

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, October 15, 2014
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 September 17, 2014. (LeLaurin)

PUBLIC HEARINGS

2. Hold public hearing on a Preliminary Plat of Rosenberg 36 Industrial Park, a subdivision of 18.214 acres of land being a partial replat of Lot No. 17 of Rosenberg Farms Subdivision (Volume 3, Page 575; Deed Records of Fort Bend County, Texas, and Volume 4, Page 25; Plat Records of Fort Bend County, Texas) being a call 17.135 acre tract (Fort Bend County Clerk's File No. 2014072299) together with a call 0.754 acre tract (Fort Bend County Clerk's File No. 2012014590) and a call 0.32 acre tract (Fort Bend County clerk's file No. 2014033291), all being in the Henry Scott Survey, Abstract No. 83, City of Rosenberg, Fort Bend County, Texas. (Tanner)

VARIANCE REQUESTS

None

SUBDIVISION LAND PLANS AND PRELIMINARY PLATS

3. Consideration of and action on a Preliminary Plat of the Reserve at Brazos Town Center Section Five, being 21.4 acres of land containing 73 lots (55' x 130' typ.) and three reserves in two blocks out of the Robert E. Handy Survey, A-187, City of Rosenberg, Fort Bend County, Texas. (Tanner)
4. Consideration of and action on a Preliminary Plat of Bonbrook Plantation North Section Fourteen, a subdivision of 23.506 acres of land situated in the Wiley Martin League, Abstract 56, Fort Bend County, Texas. (Tanner)
5. Consideration of and action on a Preliminary Plat of Rosenberg 36 Industrial Park, a subdivision of 18.214 acres of land being a partial replat of Lot No. 17 of Rosenberg Farms Subdivision (Volume 3, Page 575; Deed Records of Fort Bend County, Texas, and Volume 4, Page 25; Plat Records of Fort Bend County, Texas) being a call 17.135 acre tract (Fort Bend County Clerk's File No. 2014072299) together with a call 0.754 acre tract (Fort Bend County Clerk's File No. 2012014590) and a call 0.32 acre tract (Fort Bend County clerk's file No. 2014033291), all being in the Henry Scott Survey, Abstract No. 83, City of Rosenberg, Fort Bend County, Texas. (Tanner)
6. Consideration of and action on a Preliminary Plat of the Townhomes at Brazos Town Center, being 20.1 acres of land containing 139 lots (24'28' x 115' typ.) and five reserves in three blocks out of the Jane H. Long League Survey, A-55 & Simon Jones Survey, A-271, City of Rosenberg, Fort Bend County, Texas. (Tanner)

FINAL PLATS

7. Consideration of and action on a Short Form Final Plat of KB Subdivision, a subdivision of 2.609 acres of land (Fort Bend County Clerk's File No. 2013096789) being a call 2.601 acre tract (Volume 2386, Page 2102; Official Records of Fort Bend County, Texas) out of the original Helen Ray Hillyer call 30 acre tract of land (Volume 438, Page 488 Deed Records of Fort Bend County, Texas) being in the Henry Scott Survey, Abstract No. 83, City of Rosenberg, Fort Bend County, Texas. (Tanner)
8. Consideration of and action on a Final 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. (Tanner)
9. Consideration of and action on a Final Plat of Walnut Creek Section Seven, a subdivision of 9.621 acres containing 3 blocks, 31 lots, and 1 restricted reserve out of the Eugene Wheat Survey, A-396, Fort Bend County, Texas. (Tanner)
10. Consideration of and action on a Final Plat of Walnut Creek Section Eleven, a subdivision of 8.764 acres containing 27 lots, 2 blocks and 1 restricted reserve out of the Eugene Wheat Survey, A-396, and the Wiley Martin League, A-56, Fort Bend County, Texas. (Tanner)

DISCUSSION ITEMS

11. Consideration of and action on proposed amendments to Code of Ordinances, Chapter 6, Articles I and XVII providing for a minimum masonry requirement for new single-family residential construction. (Tanner)
12. Consideration of and action on the 2015 Planning Commission Meetings and Submittal Deadlines Calendar. (Tanner)
13. Consideration of and action on the staff report of current activities and requests for future Agenda items. (Tanner)
14. Announcements.
15. Adjournment.

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

[EXECUTION PAGE TO FOLLOW]

DATED AND POSTED this the 9th day of October 2014, at 11:10 A. m. by
Linda Cernosek



Linda Cernosek
Attest:
Linda Cernosek, TRMC, 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 September 17, 2014.**

PLANNING COMMISSION MEETING MINUTES

DRAFT

On this the 17th day of September 2014, the Planning Commission (Commission) of the City of Rosenberg, Fort Bend County, Texas, met in a regular session 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

Travis Tanner	Executive Director of Community Development
Randall Malik	Economic Development Director
Scott Tschirhart	City Attorney
Renée LeLaurin	Secretary II

GUESTS PRESENT

Steve Alvis	NewQuest Properties, Inc. (Brazos Town Center)
Dave Ramsey	NewQuest Properties, Inc. (Brazos Town Center)
Kerry R. Gilbert	BGE/Kerry R. Gilbert & Associates (Brazos Town Center)
Geoff Freeman	BGE/Kerry R. Gilbert & Associates (Brazos Town Center)
Carol Redd	Edminster Hinshaw Russ & Associates (Summer Lakes, Summer Park)

Chairperson Pavlovsky called the meeting to order at 4:03 p.m.

AGENDA

1. CONSIDERATION OF AND ACTION ON REGULAR PLANNING COMMISSION MEETING MINUTES FOR AUGUST 20, 2014.

Action Taken: Commissioner Casias moved, seconded by Commissioner Poldrack, to approve the regular Planning Commission Meeting Minutes for August 20, 2014, as written. The motion carried unanimously.

2. CONSIDERATION OF AND ACTION ON AMENDMENT NO. 4 TO THE TOWN CENTER, ROSENBERG, TEXAS DEVELOPMENT AGREEMENT, INCLUDING 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.

Executive Summary: NewQuest Properties, the developer of Brazos Town Center, has requested a fourth amendment to their Development Agreement and Conceptual Plan. The proposed Amendment No. 4 and Revised Exhibit "B," Conceptual Plan, involves two (2) tracts. A vicinity map is attached for reference:

1. The 21-acre tract located on the north side of Town Center Boulevard, approximately 500' east of FM 2218 and currently designated for commercial development on the approved Land Plan; and,
2. The 20-acre tract located on the east side of Town Center Boulevard, approximately 700' north of Commercial Drive and currently designated for townhome development on the approved Land Plan.

The developer proposes to develop the 21-acre tract as fifty-five-foot (55') single-family residential lots. The "Subdivision" Ordinance currently requires sixty-foot (60') lots. To compensate for the reduction in lot size, the developer proposes the following standards be added to the Development Agreement:

- Residences on said single-family lots shall be a minimum of 2,000 square feet in size;
- Residences shall have three-sided masonry exterior;

- The tract shall have a maximum of 73 lots or 3.4 units per acre;
- The tract shall have a minimum of three (3) acres in landscape/open space reserves or .04 acres per lot; and,
- The minimum lot size shall be 7,000 square feet.

Additionally, the developer proposes to develop the 20-acre tract as twenty-four-foot (24') to twenty-eight-foot (28') townhome lots. The approved Conceptual Plan calls for the thirty-foot (30') townhome lots and the "Subdivision" Ordinance currently requires twenty-five-foot (25') lots for townhomes. To compensate for the reduction in lot size, the developer proposes the following standards be added to the Development Agreement:

- Residences on said townhome lots shall be a minimum of 1,700 square feet in size;
- Residences shall have three-sided masonry exterior with a landscape buffer between buildings;
- The tract shall have a maximum of 139 units or seven (7) units per acre;
- The tract shall have a minimum of 5.5 acres in landscape/open space reserves or .04 acres per unit;
- Minimum fifty-foot (50') street right-of-way width;
- Minimum twenty-seven-foot (27') pavement width measured from inside of curb to inside of curb;
- Minimum average lot size of 2,900 square feet;
- Minimum twenty-foot (20') front building lines on all lots; and,
- A two-car garage shall be required on each lot.

Staff is requesting that the Planning Commission make a recommendation to City Council on the revised Conceptual Plan and Development Agreement amendment/s. A recommendation of approval would be conditioned on the above bullet points / standards. With the standards proposed, staff believes the resulting product will be equal to or better than that of lots that comply with the "Subdivision" Ordinance, but that don't have similar standards. Therefore staff recommends that the Planning Commission recommend approval to City Council of Amendment No. 4 to the Town Center, Rosenberg, Texas Development Agreement and Developer's Conceptual Plan, Revised Exhibit "B," Brazos Town Center.

Key Discussion:

- Mr. Tanner presented the item, reviewed the Executive Summary and reviewed the Code requirements regarding Planned Unit Developments (PUDs). When a significant change is submitted to an existing development agreement, it is subject to a new review by City staff, this Commission, and City Council relative to the current ordinances in place. However, as a result of the PUD provisions, a developer may deviate from the Code if the submitted standards meet or exceed what is currently required and the Planning Commission and City Council both approve the changes. Mr. Tanner then reviewed the changes proposed for the alternate tract and showed a concept site plan to the Commission.
- Steve Alvis of NewQuest Properties, 8877 W Sam Houston Parkway, stepped forward to address the Commission. Mr. Alvis stated that what is being proposed is what we felt would be in the best long term interest of Brazos Town Center (BTC) itself. Extremely high density was anticipated and we have pretty much achieved this goal. This is a very nice townhome project. The original vested plan called for 30' x 100' lots, these lots are 28' x 110' but the major difference is that what was vested was 5-6 units per building. This proposed plan would include only 3 unit buildings. In his experience, corner unit townhomes tend to hold their value a bit better than interior units. It took some time, but a builder was located that would do it this way with 3 units and a landscape reserve between each one instead of having 5-7 units in a single building. That brings the lot count down from 150 lots to 139 lots. These townhomes will be in the price range of \$200-250K each so the total taxable value is about \$32M. The single family is an odd shaped tract and the canal in the rear backs up to the city of Richmond so that easterly property line is the City Limits. The builder is also DR Horton and the product will be in the \$375K range. The single family in BTC is high on the price range with three-sided masonry to go on the 55-foot lots. This section will have the same entrance as the current subdivision. Both projects will be part of the residential HOA and BTC has a detailed, recorded set of restrictions that is more thorough than most cities. These HOA restrictions are the same document used in The Woodlands, Sugar Land Town Center, and some others. We feel that these provisions will help this project withstand time and maintain its quality.
- Chairperson Pavlovsky inquired what the distance is between buildings.
- Mr. Alvis replied that it is about 10 feet.
- Commissioner Parsons inquired what the taxable value would be for the residential area.
- Mr. Alvis replied the estimate is \$22M and \$32M on the townhome tract for a total of about \$55M.
- Chairperson Pavlovsky stated that he likes the idea of splitting the units up and having fewer per building.
- Commissioner Casias stated that the 55-foot lot width addresses only the lot frontage but the overall lot size meets or exceeds the current standard, is that correct?
- Mr. Tanner replied that is correct. These are large lots for 55-foot lots and the odd shape of the tract probably influenced the layout of the lots and to allow for bit more common area.
- Commissioner Casias inquired if the builder for both the single family and townhomes will be DR Horton.

- Mr. Alvis replied that is correct.
- Commissioner Poldrack inquired if the townhome section would have the same landscaping as BTC.
- Mr. Alvis replied that he is not certain on that yet but that it would be heavily landscaped. The master association is over the residential association for BTC. The master association will enforce proper landscape and care.
- Commissioner Poldrack inquired if each townhome have its own insured or will they be linked between units?
- Mr. Alvis did not yet have an answer to that but the townhomes will be fee simple, not like condominiums. They can likely go either way but it will be up to DR Horton to set that up.
- Commissioner Parsons inquired if the associations have any restrictions upon occupancy. Are they all deemed single family? There is an issue in Rosenberg with what was once designated single family now serving multi-family. Are there any protections against this?
- Mr. Alvis replied that they could not legislate everyone not to rent their homes, but all of BTC is single family deed restricted.

Action Taken: Commissioner Parsons moved, seconded by Commissioner Poldrack, to make a recommendation of approval to City Council of Amendment No. 4 to the Town Center, Rosenberg, Texas Development Agreement, including 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. The motion carried unanimously.

3. CONSIDERATION OF AND ACTION ON AMENDMENT NO. 5 TO THE TOWN CENTER, ROSENBERG, TEXAS DEVELOPMENT AGREEMENT, INCLUDING 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.

Executive Summary: NewQuest Properties, the developer of Brazos Town Center, has requested a fifth amendment to their Development Agreement and Conceptual Plan. The proposed Amendment No. 5 and Revised Exhibit "B," Conceptual Plan, involves one (1) tract. A vicinity map is attached for reference:

3. The vacant 10.8-acre tract located at the intersection of Town Center Boulevard and Vista Drive and currently designated for office development on the approved Land Plan

The developer proposes to develop the 10.8-acre tract as 234 apartment units. City ordinances contain a number of requirements with which the project would not comply, including the number of parking spaces, density (14 units per acre maximum), maximum of 200 units, and two (2) story maximum height. To compensate for not meeting these requirements, the developer proposes the following standards be added to the Development Agreement:

- Said multifamily development shall be at least seventy (70) percent masonry exterior;
- Said multifamily development shall be comprised of no more than two hundred thirty-four (234) units, at least seventy-five (75) percent of which have direct attached garages, and at least sixty (60) percent of which are one-bedroom;
- Maximum density of twenty-two (22) units per acre;
- Maximum overall height of three (3) stories, and maximum height of two (2) stories for buildings fronting on Town Center Boulevard and Vista Drive rights-of-way;
- Minimum parking ratios of 1.5 spaces per one-bedroom unit, two (2) spaces per two-bedroom unit, and 2.5 spaces per three-bedroom unit; and,
- Site to consist of a minimum of fifteen (15) percent landscaping, open space, and amenities (including amenity center, gym, and pool).

Staff is requesting that the Planning Commission make a recommendation to City Council on the revised Conceptual Plan and Development Agreement amendment/s, or table the item pending the provision of additional information and/or standards by the developer. A recommendation of approval would be conditioned on the above bullet points / standards. With the standards proposed, the resulting product would arguably be equal to or better than one that complies with City ordinances, but that doesn't have similar standards.

Key Discussion:

- Mr. Tanner presented the item and reviewed the Executive Summary.
- Mr. Alvis stated that he was present at the Workshop where this ordinance was created and it will not allow for a Class A project to be built. BTC is now the 30th largest shopping center in the nation according to Google, but it is a large center that pulls from a trade area of 300K people. With these larger projects, we attempt to create "critical mass" with all components and all the components other than retail were put

in place, not because they were the highest and best use profit-wise for the land, but because that would help sustain this center over time. Retailers come and go. We have lost one tenant but did replace it with a much higher-end tenant, Homegoods. It is critical for us in this public-private partnership, that we put the density there that we envisioned. My commitment to the City was to achieve the highest value single-family development. We have done that. The last time we revised the conceptual plan, we had planned to add an office space. We have tried for seven or eight years to put an office project into BTC but it is not feasible. This is a ten-acre tract that needs to be Class A multi-family. If we build this project, it will be the nicest project in Rosenberg and it will be very similar to the project we are building next to the ballpark in Sugar Land. Rent is extremely high. We do not want to do anything in the rear of the project area that may hurt the project in the long term. In his experience, the more garages, the higher the rent, and the greater the number of one-bedroom units will draw the young professionals from college and that is the workforce we need in Rosenberg which is currently lacking. A young college graduate cannot buy a \$400K house but they are earning well. Of the proposed 234 units, 150 are one-bedroom and there are only 16 three-bedroom units. The other important component for the young professional is that we have a first class amenity center. This proposed center is 10K square feet of gym and amenity center. The site plan currently has 83.3% of direct attached garages, which is more than the prior two projects we have built. There will be 64% one-bedroom units. Normally, these multi-family projects are on 17-19 acres and mature at a value of about \$35M. This is on ten acres at a value of \$35M. Because of the nature of the tract, we feel it is the best use for this tract. The other projects he has built were constructed to extremely high standards. This is the kind of multi-family Rosenberg needs and he encourages the Commission to recommend approval to City Council.

- Commissioner Casias inquired about the definition of “Class A” project.
- Mr. Alvis replied that Class A comes into price and institutional grade in an economic unit that would be attractive. Class A does not include any HUD Section 8 or subsidized housing.
- Commissioner Casias inquired if the project would still be considered a Class A project if it were constructed to meet the City’s current ordinances, such as bringing it down from three-stories to two-stories and reducing the number of units from 234 to 200.
- Mr. Alvis replied that it would not be economically feasible. But, the ordinance does allow the City to choose which horse to ride with. Is it preferable to allow a multi-family project to go in where there are no master associations or restrictions? In the future, the City would not have the authority to request improved landscaping or that the buildings be painted more often. The master association would manage that and keep the property maintained.
- Commissioner Casias inquired if the management company is working with the master association to keep the complexes looking nice. Of two complexes she can think of now, they have had frequent management changes.
- Mr. Alvis replied that the management companies are still bound by the association restrictions and the management companies maintain the properties to those standards.
- Commissioner Casias inquired when the project may break ground.
- Mr. Alvis replied that he anticipates the townhomes and single family will break ground this year and the multi-family would likely break ground sometime in February 2015.
- Commissioner Casias inquired about the major construction along I-69 and mentioned that easy access would not be available for a few years. That may have a detrimental impact in trying to fill these units.
- Mr. Alvis replied that he does not see that as an issue. Rosenberg needs this workforce now and the ability to house employees at a higher level; that is a natural progression for this project. We have met with TxDOT several times regarding the expansion and it will actually be even better for BTC. We are not concerned about access.
- Chairperson Pavlovsky inquired about the building heights.
- Mr. Tanner replied that the proposed units along Town Center and abutting the perimeter will be two-story. The interior buildings will be three-story.
- Commissioner Parsons inquired what the rental rates will be for the one, two, and three bedroom units.
- Mr. Alvis replied they would be between \$1.50/ft and \$1.70/ft, which is higher than the 1.34 average rent in there now. Market will dictate that but the amount of the money being spent on these apartments in order to get the proper investment return demand high rental rates. We believe that market is there.
- Commissioner Poldrack inquired what the planned square footage will be for each size unit.
- Mr. Alvis replied there will be eight three-bedroom units at 1,509/sf; eight three-bedrooms that are 1,544/sf; eighteen two-bedrooms that are 1,336/sf; eighteen two-bedrooms that are 1,320/sf; sixteen two-bedrooms that are 1,198/sf; sixteen two-bedrooms that are 1,121/sf; and 150 one-bedroom units will average about 850/sf, with the largest being 876/sf. We have always anticipated this project to have the highest density that the market would bear.

Action Taken: Commissioner Parsons moved, seconded by Commissioner Phipps, to recommend approval to

City Council of Amendment No. 5 to the Town Center, Rosenberg, Texas Development Agreement, including 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 than they anticipated to submit the infrastructure plans. 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-of-way. All lots are a minimum of 60' as measured at the front building line. Additionally, the subdivision contains a 1.36-acre landscape reserve abutting the future Irby Cobb right-of-way. 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.

Staff recommends extending the approval of the Preliminary Plat of Walnut Creek Section Seven 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.

Action Taken: Commissioner Parsons moved, seconded by Commissioner Urbish, to approve the 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. The motion carried unanimously.

7. 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 ELEVEN, A SUBDIVISION OF 8.764 ACRES CONTAINING 27 LOTS, 2 BLOCKS AND 1 RESTRICTED RESERVE 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 Walnut Creek Section Eleven 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 Eleven consists of twenty-seven (27) 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 Seven to the immediate west.

The subdivision generally consists of sixty-foot (60') lots in accordance with the approved Land Plan for Walnut Creek. Four (4) of the lots are identified as being less than 60' lots due to being less than fifty feet (50') as measured at the right-of-way. All lots are a minimum of 60' as measured at the front building line. Additionally, the subdivision contains a 1.88-acre landscape reserve abutting the future Irby Cobb right-of-way. 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 Walnut Creek Section Eleven 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.

Action Taken: Commissioner Urbish moved, seconded by Commissioner Casias, to approve the Preliminary Plat of Walnut Creek Section Eleven, a subdivision of 8.764 acres containing 27 lots, 2 blocks and 1 restricted reserve out of the Eugene Wheat Survey, A-396, and the Wiley Martin League, A-56, Fort Bend County, Texas. The motion carried unanimously.

8. HOLD PUBLIC HEARING FOR A SHORT FORM FINAL PLAT OF GOLDSHIRE CENTER REPLAT OF COMMERCIAL RESERVE "A-2", A SUBDIVISION OF 4.3943 ACRES OR 191,416 SQUARE FEET OF LAND BEING A REPLAT OF COMMERCIAL RESERVE "A-2" OF GOLDSHIRE CENTER REPLAT OF COMMERCIAL RESERVE "A", RECORDED UNDER FORT BEND COUNTY CLERK'S FILE NO. 20130048, IN THE JAMES LOWERY SURVEY, ABSTRACT NO. 275, CITY OF ROSENBERG, FORT BEND COUNTY, TEXAS; 1 BLOCK, 2 RESERVES.

Executive Summary: This Agenda item consists of the required public hearing on the proposed Goldshire Center Replat of Commercial Reserve "A-2." The Plat consists of 4.3943 acres and two (2) commercial reserves. It is a replat of the previous Goldshire Center Replat of Commercial Reserve "A," which was recorded in March 2013 after coming before the Planning Commission in December 2012 and City Council in February 2013.

The Plat simply proposes to further subdivide existing Reserve "A-2" into two (2) new reserves to accommodate a new site development adjacent to the recently constructed Stripes at Reading Road and FM 1640. There are no

issues with the proposed subdivision that conflict with City ordinances. However, a public hearing is required for replats per State law and City ordinance. Therefore staff recommends that the Planning Commission hold the required public hearing on the Short Form Final Plat of Goldshire Center Replat of Commercial Reserve "A-2" before taking action on the Plat in the subsequent Agenda item.

Chairperson Pavlovsky opened the public hearing at 5:00:14 p.m. After three calls for speakers, no one stepped forward. The public hearing was closed at 5:01:16 p.m.

9. CONSIDERATION OF AND ACTION ON A SHORT FORM FINAL PLAT OF GOLDSHIRE CENTER REPLAT OF COMMERCIAL RESERVE "A-2", A SUBDIVISION OF 4.3943 ACRES OR 191,416 SQUARE FEET OF LAND BEING A REPLAT OF COMMERCIAL RESERVE "A-2" OF GOLDSHIRE CENTER REPLAT OF COMMERCIAL RESERVE "A", RECORDED UNDER FORT BEND COUNTY CLERK'S FILE NO. 20130048, IN THE JAMES LOWERY SURVEY, ABSTRACT NO. 275, CITY OF ROSENBERG, FORT BEND COUNTY, TEXAS; 1 BLOCK, 2 RESERVES.

Executive Summary: As discussed in the previous Agenda item, the Short Form Final Plat of Goldshire Center Replat of Commercial Reserve "A-2" consists of 4.3943 acres and two (2) commercial reserves. It is a replat of the previous Goldshire Center Replat of Commercial Reserve "A." The Plat is located east of the intersection of Reading Road and FM 1640.

The Plat is adjacent to the recently constructed Stripes and simply proposes to further subdivide existing Reserve "A-2" into two (2) new reserves to accommodate new site development. The development will abut the Stripes site. One of the proposed reserves (Reserve "A-2") is 2.7186 acres while the second proposed reserve (Reserve "A-3") is 1.6757 acres. A portion of Reserve "A-2" falls within the West Fort Bend Management District, as indicated in the Plat. The reserves will have cross access and designated access to FM 1640 per previous easements dedicated in 2007 and in 2013 as noted on the Plat.

There are no issues with the proposed subdivision that conflict with City ordinances. Therefore staff recommends that the Planning Commission recommend approval to City Council of the Short Form Final Plat of Goldshire Center Replat of Commercial Reserve "A-2".

Key Discussion:

- Mr. Tanner presented the item and reviewed the Executive Summary.
- Commissioner Parsons inquired who owns that tract; the grass is very tall.
- Mr. Tanner replied that is owned by RWR Ventures, the same original group who has owned it for some time.

Action Taken: Vice Chairperson Phipps moved, seconded by Commissioner Parsons, to approve the Short Form Final Plat of Goldshire Center Replat of Commercial Reserve "A-2", a subdivision of 4.3943 acres or 191,416 square feet of land being a replat of Commercial Reserve "A-2" of Goldshire Center Replat of Commercial Reserve "A", recorded under Fort Bend County Clerk's File No. 20130048, in the James Lowery Survey, Abstract No. 275, City of Rosenberg, Fort Bend County, Texas; 1 block, 2 reserves. The motion carried unanimously.

Additional Discussion:

- Commissioner Poldrack inquired what will be built there.
- Mr. Tanner replied that it will be a Bush's Chicken, a new franchise with restaurants in Waco, Killeen, and Temple, Texas.

10. CONSIDERATION OF AND ACTION ON A FINAL PLAT OF SUMMER LAKES SECTION EIGHT, BEING A SUBDIVISION OF 8.574 ACRES OUT OF THE W.M. LUSK SURVEY, A-276 AND THE JANE LONG LEAGUE, A-55, IN THE CITY OF ROSENBERG, IN FORT BEND COUNTY, TEXAS (FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 144); 36 LOTS, 2 BLOCKS, 1 RESERVE (0.5214 ACRE).

Executive Summary: The Final Plat of Summer Lakes Section Eight is located off of Lake Commons and Blue Lake Drives in the south central portion of the Summer Lakes development. The Plat consists of 8.574 acres, 36 residential lots, and one (1) reserve containing 0.5 acres.

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

The Preliminary Plat of Summer Lakes Section Eight was approved by the Planning Commission on June 18, 2014. The Final Plat of Summer Lakes Section Eight is not in conflict with any applicable regulations, with the approved Preliminary Plat, or with the Development Agreement for Fort Bend County MUD No. 144. Staff recommends that the Planning Commission recommend approval to City Council of the Final Plat of Summer Lakes Section Eight.

Key Discussion:

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

Action Taken: Commissioner Poldrack moved, seconded by Commissioner Parsons, to recommend approval to City Council for the Final Plat of Summer Lakes Section Eight, being a subdivision of 8.574 acres out of the W.M. Lusk Survey, A-276 and the Jane Long League, A-55, in the City of Rosenberg, in Fort Bend County, Texas (Fort Bend County Municipal Utility District No. 144); 36 lots, 2 blocks, 1 reserve (0.5214 acre). The motion carried unanimously.

11. CONSIDERATION OF AND ACTION ON A FINAL PLAT OF SUMMER PARK SECTION TWO, BEING A SUBDIVISION OF 16.498 ACRES OUT OF THE ROBERT E. HANDY SURVEY, A-187, IN THE CITY OF ROSENBERG, FORT BEND COUNTY, TEXAS (FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 144): 64 LOTS, 3 BLOCKS, 3 RESERVES (0.6726 ACRE).

Executive Summary: The Final Plat of Summer Park Section Two is located off of Park Place Boulevard in the southwest portion of the Summer Park development. The Plat consists of 16.498 acres, 64 residential lots, and three (3) reserves containing 0.67 acres.

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

The Planning Commission approved the Preliminary Plat of this subdivision on June 18, 2014. The Final Plat is not in conflict with any applicable regulations, with the approved Preliminary Plat, or with the Development Agreement for Fort Bend County MUD No. 144. Staff recommends approval of the Final Plat of Summer Park Section Two.

Key Discussion:

- Mr. Tanner presented the item and reviewed the Executive Summary.
- Commissioner Parsons inquired who the builder is for this section.
- Mr. Tanner replied that he does not recall but that construction is well under way in Section One.

