
 FILE: K:\projects\40710\101015-D-Design\2-3 Plat\2-3-1 Preliminary\PL401010 Prelim.dwg

Executive Summary: This Agenda item consists of the required public hearing on the proposed Final Plat of The Reserve at Brazos Town Center Section Four. The property is located off of Town Center Boulevard, north of its intersection with Vista Drive. It is located within the City Limits; in Fort Bend County MUD No. 167; and immediately west of The Reserve at Brazos Town Center Section Three, which has been recorded. The Plat consists of approximately 27.6 acres, with 104 single-family residential lots and four (4) reserves.

Because it is a partial replat of a previous subdivision, a public hearing is required per state law and the City's "Subdivision" Ordinance. That being said, staff recommends holding the hearing prior to the Planning Commission taking action on the Plat in a subsequent Agenda item.

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

4. **HOLD PUBLIC HEARING ON A FINAL PLAT OF THE TOWNHOMES AT BRAZOS TOWN CENTER, A 20.0427 ACRE TRACT OF LAND BEING ALL OF RESTRICTED RESERVE "A", BRAZOS TOWN CENTER, SECTION TWO (PLAT NO. 20050239; F.B.C.P.R.) IN THE JANE H. LONG LEAGUE, ABSTRACT NO. 55, AND IN THE SIMON JONES SURVEY, ABSTRACT NO. 271, CITY OF ROSENBERG, FORT BEND COUNTY, TEXAS; 5 RESERVES, 139 LOTS, 3 BLOCKS.**

Executive Summary: This Agenda item consists of the required public hearing on the proposed Final Plat of The Townhomes at Brazos Town Center. The subject property is located off of Town Center Boulevard, north of its intersection with Commercial Drive. It is located within the City Limits and in Fort Bend County MUD No. 167. The Plat consists of approximately 20 acres, with 139 townhome lots and five (5) reserves.

Because it is a partial replat of a previous subdivision, a public hearing is required per State law and the City's "Subdivision" Ordinance. That being said, staff recommends holding the hearing prior to the Planning Commission taking action on the Plat in a subsequent Agenda item.

Chairperson Pavlovsky opened the public hearing at 4:05 p.m. After three calls for speakers, no one stepped forward. Chairperson Pavlovsky closed the public hearing at 4:05 p.m.

5. **CONSIDERATION OF AND ACTION ON A PRELIMINARY PLAT OF THE TRAILS AT SEABOURNE PARKE SECTION TWO, A SUBDIVISION OF 22.691 ACRES LOCATED IN THE G.M. STONE 1/3 LEAGUE SURVEY, ABSTRACT 312, CITY OF ROSENBERG, FORT BEND COUNTY, TEXAS (FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 147); 108 LOTS, 6 BLOCKS.**

Executive Summary: The Preliminary Plat of The Trails at Seabourne Parke Section Two consists of approximately 22.7 acres and 108 residential lots. It is located south of J. Meyers Road and off of Heath Ridge, Oak Briar, and Cottage Creek Lanes, immediately southwest of The Trails at Seabourne Parke Section One. The Plat is within the City Limits and located in Fort Bend County MUD No. 147.

All proposed lots are fifty feet (50') in width and a minimum of 6,000 square feet in size. The Land Plan was approved before the current standards relating to lot size. The Plat conforms to the approved Land Plan dated June 2003 (see attached). Recordation of plats in this development last occurred in 2005. The development was recently assigned to a new developer, LGI Homes, that wishes to develop in accordance with the previously approved Land Plan. A Plat of this subdivision was approved by the Planning Commission and City Council in 2006 and 2007, but was never subsequently recorded and therefore expired, hence the new Preliminary Plat submittal.

There being no conflicts with applicable regulations or with the original Land Plan, staff recommends approval of the Preliminary Plat of The Trails at Seabourne Parke Section Two. In addition to the Utility Agreement and Land Plan, this Plat/development is subject to a Road Improvement Agreement related to improvements to J. Meyer Road that, due to conditions that have changed over the last several years since platting last occurred, must be modified to address needed road improvements before any infrastructure permits are released for the subdivision. This agreement shall be in place prior to final plat approval by City Council.