Action Taken: Commissioner Parsons moved, seconded by Commissioner Poldrack, to recommend approval to City Council of the Final Plat of Summer Park Section Two, being a subdivision of 16.498 acres out of the Robert E. Handy Survey, A-187, in the City of Rosenberg, Fort Bend County, Texas (Fort Bend County Municipal Utility District No. 144): 64 lots, 3 blocks, 3 reserves (0.6726 acre). The motion carried unanimously.

12. CONSIDERATION OF AND ACTION ON THE STAFF REPORT OF CURRENT ACTIVITIES AND REQUESTS FOR FUTURE AGENDA ITEMS.

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.

Staff expects to follow up on the previous discussion of masonry standards in the near future. We expect that, as well as the "Parking" Ordinance amendments that were recently discussed, to be on a City Council Workshop Agenda in the fall.

Staff will provide an update on the Comprehensive Planning process, and the Commission's role in it, at the meeting.

Key Discussion:

- Mr. Tanner presented the item and stated that the Comprehensive Plan has kicked off and is in the process of collecting data to start the project. The consultant will be coming soon and we have

determined that the Planning Commission will essentially be the steering committee for this process. Staff anticipates to have the regular Planning Commission meeting and then follow it with this committee for the most efficient use of staff time. This committee will also include an RDC Board member, and Jimmie J. Peña was selected to serve in that spot. There will only be four meetings of this group as advisory meetings. The initial community workshop is like a town hall meeting where the consultant will provide an overview of the project to the public and have breakout sessions on October 9th at 7:00 p.m. at the Civic Center.

- Commissioner Casias inquired if having the later meeting would be violating the policy of not having meetings on Wednesdays.
- Mr. Tanner replied that if we do it early enough, it should not be a problem. We may need to bump up the Commission meeting. These meetings will likely not run too late.
- Commissioner Poldrack stated that he had read about a few public meetings with HOAs.
- Mr. Tanner replied that is correct – those meetings will be listening sessions. The goal is to have a broad range of input.
- Commissioner Poldrack inquired if staff is holding off on bringing the masonry requirements.
- Mr. Tanner replied that he had intended to bring it on this Agenda however the BTC items were late additions that took more time than anticipated.
- Commissioner Poldrack polled the Commission to gauge interest in pursuing additional street width regulations.
- Commissioner Parsons replied that he thinks that the problem is to determine what the width should be. He is in favor of wider streets.
- Commissioner Poldrack stated that he finds 30-feet, inside curb to inside curb, to be the right width.
- Mr. Tanner replied that item was previously brought to a City Council Workshop and they did not have an interest in pursuing it.
- Commissioner Parsons replied that some members of Council have changed and in order to make these suggestions a reality, it is necessary to keep bringing them to Council.
- Chairperson Pavlovsky replied that he also agrees and it needs to added to a future agenda so it may be discussed.
- Commissioner Parsons stated that the same has occurred for the suggestion of impact fees for roads and thoroughfares. He requested to add this discussion item to the next agenda.
- Mr. Tanner stated that discussion items are being requested for masonry standards (75% total construction), street widths, and impact fees for roads and thoroughfares.

No action taken.

13. ANNOUNCEMENTS.

Mr. Tanner announced that with the next meeting agenda, staff will be going back to an older format which separates the agenda items into groups a bit better. As development slowed, this detailed agenda was let go in favor of the simplified version we use today. It should be a bit easier on staff and for the Commission.

14. ADJOURNMENT.

There being no further business, Chairperson Pavlovsky adjourned the Rosenberg Planning Commission at 5:22 p.m.

Renée LeLaurin
Secretary II



PLANNING COMMISSION COMMUNICATION

October 15, 2014

ITEM #	ITEM TITLE
2	Public Hearing on Preliminary Plat of Rosenberg 36 Industrial Park

MOTION

Hold public hearing on a Preliminary Plat of Rosenberg 36 Industrial Park, a subdivision of 18.214 acres of land being a partial replat of Lot No. 17 of Rosenberg Farms Subdivision (Volume 3, Page 575; Deed Records of Fort Bend County, Texas, and Volume 4, Page 25; Plat Records of Fort Bend County, Texas) being a call 17.135 acre tract (Fort Bend County Clerk's File No. 2014072299) together with a call 0.754 acre tract (Fort Bend County Clerk's File No. 2012014590) and a call 0.32 acre tract (Fort Bend County clerk's file No. 2014033291), all being in the Henry Scott Survey, Abstract No. 83, City of Rosenberg, Fort Bend County, Texas.

RECOMMENDATION

Staff recommends the public hearing be held.

MUD #	City/ETJ	ELECTION DISTRICT
N/A	City	2

SUPPORTING DOCUMENTS:

1. Preliminary Plat of Rosenberg 36 Industrial Park

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

This Agenda item consists of the required public hearing on the proposed Preliminary Plat of Rosenberg 36 Industrial Park. The Plat consists of 18.214 acres and two (2) nonresidential reserves. It is a partial replat of Lot No. 17 of Rosenberg Farms Subdivision. The property is located on the south side of State Highway 36, northwest of its intersection with U.S. Highway 90A. Further, it is located in the West Fort Bend Management District, which is noted on the plat.

The Plat proposes to subdivide the 18.214 acres into two (2) reserves to accommodate a new site development on Reserve "B" and future development of Reserve "A." There are no issues with the proposed subdivision that conflict with City ordinances. However, a public hearing is required for replats per State law and City ordinance. Therefore staff recommends that the Planning Commission hold the required public hearing on the Preliminary Plat of Rosenberg 36 Industrial Park before taking action on the Plat.



PLANNING COMMISSION COMMUNICATION

October 15, 2014

ITEM #	ITEM TITLE
3	Preliminary Plat of The Reserve at Brazos Town Center Section Five

MOTION

Consideration of and action on a Preliminary Plat of The Reserve at Brazos Town Center Section Five, being 21.4 acres of land containing 73 lots (55' x 130' typ.) and three reserves in two blocks out of the Robert E. Handy Survey, A-187, City of Rosenberg, Fort Bend County, Texas.

RECOMMENDATION

Staff recommends approval of the Preliminary Plat of The Reserve at Brazos Town Center Section Five.

MUD #	City/ETJ	ELECTION DISTRICT
167 (Brazos Town Center)	City	4

SUPPORTING DOCUMENTS:

1. Preliminary Plat of The Reserve at Brazos Town Center Section Five
2. Developer's Conceptual Plan, Revised Exhibit "B" Brazos Town Center – 09-30-14

APPROVAL

Submitted by:

Travis Tanner

Travis Tanner, AICP
Planning Director

Reviewed by:

___ Planning Director

X City Engineer *OK*

EXECUTIVE SUMMARY

The Preliminary Plat of The Reserve at Brazos Town Center Section Five is located off of Town Center Boulevard, to the east of its intersection with FM 2218. It is located within the City Limits and in Fort Bend County MUD No. 167. The Plat consists of approximately 21.4 acres, with 73 single-family residential lots and three (3) reserves.

The typical lot size for the subdivision is fifty-five (55') feet in width. This is per the approved Land Plan, as amended on September 30, 2014 (see attached). Per the amended Development Agreement, the subdivision must comply with the following requirements:

- Residences shall be a minimum of 2,000 square feet in size;
- Residences shall have three-sided masonry exterior;
- The tract shall have a maximum of 73 lots or 3.4 units per acre;
- The tract shall have a minimum of three (3) acres in landscape/open space reserves or .04 acres per lot; and,
- The minimum lot size shall be 7,000 square feet.

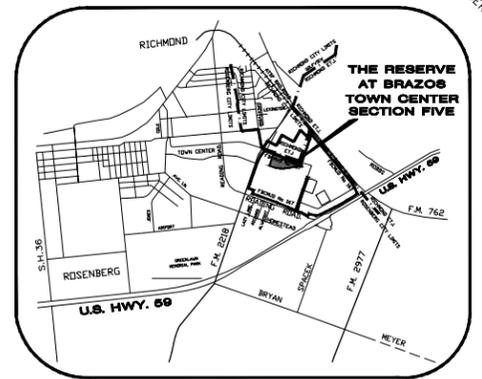
The proposed Preliminary Plat is not in conflict with any applicable regulations or with the approved Land Plan or Development Agreement for Brazos Town Center. That being said, staff recommends approval of the Preliminary Plat of The Reserve at Brazos Town Center Section Five.

Reserve "A"
Brazos Town Center
Section Three
Plat No. 20060081 F.B.C.P.R.

C. E., Myska
Vol. 934 Pg. 66 F.B.C.D.R.

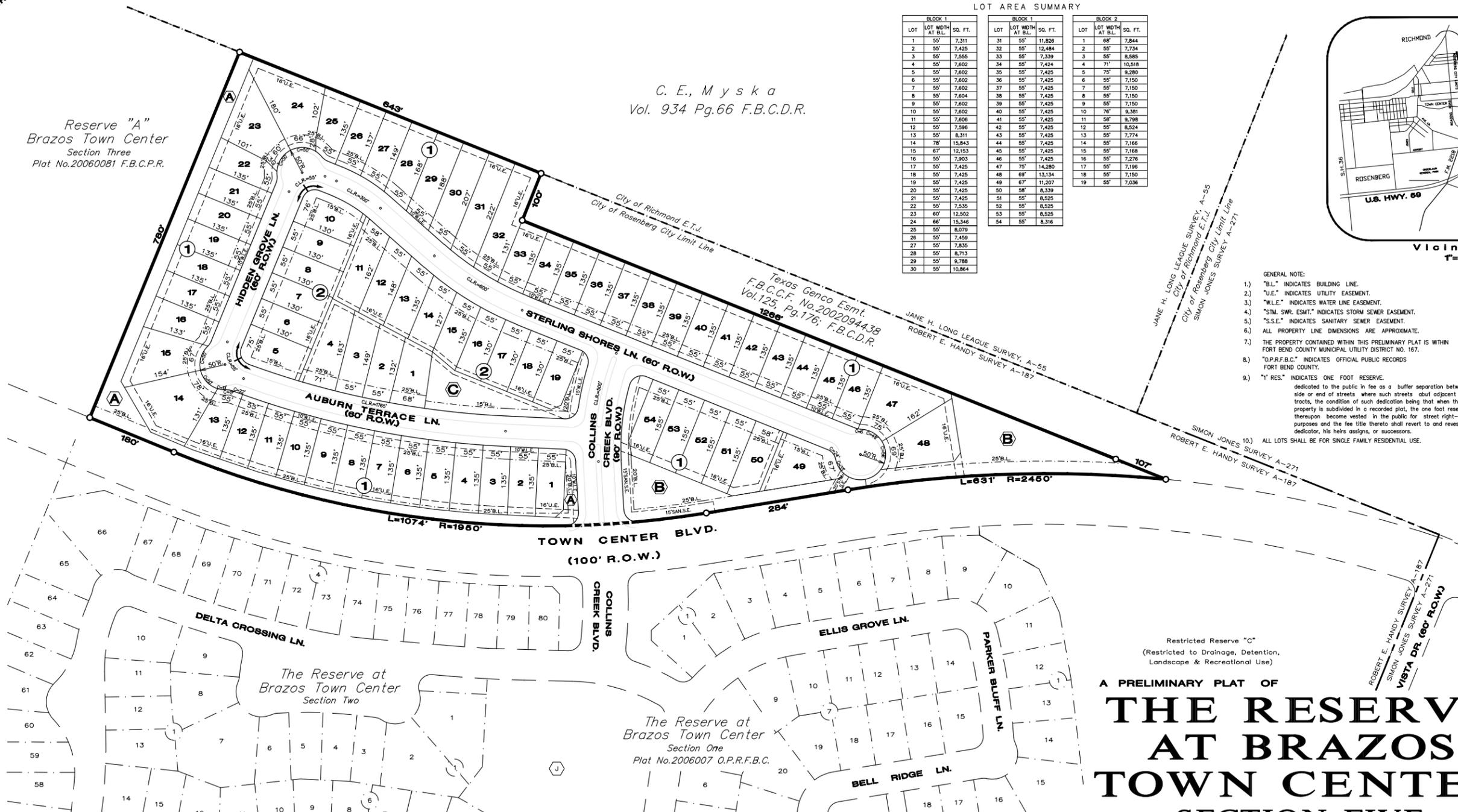
LOT AREA SUMMARY

BLOCK 1			BLOCK 1			BLOCK 2		
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	55'	7,311	31	55'	11,826	1	55'	7,844
2	55'	7,425	32	55'	12,484	2	55'	7,734
3	55'	7,555	33	55'	7,339	3	55'	8,585
4	55'	7,602	34	55'	7,424	4	71'	10,518
5	55'	7,602	35	55'	7,425	5	75'	9,280
6	55'	7,602	36	55'	7,425	6	55'	7,150
7	55'	7,602	37	55'	7,425	7	55'	7,150
8	55'	7,604	38	55'	7,425	8	55'	7,150
9	55'	7,602	39	55'	7,425	9	55'	7,150
10	55'	7,602	40	55'	7,425	10	76'	9,381
11	55'	7,606	41	55'	7,425	11	58'	9,798
12	55'	7,596	42	55'	7,425	12	55'	8,524
13	55'	8,311	43	55'	7,425	13	55'	7,774
14	78'	15,843	44	55'	7,425	14	55'	7,166
15	67'	12,153	45	55'	7,425	15	55'	7,168
16	55'	7,903	46	55'	7,425	16	55'	7,276
17	55'	7,425	47	75'	14,260	17	55'	7,196
18	55'	7,425	48	69'	13,134	18	55'	7,150
19	55'	7,425	49	67'	11,207	19	55'	7,036
20	55'	7,425	50	58'	8,339			
21	55'	7,425	51	55'	8,525			
22	55'	7,535	52	55'	8,525			
23	60'	12,502	53	55'	8,525			
24	66'	15,346	54	55'	8,316			
25	50'	8,079						
26	55'	7,459						
27	55'	7,835						
28	55'	8,713						
29	55'	8,788						
30	55'	10,864						



Vicinity Map
T=2000'

- GENERAL NOTE:
- "B.L." INDICATES BUILDING LINE.
 - "U.E." INDICATES UTILITY EASEMENT.
 - "W.L.E." INDICATES WATER LINE EASEMENT.
 - "S.W.R. ESMT." INDICATES STORM SEWER EASEMENT.
 - "S.S.E." INDICATES SANITARY SEWER EASEMENT.
 - ALL PROPERTY LINE DIMENSIONS ARE APPROXIMATE.
 - THE PROPERTY CONTAINED WITHIN THIS PRELIMINARY PLAT IS WITHIN FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 167.
 - "O.P.R.F.B.C." INDICATES OFFICIAL PUBLIC RECORDS FORT BEND COUNTY.
 - "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 re-vest in the dedicator, his heirs assigns, or successors.
 - ALL LOTS SHALL BE FOR SINGLE FAMILY RESIDENTIAL USE.



A PRELIMINARY PLAT OF
THE RESERVE AT BRAZOS TOWN CENTER SECTION FIVE

BEING 21.4± ACRES OF LAND CONTAINING 73 LOTS (55' X 130' TYP.) AND THREE RESERVES IN TWO BLOCKS.

OUT OF THE ROBERT E. HANDY SURVEY, A-187 CITY OF ROSENBERG, FORT BEND COUNTY, TEXAS

OWNER:
DR HORTON
14100 SOUTHWEST FREEWAY, SUITE 600
SUGAR LAND, TEXAS 77478
PHONE: 281-568-2100
ATTN: ERIC WINDSOR

PLANNER:
BGE | KERRY 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

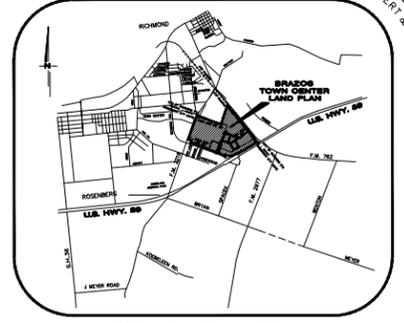
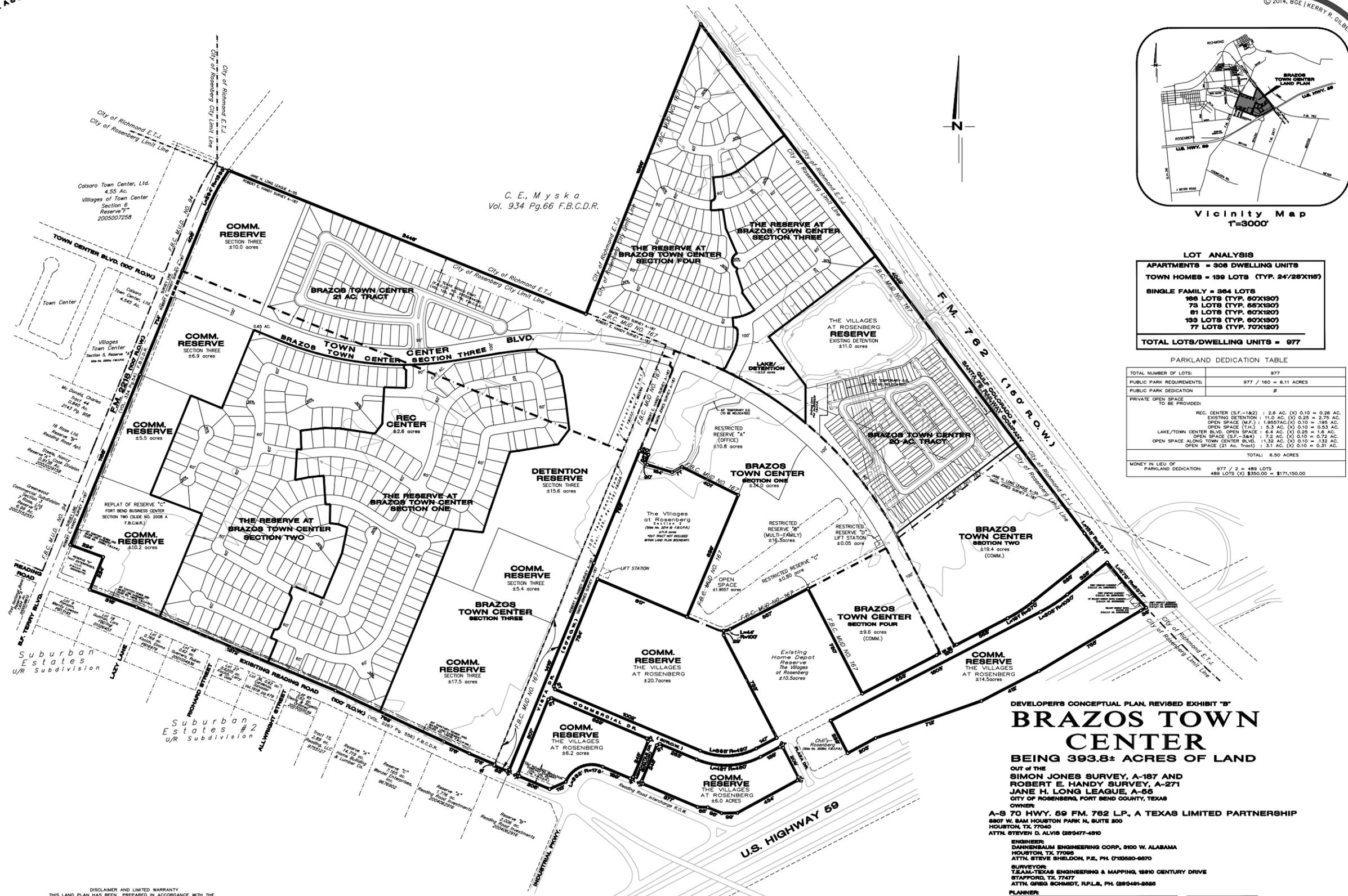
AUGUST 22, 2014
KQA# I-118C

PARKLAND DEDICATION TABLE

TOTAL NUMBER OF LOTS:	73
PUBLIC PARK REQUIREMENTS:	73 / 160 = 0.456 ACRES
PUBLIC PARK DEDICATION	0
PRIVATE OPEN SPACE TO BE PROVIDED:	RESTRICTED RESERVE "A": 1.11 x 0.1 = .111 AC. RESTRICTED RESERVE "B": 1.52 x 0.1 = .152 AC. RESTRICTED RESERVE "C": 0.43 x 0.1 = .043 AC.
TOTAL:	0.306 ACRES
REQUIRED PRIVATE PARKLAND DEDICATION:	0.456 AC. / 2 = 0.228 AC.
PRIVATE PARKLAND PROVIDED:	= 0.306 AC.
SURPLUS PRIVATE PARKLAND IN THIS SECTION:	= 0.078 AC.
SURPLUS PRIVATE PARKLAND IN DEVELOPMENT:	= 1.8475 AC.
TOTAL SURPLUS PRIVATE PARKLAND IN DEVELOPMENT:	= 1.9255 AC.
MONEY IN LIEU OF PARKLAND DEDICATION:	73 / 2 = 37 LOTS 37 LOTS (X) \$350.00 = \$12,950.00

- NOTE:
- A** RESTRICTED RESERVE "A" LANDSCAPE/OPEN SPACE ±1.11 ACRES
 - B** RESTRICTED RESERVE "B" LANDSCAPE/OPEN SPACE ±1.52 ACRES
 - C** RESTRICTED RESERVE "C" LANDSCAPE/OPEN SPACE ±0.43 ACRE

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



LOT ANALYSIS

APARTMENTS = 306 DWELLING UNITS
 TOWN HOMES = 139 LOTS (TYP. 24'x28'x110')

SINGLE FAMILY = 564 LOTS
 196 LOTS (TYP. 60'x150')
 75 LOTS (TYP. 65'x120')
 81 LOTS (TYP. 60'x120')
 133 LOTS (TYP. 60'x130')
 77 LOTS (TYP. 70'x120')

TOTAL LOTS/DWELLING UNITS = 977

PARKLAND DEDICATION TABLE

TOTAL NUMBER OF LOTS:	977
PUBLIC PARK REQUIREMENTS:	977 / 160 = 6.11 ACRES
PUBLIC PARK DEDICATION TO BE PROVIDED:	0
PRIVATE OPEN SPACE TO BE PROVIDED:	REC. CENTER (S.F.-1A2) : 2.6 AC. (X) 0.10 = 0.26 AC. EXISTING DETENTION : 11.0 AC. (X) 0.25 = 2.75 AC. OPEN SPACE (M.F.) : 1.8857AC.(X) 0.10 = 0.19 AC. OPEN SPACE (T.H.) : 5.3 AC. (X) 0.10 = 0.53 AC. BLVD. OPEN SPACE : 6.4 AC. (X) 0.25 = 1.6 AC. LAKE/TOWN CENTER BLVD. OPEN SPACE : 7.2 AC. (X) 0.10 = 0.72 AC. OPEN SPACE ALONG TOWN CENTER BLVD. : 11.32 AC. (X) 0.10 = 1.13 AC. OPEN SPACE (21 AC. TRACT) : 3.1 AC. (X) 0.10 = 0.31 AC.
TOTAL:	6.50 ACRES
MONEY IN LIEU OF PARKLAND DEDICATION:	977 / 2 = 489 LOTS 489 LOTS (X) \$350.00 = \$171,150.00

DEVELOPER'S CONCEPTUAL PLAN, REVISED EXHIBIT "B"
BRAZOS TOWN CENTER
 BEING 393.8± ACRES OF LAND

OUT OF THE
 SIMON JONES SURVEY, A-187 AND
 ROBERT E. HANDY SURVEY, A-271
 JANE H. LONG LEAGUE, A-65
 CITY OF ROSENBERG, FORT BEND COUNTY, TEXAS
 OWNER:
 A-S 70 HWY. 59 FM. 762 LP, A TEXAS LIMITED PARTNERSHIP
 6907 W. BAH HOUSTON PARK N, SUITE 200
 HOUSTON, TX 77040
 ATTN: STEVEN D. ALVIS (281)477-4910

ENGINEER:
 DANNEBALM ENGINEERING CORP., 3100 W. ALABAMA
 HOUSTON, TX 77008
 ATTN: STEVE SHELDON, P.E., PH. (713)680-9870

SURVEYOR:
 TEAM-TEXAS ENGINEERING & MAPPING, 18010 CENTURY DRIVE
 STAFFORD, TX 77477
 ATTN: GREG SCHMIDT, R.P.L.S., PH. (281)491-8585

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

SCALE: 1" = 200'
 0 100 200 400

REVISED: SEPTEMBER 02, 2014
 NOVEMBER 10, 2008
 N04P 1-158A

DISCLAIMER AND LIMITED WARRANTY
 THIS LAND PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF THE CITY OF ROSENBERG SUBDIVISION ORDINANCE. THE CITY OF ROSENBERG HAS GRANTED TO THE ENGINEER AND SURVEYOR ALL THE NECESSARY RIGHTS AND PERMISSIONS TO THE PROVISIONS OF THE FOREMENTIONED ORDINANCE WHICH ARE SUBSEQUENTLY GRANTED BY THE CITY OF ROSENBERG PLANNING COMMISSION. THIS LAND PLAN WAS PREPARED FOR THE LIMITED PURPOSE OF GUIDANCE IN THE PREPARATION OF ACTUAL ENGINEERING AND DEVELOPMENT PLANS. THE LIMITED WARRANTY IS MADE IN RELY UPON ALL THE 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 LAND PLAN.



PLANNING COMMISSION COMMUNICATION

October 15, 2014

ITEM #	ITEM TITLE
4	Preliminary Plat of Bonbrook Plantation North Section Fourteen

MOTION

Consideration of and action on a Preliminary Plat of Bonbrook Plantation North Section Fourteen, a subdivision of 23.506 acres of land situated in the Wiley Martin League, Abstract 56, Fort Bend County, Texas.

RECOMMENDATION

Staff recommends approval of the Preliminary Plat of Bonbrook Plantation North Section Fourteen.

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

SUPPORTING DOCUMENTS:

1. Preliminary Plat of Bonbrook Plantation North Section Fourteen
2. Land Plan for Bonbrook Plantation – 09-25-07
3. Proposed Third Revised Land Plan for Bonbrook Plantation – 08-20-14
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
X City Engineer *OK*

EXECUTIVE SUMMARY

The Preliminary Plat of Bonbrook Plantation North Section Fourteen is located off of Reading Road, east of its intersection with Benton Road, in the northwest part of Bonbrook Plantation. The proposed Plat contains 23.506 acres, 60 residential lots, and four (4) reserves consisting of 5.150 acres.

The proposed lots are a minimum of sixty feet (60') in width. This is in accordance with the revised Land Plan for Bonbrook Plantation, which the Planning Commission recently approved on August 20, 2014. The amended Land Plan still must be submitted to City Council as an amendment to the Development Agreement (Exhibit "C"). The effective and revised Land Plans are attached for reference.