Key Discussion:

- Mr. Tanner presented the item and reviewed the Executive Summary.
- Chairperson Pavlovsky inquired about a house under construction and whether it was a part of this development.
- Mr. Tanner stated that the construction was not a part of this development. Mr. Tanner stated that an existing subdivision had not been built out, so there are a lot of existing lots where homes have not been constructed. The recorded lots can be built on and permits may be obtained in the subdivision. All

infrastructure is in place for those lots.

- Chairperson Pavlovsky inquired if the developer was required to upgrade the development and required to provide wider front lots.
- Mr. Tanner replied that it was not required. The developer, however, must comply with the approved land plan that is in place.
- Chairperson Pavlovsky inquired about the life span of this development agreement.
- Mr. Tanner replied that this development does not have a time limitation.
- Commissioner Parsons inquired about obtaining a summary, showing the subdivisions that are grandfathered and the number of lots remaining. Commissioner Parsons referred to any developments that do not comply with the newest standards.
- Mr. Tanner replied that no developments comply with current standards except for Stonecreek Estates. Originally, the subdivisions were required to have 50' lots. Later, the requirement changed to at least 50 percent 60' lots. Now, all 60' lots are required. Only the one recent development that staff knows of has been approved by the City with all 60' lots.
- Commissioner Parsons stated that it would be interesting to know the number of 50' lots remaining that have been approved by the City to be built on.
- Councilor McConathy asked what Commissioner Parson's expectation was.
- Commissioner Parsons replied that it would be interesting to know the number of approved 50' lots remaining.
- Commissioner Parsons asked if there was a timeline for how long land plans are vested.
- Mr. Tanner replied that there are timelines in the more recently established development agreements.
- Commissioner Parsons inquired about the time span.
- Mr. Tanner replied that the development agreement was for approximately ten to twelve years. Should standards change after this period of time, the developers must comply with the current standards.
- Commissioner Parsons inquired about the validity of the land plan after a change of ownership when the land plan dates back to 2003.
- Mr. Tanner replied that it is State law that a change of ownership does not affect the approved land plan.
- Commissioner Parsons inquired about a limit of allowable years.
- Mr. Tanner replied that limitations have been established in development agreements, but not in this particular one.
- Commissioner Parsons stated that a ten to twelve year limit is not in the City's best interest, especially with the pace that Rosenberg is growing.
- Chairperson Pavlovsky replied that it depends on the size of the development.
- Commissioner Parsons believes that the City should look at the growth of the area.
- Mr. Tanner explained that MUD No. 184, Stonecreek Estates, is a good example. If the City began considering a five-year time span, then the developer would have to be given a reasonable expectation.
- Commissioner Casias inquired if LGI Homes was the same builder that developed Sunrise Meadows.
- Mr. Tanner replied that it was.
- Commissioner Casias inquired about the road improvements.
- Mr. Tanner replied that the developer must submit information regarding road improvements and that Mr. Kalkomey could address this agreement.
- Commissioner Parsons inquired if a developer could escrow money for improvements and if the developer could be required to submit money up-front once established?
- Mr. Kalkomey replied that the developer would make the road improvements per the agreement before Section Two was approved. Mr. Kalkomey intends to make a recommendation to have the road improvements in place, however the agreement has not been executed yet.
- Commissioner Parsons inquired about the size of these homes, and if the homes will be starter homes.
- Chairperson Pavlovsky asked if there were any more questions or comments.

Action Taken: Vice Chairperson Phipps moved, seconded by Commissioner Urbish, to approve the Preliminary Plat of The Trails at Seabourne Parke Section Two, a subdivision of 22.691 acres located in the G.M. Stone 1/3 League Survey, Abstract 312, City of Rosenberg, Fort Bend County, Texas (Fort Bend County Municipal Utility District No. 147); 108 lots, 6 blocks. The motion carried by a vote of four "ayes", one "no" and one abstention.
Ayes: Chairperson Pavlovsky, Vice Chairperson Phipps, Commissioners Casias and Urbish. **No:** Commissioner Poldrack. **Abstention:** Commissioner Parsons.