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

- Development Agreement (Exhibit "C") to be formally amended by City Council action before Final Plat approval

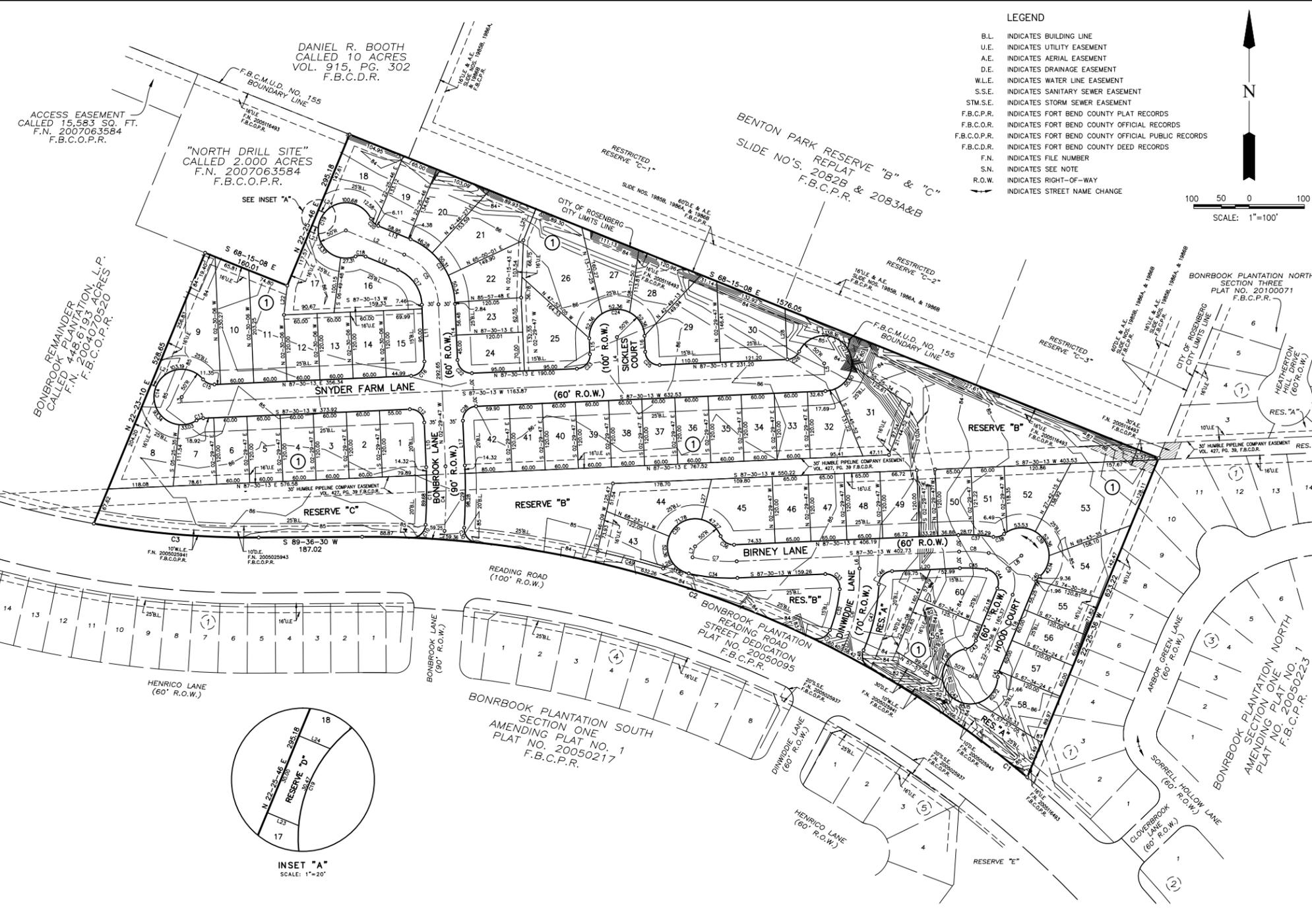
RESERVE	QUALIFYING ACREAGE	PERCENTAGE	ALLOCATED PRIVATE PARK ACREAGE
"F" (SECTION ONE)	6.77 AC.	25%	1.692 AC. * SEE NOTES
REQUIRED PUBLIC PARK DEDICATION: 60 LOTS DIVIDED BY 160/LOT X .50 = 0.188 AC.			
REQUIRED PUBLIC PARK FEE: 60 LOTS X \$350.00/LOT X .50 = \$10,500.00			

1. NOTES:

- THE PRIVATE PARK ACREAGE OF 1.692 ACRES INDICATED IN THE ABOVE CHART LIES WITHIN BONBROOK PLANTATION NORTH SECTION ONE. THE REQUIRED PRIVATE PARK ACREAGE FOR SECTION ONE WAS 0.337, WHICH LEAVES A 1.355 SURPLUS TO SATISFY THE PARK REQUIREMENT FOR FUTURE SECTIONS.
- THE PRIVATE PARK ACREAGE REQUIRED FOR SECTION TWO WAS 0.325. THE SURPLUS REMAINING AFTER SECTION TWO IS 1.03 ACRES.
- THE PRIVATE PARK ACREAGE REQUIRED FOR SECTION THREE WAS SATISFIED WITH PARK AREA DESIGNATED ON THE SECTION THREE PLAT.
- THE PRIVATE PARK ACREAGE REQUIRED FOR SECTION FOUR IS 0.138. THE SURPLUS REMAINING AFTER SECTION FOUR IS 0.892 ACRES.
- THE PRIVATE PARK ACREAGE REQUIRED FOR SECTION FIVE WAS SATISFIED WITH PARK AREA DESIGNATED ON THE SECTION FIVE PLAT.
- THE PRIVATE PARK ACREAGE REQUIRED FOR SECTION SIX IS 0.125. THE SURPLUS REMAINING AFTER SECTION SIX IS 0.767 ACRES.
- THE PRIVATE PARK ACREAGE REQUIRED FOR SECTION SEVEN IS 0.106. THE SURPLUS REMAINING AFTER SECTION SEVEN IS 0.661 ACRES.
- THE PRIVATE PARK ACREAGE REQUIRED FOR SECTION EIGHT IS 0.088. THE SURPLUS REMAINING AFTER SECTION EIGHT IS 0.573 ACRES.
- THE PRIVATE PARK ACREAGE REQUIRED FOR SECTION NINE IS 0.206. THE SURPLUS REMAINING AFTER SECTION NINE IS 0.567 ACRES.
- THE PRIVATE PARK ACREAGE REQUIRED FOR SECTION TEN IS 0.122. THE SURPLUS REMAINING AFTER SECTION TEN IS 0.245 ACRES.
- THE PRIVATE PARK ACREAGE REQUIRED FOR SECTION ELEVEN IS 0.109. THE SURPLUS REMAINING AFTER SECTION ELEVEN IS 0.136 ACRES.
- THE PRIVATE PARK ACREAGE REQUIRED FOR SECTION TWELVE IS 0.106. THE SURPLUS REMAINING AFTER SECTION TWELVE IS 0.03 ACRES.
- ALL FEES IN LIEU OF LAND SHALL BE PAID TO THE CITY OF ROSENBERG PRIOR TO THE FILING OF THE FINAL PLAT WITH THE FORT BEND COUNTY CLERK.
- THE PRIVATE PARK ACREAGE REQUIRED FOR SECTION THIRTEEN IS 0.104. THE SURPLUS REMAINING AFTER SECTION THIRTEEN IS 0.171 ACRES.
- THE PRIVATE PARK ACREAGE REQUIRED FOR SECTION FOURTEEN IS 0.188. THE SURPLUS REMAINING AFTER SECTION FOURTEEN IS 0.011 ACRES.

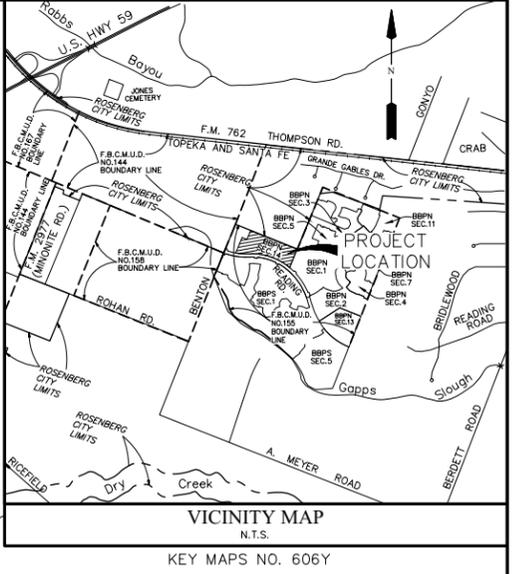
CURVE	RADIUS	DELTA	ARC	TANGENT	CHORD	CHORD BEARING
C1	2050.00	2-15-44	80.94	40.47	80.93	N 51-19-08 W
C2	1850.00	37-56-30	1225.08	635.95	1202.82	N 71-25-15 W
C3	1650.00	10-24-41	299.83	150.33	299.41	N 85-11-09 W
C4	1000.00	6-41-31	116.80	58.47	116.73	N 00-50-58 E
C5	100.00	66-00-33	115.21	64.95	108.94	N 34-33-59 W
C6	300.00	29-58-37	156.96	80.32	155.17	N 12-29-31 E
C7	300.00	15-21-32	80.42	40.45	80.18	N 84-49-01 E
C8	300.00	10-14-19	53.61	26.88	53.54	N 87-22-38 W
C9	55.00	104-41-05	100.49	71.27	87.08	N 29-54-56 E
C10	25.00	88-40-55	38.69	24.43	34.33	N 48-01-11 E
C11	965.00	6-10-31	104.01	52.05	103.96	N 00-35-28 E
C12	25.00	90-00-00	39.27	25.00	35.36	N 47-29-47 W
C13	25.00	29-55-35	13.06	6.68	12.91	N 72-32-25 W
C14	50.00	263-03-24	229.56	56.46	74.86	N 09-06-19 E
C15	25.00	53-07-48	23.18	12.50	22.36	N 65-55-53 E
C16	25.00	90-00-19	39.27	25.00	35.36	N 42-30-03 E
C17	70.00	66-00-32	80.64	45.47	76.26	N 34-33-58 W
C18	25.00	42-50-00	18.69	9.81	18.26	N 88-59-14 W
C19	50.00	265-40-01	231.84	53.93	73.33	N 22-25-46 E
C20	25.00	42-50-00	18.69	9.81	18.26	N 46-09-14 E
C21	130.00	66-00-32	149.77	84.44	141.62	N 34-33-58 E
C22	25.00	90-00-00	39.27	25.00	35.36	N 47-29-47 E
C23	25.00	90-00-00	39.27	25.00	35.36	N 42-30-13 E
C24	50.00	180-00-00	157.08	INFINITY	100.00	N 87-30-13 E
C25	25.00	90-00-00	39.27	25.00	35.36	N 47-29-47 E
C26	25.00	62-10-55	27.13	15.08	25.82	N 56-24-45 E
C27	50.00	242-10-57	211.34	82.91	85.63	N 33-35-13 E
C28	25.00	90-00-00	39.27	25.00	35.36	N 42-30-13 W
C29	1035.00	6-14-11	112.61	56.36	112.55	N 00-37-13 W
C30	25.00	87-42-32	38.27	24.02	34.64	N 40-07-02 E
C31	25.00	93-52-08	40.96	26.75	36.53	N 68-40-31 E
C32	265.00	16-29-22	76.27	38.40	76.00	N 13-29-46 E
C33	25.00	97-44-52	42.65	28.63	37.66	N 43-37-21 W
C34	330.00	15-21-32	88.46	44.50	88.20	N 84-49-01 W
C35	50.00	235-10-12	205.22	95.70	88.63	N 40-26-50 E
C36	25.00	70-31-44	30.77	17.68	28.87	N 57-13-56 E
C37	325.00	11-11-18	63.46	31.83	63.36	N 86-54-08 E
C38	25.00	47-22-17	20.67	10.97	20.09	N 75-00-22 E
C39	50.00	177-03-31	154.51	194.75	99.97	N 40-09-01 E
C40	25.00	25-57-09	11.32	5.76	11.23	N 35-24-10 W
C41	25.00	21-02-22	9.18	4.64	9.13	N 11-54-25 W
C42	50.00	258-48-31	225.85	60.86	77.27	N 49-12-31 W
C43	25.00	57-46-09	25.21	13.79	24.15	N 51-18-40 E
C44	25.00	104-28-39	45.59	32.27	39.53	N 29-48-43 W
C45	265.00	10-26-45	48.31	24.22	48.25	N 87-16-25 W
C46	25.00	84-50-37	37.02	22.85	33.73	N 45-04-54 W
C47	335.00	20-59-14	122.71	62.05	122.03	N 13-09-13 W
C48	25.00	84-21-28	36.81	22.65	33.57	N 18-31-54 E
C49	1870.00	3-45-32	122.68	61.36	122.66	N 75-21-05 W

LINE	BEARING	DISTANCE
L1	N 04-11-44 E	15.56
L2	N 67-34-14 W	114.32
L3	S 02-29-47 E	10.00
L4	N 02-29-47 W	83.77
L5	N 02-29-47 W	20.00
L6	N 02-29-47 W	22.64
L7	S 12-51-45 W	20.00
L8	S 53-15-57 W	28.03
L9	S 67-34-24 E	15.00
L10	N 02-29-47 W	80.68
L11	N 02-30-06 W	102.46
L12	N 67-34-14 W	63.33
L13	N 67-34-14 E	63.33
L14	S 02-30-23 E	101.48
L15	N 02-29-47 W	28.77
L16	S 02-29-47 E	28.77
L17	S 02-29-47 E	80.68
L18	S 22-25-36 W	176.91
L19	N 22-25-36 E	101.84
L20	S 87-30-13 W	122.74
L21	N 67-36-50 W	10.00
L22	N 06-22-12 E	53.17
L23	S 67-34-14 E	12.30
L24	N 67-34-14 W	12.30
L25	S 21-44-52 W	60.81
L26	S 64-43-25 W	20.38
L27	N 13-51-57 E	75.07
L28	N 02-29-47 W	91.83



- NOTES:
- BENCHMARK: (EXAMPLE) A BRASS DISK STAMPED K-1219, SET IN A CONCRETE HEADWALL LOCATED IN FORT BEND COUNTY, 0.15 MILE SOUTH OF THE INTERSECTION OF STATE HIGHWAY 36 AND MEYER ROAD, SET IN THE TOP OF A CONCRETE HEADWALL AND 1.7 FEET SOUTH OF THE NORTH END OF THE EAST CONCRETE HEADWALL OF A CULVERT, 24 FEET EAST OF THE CENTERLINE OF STATE HIGHWAY 36, AND LEVEL WITH THE HIGHWAY'S SURFACE). NAVD-88 ELEV.=91.69 FEET
 - T.B.M. PROJECT BENCHMARK SET 5/8" IRON ROD WITH CAP MARKED "LJA ENG" A PROJECT BENCHMARK WILL BE INSTALLED AND DOCUMENTED PER CITY OF ROSENBERG REQUIREMENTS PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
 - ELEVATIONS USED FOR DELINEATING CONTOUR LINES ARE BASED UPON U.S.C. & G.S. DATUM, NAVD-88 (1991 ADJ.)
 - THIS PLAT WAS PREPARED TO MEET CITY OF ROSENBERG AND FORT BEND COUNTY REQUIREMENTS.
 - THIS PLAT WAS PREPARED FROM INFORMATION FURNISHED BY STEWART TITLE COMPANY, FILE NO. 1415745007, ISSUED SEPTEMBER 19, 2014, EFFECTIVE SEPTEMBER 3, 2014. THE SURVEYOR HAS NOT ABSTRACTED THE ABOVE PROPERTY.
 - THIS PLAT LIES WHOLLY WITHIN THE FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 155, FORT BEND SUBSIDENCE DISTRICT, FORT BEND COUNTY DRAINAGE DISTRICT, LAMAR CONSOLIDATED I.S.D., THE ETJ OF THE CITY OF ROSENBERG, AND FORT BEND COUNTY.
 - IN ACCORDANCE WITH FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) NUMBER 48157C026L, REVISED APRIL 2, 2014, THIS PLAT LIES OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN AND LIES WHOLLY WITHIN UNSHADED ZONE X.
 - APPROVAL OF THIS PLAT WILL EXPIRE ONE YEAR FROM CITY COUNCIL APPROVAL IF NOT RECORDED IN THE REAL PROPERTY RECORDS OF THE COUNTY OF FORT BEND.
 - THE PIPELINES AND/OR PIPELINE EASEMENTS WITHIN THE LIMITS OF THE SUBDIVISION ARE AS SHOWN.
 - FIVE-EIGHTHS (5/8") INCH IRON RODS THREE FEET (3') IN LENGTH ARE SET ON ALL PERIMETER BOUNDARY CORNERS, ALL ANGLE POINTS, ALL POINTS OF CURVATURE AND TANGENCY, AND ALL BLOCK CORNERS, UNLESS OTHERWISE NOTED.
 - THE MINIMUM SLAB ELEVATION SHALL BE (NO.) FEET, TWELVE INCHES (12") ABOVE THE 100-YEAR FLOOD PLAIN ELEVATION AND MAXIMUM PONDING ELEVATION, EIGHTEEN INCHES (18") ABOVE NATURAL GROUND, OR TWELVE INCHES (12") ABOVE THE TOP OF CURB AT THE FRONT OF THE LOT, WHICHEVER IS HIGHER.
 - ALL LOTS SHALL HAVE A MINIMUM OF FIVE (5) FOOT SIDE BUILDING LINE.
 - A MINIMUM DISTANCE OF 10' SHALL BE MAINTAINED BETWEEN RESIDENTIAL DWELLINGS.
 - THE DRAINAGE SYSTEM FOR THIS SUBDIVISION IS DESIGNED IN ACCORDANCE WITH THE FORT BEND COUNTY DRAINAGE CRITERIA MANUAL, WHICH ALLOWS STREET PONDING IN INTENSE RAINFALL EVENTS.
 - THIS PLAT LIES WITHIN FORT BEND COUNTY LIGHTING ORDINANCE ZONE NO. (NO.).
 - ALL EASEMENTS ARE CENTERED ON LOT LINES UNLESS OTHERWISE INDICATED.
 - THE COORDINATES SHOWN HEREON ARE TEXAS STATE PLANE COORDINATES, SOUTH CENTRAL ZONE (GRID NAD 83) AND MAY BE BROUGHT TO SURFACE BY APPLYING THE FOLLOWING COMBINE SCALE FACTOR OF 0.99986482.
 - 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 PLAT AND ON CONTIGUOUS RIGHT-OF-WAY OF ALL PERIMETER ROADS SURROUNDING SAID PLAT, IN ACCORDANCE WITH ADA REQUIREMENTS.
 - ALL DRAINAGE EASEMENTS SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, VEGETATION AND OTHER OBSTRUCTIONS FOR THE PURPOSE OF THE OPERATION AND MAINTENANCE OF THE DRAINAGE FACILITY BY THE APPROPRIATE ENTITY. ALL PROPERTY SHALL DRAIN INTO DRAINAGE EASEMENTS ONLY THROUGH APPROVED DRAINAGE STRUCTURES.
 - ALL LOTS SHALL HAVE A MINIMUM FIVE-FOOT (5') SIDE YARD BUILDING LINE.
 - ALL RESERVES RESTRICTED TO LANDSCAPE/OPEN SPACE ARE TO BE MAINTAINED BY THE HOMEOWNER ASSOCIATION.

RESERVE	ACREAGE	SQ.FT.	TYPE
A	0.638	27,773	RESTRICTED TO LANDSCAPE/OPEN SPACE
B	3.210	139,808	RESTRICTED TO LANDSCAPE/OPEN SPACE
C	1.295	56,416	RESTRICTED TO LANDSCAPE/OPEN SPACE
D	0.007	323	RESTRICTED TO LANDSCAPE/OPEN SPACE
TOTAL	5.150	224,320	



BLOCK 1			BLOCK 1, CONT.		
LOT	LOT WIDTH AT BL.	SQ. FT.	LOT	LOT WIDTH AT BL.	SQ. FT.
1	57'	8,393	31	71'	12,922
2	60'	7,200	32	60'	8,810
3	60'	7,200	33	60'	7,200
4	60'	7,200	34	60'	7,200
5	60'	7,025	35	60'	7,200
6	60'	11,969	36	60'	7,200
7	60'	2,1814	37	60'	7,200
8	60'	10,818	38	60'	7,200
9	60'	19,801	39	60'	7,200
10	76'	12,989	40	60'	7,200
11	80'	8,650	41	60'	7,200
12	63'	7,560	42	55'	8,351
13	55'	5,266	43	66'	8,120
14	90'	10,715	44	130'	13,308
15	69'	12,302	45	144'	13,609
16	60'	12,644	46	65'	7,800
17	60'	15,237	47	65'	7,800
18	60'	11,094	48	65'	7,800
19	61'	9,275	49	87'	8,006
20	59'	14,393	50	65'	7,811
21	59'	9,085	51	60'	7,427
22	60'	7,200	52	63'	9,861
23	55'	5,266	53	69'	24,096
24	70'	11,601	54	66'	10,707
25	65'	20,775	55	60'	7,196
26	65'	13,789	56	60'	7,200
27	65'	12,166	57	60'	7,200
28	70'	11,601	58	78'	10,139
29	63'	9,386	59	134'	12,779
30	69'	10,426	60	79'	9,786

TOTAL SQUARE FOOTAGE OF LOTS CONTAINED IN THIS PLAT 614,036 SQ. FT. (10.234 AC.)
 AVERAGE LOT SIZE
 # 60' LOTS = 28
 TOTAL LOTS = 60

PRELIMINARY PLAT
BONBROOK PLANTATION NORTH
SECTION FOURTEEN

A SUBDIVISION OF 23,506 ACRES OF LAND SITUATED IN THE WILEY MARTIN LEAGUE, ABSTRACT 56, FORT BEND COUNTY, TEXAS.

60 LOTS 4 RESERVES (5.150 ACRES) 1 BLOCK

OCTOBER 7, 2014 JOB NO. 1799-1107-310

OWNERS:
BONBROOK PLANTATION, L.P.
 A TEXAS LIMITED PARTNERSHIP
 BY: TAYLOR & WEIDNER, L.L.C., MANAGING GENERAL PARTNER
JOHN N. TAYLOR, EXECUTIVE MANAGER
 2909 CEDAR RIDGE TRAIL, FRIENDSWOOD, TEXAS 77546 PH. (832) 338-8866

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

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

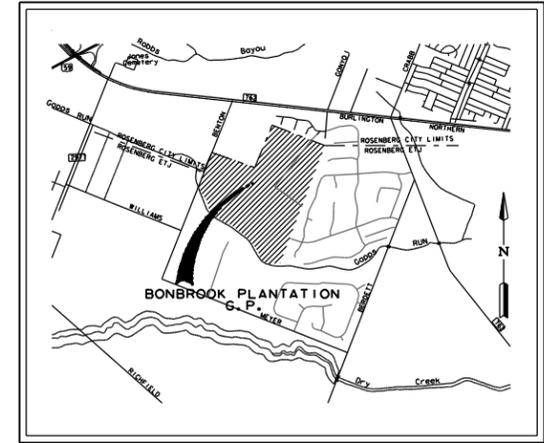
MICHAEL WANG
 LICENSED PROFESSIONAL ENGINEER,
 TEXAS REGISTRATION NO. 92053

NOTES:

- 1) 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.
- 2) EACH SECTION REPRESENTS A PHASE OF THE OVERALL DEVELOPMENT.
- 3) TOTAL NUMBER OF SINGLE FAMILY HOMES (SFH) IN ALL SECTIONS IS 592.
- 4) ALL COLLECTOR STREETS (AS LABELED) ARE 80 FT. R.O.W. WITH 39' WIDE, FACE TO FACE, 7 INCHES THICK, REINFORCED CONCRETE, PAVEMENT.
- 5) ALL MINOR STREETS (NOT LABELED) ARE 60 FT. R.O.W. WITH 27' WIDE, FACE TO FACE, 6 INCHES THICK, REINFORCED CONCRETE, PAVEMENT.
- 6) DETENTION WILL BE PROVIDED IN ACCORDANCE WITH CITY ORDINANCES AND COUNTY REGULATIONS.
- 7) JOGGING TRAILS AND PARKS ALONG DRAINAGE EASEMENTS WILL BE PROVIDED IF PRIOR APPROVAL BY FORT BEND COUNTY DRAINAGE DISTRICT IS OBTAINED BY THE DEVELOPER.

LEGEND

PHASE BOUNDARIES



VICINITY MAP
N.T.S.
DISCLAIMER AND LIMITED WARRANTY

THIS LAND PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF THE CITY OF ROSENBERG ORDINANCE NO. 98-06 IN EFFECT AT THE TIME THIS PLAN 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 LAND PLAN 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 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 LAND PLAN.

LOT DISTRIBUTION:

TOTAL LOT:	1220	
NORTH PHASE ONE:	212	17%
NORTH PHASE TWO:	192	16%
NORTH PHASE THREE:	214	18%
SOUTH PHASE ONE:	268	22%
SOUTH PHASE TWO:	334	27%

OVERALL LOT ANALYSIS

(TYP. 50' x 120')	= 216 LOTS (18%)
(TYP. 55' x 120')	= 489 LOTS (40%)
(TYP. 65' x 115')	= 319 LOTS (26%)
(TYP. 65' x 120')	= 196 LOTS (16%)
TOTAL LOTS =	1,220

BONBROOK PLANTATION NORTH - 618 TOTAL LOTS
BONBROOK PLANTATION SOUTH - 602 TOTAL LOTS

EXHIBIT "C"

A DEVELOPMENT PLAN FOR

BONBROOK PLANTATION

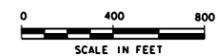
BEING 448.62 ACRES OF LAND OUT OF THE WILEY MARTIN LEAGUE, A-56
FORT BEND COUNTY, TEXAS

OWNER: JOHN TAYLOR and BEAZER HOMES U.S.A.
ENGINEER: LJA ENGINEERING & SURVEYING, INC., c/o GARY MENSIK, P.E.
PLANNER: KERRY R. GILBERT & ASSOCIATES, INC.
Land Planning Consultants

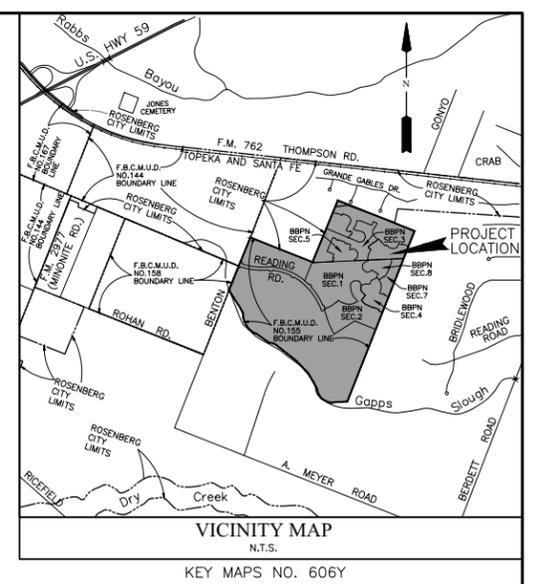
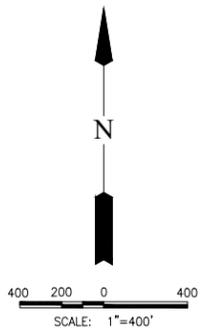
SEPTEMBER 21, 2004 KGA# I-102
REVISED DATE: SEPTEMBER 26, 2007

OWNER:	ENGINEER:	PLANNER:
JOHN TAYLOR, 1625 CORNICHE LEAGUE CITY, TX. 77573	LJA ENGINEERING & SURVEYING, INC. 2929 BRIARPARK DRIVE, SUITE 600 HOUSTON, TX. 77042-3703 MR. GARY MENSIK, P.E. (713) 953-5249	KERRY R. GILBERT & ASSOCIATES, INC. 15810 PARK TEN PLACE SUITE 160 HOUSTON, TX. 77084 (281) - 579-0340

LJA Engineering & Surveying, Inc.
2009 Briarpark Drive
Suite 600
Houston, Texas 77042-3703
Phone 713.953.5200
Fax 713.953.5028



BONBROOK TRACT
JOB NO: 1406-4000
AUGUST 2004



RESERVE	QUALIFYING ACREAGE	PERCENTAGE	ALLOCATED PRIVATE PARK ACREAGE
"F" (SECTION ONE)	6.77 AC.	10%	1.692 AC. * SEE NOTES
REQUIRED PUBLIC PARK DEDICATION: 1240 LOTS DIVIDED BY 160/LOT X .50 = 3,875 AC.			
REQUIRED PUBLIC PARK FEE: 1240 LOTS X \$350.00/LOT X .50 = \$868,000			

- NOTES FOR BONBROOK NORTH:
1. THE PRIVATE PARK ACREAGE OF 1.692 ACRES INDICATED IN THE ABOVE CHART LIES WITHIN BONBROOK PLANTATION NORTH SECTION ONE. THE REQUIRED PRIVATE PARK ACREAGE FOR SECTION ONE WAS 0.337, WHICH LEAVES A 1.355 SURPLUS TO SATISFY THE PARK REQUIREMENT FOR FUTURE SECTIONS.
 2. THE PRIVATE PARK ACREAGE REQUIRED FOR SECTION TWO WAS 0.325. THE SURPLUS REMAINING AFTER SECTION TWO IS 1.03 ACRES.
 3. THE PRIVATE PARK ACREAGE REQUIRED FOR SECTION THREE WAS SATISFIED WITH PARK AREA DESIGNATED ON THE SECTION THREE PLAT.
 4. THE PRIVATE PARK ACREAGE REQUIRED FOR SECTION FOUR IS 0.138. THE SURPLUS REMAINING AFTER SECTION FOUR IS 0.892 ACRES.
 5. THE PRIVATE PARK ACREAGE REQUIRED FOR SECTION FIVE WAS SATISFIED WITH PARK AREA DESIGNATED ON THE SECTION FIVE PLAT.
 6. THE PRIVATE PARK ACREAGE REQUIRED FOR SECTION SIX IS 0.125. THE SURPLUS REMAINING AFTER SECTION SIX IS 0.767 ACRES.
 7. THE PRIVATE PARK ACREAGE REQUIRED FOR SECTION SEVEN IS 0.106. THE SURPLUS REMAINING AFTER SECTION SEVEN IS 0.661 ACRES.
 8. THE PRIVATE PARK ACREAGE REQUIRED FOR SECTION EIGHT IS 0.088. THE SURPLUS REMAINING AFTER SECTION EIGHT IS 0.573 ACRES.
 9. THE PRIVATE PARK ACREAGE REQUIRED FOR SECTION NINE IS 0.206. THE SURPLUS REMAINING AFTER SECTION NINE IS 0.367 ACRES.
 10. THE PRIVATE PARK ACREAGE REQUIRED FOR SECTION TEN IS 0.122. THE SURPLUS REMAINING AFTER SECTION TEN IS 0.245 ACRES.
 11. THE PRIVATE PARK ACREAGE REQUIRED FOR SECTION ELEVEN IS 0.109. THE SURPLUS REMAINING AFTER SECTION ELEVEN IS 0.136 ACRES.
 12. THE PRIVATE PARK ACREAGE REQUIRED FOR SECTION TWELVE IS 0.106. THE SURPLUS REMAINING AFTER SECTION TWELVE IS 0.033 ACRES.
 13. THE PRIVATE PARK ACREAGE REQUIRED FOR SECTION THIRTEEN IS 0.104. THE SURPLUS REMAINING AFTER SECTION THIRTEEN IS -0.071 ACRES.

- NOTES FOR BONBROOK SOUTH:
1. BONBROOK PLANTATION SOUTH SECTION ONE CONTAINS A SURPLUS OF 2.881 ACRES OF PRIVATE PARK LAND. THIS SURPLUS CAN BE UTILIZED TO SATISFY THE PUBLIC PARK LAND REQUIREMENTS SET FORTH BY ORDINANCE NO. 2003-52 IN FUTURE SECTIONS.
 2. BONBROOK PLANTATION SOUTH SECTION TWO CONTAINS A SURPLUS OF 1.966 ACRES OF PRIVATE PARK LAND. THIS SURPLUS CAN BE UTILIZED TO SATISFY THE PUBLIC PARK LAND REQUIREMENTS SET FORTH BY ORDINANCE NO. 2003-52 IN FUTURE SECTIONS.
 3. BONBROOK PLANTATION SOUTH SECTION THREE CONTAINS A SURPLUS OF 0.1063 ACRES OF PRIVATE PARKLAND. THIS SURPLUS CAN BE UTILIZED TO SATISFY THE REQUIREMENTS SET FORTH BY ORDINANCE NO. 2003-52 FOR FUTURE SECTIONS OF BONBROOK PLANTATION SOUTH.
 4. BONBROOK PLANTATION SOUTH SECTION FOUR CONTAINS A SURPLUS OF 3.275 ACRES OF PRIVATE PARK LAND. THIS SURPLUS CAN BE UTILIZED TO SATISFY THE PUBLIC PARK LAND REQUIREMENTS SET FORTH BY ORDINANCE NO. 2003-52 IN FUTURE SECTIONS.
 5. BONBROOK PLANTATION SOUTH SECTION FIVE CONTAINS A SURPLUS OF 1.539 ACRES OF PRIVATE PARK LAND. THIS SURPLUS CAN BE UTILIZED TO SATISFY THE PUBLIC PARK LAND REQUIREMENTS SET FORTH BY ORDINANCE NO. 2003-52 IN FUTURE SECTIONS.
 6. ALL FEES IN LIEU OF LAND SHALL BE PAID TO THE CITY OF ROSENBERG PRIOR TO THE FILING OF THE FINAL PLAT WITH THE FORT BEND COUNTY CLERK.

Acreege

DISCLAIMER AND LIMITED WARRANTY

THIS LAND PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF THE CITY OF ROSENBERG ORDINANCE NO. 98-06 IN EFFECT AT THE TIME THIS PLAN WAS PREPARED ALONG WITH ANY VARIANCE OR VARIANCES TO THE PROVISIONS OF THE AFORESAID ORDINANCE WHICH ARE SUBSEQUENTLY GRANTED BY THE CITY OF ROSENBERG PLANNING COMMISSION. THIS LAND PLAN 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 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 LAND PLAN.



BONBROOK PLANTATION LOT ANALYSIS 2014

BONBROOK PLANTATION NORTH LOT ANALYSIS

(TYP. 50' x 120')	= 20 LOTS (2%)
(TYP. 55' x 120')	= 279 LOTS (40%)
(TYP. 60' x 115')	= 99 LOTS (14%)
(TYP. 65' x 115')	= 307 LOTS (44%)
TOTAL LOTS = 705	

BONBROOK PLANTATION SOUTH LOT ANALYSIS

(TYP. 50' x 120')	= 129 LOTS (24%)
(TYP. 55' x 120')	= 127 LOTS (24%)
(TYP. 60' x 120')	= 75 LOTS (14%)
(TYP. 65' x 120')	= 204 LOTS (38%)
TOTAL LOTS = 535	

BONBROOK OVERALL 2014

(TYP. 50' x 120')	= 149 LOTS (12%)
(TYP. 55' x 120')	= 406 LOTS (33%)
(TYP. 60' x 120')	= 174 LOTS (14%)
(TYP. 65' x 120')	= 511 LOTS (41%)
1240 LOTS TOTAL	

- GENERAL NOTES
1. ALL PUBLIC STREET RIGHT-OF-WAYS ARE 60' UNLESS OTHERWISE NOTED.
 2. ALL CUL-DE-SAC RADII ARE 50' UNLESS OTHERWISE NOTED.

EXHIBIT C - THIRD REVISION

A DEVELOPMENT PLAN FOR

BONBROOK PLANTATION

BEING 448.62± ACRES OF LAND OUT OF THE WILEY MARTIN LEAGUE, ABSTRACT 56, FORT BEND COUNTY, TEXAS

AUGUST 6, 2014 JOB NO. 1799-1106-324

OWNERS:
BONBROOK PLANTATION, L.P.
 JOHN TAYLOR, PRESIDENT
 1625 CORNICHE, LEAGUE CITY, 77573
 (281) 334-5499

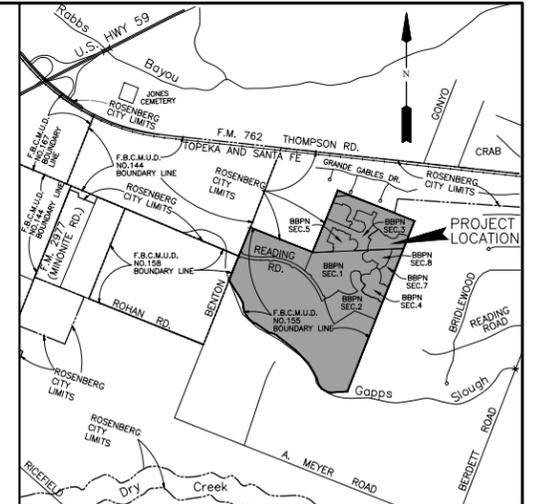
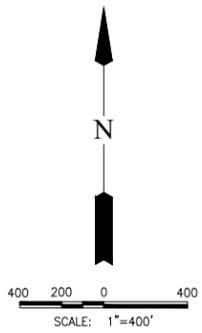
BEAZER HOMES U.S.A.
 GREG COLEMAN, LD MANAGER - HOUSTON
 10235 WEST LITTLE YORK, SUITE 200, HOUSTON, TEXAS 77040
 (713) 897-2100

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

GARY D. NUTTER
 REGISTERED PROFESSIONAL LAND SURVEYOR,
 TEXAS REGISTRATION NO. 5659

MICHAEL WANG
 LICENSED PROFESSIONAL ENGINEER,
 TEXAS REGISTRATION NO. 92053

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

RESERVE	QUALIFYING ACREAGE	PERCENTAGE	ALLOCATED PRIVATE PARK ACREAGE
"F" (SECTION ONE)	6.77 AC.	10%	1.692 AC. * SEE NOTES
REQUIRED PUBLIC PARK DEDICATION: 1300 LOTS DIVIDED BY 160/LOT X .50 = 4.063 AC.			
REQUIRED PUBLIC PARK FEE: 1300 LOTS X \$350.00/LOT X .50 = \$227,500			

- NOTES FOR BONBROOK NORTH:
- THE PRIVATE PARK ACREAGE OF 1.692 ACRES INDICATED IN THE ABOVE CHART LIES WITHIN BONBROOK PLANTATION NORTH SECTION ONE. THE REQUIRED PRIVATE PARK ACREAGE FOR SECTION ONE WAS 0.337, WHICH LEAVES A 1.355 SURPLUS TO SATISFY THE PARK REQUIREMENT FOR FUTURE SECTIONS.
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 - THE PRIVATE PARK ACREAGE REQUIRED FOR SECTION TWELVE IS 0.106. THE SURPLUS REMAINING AFTER SECTION TWELVE IS 0.033 ACRES.
 - THE PRIVATE PARK ACREAGE REQUIRED FOR SECTION THIRTEEN IS 0.104. THE SURPLUS REMAINING AFTER SECTION THIRTEEN IS 0.071 ACRES.
 - THE PRIVATE PARK ACREAGE REQUIRED FOR SECTION FOURTEEN IS 0.188. THE SURPLUS REMAINING AFTER SECTION FOURTEEN IS 0.011 ACRES.

- NOTES FOR BONBROOK SOUTH:
- BONBROOK PLANTATION SOUTH SECTION ONE CONTAINS A SURPLUS OF 2.881 ACRES OF PRIVATE PARK LAND. THIS SURPLUS CAN BE UTILIZED TO SATISFY THE PUBLIC PARK LAND REQUIREMENTS SET FORTH BY ORDINANCE NO. 2003-52 IN FUTURE SECTIONS.
 - BONBROOK PLANTATION SOUTH SECTION TWO CONTAINS A SURPLUS OF 1.966 ACRES OF PRIVATE PARK LAND. THIS SURPLUS CAN BE UTILIZED TO SATISFY THE PUBLIC PARK LAND REQUIREMENTS SET FORTH BY ORDINANCE NO. 2003-52 IN FUTURE SECTIONS.
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 - BONBROOK PLANTATION SOUTH SECTION FOUR CONTAINS A SURPLUS OF 3.275 ACRES OF PRIVATE PARK LAND. THIS SURPLUS CAN BE UTILIZED TO SATISFY THE PUBLIC PARK LAND REQUIREMENTS SET FORTH BY ORDINANCE NO. 2003-52 IN FUTURE SECTIONS.
 - BONBROOK PLANTATION SOUTH SECTION FIVE CONTAINS A SURPLUS OF 1.539 ACRES OF PRIVATE PARK LAND. THIS SURPLUS CAN BE UTILIZED TO SATISFY THE PUBLIC PARK LAND REQUIREMENTS SET FORTH BY ORDINANCE NO. 2003-52 IN FUTURE SECTIONS.
 - ALL FEES IN LIEU OF LAND SHALL BE PAID TO THE CITY OF ROSENBERG PRIOR TO THE FILING OF THE FINAL PLAT WITH THE FORT BEND COUNTY CLERK.

Acreege

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BONBROOK PLANTATION LOT ANALYSIS 2014

BONBROOK PLANTATION NORTH LOT ANALYSIS

(TYP. 50' x 120')	= 102 LOTS (13%)
(TYP. 55' x 120')	= 250 LOTS (33%)
(TYP. 60' x 115')	= 85 LOTS (11%)
(TYP. 65' x 115')	= 328 LOTS (43%)
TOTAL LOTS = 765	

BONBROOK PLANTATION SOUTH LOT ANALYSIS

(TYP. 50' x 120')	= 129 LOTS (24%)
(TYP. 55' x 120')	= 123 LOTS (23%)
(TYP. 60' x 120')	= 161 LOTS (30%)
(TYP. 65' x 120')	= 122 LOTS (23%)
TOTAL LOTS = 535	

BONBROOK OVERALL 2014

(TYP. 50' x 120')	= 231 LOTS (18%)
(TYP. 55' x 120')	= 373 LOTS (28%)
(TYP. 60' x 120')	= 246 LOTS (19%)
(TYP. 65' x 120')	= 450 LOTS (35%)
1300 LOTS TOTAL	

- GENERAL NOTES
- ALL PUBLIC STREET RIGHT-OF-WAYS ARE 60' UNLESS OTHERWISE NOTED.
 - ALL CUL-DE-SAC RADII ARE 50' UNLESS OTHERWISE NOTED.

EXHIBIT C - THIRD REVISION

A DEVELOPMENT PLAN FOR BONBROOK PLANTATION

BEING 448.62± ACRES OF LAND OUT OF THE WILEY MARTIN LEAGUE, ABSTRACT 56, FORT BEND COUNTY, TEXAS

AUGUST 13, 2014 JOB NO. 1799-1106-324

OWNERS:
BONBROOK PLANTATION, L.P.
JOHN TAYLOR, PRESIDENT
1625 CORNICHE, LEAGUE CITY, 77573
(281) 334-5499

BEAZER HOMES U.S.A.
GREG COLEMAN, LD MANAGER - HOUSTON
10235 WEST LITTLE YORK, SUITE 200, HOUSTON, TEXAS 77040
(713) 897-2100

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

GARY D. NUTTER
REGISTERED PROFESSIONAL LAND SURVEYOR,
TEXAS REGISTRATION NO. 5659

MICHAEL WANG
LICENSED PROFESSIONAL ENGINEER,
TEXAS REGISTRATION NO. 92053

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was not very well managed.

- Commissioner Poldrack stated that it is detrimental to the community to have half of the population transient.
- Mr. Sabin replied he lives in Dallas and there is a large amount of rental property up there and it is generally very nice. For this adjacent property, it is a logical step to develop Phase II.
- Chairperson Pavlovsky stated that there are many issues with this project and our ordinances. The three-story building height and parking are the big ones.
- Mr. Sabin replied that a two-story project can be built if that is preferable.

No action taken.

12. CONSIDERATION OF AND ACTION ON EXHIBIT C – THIRD REVISION, A DEVELOPMENT PLAN FOR BONBROOK PLANTATION, BEING 448.62 ACRES OF LAND OUT OF THE WILEY MARTIN LEAGUE, ABSTRACT 56, FORT BEND COUNTY, TEXAS.

Executive Summary: The Third Revision to the Development Plan for Bonbrook Plantation contains 448.62 acres and 1,300 residential lots. Bonbrook Plantation (Fort Bend County MUD No. 155) is located on both the north and south sides of Reading Road between Benton Road and Bridlewood Estates in the Extraterritorial Jurisdiction (ETJ).

It is important to note that, of the 1,300 lots suggested in the proposed, revised Development Plan, plats have already been recorded for 1,044 lots (or approximately 80 percent of the development). Additionally, plats are in the review process for 176 lots. The reason for the revised Development Plan is to change a 23.4-acre tract currently designated as multi-family residential to single-family residential, sixty-foot (60') lots.

The subject area is generally located at the northeast corner of Benton and Reading Roads. The change represents a likely decrease in the density of the development. Further, all proposed lots would comply with current standards. Overall, 54 percent of the lots in the development will be sixty feet (60') or greater in width at build-out, compared to only 42 percent per the previously-approved Land Plan.

If recommended for approval by the Planning Commission, the next step would be City Council consideration of a Resolution amending this exhibit of the Development Agreement for MUD No. 155. Following a detailed review, City staff finds no issues with the proposed amendment. Single-family residential could be considered a better use for this location. The area must still comply with all platting requirements, and preliminary and final plats must come before the Planning Commission. Staff recommends the Planning Commission make a recommendation of approval to City Council for the Exhibit C – Third Revision, a Development Plan for Bonbrook Plantation.

Key Discussion:

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

Action Summary: Commissioner Parsons moved, seconded by Commissioner Poldrack to approve the Exhibit C – Third Revision, a development plan for Bonbrook Plantation, being 448.62 acres of land out of the Wiley Martin League, Abstract 56, Fort Bend County, Texas. The motion carried unanimously.

13. CONSIDERATION OF AND ACTION ON A RECOMMENDATION TO CITY COUNCIL REGARDING A DEVELOPMENT AGREEMENT WITH DRY CREEK (HOUSTON) ASLI VII, LLC, A DELAWARE LIMITED LIABILITY COMPANY, IN ASSOCIATION WITH FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 184.

Executive Summary: Over the last several months, City staff has been in discussions with a developer regarding the development of an approximately 502.6-acre tract at the southwest corner of A. Meyers and Berdette Roads, immediately south of Bridlewood Estates. The tract is largely in the Extraterritorial Jurisdiction (ETJ), with the exception of the City Limits abutting Dry Creek, and in proposed Fort Bend County Municipal Utility District No. 184. The Development Agreement is being brought to the Planning Commission to make a recommendation to City Council. Please note that due to the size of the associated Exhibits, they have not been included in this packet in order to conserve supplies. A print copy of the full Development Agreement and all Exhibits is available for review in the City Secretary's office.

Following are main points of the Agreement:

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



PLANNING COMMISSION COMMUNICATION

October 15, 2014

ITEM #	ITEM TITLE
5	Preliminary Plat of Rosenberg 36 Industrial Park

MOTION

Consideration of and action on a Preliminary Plat of Rosenberg 36 Industrial Park, a subdivision of 18.214 acres of land being a partial replat of Lot No. 17 of Rosenberg Farms Subdivision (Volume 3, Page 575; Deed Records of Fort Bend County, Texas, and Volume 4, Page 25; Plat Records of Fort Bend County, Texas) being a call 17.135 acre tract (Fort Bend County Clerk's File No. 2014072299) together with a call 0.754 acre tract (Fort Bend County Clerk's File No. 2012014590) and a call 0.32 acre tract (Fort Bend County clerk's file No. 2014033291), all being in the Henry Scott Survey, Abstract No. 83, City of Rosenberg, Fort Bend County, Texas.

RECOMMENDATION

Staff recommends approval of the Preliminary Plat of Rosenberg 36 Industrial Park.

MUD #	City/ETJ	ELECTION DISTRICT
N/A	City	2

SUPPORTING DOCUMENTS:

1. Preliminary Plat of Rosenberg 36 Industrial Park

APPROVAL

Submitted by:

Travis Tanner

Travis Tanner, AICP
Executive Director of Community
Development

Reviewed by:

___ Executive Director of Community Development

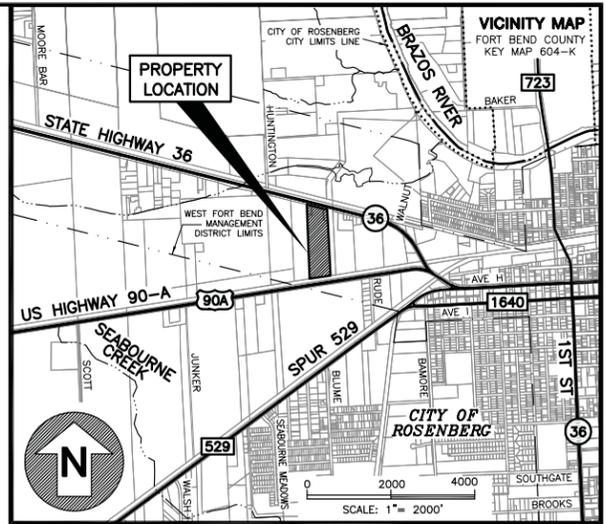
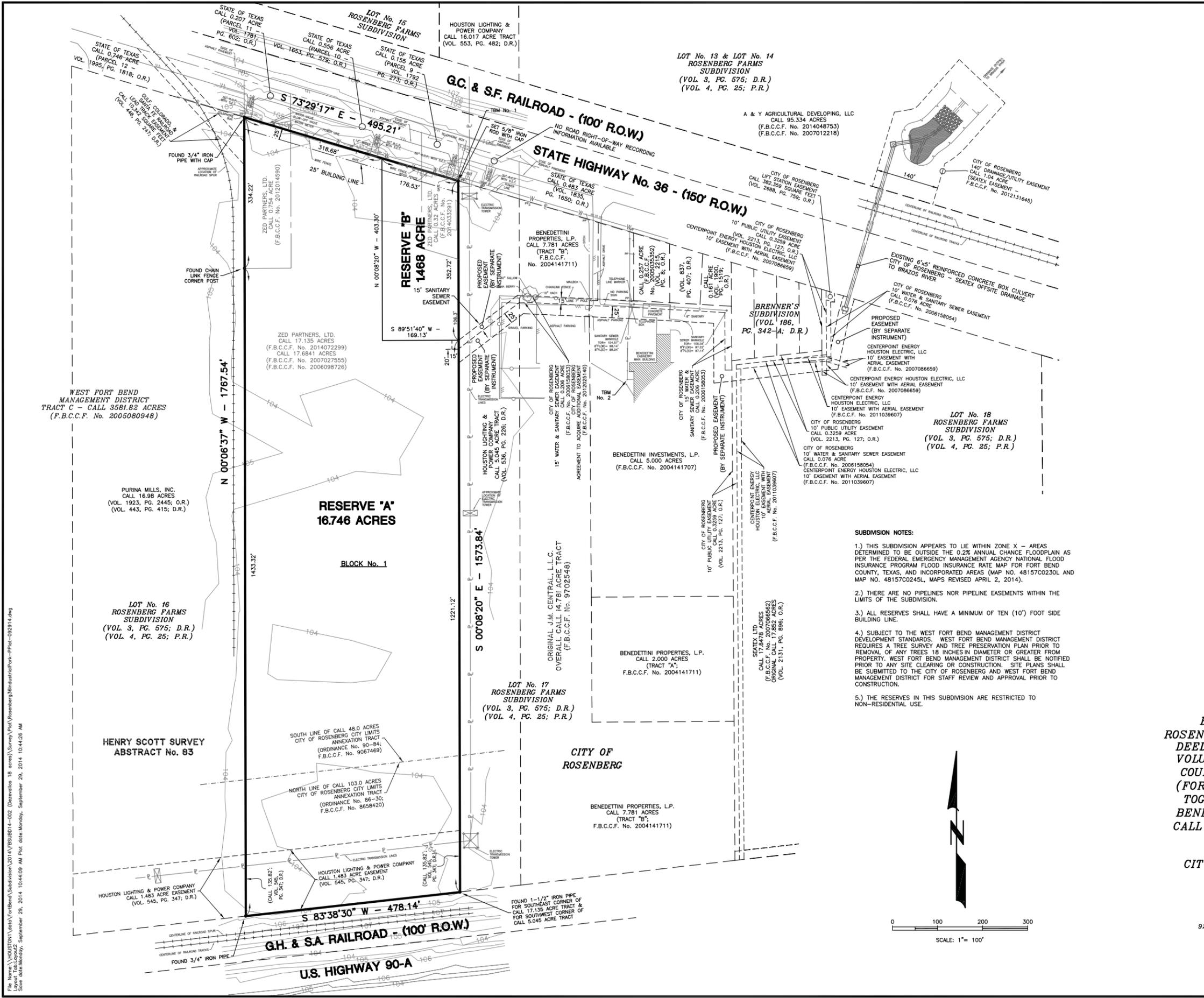
X City Engineer *OK*

EXECUTIVE SUMMARY

As previously discussed, the Preliminary Plat of Rosenberg 36 Industrial Park consists of 18.214 acres and two (2) nonresidential reserves. It is a partial replat of Lot No. 17 of Rosenberg Farms Subdivision. The Plat is located on the south side of State Highway 36, northwest of its intersection with U.S. Highway 90A, and in the West Fort Bend Management District.

The Plat proposes to subdivide the 18.214 acres into two (2) reserves to accommodate a new site development on Reserve "B" and future development of Reserve "A." As discussed, there are no issues with the proposed subdivision that conflict with City ordinances. Newly created reserves in the proposed subdivision will be subject to the West Fort Bend Management District's development standards as noted on the plat.

There being no issues in conflict with City ordinances, staff recommends approval of the Preliminary Plat of Rosenberg 36 Industrial Park.



LEGEND:

R.O.W. - RIGHT-OF-WAY	— E — TOPOGRAPHIC LEGEND:
AC. - ACRE	— P — POWER LINE
VOL. - VOLUME	— W — WATER LINE
PG. - PAGE	— S — SANITARY SEWER LINE
D.R. - DEED RECORDS OF FORT BEND COUNTY	— G — GAS LINE
O.R. - OFFICIAL RECORDS OF FORT BEND COUNTY	— E — EDGE OF ASPHALT PAVEMENT
F.B.C.P. - FORT BEND COUNTY PLAT	— C — CONCRETE PAVEMENT
F.B.C.C.F. - FORT BEND COUNTY CLERK'S FILE NO.	— F — FLOWLINE
B.L. - BUILDING LINE	— D — DITCH FLOWLINE
U.E. - UTILITY EASEMENT	PP - POWER POLE
STM. S.E. - STORM SEWER EASEMENT	LP - LIGHT POLE
W.L.E. - WATER LINE EASEMENT	CONC. - CONCRETE
S.S.E. - SANITARY SEWER EASEMENT	FL - FLOWLINE
H.L. & P.E. - HOUSTON LIGHTING & POWER EASEMENT	SANL - SANITARY
D.E. - DRAINAGE EASEMENT	W.L. - WATER LINE
P.L. - PROPERTY LINE	STM. - STORM SEWER
A.E. - AERIAL EASEMENT	C.P.E. - CENTERPOINT ENERGY
SQ.FT. - SQUARE FEET	R.C.P. - REINFORCED CONCRETE PIPE
ESMT - EASEMENT	R.C.B. - REINFORCED CONCRETE BOX
-104 - NATURAL GROUND CONTOUR	P.E.P. - CORRUGATED PLASTIC PIPE

TOPOGRAPHIC SURVEY NOTE: EXISTING TREES WERE NOT LOCATED FOR THIS PROJECT.