Additional Discussion:

- Chairperson Pavlovsky asked the Commissioners about the language in the agreement and how comfortable it was for them at getting this done right. Commissioners present agreed to Chairperson Pavlovsky's question raised.
- Mr. Kalkomey replied that this is the first step in getting completed.



PLANNING COMMISSION COMMUNICATION

April 15, 2015

ITEM #	ITEM TITLE
8	Rose Meadows Development Discussion

MOTION

Review and discuss the proposed Rose Meadows Development, and take action as necessary.

RECOMMENDATION

Staff has no recommendation for this item.

MUD #	City/ETJ	ELECTION DISTRICT
66 (Rose Ranch)	ETJ	N/A

SUPPORTING DOCUMENTS:

1. Freeman Correspondence – 12-23-14
2. Revised Land Plan
3. Approved Land Plan, Rose Ranch – 03-30-04

APPROVAL

Submitted by:

Travis Tanner

Travis Tanner, AICP
Executive Director of Community
Development

Reviewed by:

___ Executive Director of Community Development

___ City Engineer

EXECUTIVE SUMMARY

The developer of Rose Ranch (Fort Bend County MUD No. 66) and their land planner have approached City staff regarding continued development of the property. The last residential plat that was filed in this development was in 2005 (Section One, 165 lots). The subdivision is built out and development has essentially been dormant since that time.

The existing Land Plan was approved under previous City ordinances relating to lot size, etc., but the developer is proposing to change the layout, bringing into question whether they would have to comply with current City ordinances. A Revised Land Plan (see attached for reference) has been submitted to staff for review, but was submitted on April 9, 2015 (submittal deadline for April 15 Planning Commission meeting was March 20), so staff has not had the opportunity to conduct a full review. Normally, for a full review to be completed, a traffic impact analysis (TIA) must be submitted and, because this development has an existing Utility Agreement with the City, that would have to be reviewed as well to determine if revisions are necessary based on the new layout. The proposed plan appears to contain a number 50'x120' single-family lots as well as senior living and commercial development.

The developer has requested the opportunity to discuss this item with the Planning Commission and City Council. At this time they are referring to the development as "Rose Meadows," hence the title of the Agenda item.

BGE | KERRY R. GILBERT & ASSOCIATES

December 23, 2014

Mr. Travis Tanner, Planning Director
City of Rosenberg
2220 Fourth Street
Rosenberg, Texas 77471

Re: Rose Meadows Development

Dear Mr. Tanner,

On behalf of the property owner Amar Amancharla, we BGE|Kerry R. Gilbert & Associates respectfully request a workshop item be placed on the next Planning Commission meeting, Jan. 21, 2015, to discuss the above referenced project and receive feedback from the Commission.

Please call me if you need anything further to process this request.