AREA TABLE

RESERVE No.	RESTRICTED USE	ACREAGE	SQUARE FOOTAGE
RESERVE "A"	NON-RESIDENTIAL	16.746	729,476
RESERVE "B"	NON-RESIDENTIAL	1.468	63,932
TOTAL		18.214	793,408

**PRELIMINARY PLAT
ROSENBERG 36
INDUSTRIAL PARK**

A SUBDIVISION OF 18.214 ACRES OF LAND BEING A PARTIAL REPLAT OF LOT NO. 17 OF ROSENBERG FARMS SUBDIVISION (VOLUME 3, PAGE 575; DEED RECORDS OF FORT BEND COUNTY, TEXAS, AND VOLUME 4, PAGE 25; PLAT RECORDS OF FORT BEND COUNTY, TEXAS) BEING A CALL 17.135 ACRE TRACT (FORT BEND COUNTY CLERK'S FILE NO. 2014072299) TOGETHER WITH A CALL 0.754 ACRE TRACT (FORT BEND COUNTY CLERK'S FILE NO. 2012014590) AND A CALL 0.32 ACRE TRACT (FORT BEND COUNTY CLERK'S FILE NO. 2014033291), ALL BEING IN THE HENRY SCOTT SURVEY, ABSTRACT NO. 83, CITY OF ROSENBERG, FORT BEND COUNTY, TEXAS.

0 LOTS 2 RESERVES 1 BLOCK

OWNERS
ZED PARTNERS, LTD.
9219 KATY FREEWAY, SUITE 120
HOUSTON, TEXAS 77024
c/o Mr. DAN D'ACQUISTO
(713) 974-1488

SURVEYOR AND ENGINEER
KELLY R. KALUZA & ASSOCIATES, INC.
CONSULTING ENGINEERS AND SURVEYORS
ENGINEERING FIRM No. F-1339
TEXAS LICENSED SURVEYING FIRM No. 10010000
3014 AVENUE I
ROSENBERG, TEXAS 77471
(281) 341-0808
bschodek@kellykaluza.com

- SUBDIVISION NOTES:**
- 1.) THIS SUBDIVISION APPEARS TO LIE WITHIN ZONE X - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AS PER THE FEDERAL EMERGENCY MANAGEMENT AGENCY NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP FOR FORT BEND COUNTY, TEXAS, AND INCORPORATED AREAS (MAP NO. 48157C0230L AND MAP NO. 48157C0245L, MAPS REVISED APRIL 2, 2014).
 - 2.) THERE ARE NO PIPELINES NOR PIPELINE EASEMENTS WITHIN THE LIMITS OF THE SUBDIVISION.
 - 3.) ALL RESERVES SHALL HAVE A MINIMUM OF TEN (10') FOOT SIDE BUILDING LINE.
 - 4.) SUBJECT TO THE WEST FORT BEND MANAGEMENT DISTRICT DEVELOPMENT STANDARDS, WEST FORT BEND MANAGEMENT DISTRICT REQUIRES A TREE SURVEY AND TREE PRESERVATION PLAN PRIOR TO REMOVAL OF ANY TREES 18 INCHES IN DIAMETER OR GREATER FROM PROPERTY. WEST FORT BEND MANAGEMENT DISTRICT SHALL BE NOTIFIED PRIOR TO ANY SITE CLEARING OR CONSTRUCTION. SITE PLANS SHALL BE SUBMITTED TO THE CITY OF ROSENBERG AND WEST FORT BEND MANAGEMENT DISTRICT FOR REVIEW AND APPROVAL PRIOR TO CONSTRUCTION.
 - 5.) THE RESERVES IN THIS SUBDIVISION ARE RESTRICTED TO NON-RESIDENTIAL USE.

File Name: \\HOU01\IT\Drawings\Subdivisions\2014\A\FB\SUBD14-002 (02sewells 18 acres)\Survey\Plot\ Rosenberg\IndustrialPark-PP14-092911.dwg
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PLANNING COMMISSION COMMUNICATION

October 15, 2014

ITEM #	ITEM TITLE
6	Preliminary Plat of the Townhomes at Brazos Town Center

MOTION

Consideration of and action on a Preliminary Plat of the Townhomes at Brazos Town Center, being 20.1 acres of land containing 139 lots (24'28' x 115' typ.) and five reserves in three blocks out of the Jane H. Long League Survey, A-55 & Simon Jones Survey, A-271, City of Rosenberg, Fort Bend County, Texas.

RECOMMENDATION

Staff recommends approval of the Preliminary Plat of the Townhomes at Brazos Town Center.

MUD #	City/ETJ	ELECTION DISTRICT
167 (Brazos Town Center)	City	4

SUPPORTING DOCUMENTS:

1. Preliminary Plat of the Townhomes at Brazos Town Center
2. Developer's Conceptual Plan, Revised Exhibit "B" Brazos Town Center – 09-30-14

APPROVAL

Submitted by:

Travis Tanner

Travis Tanner, AICP
 Planning Director

Reviewed by:

Planning Director

City Engineer *OK*

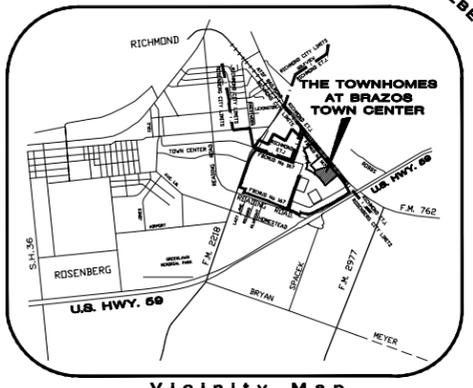
EXECUTIVE SUMMARY

The Preliminary Plat of The Townhomes at Brazos Town 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 20.1 acres, with 139 townhome lots and five (5) reserves.

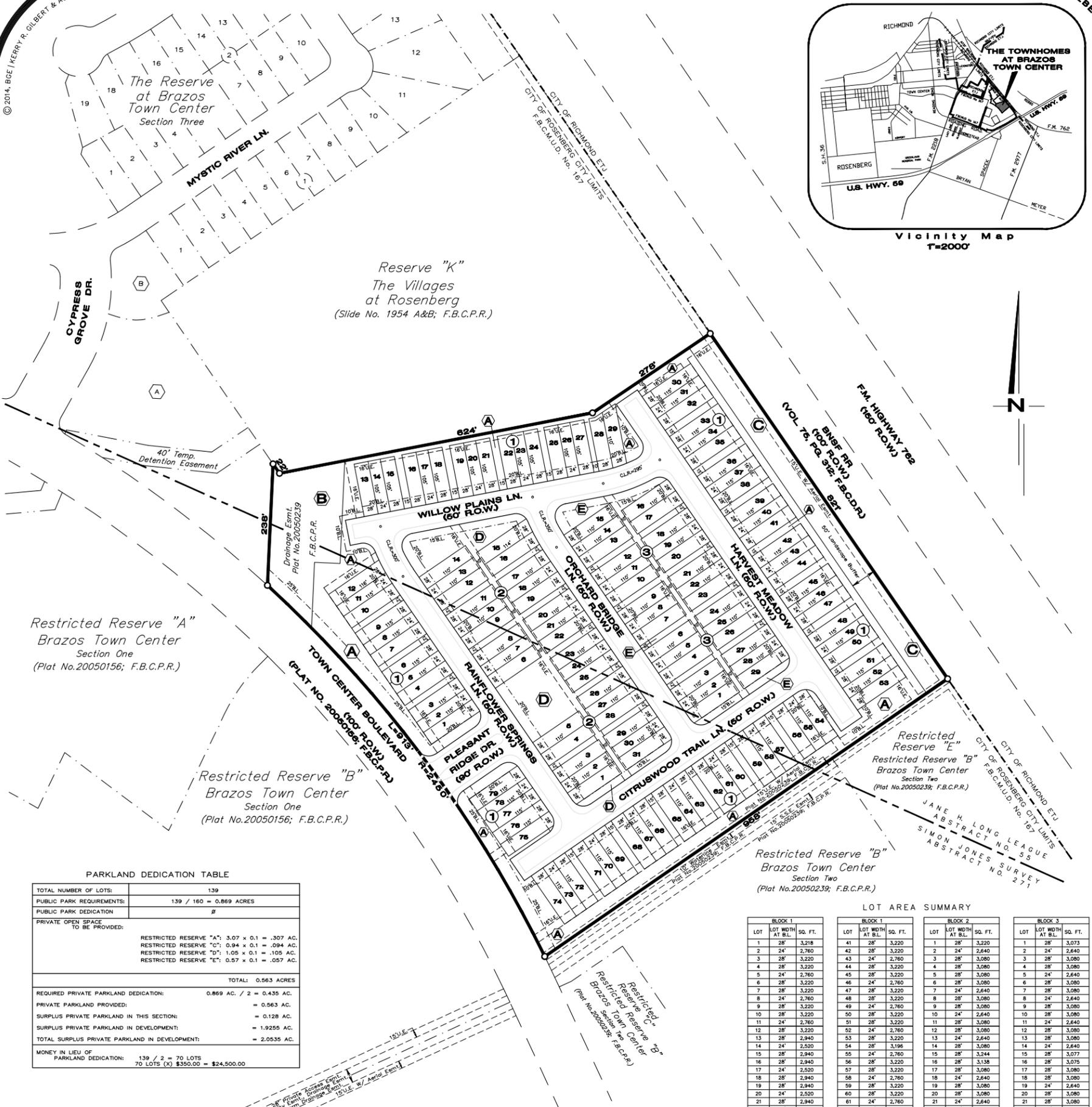
The typical lot size for the subdivision is twenty-four (24) to twenty-eight (28) feet in width. This is per the approved Land Plan, as amended on September 30, 2014 (see attached). Per the amended Development Agreement, the subdivision must comply with the following requirements:

- Residences shall be a minimum of 1,700 square feet in size;
- Residences shall have three-sided masonry exterior with a landscape buffer between buildings;
- The tract shall have a maximum of 139 units or seven (7) units per acre;
- The tract shall have a minimum of 5.5 acres in landscape/open space reserves or .04 acres per unit;
- Minimum fifty-foot (50') street right-of-way width;
- Minimum twenty-seven-foot (27') pavement width measured from inside of curb to inside of curb;
- Minimum average lot size of 2,900 square feet;
- Minimum twenty-foot (20') front building lines on all lots; and,
- A two-car garage shall be required on each lot.

The proposed Preliminary Plat is not in conflict with any applicable regulations or with the approved Land Plan or Development Agreement for Brazos Town Center. That being said, staff recommends approval of the Preliminary Plat of The Townhomes at Brazos Town Center.



Vicinity Map
T=2000



Restricted Reserve "A"
Brazos Town Center
Section One
(Plat No. 20050156; F.B.C.P.R.)

Restricted Reserve "B"
Brazos Town Center
Section One
(Plat No. 20050156; F.B.C.P.R.)

Restricted Reserve "B"
Brazos Town Center
Section Two
(Plat No. 20050239; F.B.C.P.R.)

Restricted Reserve "E"
Brazos Town Center
Section Two
(Plat No. 20050239; F.B.C.P.R.)

PARKLAND DEDICATION TABLE

TOTAL NUMBER OF LOTS:	139
PUBLIC PARK REQUIREMENTS:	139 / 160 = 0.869 ACRES
PUBLIC PARK DEDICATION	0
PRIVATE OPEN SPACE TO BE PROVIDED:	
RESTRICTED RESERVE "A":	3.07 x 0.1 = .307 AC.
RESTRICTED RESERVE "C":	0.94 x 0.1 = .094 AC.
RESTRICTED RESERVE "D":	1.05 x 0.1 = .105 AC.
RESTRICTED RESERVE "E":	0.57 x 0.1 = .057 AC.
TOTAL:	0.563 ACRES
REQUIRED PRIVATE PARKLAND DEDICATION:	0.869 AC. / 2 = 0.435 AC.
PRIVATE PARKLAND PROVIDED:	= 0.563 AC.
SURPLUS PRIVATE PARKLAND IN THIS SECTION:	= 0.128 AC.
SURPLUS PRIVATE PARKLAND IN DEVELOPMENT:	= 1.9255 AC.
TOTAL SURPLUS PRIVATE PARKLAND IN DEVELOPMENT:	= 2.0535 AC.
MONEY IN LIEU OF PARKLAND DEDICATION:	139 / 2 = 70 LOTS 70 LOTS (X) \$350.00 = \$24,500.00

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	28'	3,218	41	28'	3,220	1	28'	3,073
2	24'	2,760	42	28'	3,220	2	24'	2,640
3	28'	3,220	43	24'	2,760	3	28'	3,080
4	28'	3,220	44	28'	3,220	4	28'	3,080
5	24'	2,760	45	28'	3,220	5	28'	3,080
6	28'	3,220	46	24'	2,760	6	28'	3,080
7	28'	3,220	47	28'	3,220	7	24'	2,640
8	24'	2,760	48	28'	3,220	8	28'	3,080
9	28'	3,220	49	24'	2,760	9	28'	3,080
10	28'	3,220	50	28'	3,220	10	24'	2,640
11	24'	2,760	51	28'	3,220	11	28'	3,080
12	28'	3,220	52	24'	2,760	12	28'	3,080
13	28'	3,220	53	28'	3,220	13	24'	2,640
14	24'	2,760	54	28'	3,198	14	28'	3,080
15	28'	2,940	55	24'	2,760	15	28'	3,244
16	28'	2,940	56	28'	3,220	16	28'	3,138
17	24'	2,520	57	28'	3,220	17	28'	3,080
18	28'	2,940	58	24'	2,760	18	28'	3,080
19	28'	3,220	59	28'	3,220	19	28'	3,080
20	24'	2,520	60	28'	3,220	20	28'	3,080
21	28'	2,940	61	24'	2,760	21	24'	2,640
22	28'	2,940	62	28'	3,220	22	28'	3,080
23	24'	2,520	63	28'	3,220	23	28'	3,080
24	28'	2,940	64	24'	2,760	24	24'	2,640
25	28'	2,940	65	28'	3,220	25	28'	3,080
26	24'	2,520	66	28'	3,220	26	28'	3,080
27	28'	2,940	67	24'	2,760	27	24'	2,640
28	28'	2,989	68	28'	3,220	28	28'	3,080
29	28'	3,220	69	28'	3,220	29	28'	3,080
30	28'	3,220	70	24'	2,760	30	24'	2,640
31	24'	2,760	71	28'	3,220	31	28'	3,072
32	28'	3,220	72	28'	3,220			
33	28'	3,220	73	24'	2,760			
34	24'	2,760	74	28'	3,220			
35	28'	3,220	75	28'	3,170			
36	28'	3,220	76	28'	3,220			
37	24'	2,760	77	28'	3,220			
38	28'	3,220	78	24'	2,760			
39	28'	3,220	79	28'	3,238			
40	24'	2,760						

The Villages at Rosenberg
(Slide No. 1954 A&B; F.B.C.P.R.)

- GENERAL NOTE:**
- "B.L." INDICATES BUILDING LINE.
 - "U.E." INDICATES UTILITY EASEMENT.
 - "W.L.E." INDICATES WATER LINE EASEMENT.
 - "S.M. SWR. ESMT." INDICATES STORM SEWER EASEMENT.
 - "S.S.E." INDICATES SANITARY SEWER EASEMENT.
 - ALL PROPERTY LINE DIMENSIONS ARE APPROXIMATE.
 - THE PROPERTY CONTAINED WITHIN THIS PRELIMINARY PLAT IS WITHIN FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 167.
 - "O.P.R.F.B.C." INDICATES OFFICIAL PUBLIC RECORDS FORT BEND COUNTY.
 - "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 be held in trust for the public, his heirs assigns, or successors.
 - ALL LOTS SHALL BE FOR SINGLE FAMILY TOWNHOME LOTS.

- NOTE:**
- A** RESTRICTED RESERVE "A"
LANDSCAPE/OPEN SPACE
±3.05 ACRES
 - B** RESTRICTED RESERVE "B"
DRAINAGE ESMT.
±0.78 ACRE
 - C** RESTRICTED RESERVE "C"
LANDSCAPE BUFFER
±0.94 ACRE
 - D** RESTRICTED RESERVE "D"
LANDSCAPE/OPEN SPACE
±1.05 ACRES
 - E** RESTRICTED RESERVE "E"
LANDSCAPE/OPEN SPACE
±0.57 ACRE

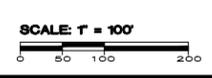
A PRELIMINARY PLAT OF
THE TOWNHOMES AT BRAZOS TOWN CENTER
BEING 20.1± ACRES OF LAND
CONTAINING 139 LOTS (24'/28' X 115' TYP) AND
FIVE RESERVES IN THREE BLOCKS.

OUT OF THE
JANE H. LONG LEAGUE SURVEY, A-55 & SIMON JONES SURVEY, A-271
CITY OF ROSENBERG, FORT BEND COUNTY, TEXAS

OWNER:
DR HORTON
14100 SOUTHWEST FREEWAY, SUITE 600
SUGAR LAND, TEXAS 77478
PHONE: 281-566-2100
ATTN: ERIC WINDSOR

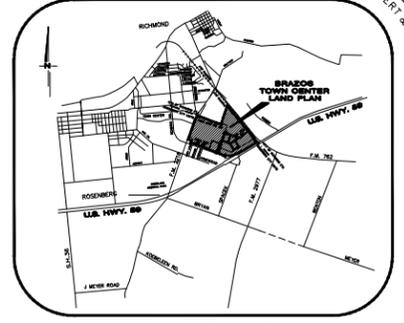
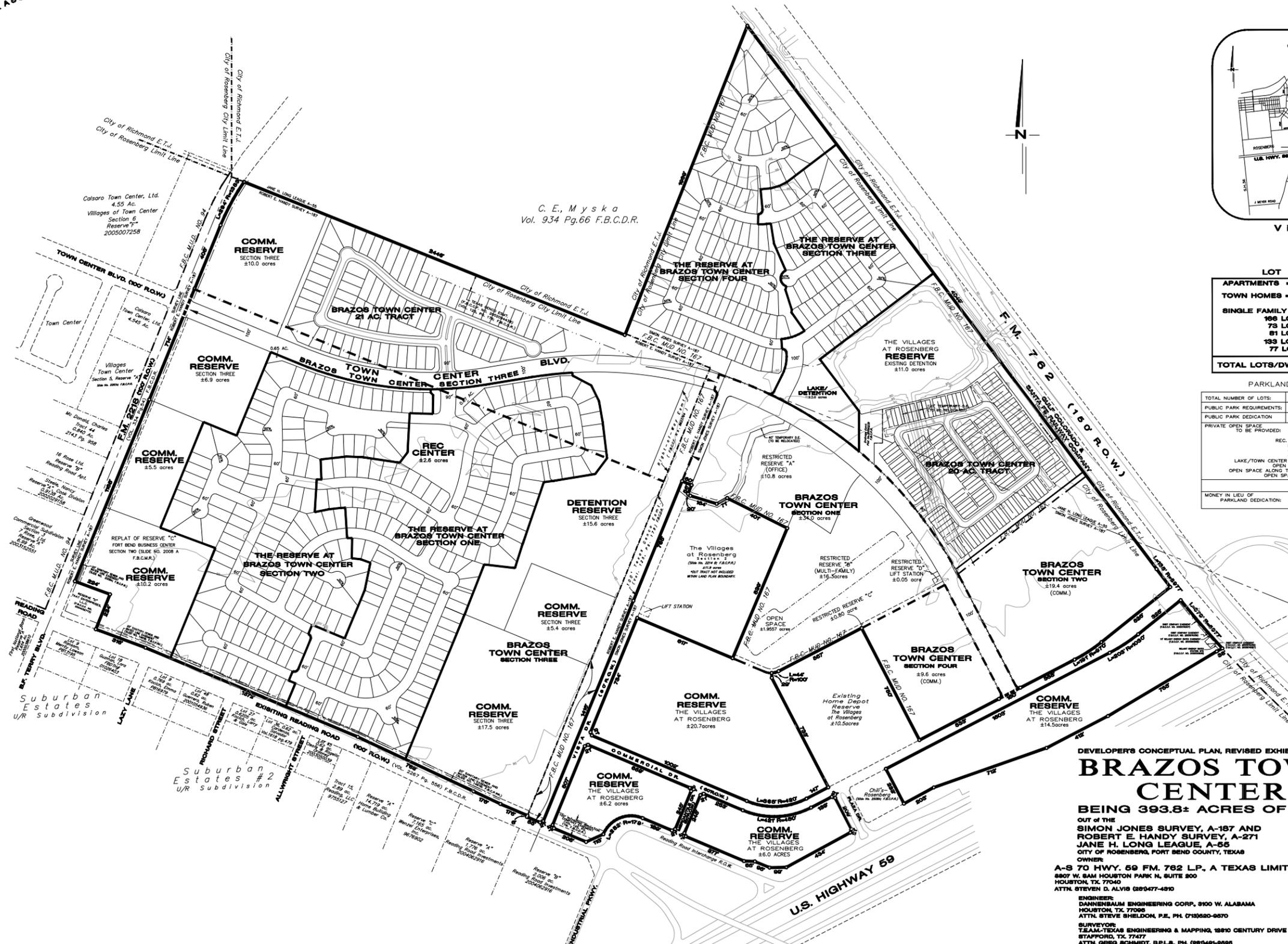
PLANNER:
BGE | KERRY R. GILBERT & ASSOCIATES, INC.

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



AUGUST 22, 2014
KGA# I-118C

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



LOT ANALYSIS

APARTMENTS = 306 DWELLING UNITS
 TOWN HOMES = 139 LOTS (TYP. 24'x28'x110')

SINGLE FAMILY = 564 LOTS
 156 LOTS (TYP. 50'x150')
 75 LOTS (TYP. 55'x120')
 81 LOTS (TYP. 60'x120')
 133 LOTS (TYP. 60'x130')
 77 LOTS (TYP. 70'x120')

TOTAL LOTS/DWELLING UNITS = 977

PARKLAND DEDICATION TABLE

TOTAL NUMBER OF LOTS:	977
PUBLIC PARK REQUIREMENTS:	977 / 160 = 6.11 ACRES
PUBLIC PARK DEDICATION TO BE PROVIDED:	0
PRIVATE OPEN SPACE TO BE PROVIDED:	REC. CENTER (S.F.-1A2) : 2.6 AC. (X) 0.10 = 0.26 AC. EXISTING DETENTION : 11.0 AC. (X) 0.25 = 2.75 AC. OPEN SPACE (M.F.) : 1.857AC.(X) 0.10 = 0.185 AC. OPEN SPACE (T.H.) : 5.3 AC. (X) 0.10 = 0.53 AC. BLVD. OPEN SPACE : 6.4 AC. (X) 0.25 = 1.6 AC. LAKE/TOWN CENTER BLVD. OPEN SPACE : 6.4 AC. (X) 0.10 = 0.72 AC. OPEN SPACE ALONG TOWN CENTER BLVD. : 11.32 AC. (X) 0.10 = 1.13 AC. OPEN SPACE (21 Ac. Tract) : 3.1 AC. (X) 0.10 = 0.31 AC.
TOTAL:	6.50 ACRES
MONEY IN LIEU OF PARKLAND DEDICATION:	977 / 2 = 489 LOTS 489 LOTS (X) \$350.00 = \$171,150.00

DEVELOPER'S CONCEPTUAL PLAN, REVISED EXHIBIT "B"
BRAZOS TOWN CENTER
 BEING 393.8± ACRES OF LAND

OUT OF THE
 SIMON JONES SURVEY, A-187 AND
 ROBERT E. HANDY SURVEY, A-271
 JANE H. LONG LEAGUE, A-65
 CITY OF ROSENBERG, FORT BEND COUNTY, TEXAS
 OWNER:
 A-S 70 HWY. 59 FM. 762 LP, A TEXAS LIMITED PARTNERSHIP
 5807 W. BAH HOUSTON PARK N, SUITE 200
 HOUSTON, TX 77040
 ATTN: STEVEN D. ALVIS (281)477-4910

ENGINEER:
 DANNEBALM ENGINEERING CORP., 3100 W. ALABAMA
 HOUSTON, TX 77008
 ATTN: STEVE SHELDON, P.E., PH. (713)680-9870

SURVEYOR:
 TEAM-TEXAS ENGINEERING & MAPPING, 18010 CENTURY DRIVE
 STAFFORD, TX 77477
 ATTN: GREG SCHMIDT, R.P.L.S., PH. (281)491-8585

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

SCALE: 1" = 200'
 0 100 200 400

REVISED: SEPTEMBER 02, 2014
 NOVEMBER 10, 2008
 N04P 1-158A

DISCLAIMER AND LIMITED WARRANTY
 THIS LAND PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF THE CITY OF ROSENBERG SUBDIVISION ORDINANCE. THE CITY OF ROSENBERG HAS GRANTED TO THE CITY OF ROSENBERG PLANNING COMMISSION THIS LAND PLAN WAS PREPARED FOR THE LIMITED PURPOSE OF GUIDANCE IN THE PREPARATION OF ACTUAL ENGINEERING AND DEVELOPMENT PLANS. THE LIMITED WARRANTY IS MADE IN RELY ON 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 LAND PLAN.



PLANNING COMMISSION COMMUNICATION

October 15, 2014

ITEM #	ITEM TITLE
7	Short Form Final Plat of KB Subdivision

MOTION

Consideration of and action on a Short Form Final Plat of KB Subdivision, a subdivision of 2.609 acres of land (Fort Bend County Clerk's File No. 2013096789) being a call 2.601 acre tract (Volume 2386, Page 2102; Official Records of Fort Bend County, Texas) out of the original Helen Ray Hillyer call 30 acre tract of land (Volume 438, Page 488 Deed Records of Fort Bend County, Texas) being in the Henry Scott Survey, Abstract No. 83, City of Rosenberg, Fort Bend County, Texas.

RECOMMENDATION

Staff recommends approval of the Preliminary Plat of KB Subdivision.

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

SUPPORTING DOCUMENTS:

1. Short Form Final Plat of KB Subdivision

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 Short Form Final Plat of KB Subdivision is located on the east side of State Highway 36, south of its intersection with Walger Avenue. It consists of 2.609 acres and two (2) nonresidential reserves.

The tract being subdivided consists of recently developed Millenium Motors and the adjacent small office building. It is proposed to be subdivided into two (2) reserves (2.402 and 0.207 acres respectively) under separate ownership. There are no regulations that would preclude this proposed subdivision and it has been submitted as a Short Form Final Plat due to the small number of reserves involved and access and utilities already being in place. Staff reviewed a survey with the proposed property lines overlaid to ensure that the existing buildings would comply with the minimum setbacks, etc.

Staff recommends that the Planning Commission recommend approval to City Council of the Short Form Final Plat of KB Subdivision.

STATE OF TEXAS
 COUNTY OF FORT BEND
 CITY OF ROSENBERG

I, **JONATHAN P. COLE**, owner of the 2.609 acre tract described in the above and foregoing map of **KB SUBDIVISION**, do hereby make and establish said subdivision and development plat of said property according to all lines, dedications, restrictions and notations on said maps or plat and hereby dedicate to the use of the public forever, all streets (except those streets designated as private streets), alleys, water courses, drains, easements and public places shown thereon for the purposes and considerations therein expressed; and do hereby bind ourselves, our heirs and assigns to warrant and forever defend the title to the land so dedicated.

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

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

FURTHER, we do hereby 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 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.

WITNESS my hand in the City of _____, Texas this _____ day of _____, 2014.

Jonathan P. Cole

STATE OF TEXAS
 COUNTY OF FORT BEND

BEFORE ME, the undersigned authority, on this day personally appeared **Jonathan P. Cole**, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledge to me that he executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ day of _____, 2014.

Notary Public in and for the State of Texas

We, **Vista Bank Texas**, _____ Owners and Holders of a lien against the property described in the plat known as **KB SUBDIVISION**, against the property described in instrument of record in Fort Bend County Clerk's File No. 2013096789, do hereby in all things subordinate to said plat said lien and we hereby confirm that we are the present owners of said lien and have not assigned the same nor any part thereof.

Vista Bank Texas
 By: _____

STATE OF TEXAS
 COUNTY OF FORT BEND

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ day of _____, 2014.

Notary Public in and for the State of Texas

PLANNING COMMISSION APPROVAL

This is to certify that the Planning Commission of the City of Rosenberg, Texas has approved this plat and subdivision of **KB SUBDIVISION** in conformance with the laws of the State of Texas and the ordinances of the City of Rosenberg as shown hereon and authorizes the recording of this plat this _____ day of _____, 2014.

Pete Pavlovsky, Chairman
 Wayne Poldrack, Secretary

CITY COUNCIL APPROVAL

This is to certify that the City Council of the City of Rosenberg, Texas has approved this plat and subdivision of **KB SUBDIVISION** in conformance with the laws of the State of Texas and the ordinances of the City of Rosenberg as shown hereon and authorizes the recording of this plat this _____ day of _____, 2014.

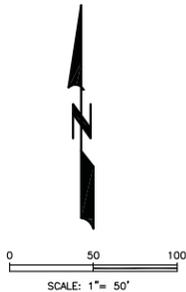
Vincent M. Morales, Jr., Mayor
 Linda Cernosek, City Secretary

LEGEND:
 R.O.W. - RIGHT-OF-WAY
 AC - ACRE
 VOL. - VOLUME
 PG. - PAGE
 D.R. - DEED RECORDS OF FORT BEND COUNTY
 O.R. - OFFICIAL RECORDS OF FORT BEND COUNTY
 P.R. - PLAT RECORDS OF FORT BEND COUNTY
 F.B.C.C.F. - FORT BEND COUNTY CLERK'S FILE
 B.L. - BUILDING LINE
 U.E. - UTILITY EASEMENT
 S.T.M. - STORM SEWER EASEMENT
 W.L.E. - WATER LINE EASEMENT
 S.S.E. - SANITARY SEWER EASEMENT
 H.L. & P.E. - HOUSTON LIGHTING & POWER EASEMENT
 D.E. - DRAINAGE EASEMENT
 P.L. - PROPERTY LINE
 A.E. - AERIAL EASEMENT
 SQ.FT. - SQUARE FEET
 - - NATURAL GROUND ELEVATION CONTOUR

WALGER AVENUE

NORTHWEST CORNER OF CALL 2.609 ACRE TRACT (F.B.C.C.F. No. 2013096789)
 X: 2,983,073.20' (NAD83)
 Y: 13,760,894.22' (NAD83)
 GRID)

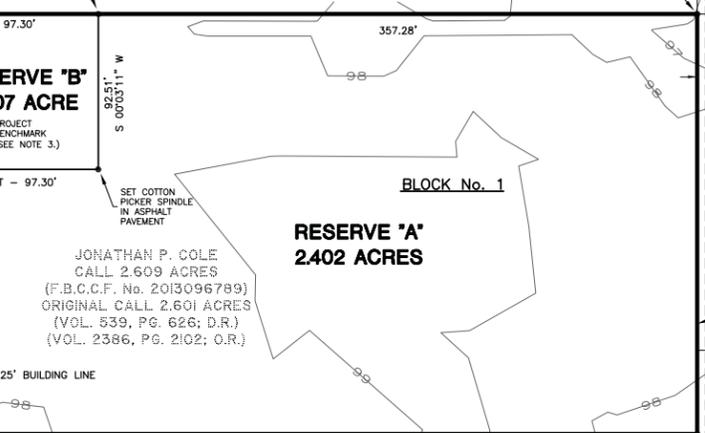
STATE HIGHWAY No. 36 (FIRST STREET - WIDTH VARIES)
 CALL 0.44 ACRE ROAD R.O.W. (VOL. 131, PG. 30; D.R.)
 N 00'03"11" E - 249.95' (CALL & MEASURE; F.B.C.C.F. No. 2013096789)



WEST FORT BEND MANAGEMENT DISTRICT TRACT C - CALL 3581.82 ACRES (F.B.C.C.F. No. 2005080948)

MILTON BRENNER V.F.W. POST 3903, INC.
 CALL 2.6018 ACRES (F.B.C.C.F. No. 2005001849)
 ORIGINAL CALL 2.59 ACRES (VOL. 539, PG. 314; D.R.)

EAST - 454.58'
 (REFERENCE BEARING - CALL & MEASURE; F.B.C.C.F. No. 2013096789)



WEST - 454.81'
 (CALL & MEASURE; F.B.C.C.F. No. 2013096789)

HENRY SCOTT SURVEY ABSTRACT No. 83

CALL 2.515 ACRES (F.B.C.C.F. No. 2006161034)
 ORIGINAL CALL 2.49 ACRES (VOL. 564, PG. 562; D.R.)

ORIGINAL HELEN RAY HILLYER CALL 30 ACRES (VOL. 438, PG. 488; D.R.)
 D. J. & E. CONSTRUCTION, INC. CALLED 30.08 ACRES (VOL. 529, PG. 366; D.R.)

DRY CREEK

FORT BEND COUNTY 50' DRAINAGE EASEMENT CALL 1.089 ACRE (VOL. 563, PG. 643; D.R.) (VOL. 237, PG. 20; D.R.)

I, **Brad L. Schodek**, am authorized under the laws of the State of Texas to practice the profession of surveying and hereby certify that the above subdivision is true and correct, was prepared from an actual survey of the property made under my supervision on the ground and that all boundary corners, angles points of curvature and other points of reference have been marked with iron (or other suitable permanent ferrous metal) rods having an outside diameter of not less than five-eighths (5/8) inch except as noted hereon.



Brad L. Schodek
 Registered Professional Land Surveyor
 Texas Registration No. 6430

I, **Dianne Wilson**, County Clerk in and for Fort Bend County, hereby certify that the foregoing instrument with its certificate of Authentication was filed for recordation in my office on _____, 2014, at _____ o'clock _____ m. in plat number _____ 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.

County Clerk Fort Bend County, Texas

By: _____
 Deputy

AREA TABLE

RESERVE No.	RESTRICTED USE	ACREAGE	SQUARE FOOTAGE
RESERVE "A"	NON-RESIDENTIAL	2.402	104,650
RESERVE "B"	NON-RESIDENTIAL	0.207	9,001
TOTAL		2.609	113,651

ORIGINAL CALL 2.495 ACRES (VOL. 538, PG. 447; D.R.)

NEWSPAPER SQUARE (SLIDE No. 820/A, P.R.)
 TRACT 2
 CALL 0.633 ACRE

CITY OF ROSENBERG CALL 2.2670 ACRES (TRACT II; F.B.C.C.F. No. 9723231)
 ORIGINAL CALL 2.268 ACRES (VOL. 751, PG. 886; D.R.)

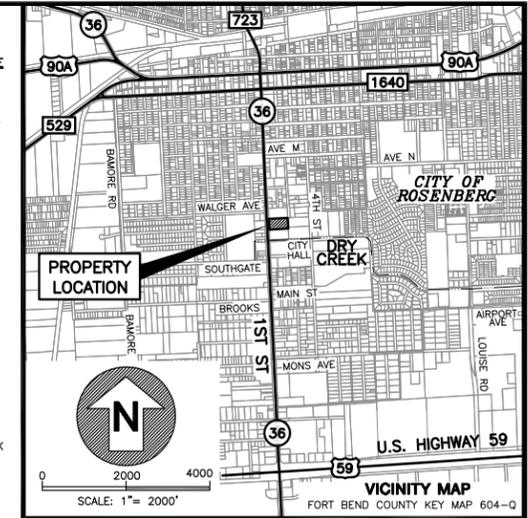
ZACHARY SUBDIVISION (SLIDE No. 1457/B, P.R.)

RESERVE "A" (JACOB MONTY) CALL 3.2613 ACRES CITY OF ROSENBERG (TRACT I; F.B.C.C.F. No. 9723231)

25' DRAINAGE EASEMENT (SLIDE No. 1457/B; P.R.)

SUBDIVISION NOTES:

- 1.) B.L. INDICATES BUILDING LINE; U.E. INDICATES UTILITY EASEMENT; S.T.M. S.E. INDICATES STORM SEWER EASEMENT; W.L.E. INDICATES WATER LINE EASEMENT; S.S.E. INDICATES SANITARY SEWER EASEMENT; H.L. & P.E. INDICATES HOUSTON LIGHTING AND POWER EASEMENT; D.E. INDICATES DRAINAGE EASEMENT; P.L. INDICATES PROPERTY LINE.
- 2.) ELEVATION REFERENCE: N.G.S. L-1219 1973 [PID AW4798] - FOUND BRASS DISK SET VERTICALLY IN NORTH BRICK WALL OF THE FIRST BAPTIST CHURCH BUILDING ON THE EAST SIDE OF STATE HIGHWAY No. 36 (FIRST STREET) AT THE SOUTH SIDE OF F.M. 1640 (AVENUE J).
 ELEVATION = 106.14' (NAVD88)
- 3.) PROJECT BENCHMARK: SET BRASS DISK IN CONCRETE FOR SOUTHWEST CORNER OF RESERVE "B" OF THIS SUBDIVISION.
 X = 2,983,077.96'
 Y = 13,760,791.85'
 ELEVATION = 98.75' (NAVD88)
- 4.) ELEVATIONS USED FOR DELINEATING CONTOUR LINES ARE BASED UPON U.S.C. & G.S. DATUM, NVD-88 (1991 ADJ.)
- 5.) THIS PLAT WAS PREPARED TO MEET CITY OF ROSENBERG, FORT BEND COUNTY AND WEST FORT BEND MANAGEMENT DISTRICT REQUIREMENTS.
- 6.) THIS PLAT WAS PREPARED FROM INFORMATION FURNISHED BY STEWART TITLE COMPANY, FILE No. 1415744843, EFFECTIVE DATE AUGUST 22, 2014. THE SURVEYOR HAS NOT ABSTRACTED THE ABOVE PROPERTY.
- 7.) THIS PLAT LIES WHOLLY WITHIN FORT BEND SUBSIDENCE DISTRICT, FORT BEND COUNTY DRAINAGE DISTRICT, LAMAR CONSOLIDATED I.S.D., THE WEST FORT BEND MANAGEMENT DISTRICT, THE CITY LIMITS OF ROSENBERG, AND FORT BEND COUNTY.
- 8.) THIS SUBDIVISION APPEARS TO LIE WITHIN ZONE AE - SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD, BASE FLOOD ELEVATIONS DETERMINED, AS PER THE FEDERAL EMERGENCY MANAGEMENT AGENCY NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP FOR FORT BEND COUNTY, TEXAS, AND INCORPORATED AREAS, MAP NUMBER 4815700245L (MAP REVISED APRIL 2, 2014).
- 9.) APPROVAL OF THIS PLAT WILL EXPIRE ONE YEAR FROM CITY COUNCIL APPROVAL IF NOT RECORDED IN THE REAL PROPERTY RECORDS OF THE COUNTY OF FORT BEND.
- 10.) THERE ARE NO PIPELINES NOR PIPELINE EASEMENTS WITHIN THE LIMITS OF THE SUBDIVISION.
- 11.) FIVE-EIGHTHS INCH (5/8") IRON RODS TWO FEET (2') IN LENGTH ARE SET ON ALL PERIMETER BOUNDARY CORNERS, ALL ANGLE POINTS, ALL POINTS OF CURVATURE AND TANGENCY, AND ALL BLOCK CORNERS, UNLESS OTHERWISE NOTED.
- 12.) THE MINIMUM SLAB ELEVATION SHALL BE 100.0 FEET, TWELVE INCHES (12") ABOVE THE 100-YEAR FLOOD PLAIN ELEVATION AND MAXIMUM PONDING ELEVATION, EIGHTEEN INCHES (18") ABOVE NATURAL GROUND, OR TWELVE INCHES (12") ABOVE THE TOP OF CURB AT THE FRONT OF THE LOT, WHICHEVER IS HIGHER.
- 13.) ALL RESERVES SHALL HAVE A MINIMUM OF TEN (10') FOOT SIDE BUILDING LINE.
- 14.) 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.
- 15.) THIS PLAT LIES WITHIN FORT BEND COUNTY LIGHTING ORDINANCE ZONE No. LZ3.
- 16.) ALL EASEMENTS ARE CENTERED ON LOT LINES UNLESS OTHERWISE INDICATED.
- 17.) THE COORDINATES SHOWN HEREON ARE TEXAS STATE PLANE COORDINATES, SOUTH CENTRAL ZONE (GRID NAD 83) AND MAY BE BROUGHT TO SURFACE BY APPLYING THE FOLLOWING COMBINED SCALE FACTOR OF 0.99986974391.
- 18.) ALL BEARINGS SHOWN ON THIS PLAT ARE RECORD BEARINGS AS REFERENCED TO INSTRUMENT RECORDED IN FORT BEND COUNTY CLERK'S FILE No. 2013096789. TO OBTAIN STATE PLANE COORDINATE SYSTEM BEARINGS, THE RECORD BEARINGS MUST BE ROTATED 3 DEGREES, 0 MINUTES, 4 SECONDS COUNTER-CLOCKWISE.
- 19.) SITE PLANS SHALL BE SUBMITTED TO THE CITY OF ROSENBERG FOR STAFF REVIEW AND APPROVAL PRIOR TO CONSTRUCTION. DRIVEWAY REQUIREMENTS FOR THE LOCATIONS, WIDTHS AND OFFSET FROM AN INTERSECTION AND ANY EXISTING DRIVEWAYS OR PROPOSED DRIVEWAYS, SHALL CONFORM TO THE DESIGN STANDARDS OF THE CITY OF ROSENBERG.
- 20.) NO OWNER OF THE LAND SUBJECT TO AN EASEMENT MAY PLACE, BUILD OR CONSTRUCT ANY PERMANENT BUILDING, STRUCTURE OR OBSTRUCTION OF ANY KIND OVER, UNDER OR UPON THE EASEMENT, PROVIDED THAT SUCH OWNER MAY CROSS OR COVER THE EASEMENT WITH A PAVED DRIVEWAY/PARKING LOT UNDER THE FOLLOWING CONDITIONS: THE DRIVEWAY SHALL BE JOINED AT THE BOUNDARY LINE OF THE EASEMENT TO LIMIT THE AMOUNT OF PAVING THAT MUST BE REMOVED TO PROVIDE ACCESS, AND THERE SHALL BE NO OBLIGATION OF THE CITY TO REPLACE/REPAIR ANY PAVING REMOVED IN THE EXERCISE OF THIS EASEMENT.
- 21.) THE RESERVES IN THIS SUBDIVISION ARE RESTRICTED TO NON-RESIDENTIAL USE.
- 22.) DECLARATION OF EXEMPTION FOR UNPLATTED LOT OR TRACT (FORT BEND COUNTY CLERK'S FILE No. 2013099995).



KB SUBDIVISION
 A SUBDIVISION OF 2.609 ACRES OF LAND
 (FORT BEND COUNTY CLERK'S FILE No. 2013096789)
 BEING A CALL 2.601 ACRE TRACT (VOLUME 2386, PAGE 2102; OFFICIAL RECORDS OF FORT BEND COUNTY, TEXAS) OUT OF THE ORIGINAL HELEN RAY HILLYER CALL 30 ACRE TRACT OF LAND (VOLUME 438, PAGE 488; DEED RECORDS OF FORT BEND COUNTY, TEXAS) BEING IN THE HENRY SCOTT SURVEY, ABSTRACT NO. 83, CITY OF ROSENBERG, FORT BEND COUNTY, TEXAS.

0 LOTS 2 RESERVES 1 BLOCK

SURVEYOR AND ENGINEER
KELLY R. KALUZA & ASSOCIATES, INC.
 CONSULTING ENGINEERS AND SURVEYORS
 ENGINEERING FIRM No. F-1538
 TEXAS LICENSED SURVEYING FIRM No. 10010000
 3014 AVENUE I
 ROSENBERG, TEXAS 77471
 (281) 341-0808
 bschodek@kellykaluza.com

OWNER
JONATHAN P. COLE
 c/o KARL BAUMGARTNER
 ENGINEERING FIRM No. F-1538
 1925 FIRST STREET
 ROSENBERG, TEXAS 77471
 (281) 342-0096

SHEET 1 OF 1
 SEPTEMBER 24, 2014

File Name: \\HDD\DD\1\data\FortBend\Subdivision\2014\Y\BIB\BIB14-003 (Baumgartner, 2.601 acres) Survey\Map\KBSubdivision-092414.dwg
 Layout: Title.dwg
 Date: Wednesday, September 24, 2014 10:26:29 AM
 User: bschodek



PLANNING COMMISSION COMMUNICATION

October 15, 2014

ITEM #	ITEM TITLE
8	Final Plat of Irby Cobb Boulevard Street Dedication No. Two

MOTION

Consideration of and action on a Final 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.

RECOMMENDATION

Staff recommends a recommendation of approval to City Council for the Final Plat of Irby Cobb Boulevard Street Dedication No. Two.

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

SUPPORTING DOCUMENTS:

1. Final Plat of Irby Cobb Boulevard Street Dedication No. Two
2. Preliminary Plat of Irby Cobb Boulevard Street Dedication No. Two – 02-26-14
3. Land Plan for Walnut Creek
4. Planning Commission Meeting Draft Minute Excerpt – 09-17-14
5. Planning Commission Meeting Minute Excerpt – 02-26-14

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 Final Plat of Irby Cobb Boulevard Street Dedication No. Two is a proposed right-of-way dedication plat consisting of 3.451 acres. It is located in the Extraterritorial Jurisdiction (ETJ) and in Fort Bend County MUD No. 152. It adjoins Walnut Creek Sections Seven and Eleven and will connect Irby Cobb Boulevard to its future intersection with Benton Road.

The Final 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 proposed Final Plat is not in conflict with the "Subdivision" Ordinance, the approved Land Plan, or with the Development Agreement for MUD No. 152.

Additionally, the Planning Commission approved the Preliminary Plat on February 26, 2014, and an extension of that approval was granted by the Commission on September 17, 2014. Staff recommends that the Planning Commission recommend approval to City Council of the Final Plat of Irby Cobb Boulevard Street Dedication No. Two.

STATE OF TEXAS
COUNTY OF FORT BEND

We, LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD., a Texas Limited Partnership dba Friendswood Development Company, acting by and through John W. Hammond, Vice President of LENNAR TEXAS HOLDING COMPANY, a Texas Corporation, its General Partner, owner hereinafter referred to as Owners of the 3.451 acre tract described in the above and foregoing map of IRBY COBB BOULEVARD STREET DEDICATION NO. TWO, do hereby make and establish said subdivision and development plat of said property according to all lines, dedications, restrictions and notations on said maps or plat and hereby dedicate to the use of the public forever, all streets (except those streets designated as private streets), alleys, parks, water courses, drains, easements and public places shown thereon for the purposes and considerations therein expressed; and do hereby bind ourselves, our heirs and assigns to warrant and forever defend the title to the land so dedicated.

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

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

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

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

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

FURTHER, Owners do hereby certify that we are the owners of all property immediately adjacent to the boundaries of the above and foregoing plat of IRBY COBB BOULEVARD STREET DEDICATION NO. TWO where building setback lines or public utility easements are to be established outside the boundaries of the above and foregoing plat and do hereby make and establish all building setback lines and dedicate to the use of the public forever all public utility easements shown in said adjacent acreage.

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

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

Thereunto authorized, this _____ day of _____, 201__.

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

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

By: _____
John W. Hammond, Vice President

STATE OF TEXAS
COUNTY OF FORT BEND

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 201__.

Notary Public in and for
Fort Bend County, Texas

My Commission Expires _____

I, Douglas W. Turner, am authorized under the laws of the State of Texas to practice the profession of surveying and hereby certify that the above subdivision is true and accurate; was prepared from an actual survey of the property made on the ground under my supervision; that except as shown, all boundary corners, angle points, points of curvature and other points of reference have been marked with iron pipes or rods (or other objects of a permanent nature) having an outside diameter of not less than three fourths (3/4) inch and a length of not less than three (3) feet; and that the plat boundary corners have been tied to the Texas Coordinate System of 1983, South Central Zone.

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

This is to certify that the City Planning Commission of the City of Rosenberg, Texas, has approved this plat and subdivision of IRBY COBB BOULEVARD STREET DEDICATION NO. TWO in conformance with the laws of the State of Texas and the ordinances of the City of Rosenberg as shown hereon and authorized the recording of this plat this _____ day of _____, 201__.

By: _____
Pete Pavlovsky, Chairman

By: _____
Wayne Poldrack, Secretary

This is to certify that the City Council of the City of Rosenberg, Texas, has approved this plat and subdivision of IRBY COBB BOULEVARD STREET DEDICATION NO. TWO in conformance with the laws of the State of Texas and the ordinances of the City of Rosenberg as shown hereon and authorized the recording of this plat this _____ day of _____, 201__.

Vicent M. Morales, Jr, Mayor

Linda Cernosek, Secretary

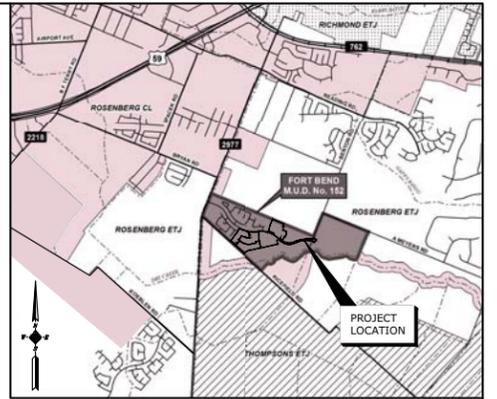
I, BRIAN D. GEROULD, A Professional Engineer licensed in the State of Texas do hereby certify that this plat meets the requirements of Fort Bend County to the best of my knowledge.

BRIAN D. GEROULD
Licensed Professional Engineer, No. 108604

THIS DOCUMENT IS RELEASED
FOR THE PURPOSE OF REVIEW
UNDER THE AUTHORITY OF
BRIAN D. GEROULD, P.E.
108604 ON 9/23/14.

NOTES

- 1. B.L. Indicates a building line
A.E. Indicates an aerial easement
U.E. Indicates a utility easement
STM. S.E. Indicates a storm sewer easement
W.L.E. Indicates a water line easement
W.M.E. Indicates a water meter easement
S.S.E. Indicates a sanitary sewer easement
VOL. PG. Indicates Volume, Page
F.B.C.P.R. Indicates Fort Bend County Public Records
F.B.C.M.R. Indicates Fort Bend County Map Records
F.B.C.D.R. Indicates Fort Bend County Deed Records
O.P.R.F.B.C. Indicates Official Public Records of Fort Bend County
ESMT. Indicates an easement
H.L. & P. Indicates Houston Lighting and Power
F.H.E. Indicates a fire hydrant easement
D.E. Indicates a drainage easement
TEMP. Indicates temporary
L.F. Indicates linear feet
● Indicates a found 3/4" iron rod
○ Indicates a set 3/4" iron rod
↔ Indicates a street name change
- 2. The coordinates shown hereon are Texas South Central Zone No. 4204 State Plane Grid Coordinates (NAD 83) and may be brought to surface by applying the following combined scale factor: 1.000128.
- 3. All non-perimeter easements on property lines are centered unless otherwise noted.
- 4. All bearings are based on the Texas Coordinate System of 1983, South Central Zone.
- 5. Unless otherwise indicated, the building lines (B.L.) whether one or more, shown on this subdivision plat are established to evidence compliance with the applicable provisions of the City of Rosenberg, Texas, in effect at the time of this plat.
- 6. Irby Cobb Street Dedication No. Two is located partially within Zone AE and partially within Unshaded Zone X per Fema Flood Insurance Rate Map Panel 48157C0265L effective April 2, 2014. The nearest base flood elevation is 79.41 (NAVD 88).
- 7. All property to drain into the drainage easement only through an approved drainage structure.
- 8. The drainage system for this subdivision is designed in accordance with the "Fort Bend County Drainage Criteria Manual" which allows street ponding with intense rainfall events.
- 9. All drainage easements are to be kept clear of fences, buildings, vegetation and other obstructions to the operation and maintenance by the drainage facility.
- 10. Sidewalks shall be built or caused to be built through restrictive covenants not less than five (5) feet in width on both sides of all dedicated public rights-of-way within said plat and on the contiguous right-of-way of all perimeter roads surrounding said plat, in accordance with the A.D.A.
- 11. This plat lies within Fort Bend County lighting ordinance zone No. L22.
- 12. BENCHMARK: AW4239, an NGS disk with the stamping W 811 1943, located 13.0 miles northeast from Guy, Texas as follows: 7.65 miles northeast along Farm Road 1994 from the junction with State Highway 36 in Guy, thence 5.35 miles northeast along Farm Road 762, at the junction of Smithers Lake Road 49.5 feet southeast of the center line of Farm Road 762, 42.0 feet southwest of the center line of Smithers Lake Road, 11.5 feet east-southeast of a T junction telephone pole with a metal box and guy wire, 10.0 feet east-southeast of a fence corner post, 3.0 feet southwest of a fence, 8.9 feet southeast of a fence, 8.9 feet southeast of a witness post, about level with the road, and set in the top of a concrete post projecting 0.2 foot above the ground.
NAVD 88 (2001 ADJ.) ELEVATION = 75.10
- PROJECT BENCHMARK: FORT BEND COUNTY MARKER NUMBER (358), a bronze disk set in concrete (05/22/14) Coordinates shown are referenced to Texas State Plane Coordinate System, South Central Zone, NAD-83 and were derived by the post-processing of static GPS observations made on (5/22/14) using National Geodetic Survey (NGS) OPUS Utility (Online Positioning User Service). The following three NGS CORS (Continuously Operating Reference Stations) were used to compute the coordinate values shown:
DE5999 ADKS Addicks 1795 Cors ARP
DJ7827 ANG5 Angleton 5 Cors ARP
DF9773 COH2 Houston 2 Coop Cors ARP
X = (3,004,303.13) US Ft.
Y = (13,749,388.01) US Ft.
Elevation = (81.89) NAVD-88
Scale Factor = (0.99986855)
- 13. Elevations used for delineating contour lines are based upon U.S.C. & G.S. Datum, NAVD 88 (2001 ADJ.)
- 14. This plat was prepared to meet City of Rosenberg and Fort Bend County requirements.
- 15. This plat was prepared from information furnished by Stewart Title Company, File No. 1415744816, Effective Date August 14, 2014. The surveyor has not abstracted the above property.
- 16. This plat lies wholly within Fort Bend County Municipal Utility District No. 152, Fort Bend Subsidence District, Fort Bend County Drainage District, Lamar Consolidated I.S.D., the ETJ of the City of Rosenberg, and Fort Bend County.
- 17. 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.
- 18. Three quarter inch (3/4") iron rods three feet (3') in length are set on all perimeter boundary corners, all angle points, all points of curvature and tangency, and all block corners, unless otherwise noted.
- 19. The pipelines and/or pipeline easements within the limits of this street dedication plat are as shown.
- 20. One-foot reserve dedicated to the public in fee as a buffer separation between the side and end of streets where such streets abut adjacent property. The condition of such dedication being that when the adjacent property is subdivided or re-subdivided in a recorded plat, the one-foot reserve shall thereupon become vested in the public for street right-of-way purposes and the fee title thereto shall revert to and re-vest in the dedicator, his heirs, assigns or successors.
- 21. Restrictions: Those recorded in/under Clerk's File No. 2005095085 of the Official Public Records of Fort Bend County, Texas; but omitting any covenants, condition, or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code or (b) relates to handicap, but does not discriminate against handicapped persons.
- 22. Fort Bend County Municipal Utility District No. 152 will be responsible for the maintenance of all drainage easements shown on this plat.



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

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

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

APPROVED BY the Commissioners' Court of Fort Bend County, Texas, this _____ day of _____, 201__.