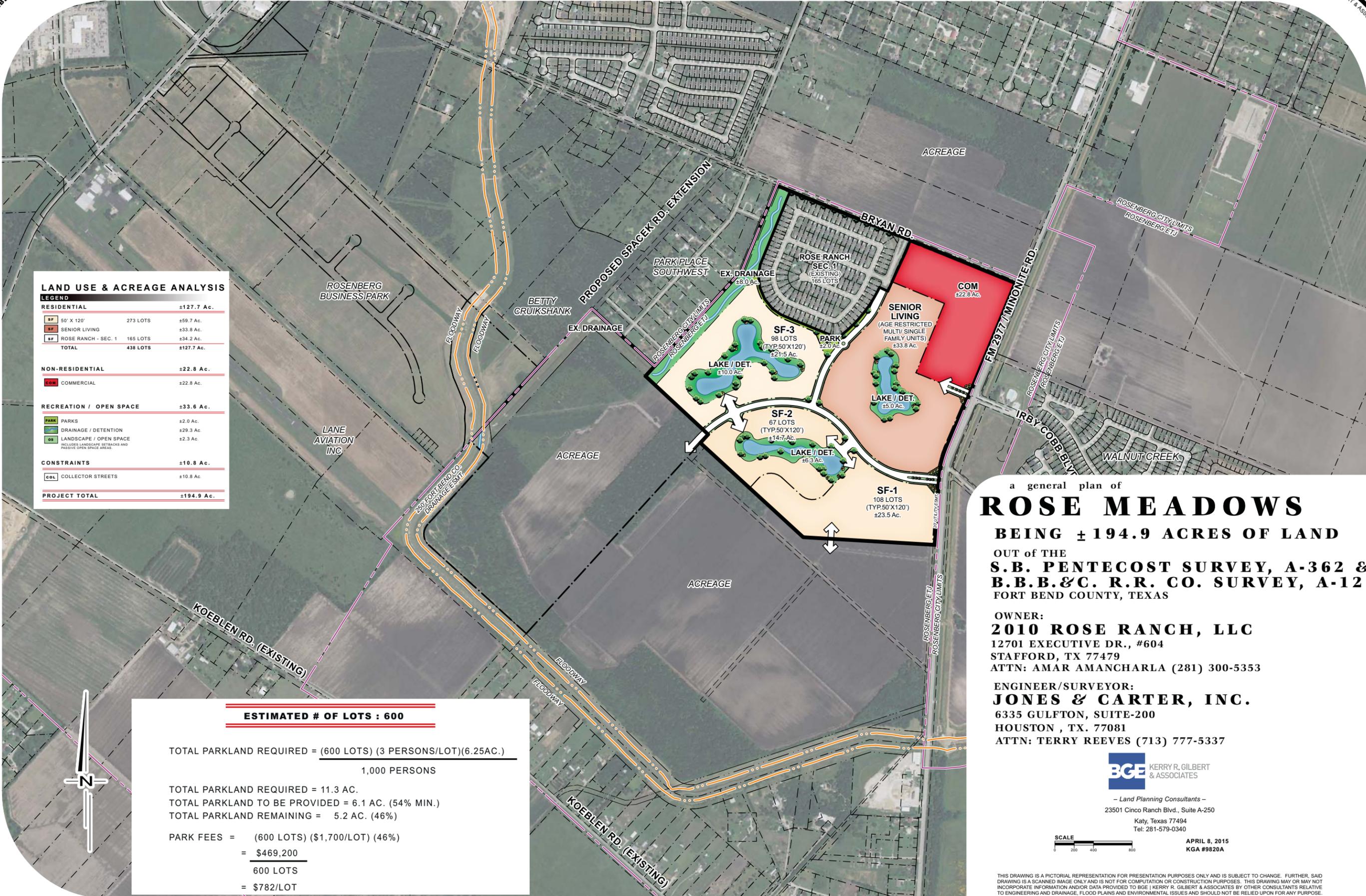
Sincerely,



Geoff Freeman

LAND USE & ACREAGE ANALYSIS

LEGEND		
RESIDENTIAL ±127.7 Ac.		
SF	50' X 120'	273 LOTS ±59.7 Ac.
SF	SENIOR LIVING	±33.8 Ac.
SF	ROSE RANCH - SEC. 1	165 LOTS ±34.2 Ac.
TOTAL		438 LOTS ±127.7 Ac.
NON-RESIDENTIAL ±22.8 Ac.		
COM	COMMERCIAL	±22.8 Ac.
RECREATION / OPEN SPACE ±33.6 Ac.		
PARK	PARKS	±2.0 Ac.
LD	DRAINAGE / DETENTION	±29.3 Ac.
OS	LANDSCAPE / OPEN SPACE	±2.3 Ac.
INCLUDES LANDSCAPE SETBACKS AND PASSIVE OPEN SPACE AREAS.		
CONSTRAINTS ±10.8 Ac.		
COL	COLLECTOR STREETS	±10.8 Ac.
PROJECT TOTAL		±194.9 Ac.



a general plan of
ROSE MEADOWS
 BEING ± 194.9 ACRES OF LAND
 OUT OF THE
S.B. PENTECOST SURVEY, A-362 & B.B.B.&C. R.R. CO. SURVEY, A-129
 FORT BEND COUNTY, TEXAS

OWNER:
2010 ROSE RANCH, LLC
 12701 EXECUTIVE DR., #604
 STAFFORD, TX 77479
 ATTN: AMAR AMANCHARLA (281) 300-5353

ENGINEER/SURVEYOR:
JONES & CARTER, INC.
 6335 GULFTON, SUITE-200
 HOUSTON, TX. 77081
 ATTN: TERRY REEVES (713) 777-5337

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

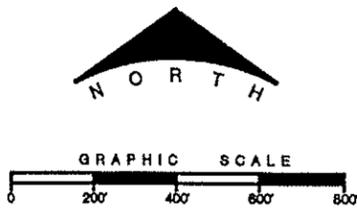


APRIL 8, 2015
 KGA #9820A

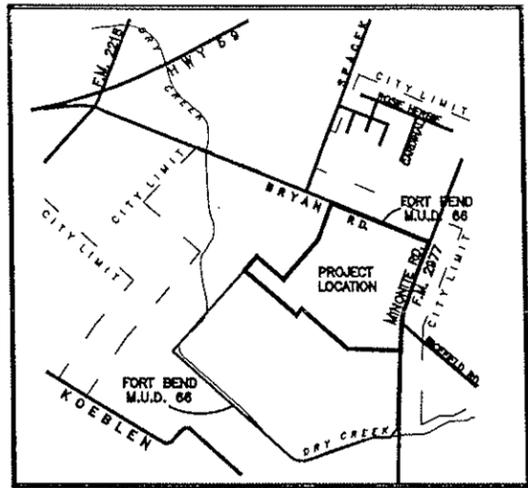


ESTIMATED # OF LOTS : 600	
TOTAL PARKLAND REQUIRED = (600 LOTS) (3 PERSONS/LOT)(6.25AC.)	1,000 PERSONS
TOTAL PARKLAND REQUIRED = 11.3 AC.	
TOTAL PARKLAND TO BE PROVIDED = 6.1 AC. (54% MIN.)	
TOTAL PARKLAND REMAINING = 5.2 AC. (46%)	
PARK FEES = (600 LOTS) (\$1,700/LOT) (46%)	
= \$469,200	
600 LOTS	
= \$782/LOT	