Richard Morrison
Precinct 1, County Commissioner

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

Robert E. Hebert
County Judge

Grady Prestage
Precinct 2, County Commissioner

James Patterson
Precinct 4, County Commissioner

I, Dianne Wilson, County Clerk in and for Fort Bend County, hereby certify that the foregoing instrument with its certificate of authentication was filed for recordation in my office on

_____, 201__, at _____ o'clock _____ M. Filed in plat number(s)

_____ of the plat records of Fort Bend County, Texas.

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

Dianne Wilson, County Clerk
Fort Bend County, Texas

By: _____
Deputy

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

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

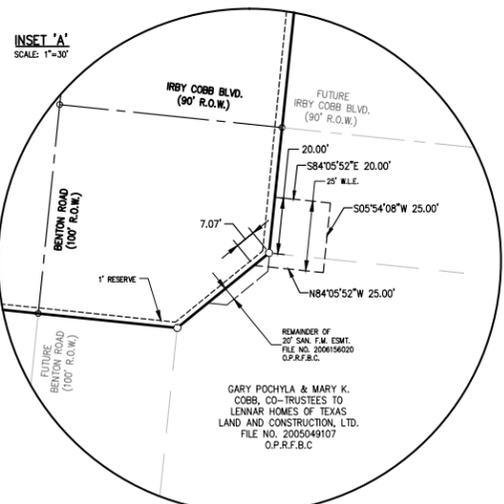
PLANNER: KERRY R. GILBERT & ASSOCIATES, INC.,
23501 CINCO RANCH BOULEVARD, SUITE A-250 - KATY, TEXAS 77494 - (281) 579-0340

ENGINEER: IDS Engineering Group
13333 NW. Freeway,
Suite 300
Houston, Tx. 77040
713.462.3178

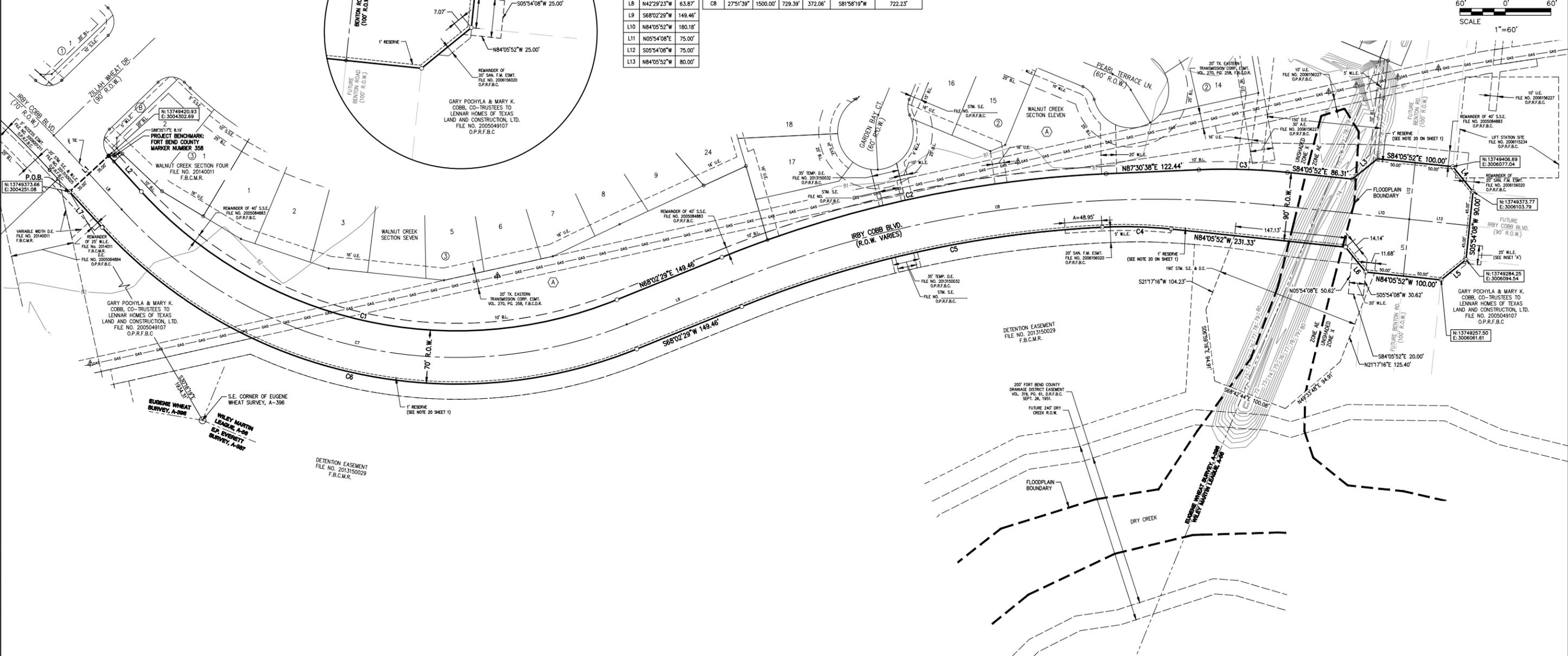
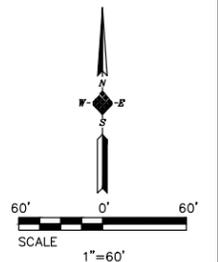
SEPTEMBER 24, 2014 IDS JOB NO. 0371-152-00

\\V001MFS3\Projects\0300\037115200\Irby_Cobb_Street_Ded_2\DWG\02_C-Plan\DWG (Shit 1) Printed: Sep 25, 2014 at 10:44am by: bbroshara (Last Saved by: bbroshara)

INSET 'A'
SCALE: 1"=30'



LINE TABLE			CURVE TABLE						
LINE	BEARING	LENGTH	CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD DISTANCE
L1	N47°30'37\"/>								



IRBY COBB BOULEVARD STREET DEDICATION NO. TWO

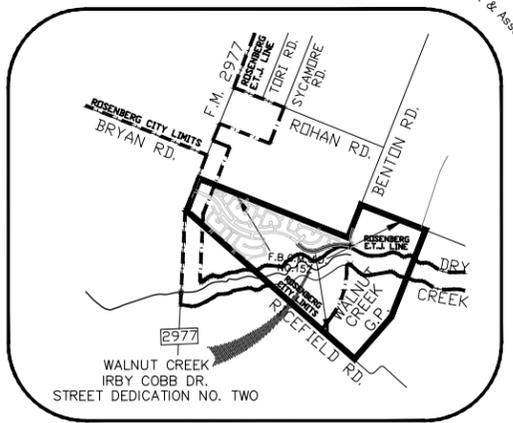
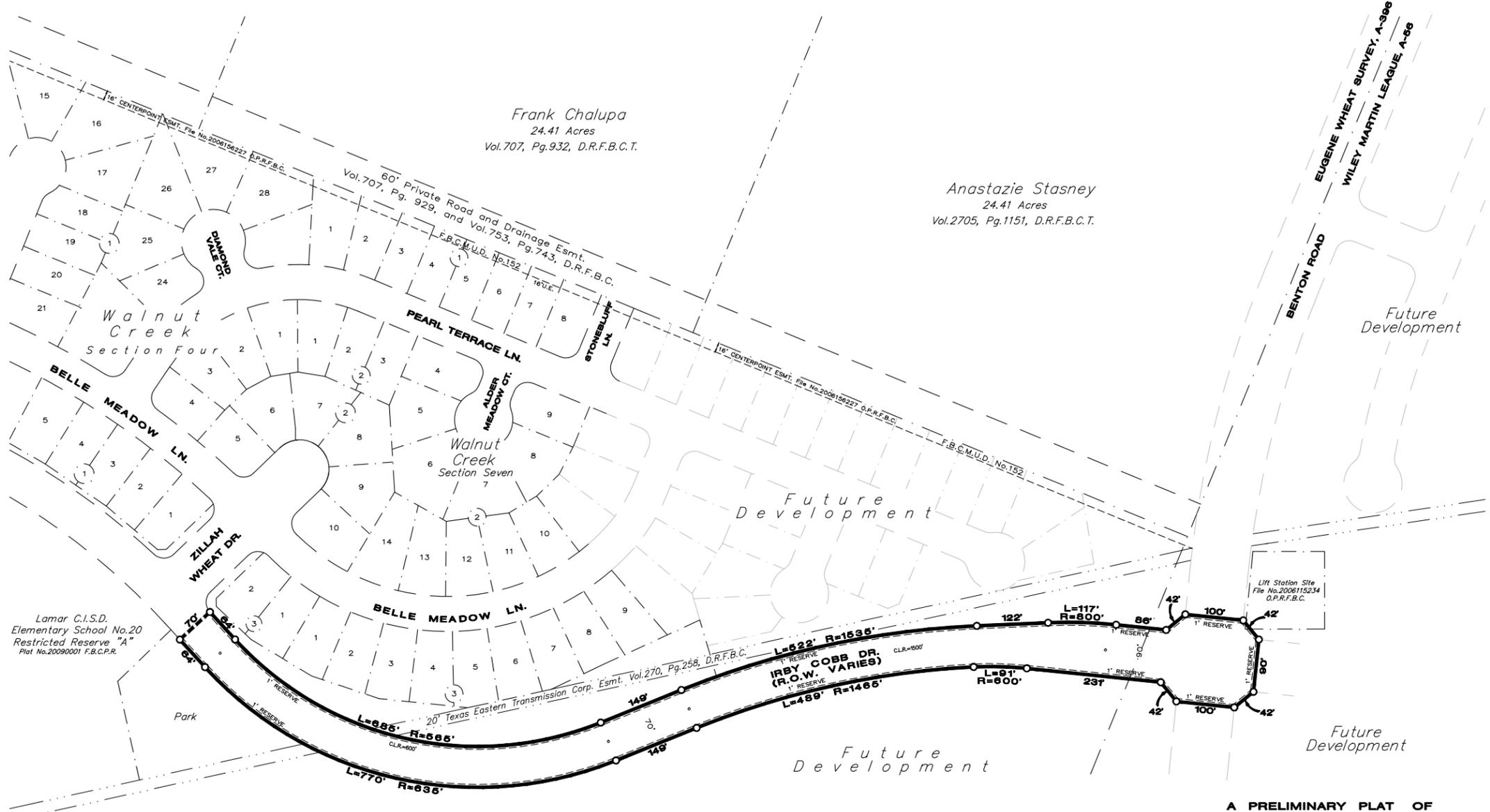
A SUBDIVISION OF
3.451 ACRES
CONTAINING
1,930 L.F. OF R.O.W.
OUT OF THE
EUGENE WHEAT SURVEY, A-398
AND THE
WILEY MARTIN LEAGUE, A-39
FORT BEND COUNTY, TEXAS

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

PLANNER: KERRY R. GILBERT & ASSOCIATES, INC.

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

\\V:\DWG\Projects\0371152-00\Irby Cobb Street Ded 2\DWG\2 - Paul DWG (Sh. 2).indd Sep 25, 2014 at 10:46am by: bngabibow (last saved by: bngabibow)



Vicinity Map



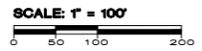
A PRELIMINARY PLAT OF
**WALNUT CREEK
 IRBY COBB DR.
 STREET DEDICATION NO. TWO**
 BEING 3.4± ACRES OF LAND

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

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

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

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



JANUARY 14, 2014
 KGA# 05604

- 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 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 title thereto shall revert to and vest in the dedicator, his heirs assigns, or successors.
 - ALL PROPERTY LINE DIMENSIONS ARE APPROXIMATE.
 - ALL LOT WIDTH AND DEPTH DIMENSIONS ARE APPROXIMATE, AND LOT WIDTHS ARE MEASURED AT THE FRONT BUILDING LINE, AND OR THE REAR BUILDING PAD LINE. ALL RADIAL LOTS HAVE A WIDTH OF FORTY FEET AT THE RIGHT OF WAY LINE.
 - IN ACCORDANCE WITH THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP NO.48157C0220L, FORT BEND COUNTY, TEXAS MAP REVISED JANUARY 3, 1997, THE PROPERTY CONTAINED WITHIN THE BOUNDARIES OF THIS PRELIMINARY PLAT LIES WITHIN ZONE "X" AND IS OUTSIDE OF THE 100 YEAR FLOOD PLAIN.
 - ALL LOTS CONTAINED WITHIN THIS PRELIMINARY PLAT ARE HEREBY RESTRICTED TO SINGLE FAMILY RESIDENTIAL USE.

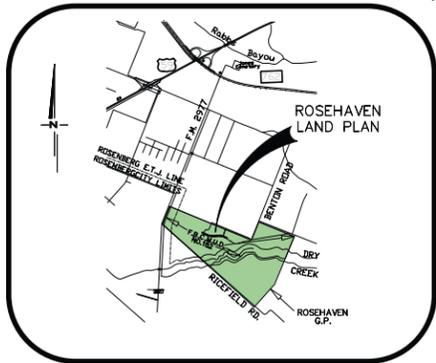
DISCLAIMER AND LIMITED WARRANTY

THIS PRELIMINARY SUBDIVISION PLAT HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF THE CITY OF ROSENBERG SUBDIVISION ORDINANCE IN EFFECT AT THE TIME THIS PLAT WAS PREPARED ALONG WITH ANY VARIANCE OR VARIANCES TO THE PROVISIONS OF THE AFORESAID ORDINANCE WHICH ARE SUBSEQUENTLY GRANTED BY THE CITY OF ROSENBERG PLANNING COMMISSION. THIS PRELIMINARY PLAT WAS PREPARED FOR THE LIMITED PURPOSE OF GUIDANCE IN THE PREPARATION OF ACTUAL ENGINEERING AND DEVELOPMENT PLANS. THIS LIMITED WARRANTY IS MADE IN LIEU OF ALL OTHER WARRANTIES, EXPRESS OR IMPLIED, AND NEITHER 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

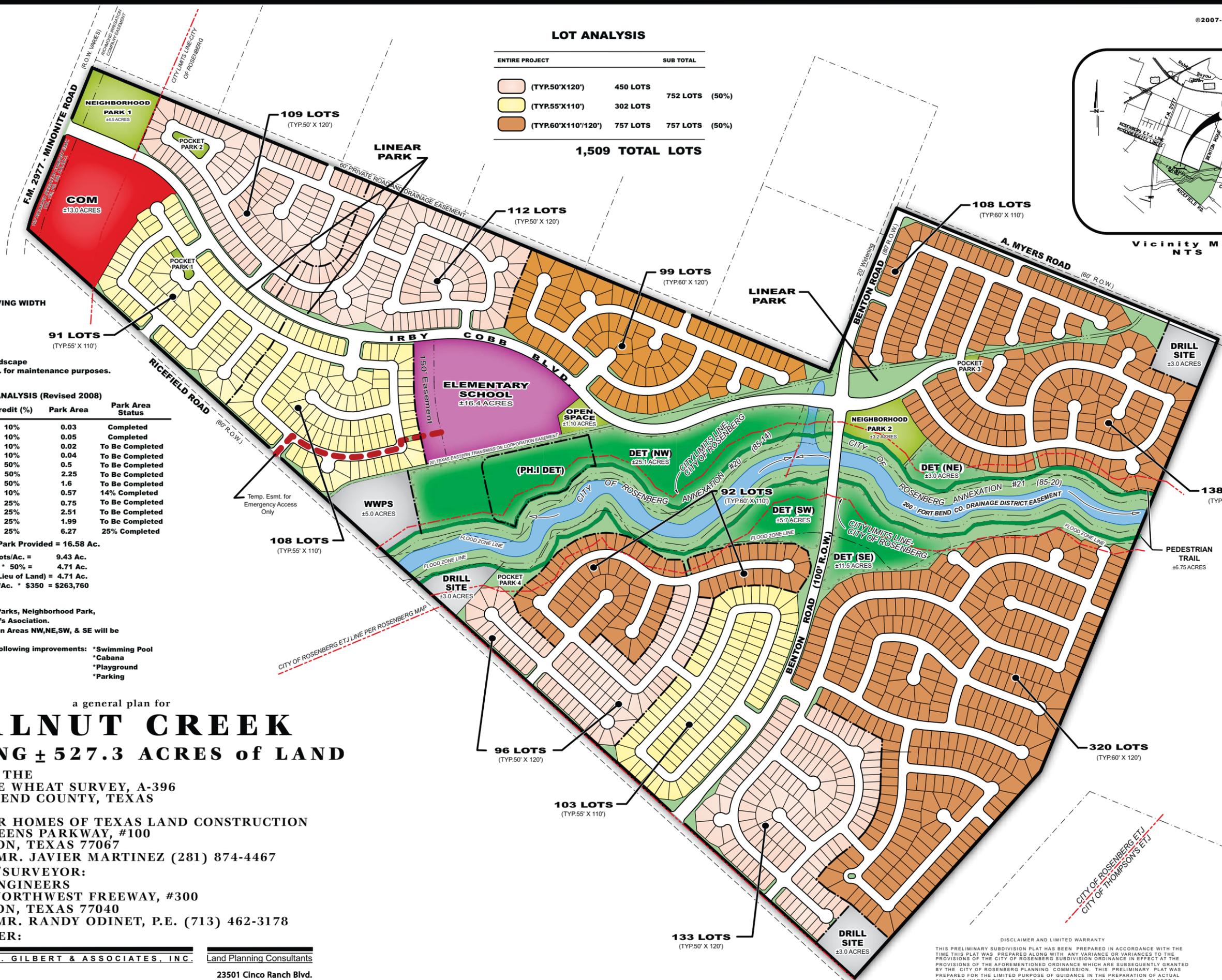
ENGINEER/SURVEYOR:
PATE ENGINEERS
13333 NORTHWEST FREEWAY, #300
HOUSTON, TEXAS 77040
ATTN: MR. RANDY ODINET, P.E. (713) 462-3178

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.

- 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 than they anticipated to submit the infrastructure plans. 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.

PLANNING COMMISSION MEETING MINUTES

On this the 26th day of February 2014, 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

Travis Tanner	Executive Director of Community Services
Lora Lenzsch	City Attorney
Renée LeLaurin	Secretary II

GUESTS PRESENT

Taylor Gunn	Perry Homes (Reserve at Brazos Town Center Section Three)
Geoff Freeman	Kerry R. Gilbert & Associates, Inc. (Walnut Creek)

CALL TO ORDER

Chairperson Pavlovsky called the meeting to order at 6:00 p.m.

AGENDA

1. CONSIDERATION OF AND ACTION ON MINUTES OF THE REGULAR PLANNING COMMISSION MEETING OF JANUARY 22, 2014.

Action Taken: Commissioner Parsons moved, seconded by Commissioner Casias, to approve the minutes of the January 22, 2014 Regular Planning Commission Meeting as written. The motion carried by a vote of five "ayes" and one abstention. **Ayes: Chairperson Pavlovsky, Commissioners Casias, Parsons, Poldrack and Urbish. Vice Chairperson Phipps abstained as he was not present for the January 22, 2014 Planning Commission Meeting.**

2. CONSIDERATION OF AND ACTION ON A PRELIMINARY PLAT OF WALNUT CREEK IRBY COBB DR. STREET DEDICATION NO. TWO, BEING 3.4 ACRES OF LAND OUT OF THE EUGENE WHEAT SURVEY, A-396 AND WILEY MARTIN LEAGUE, A-56, FORT BEND COUNTY, TEXAS.

Executive Summary: The Preliminary Plat of Walnut Creek Irby Cobb Drive Street Dedication No. 2 is a proposed 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 Walnut Creek Sections Seven and Eleven and will connect Irby Cobb Boulevard to its future 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 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 Irby Cobb Dr. Street Dedication No. Two provided that on the Final Plat, the street name suffix is changed from Drive to Boulevard per the existing street name.

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 Walnut Creek Irby Cobb Dr. Street Dedication No. Two, being 3.4 acres of land out of the Eugene Wheat Survey, A-396 and Wiley Martin League, A-56, Fort Bend County, Texas. The motion carried unanimously.

3. CONSIDERATION OF AND ACTION ON A PRELIMINARY PLAT OF WALNUT CREEK SECTION SEVEN, BEING 9.6 ACRES OF LAND CONTAINING 31 LOTS (60' X 120' TYP.) AND ONE RESERVE IN THREE BLOCKS OUT OF THE EUGENE WHEAT SURVEY, A-396, FORT BEND COUNTY, TEXAS.

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

The subdivision generally consists of sixty-foot (60') lots in accordance with the approved Land Plan for Walnut Creek. Four (4) of the lots are identified as being less than 60' lots due to being less than fifty feet (50') as measured at the right-of-way. All lots are a minimum of 60' as measured at the front building line. Additionally, the subdivision contains a 1.36-acre landscape reserve abutting the future Irby Cobb right-of-way.

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 Seven.

Key Discussion:

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

Action Taken: Vice Chairperson Phipps moved, seconded by Commissioner Parsons, to approve the Preliminary Plat of Walnut Creek Section Seven, being 9.6 acres of land containing 31 lots (60' x 120' typ.) and one reserve in three blocks out of the Eugene Wheat Survey, A-396, Fort Bend County, Texas. The motion carried unanimously.

4. CONSIDERATION OF AND ACTION ON A PRELIMINARY PLAT OF WALNUT CREEK SECTION ELEVEN, BEING 8.7 ACRES OF LAND CONTAINING 27 LOTS (60' X 120' TYP.) AND ONE RESERVE IN TWO BLOCKS OUT OF THE EUGENE WHEAT SURVEY, A-396 & WILEY MARTIN LEAGUE, A-56, FORT BEND COUNTY, TEXAS.

Executive Summary: The Preliminary Plat of Walnut Creek Section Eleven is a proposed subdivision consisting of twenty-seven (27) residential lots located off of Irby Cobb Boulevard in the north central part of the Walnut Creek Development. The proposed Plat is located in the Extraterritorial Jurisdiction (ETJ) and in Fort Bend County MUD No. 152. It adjoins Walnut Creek Section Seven to the immediate west.

The subdivision generally consists of sixty-foot (60') lots in accordance with the approved Land Plan for Walnut Creek. Four (4) of the lots are identified as being less than 60' lots due to being less than fifty feet (50') as measured at the right-of-way. All lots are a minimum of 60' as measured at the front building line. Additionally, the subdivision contains a 1.88-acre landscape reserve abutting the future Irby Cobb right-of-way. This reserve should contain two (2) water line easements on the Final Plat to provide for the subdivision's water lines to connect to the main water line in the Irby Cobb right-of-way. Staff recommends this requirement as a condition of Final Plat approval.

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 Eleven.

Key Discussion:



PLANNING COMMISSION COMMUNICATION

October 15, 2014

ITEM #	ITEM TITLE
9	Final Plat of Walnut Creek Section Seven

MOTION

Consideration of and action on a Final Plat of Walnut Creek Section Seven, a subdivision of 9.621 acres containing 3 blocks, 31 lots, and 1 restricted reserve out of the Eugene Wheat Survey, A-396, Fort Bend County, Texas.

RECOMMENDATION

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

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

SUPPORTING DOCUMENTS:

1. Final Plat of Walnut Creek Section Seven
2. Preliminary Plat of Walnut Creek Section Seven – 02-26-14
3. Land Plan for Walnut Creek – Please refer to previous Agenda item
4. Planning Commission Meeting Draft Minute Excerpt – 09-17-14
5. Planning Commission Meeting Minute Excerpt – 02-26-14

APPROVAL

Submitted by:

Travis Tanner

Travis Tanner, AICP
Executive Director of Community
Development

Reviewed by:

Executive Director of Community Development

City Engineer *AK*

EXECUTIVE SUMMARY

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

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

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

STATE OF TEXAS
COUNTY OF FORT BEND

We, LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD., a Texas Limited Partnership dba Friendswood Development Company, acting by and through John W. Hammond, Vice President of LENNAR TEXAS HOLDING COMPANY, a Texas Corporation, its General Partner, owner hereinafter referred to as Owners of the 9.621 acre tract described in the above and foregoing map of WALNUT CREEK SECTION SEVEN, do hereby make and establish said subdivision and development plat of said property according to all lines, dedications, restrictions and notations on said maps or plat and hereby dedicate to the use of the public forever, all streets (except those streets designated as private streets), alleys, parks, water courses, drains, easements and public places shown thereon for the purposes and considerations therein expressed; and do hereby bind ourselves, our heirs and assigns to warrant and forever defend the title to the land so dedicated.

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

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

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

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

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

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

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

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

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

Thereunto authorized, this _____ day of _____, 201__.

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

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

By: _____
John W. Hammond, Vice President

STATE OF TEXAS
COUNTY OF FORT BEND

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 201__.

Notary Public in and for
Fort Bend County, Texas

My Commission Expires _____

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

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

This is to certify that the City Planning Commission of the City of Rosenberg, Texas, has approved this plat and subdivision of WALNUT CREEK SECTION SEVEN 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 _____, 201__.

By: _____
Wayne Poldrack, Secretary

By: _____
Pete Pavlovsky, Chairman

This is to certify that the City Council of the City of Rosenberg, Texas, has approved this plat and subdivision of WALNUT CREEK SECTION SEVEN 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 _____, 201__.

Vincent M. Morales, Jr, Mayor

Linda Cernosek, Secretary

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

THIS DOCUMENT IS RELEASED
FOR THE PURPOSE OF REVIEW
UNDER THE AUTHORITY OF
BRIAN D. GEROUUD, P.E.
108604 ON 09/02/14.