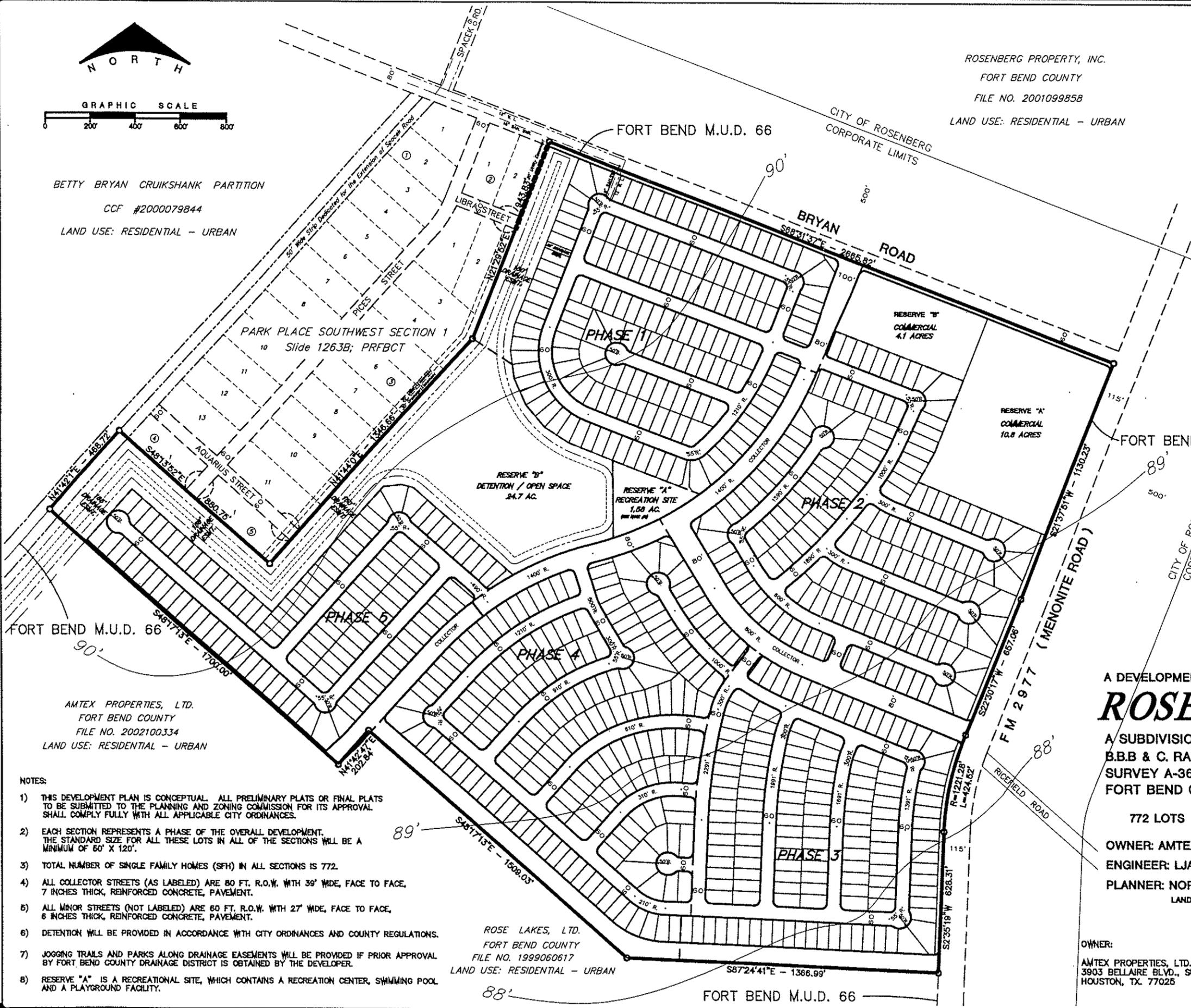
THIS DRAWING IS A PICTORIAL REPRESENTATION FOR PRESENTATION PURPOSES ONLY AND IS SUBJECT TO CHANGE. FURTHER, SAID DRAWING IS A SCANNED IMAGE ONLY AND IS NOT FOR COMPUTATION OR CONSTRUCTION PURPOSES. THIS DRAWING MAY OR MAY NOT INCORPORATE INFORMATION AND/OR DATA PROVIDED TO BGE | KERRY R. GILBERT & ASSOCIATES BY OTHER CONSULTANTS RELATIVE TO ENGINEERING AND DRAINAGE, FLOOD PLAINS AND ENVIRONMENTAL ISSUES AND SHOULD NOT BE RELIED UPON FOR ANY PURPOSE. NO WARRANTIES, EXPRESS OR IMPLIED, CONCERNING THE ACTUAL DESIGN, LOCATION, AND CHARACTER OF THE FACILITIES SHOWN ON THIS MAP ARE INTENDED. ADDITIONALLY, NO WARRANTY IS MADE TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN.



ROSENBERG PROPERTY, INC.
 FORT BEND COUNTY
 FILE NO. 2001099858
 LAND USE: RESIDENTIAL - URBAN



BETTY BRYAN CRUIKSHANK PARTITION
 CCF #2000079844
 LAND USE: RESIDENTIAL - URBAN



VICINITY MAP

	NET S/F AREA	NO. LOTS	AVERAGE LOT AREA
PHASE 1	1074019 SQ.FT.	- 165 LOTS -	6509.206 SQ.FT.
PHASE 2	1137404 SQ.FT.	- 165 LOTS -	6893.35 SQ.FT.
PHASE 3	919087 SQ.FT.	- 144 LOTS -	6282.54 SQ.FT.
PHASE 4	1244002 SQ.FT.	- 183 LOTS -	6797.82 SQ.FT.
PHASE 5	722133 SQ.FT.	- 115 LOTS -	6279.41 SQ.FT.

LOT DISTRIBUTION:
 TOTAL LOT: 772 TYPICAL LOT SIZE: 50'X120'
 PHASE ONE: 165 22%
 PHASE TWO: 165 22%
 PHASE THREE: 144 18%
 PHASE FOUR: 183 23%
 PHASE FIVE: 115 15%

A. P. GEORGE FOUNDATION
 FORT BEND COUNTY
 VOL. 333, PG. 414 AND
 VOL. 25, PG. 479
 LAND USE: RESIDENTIAL - RURAL

EXHIBIT - I

A DEVELOPMENT PLAN FOR
ROSE RANCH

A SUBDIVISION OF 210.51 ACRES OF LAND OUT OF THE
 B.B.B & C. RAILROAD COMPANY SURVEY, A-129, S. B. PENTECOST
 SURVEY A-362 & A-378, AND THE EUGENE WHEAT SURVEY, A-396,
 FORT BEND COUNTY, TEXAS

772 LOTS 8 RESERVES 15 BLOCKS

OWNER: AMTEX PROPERTIES, LTD.,
 ENGINEER: LJA ENGINEERING & SURVEYING, INC, c/o GARY MENSIK, P.E.
 PLANNER: NORTHRUP ASSOCIATES, INC. c/o Tom Northrup
 LAND PLANNING - ENVIRONMENTAL - REAL ESTATE CONSULTANTS

SCALE: 1" = 200' FEBRUARY 18, 2004
 REVISED: MARCH 30, 2004

OWNER: AMTEX PROPERTIES, LTD.
 3903 BELLAIRE BLVD., SUITE C
 HOUSTON, TX. 77025

ENGINEER:
 LJA ENGINEERING & SURVEYING, INC.
 2929 BRIARPARK DRIVE, SUITE 600
 HOUSTON, TX. 77042-3703
 MR. GARY MENSIK, P.E.
 (713) 953-6249

PLANNER:
 NORTHRUP ASSOCIATES, INC.
 9328 WESTVIEW DRIVE, SUITE 100
 HOUSTON, TX. 77055

AMTEX PROPERTIES, LTD.
 FORT BEND COUNTY
 FILE NO. 2002100334
 LAND USE: RESIDENTIAL - URBAN

NOTES:

- THIS DEVELOPMENT PLAN IS CONCEPTUAL. ALL PRELIMINARY PLATS OR FINAL PLATS TO BE SUBMITTED TO THE PLANNING AND ZONING COMMISSION FOR ITS APPROVAL SHALL COMPLY FULLY WITH ALL APPLICABLE CITY ORDINANCES.
- EACH SECTION REPRESENTS A PHASE OF THE OVERALL DEVELOPMENT. THE STANDARD SIZE FOR ALL THESE LOTS IN ALL OF THE SECTIONS WILL BE A MINIMUM OF 50' X 120'.
- TOTAL NUMBER OF SINGLE FAMILY HOMES (SFH) IN ALL SECTIONS IS 772.
- ALL COLLECTOR STREETS (AS LABELED) ARE 80 FT. R.O.W. WITH 39" WIDE, FACE TO FACE, 7 INCHES THICK, REINFORCED CONCRETE, PAVEMENT.
- ALL MINOR STREETS (NOT LABELED) ARE 60 FT. R.O.W. WITH 27" WIDE, FACE TO FACE, 6 INCHES THICK, REINFORCED CONCRETE, PAVEMENT.
- DETENTION WILL BE PROVIDED IN ACCORDANCE WITH CITY ORDINANCES AND COUNTY REGULATIONS.
- JOGGING TRAILS AND PARKS ALONG DRAINAGE EASEMENTS WILL BE PROVIDED IF PRIOR APPROVAL BY FORT BEND COUNTY DRAINAGE DISTRICT IS OBTAINED BY THE DEVELOPER.
- RESERVE "A" IS A RECREATIONAL SITE, WHICH CONTAINS A RECREATION CENTER, SWIMMING POOL AND A PLAYGROUND FACILITY.

ROSE LAKES, LTD.
 FORT BEND COUNTY
 FILE NO. 1999060617
 LAND USE: RESIDENTIAL - URBAN

LAND PLAN



PLANNING COMMISSION COMMUNICATION

April 15, 2015

ITEM #	ITEM TITLE
9	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 10

Announcements.

ITEM 11

Adjournment.