BRIAN D. GEROUUD
Licensed Professional Engineer, No. 108604

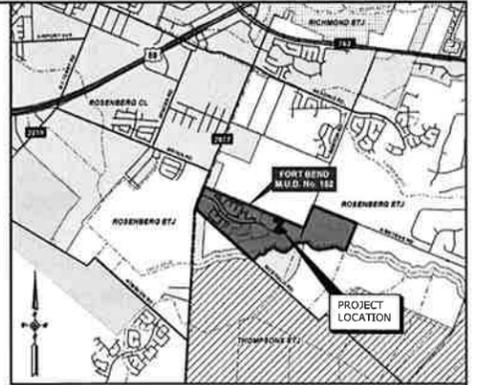
NOTES

- 1. B.L. Indicates a building line
A.E. Indicates an aerial easement
U.E. Indicates a utility easement
STM, S.E. Indicates a storm sewer easement
W.L.E. Indicates a water line easement
W.M.E. Indicates a water meter easement
S.S.E. Indicates a sanitary sewer easement
VOL. PG. Indicates Volume, Page
F.B.C.P.R. Indicates Fort Bend County Public Records
F.B.C.M.R. Indicates Fort Bend County Map Records
F.B.C.D.R. Indicates Fort Bend County Deed Records
O.P.R.F.C. Indicates Official Public Records of Fort Bend County
ESMT. Indicates an easement
H.L. & P. Indicates Houston Lighting and Power
F.H.E. Indicates a fire hydrant easement
D.E. Indicates a drainage easement
TEMP. Indicates temporary
● Indicates a found 3/4" iron rod
○ Indicates a set 3/4" iron rod
↕ Indicates a street name change

- 2. The coordinates shown hereon are Texas South Central Zone No. 4204 State Plane Grid Coordinates (NAD 83) and may be brought to surface by applying the following combined scale: 1.000128.
- 3. All non-perimeter easements on property lines are centered unless otherwise noted.
- 4. All bearings are based on the Texas Coordinate System of 1983, South Central Zone
- 5. Unless otherwise indicated, the building lines (B.L.) whether one or more, shown on this subdivision plat are established to evidence compliance with the applicable provisions of the City of Rosenberg, Texas, in effect at the time of this plat.
- 6. Walnut Creek Section Seven lies within unshaded zone X per Fema Flood Insurance Rate Map Panel 48157C02650I effective April 2, 2014. The nearest base flood elevation is 79.41 (NAVD 88).
- 7. All property to drain into the drainage easement only through an approved drainage structure.
- 8. The minimum slab elevation shall be 83.00, eighteen inches (18") above the 100-year flood plain elevation and maximum ponding elevation, eighteen inches (18") above natural ground, or twelve inches (12") above the top of curb at the front of the lot, whichever is higher. The top of slab elevation at any points on the perimeter of the slab shall not be less than eighteen inches (18") above natural ground.
- 9. The drainage system for this subdivision is designed in accordance with the "Fort Bend County Drainage Criteria Manual" which allows street ponding with intense rainfall events.
- 10. All drainage easements are to be kept clear of fences, buildings, vegetation and other obstructions to the operation and maintenance by the drainage facility.
- 11. The pipelines and/or pipeline easements within the limits of the subdivision are as shown.
- 12. Sidewalks shall be built or caused to be built through restrictive covenants not less than five (5) feet in width on both sides of all dedicated public rights-of-way within said plat and on the contiguous right-of-way of all perimeter roads surrounding said plat, in accordance with the A.D.A.
- 13. This plat lies within Fort Bend County lighting ordinance zone No. LZ2
- 14. Lots are restricted to single family residential use.
- 15. All restricted reserves are to be owned and maintained by the Home Owners Association. Restricted Reserve A is hereby dedicated for use as private open space.
- 16. BENCHMARK: An NGS disk, 13.0 miles northeast from Guy, Texas, 7.65 miles northeast along Farm Road 1994 from the junction of State Highway 36 at Guy, thence 5.35 miles northeast and northwest along Farm Road 762, at the junction of Smithers Lake Road Southeast, 49.5 feet southwest of the center line of the road, 42 feet southwest of the center line of Smithers Lake Road, 11.5 feet East-Southeast of a T junction telephone pole with a metal box and guy wire, 10 feet East-Southeast of a fence corner post, 3.0 feet Southwest of a fence, 8.9 feet Southeast of a fence, 8.9 feet Southeast of a witness post, about level with the road, and set in the top of a concrete post projecting 0.2 foot above the ground. NAVD 88 (2001 ADJ.) ELEVATION = 75.10
PROJECT BENCHMARK: Bronze Disk will be set in concrete - Set (05/22/14) Coordinates shown are referenced to Texas State Plane Coordinate System, South Central Zone, NAD-83 and were derived by the post-processing of static GPS observations made on (5/22/14) using National Geodetic Survey (NGS) OPUS Utility (Online Positioning User Service). The following three NGS CORS (Continuously Operating Reference Stations) were used to compute the coordinate values shown:
DE5999 ADKS Adicks 1795 Cors ARP
DJ7827 ANG5 Angleton 5 Cors ARP
DJ8773 CHH3 Houston 3 Coop Cors ARP
X= (3,004,303.13) US Ft.
Y= (13,749,388.01) US Ft.
Elev= (81.89) NAVD-88
Scale Factor: (0.99986835)
- 17. Each lot shall have a minimum five (5) foot interior side lot set back line.
- 18. A minimum distance of 10' shall be maintained between residential dwellings.
- 19. Elevations used for delineating contour lines are based upon U.S.C. & G.S. Datum, NAVD 88 (2001 ADJ.).
- 20. This plat was prepared to meet City of Rosenberg and Fort Bend County requirements.
- 21. This plat was prepared from information furnished by Stewart Title Company, File No. 1415744817, Effective Date September 4, 2014. The surveyor has not abstracted the above property.
- 22. This plat lies wholly within Fort Bend County Municipal Utility District No. 152, Fort Bend Subsidence District, Fort Bend County Drainage District, Lamar Consolidated I.S.D., the ETJ of the City of Rosenberg, and Fort Bend County.
- 23. Approval of this plat will expire one year from City Council approval if not recorded in the real property records of the County of Fort Bend.
- 24. Three quarter inch (3/8") iron rods three feet (3') in length are set on all perimeter boundary corners, all angle points, all points of curvature and tangency, and all block corners, unless otherwise noted.
- 25. One-foot reserve dedicated to the public in fee as a buffer separation between the side and end of streets where such streets abut adjacent property. The condition of such dedication being that when the adjacent property is subdivided or re-subdivided in a recorded plat, the one-foot reserve shall thereupon become vested in the public for street right-of-way purposes and the fee title thereto shall revert to and re-vest in the dedicatory, his heirs, assigns or successors.
- 26. Lots 4 and 9 of Block 2 are denied direct access to Pearl Terrace Ln. Lot 8 of Block 1 is denied direct access to Stonebluff Ln.
- 27. Restrictions: Those recorded in/under Clerk's File No. 2005095085 of the Official Public Records of Fort Bend County, Texas; but omitting any covenants, condition, or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code or (b) relates to handicap, but does not discriminate against handicapped persons.
- 28. Lots adjoining Walnut Creek Section Four are subject to the agreement for underground electrical service to serve Walnut Creek Section Four, File No. 2013159827 O.P.R.F.B.C.
- 29. Remainder of 35' Temporary Drainage Easement that lies within the boundary of this plat shall automatically be abandoned at recording of this plat in accordance with Fort Bend County official public record document number 2013150032.

PARK LAND DEDICATION TABLE

TOTAL NUMBER OF LOTS:	31 LOTS
PUBLIC PARK REQUIREMENT:	31 LOTS/160=0.19 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)=502 LOTS.	
502/2 = 351 LOTS	
251 LOTS/160 = 1.57 ACRES OF CREDIT USED.	
MONEY IN LIEU OF PUBLIC PARK LAND DEDICATION:	
31 LOTS/2=15.5 LOTS	
15.5 LOTS X \$350.00/LOT=\$5,425.00	



VICINITY MAP

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

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

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

APPROVED BY the Commissioners' Court of Fort Bend County, Texas, this _____ day of _____, 201__.

Richard Morrison
Precinct 1, County Commissioner

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

Robert E. Hebert
County Judge

Grady Prestage
Precinct 2, County Commissioner

James Patterson
Precinct 4, County Commissioner

I, Dianne Wilson, County Clerk in and for Fort Bend County, hereby certify that the foregoing instrument with its certificate of authentication was filed for recording in my office on _____, 201__ at _____ o'clock _____ M. Filed in plat number (s) _____ of the plat records of Fort Bend County, Texas.

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

Dianne Wilson, County Clerk
Fort Bend County, Texas

By: _____
Deputy

LOT NO.	SQ. FT.	AC.
B1-1	10,213	0.2345
B1-2	8,379	0.1923
B1-3	7,500	0.1722
B1-4	7,500	0.1722
B1-5	7,500	0.1722
B1-6	7,500	0.1722
B1-7	7,500	0.1722
B1-8	8,616	0.1978
B2-1	8,462	0.1943
B2-2	7,831	0.1798
B2-3	8,032	0.1844
B2-4	9,278	0.2130
B2-5	9,905	0.2274
B2-6	13,511	0.3102
B2-7	11,265	0.2586
B2-8	9,548	0.2192
B2-9	9,327	0.2141
B2-10	8,319	0.1910
B2-11	8,608	0.1976
B2-12	8,839	0.2029
B2-13	9,362	0.2149
B2-14	10,839	0.2488
B3-1	8,601	0.1975
B3-2	8,522	0.1956
B3-3	8,609	0.1976
B3-4	8,580	0.1970
B3-5	8,850	0.2032
B3-6	8,588	0.1972
B3-7	8,630	0.1981
B3-8	8,609	0.1976
B3-9	9,486	0.2178

LOT WIDTH TABLE	
WIDTH < 60'	4 LOTS (13%)
WIDTH > 60'	27 LOTS (87%)
TOTAL LOTS	31 LOTS

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

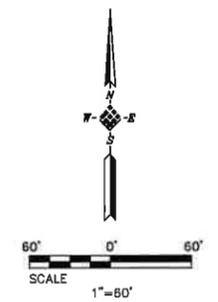
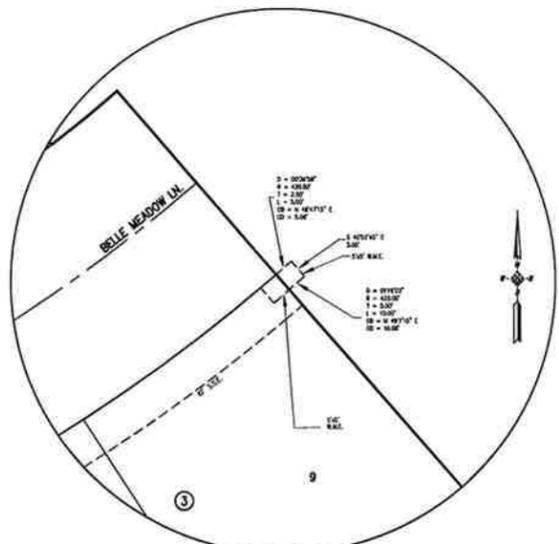
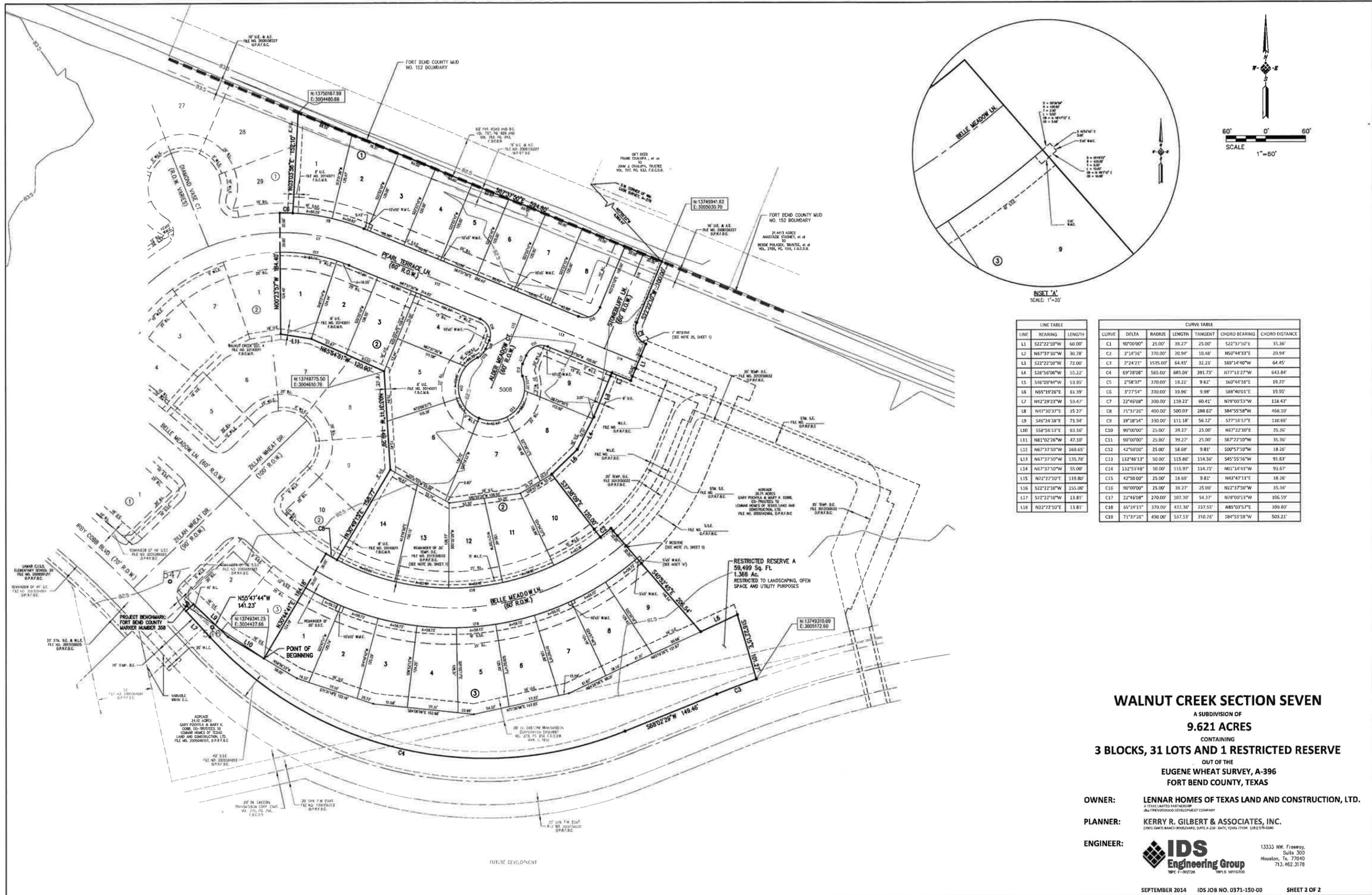
OWNER: LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD.

PLANNER: KERRY R. GILBERT & ASSOCIATES, INC.

ENGINEER: IDS Engineering Group



13333 NW Freeway,
Suite 300
Houston, TX 77040
713.462.3178



LINE	BEARING	LENGTH
L1	S22°22'10"W	60.00'
L2	N67°37'50"W	30.78'
L3	S22°22'10"W	72.00'
L4	S26°50'06"W	55.22'
L5	S46°09'44"W	53.95'
L6	N55°19'28"E	61.39'
L7	N42°29'23"W	53.47'
L8	N47°30'37"E	15.27'
L9	S46°34'38"E	71.94'
L10	S58°56'33"E	63.56'
L11	N81°02'26"W	47.10'
L12	N67°37'50"W	269.65'
L13	N67°37'50"W	135.78'
L14	N67°37'50"W	55.00'
L15	N22°22'10"E	119.80'
L16	S22°22'10"W	155.00'
L17	S22°22'10"W	13.81'
L18	N32°22'10"E	13.81'

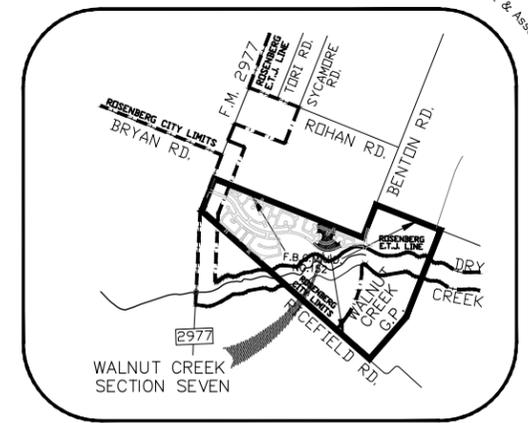
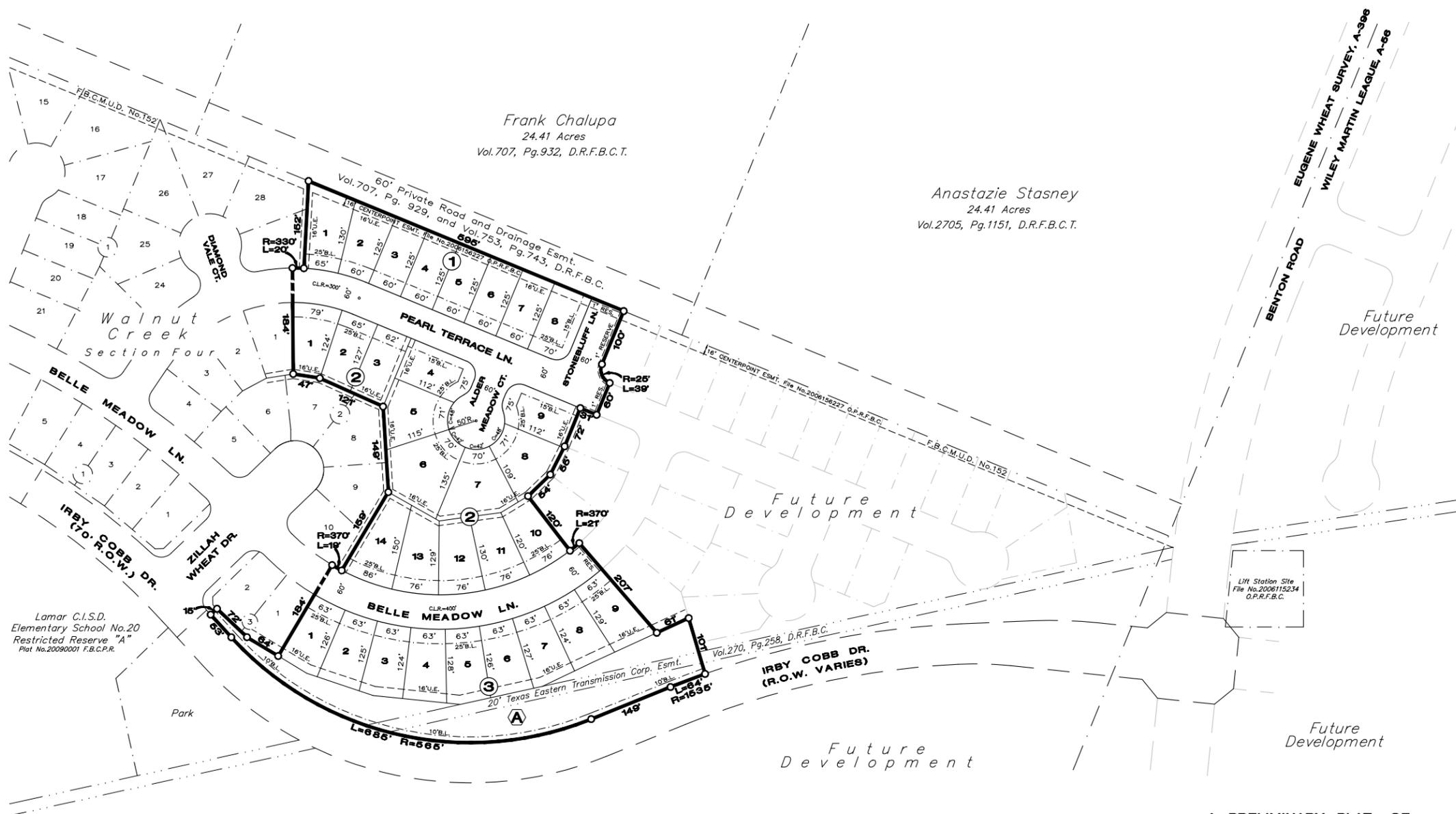
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD DISTANCE
C1	90°00'00"	25.00'	39.27'	25.00'	S22°37'50"E	35.36'
C2	3°14'36"	370.00'	20.94'	10.48'	N50°44'33"E	20.94'
C3	2°24'21"	1535.00'	64.45'	32.23'	S89°14'40"W	64.45'
C4	69°28'08"	565.04'	685.04'	391.73'	N77°13'27"W	643.84'
C5	2°58'37"	370.00'	19.22'	9.61'	S60°44'38"E	19.22'
C6	3°27'54"	330.00'	19.96'	9.98'	S88°40'01"E	19.95'
C7	22°46'08"	300.00'	119.22'	60.41'	N79°00'53"W	118.43'
C8	71°37'26"	400.00'	500.03'	288.62'	S84°55'58"W	468.10'
C9	19°18'34"	330.00'	111.18'	56.12'	S77°16'57"E	110.66'
C10	90°00'00"	25.00'	39.27'	25.00'	N67°22'10"E	35.36'
C11	90°00'00"	25.00'	39.27'	25.00'	S67°22'10"W	35.36'
C12	42°50'00"	25.00'	18.69'	9.81'	S00°57'10"W	18.28'
C13	132°46'13"	50.00'	115.86'	114.36'	S45°55'16"W	91.63'
C14	132°53'48"	50.00'	115.97'	114.71'	N01°14'43"W	91.67'
C15	42°50'00"	25.00'	18.69'	9.81'	N43°47'11"E	18.28'
C16	90°00'00"	25.00'	39.27'	25.00'	N22°37'50"W	35.36'
C17	22°46'08"	270.00'	107.30'	54.37'	N79°00'53"W	106.59'
C18	65°24'13"	370.00'	422.36'	237.55'	N85°03'57"E	399.80'
C19	71°37'26"	430.00'	537.53'	310.26'	S84°55'58"W	503.21'

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

OWNER: LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD.
A TEXAS LIMITED PARTNERSHIP
 d/b/a FRENCHWOOD DEVELOPMENT COMPANY

PLANNER: KERRY R. GILBERT & ASSOCIATES, INC.
23501 CAMEO MARSH BOULEVARD, SUITE A, 230 - KATY, TEXAS 77494 (281) 579-0340

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



Vicinity Map



- 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 across 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.4815700220J, FORT BEND COUNTY, TEXAS MAP REVISED JANUARY 3, 1997, THE PROPERTY CONTAINED WITHIN THE BOUNDARIES OF THIS PRELIMINARY PLAT LIES WITHIN ZONE "X" AND IS OUTSIDE OF THE 100 YEAR FLOOD PLAIN.
 - ALL LOTS CONTAINED WITHIN THIS PRELIMINARY PLAT ARE HEREBY RESTRICTED TO SINGLE FAMILY RESIDENTIAL USE.

A PRELIMINARY PLAT OF
WALNUT CREEK SECTION SEVEN
 BEING 9.6± ACRES OF LAND
 CONTAINING 31 LOTS (60' X 120' TYP.) AND ONE RESERVE IN THREE BLOCKS.

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

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

ENGINEER/SURVEYOR:
IDS ENGINEERS
 13333 NORTHWEST FREEWAY, #300
 HOUSTON, TEXAS 77040
 ATTN: MR. CHAD ABRAM, 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

PARK LAND DEDICATION TABLE

TOTAL NUMBER OF LOTS:	31 LOTS
PUBLIC PARK REQUIREMENT:	31 LOTS/160=0.19 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)=502 LOTS. 502/2 = 251 LOTS 251 LOTS/160 = 1.57 ACRES OF CREDIT USED.	
MONEY IN LIEU OF PUBLIC PARK LAND DEDICATION:	31 LOTS/2=15 LOTS 15 LOTS X \$350.00/LOT=\$5,250,000

LOT WIDTH TABLE

WIDTH < 60'	4 LOTS (13%)
WIDTH > 60'	27 LOTS (87%)
LOTS TOTAL: 31	

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	65'	10,216	1	79'	8,496	1	63'	9,487
2	60'	8,379	2	65'	7,830	2	63'	8,621
3	60'	7,500	3	62'	8,032	3	63'	8,631
4	60'	7,500	4	75'	9,272	4	63'	8,588
5	60'	7,500	5	71'	9,879	5	63'	8,851
6	60'	7,500	6	70'	13,483	6	63'	8,581
7	60'	7,500	7	70'	11,269	7	63'	8,610
8	70'	8,606	8	71'	9,554	8	63'	8,522
			9	75'	9,295	9	63'	8,602
			10	76'	8,315			
			11	76'	8,804			
			12	76'	8,835			
			13	76'	9,359			
			14	86'	10,885			

NOTE:
 RESTRICTED RESERVE "A" LANDSCAPE/OPEN SPACE ±1.36 ACRE

DISCLAIMER AND LIMITED WARRANTY
 THIS PRELIMINARY SUBDIVISION PLAT HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF THE CITY OF ROSENBERG SUBDIVISION ORDINANCE IN EFFECT AT THE TIME THIS PLAT WAS PREPARED ALONG WITH ANY VARIANCE OR VARIANCES TO THE PROVISIONS OF THE AFORESAID ORDINANCE WHICH ARE SUBSEQUENTLY GRANTED BY THE CITY OF ROSENBERG PLANNING COMMISSION. THIS PRELIMINARY PLAT WAS PREPARED FOR THE LIMITED PURPOSE OF GUIDANCE IN THE PREPARATION OF ACTUAL ENGINEERING AND DEVELOPMENT PLANS. THIS LIMITED WARRANTY IS MADE IN LIEU OF ALL OTHER WARRANTIES, EXPRESS OR IMPLIED, AND NEITHER 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.

SCALE: 1" = 100'

FEBRUARY 06, 2014
 KGA# 05604

- 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 than they anticipated to submit the infrastructure plans. 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-of-way. All lots are a minimum of 60' as measured at the front building line. Additionally, the subdivision contains a 1.36-acre landscape reserve abutting the future Irby Cobb right-of-way. 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.

Staff recommends extending the approval of the Preliminary Plat of Walnut Creek Section Seven 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.

Action Taken: Commissioner Parsons moved, seconded by Commissioner Urbish, to approve the 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. The motion carried unanimously.

7. 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 ELEVEN, A SUBDIVISION OF 8.764 ACRES CONTAINING 27 LOTS, 2 BLOCKS AND 1 RESTRICTED RESERVE 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 Walnut Creek Section Eleven 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 Eleven consists of twenty-seven (27) 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 Seven to the immediate west.

The subdivision generally consists of sixty-foot (60') lots in accordance with the approved Land Plan for Walnut Creek. Four (4) of the lots are identified as being less than 60' lots due to being less than fifty feet (50') as measured at the right-of-way. All lots are a minimum of 60' as measured at the front building line. Additionally, the subdivision contains a 1.88-acre landscape reserve abutting the future Irby Cobb right-of-way. 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 Walnut Creek Section Eleven 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.

Action Taken: Commissioner Urbish moved, seconded by Commissioner Casias, to approve the Preliminary Plat of Walnut Creek Section Eleven, a subdivision of 8.764 acres containing 27 lots, 2 blocks and 1 restricted reserve out of the Eugene Wheat Survey, A-396, and the Wiley Martin League, A-56, Fort Bend County, Texas. The motion carried unanimously.

8. HOLD PUBLIC HEARING FOR A SHORT FORM FINAL PLAT OF GOLDSHIRE CENTER REPLAT OF COMMERCIAL RESERVE "A-2", A SUBDIVISION OF 4.3943 ACRES OR 191,416 SQUARE FEET OF LAND BEING A REPLAT OF COMMERCIAL RESERVE "A-2" OF GOLDSHIRE CENTER REPLAT OF COMMERCIAL RESERVE "A", RECORDED UNDER FORT BEND COUNTY CLERK'S FILE NO. 20130048, IN THE JAMES LOWERY SURVEY, ABSTRACT NO. 275, CITY OF ROSENBERG, FORT BEND COUNTY, TEXAS; 1 BLOCK, 2 RESERVES.

Executive Summary: This Agenda item consists of the required public hearing on the proposed Goldshire Center Replat of Commercial Reserve "A-2." The Plat consists of 4.3943 acres and two (2) commercial reserves. It is a replat of the previous Goldshire Center Replat of Commercial Reserve "A," which was recorded in March 2013 after coming before the Planning Commission in December 2012 and City Council in February 2013.

The Plat simply proposes to further subdivide existing Reserve "A-2" into two (2) new reserves to accommodate a new site development adjacent to the recently constructed Stripes at Reading Road and FM 1640. There are no

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 Walnut Creek Irby Cobb Dr. Street Dedication No. Two, being 3.4 acres of land out of the Eugene Wheat Survey, A-396 and Wiley Martin League, A-56, Fort Bend County, Texas. The motion carried unanimously.

3. CONSIDERATION OF AND ACTION ON A PRELIMINARY PLAT OF WALNUT CREEK SECTION SEVEN, BEING 9.6 ACRES OF LAND CONTAINING 31 LOTS (60' X 120' TYP.) AND ONE RESERVE IN THREE BLOCKS OUT OF THE EUGENE WHEAT SURVEY, A-396, FORT BEND COUNTY, TEXAS.

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

The subdivision generally consists of sixty-foot (60') lots in accordance with the approved Land Plan for Walnut Creek. Four (4) of the lots are identified as being less than 60' lots due to being less than fifty feet (50') as measured at the right-of-way. All lots are a minimum of 60' as measured at the front building line. Additionally, the subdivision contains a 1.36-acre landscape reserve abutting the future Irby Cobb right-of-way.

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 Seven.

Key Discussion:

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

Action Taken: Vice Chairperson Phipps moved, seconded by Commissioner Parsons, to approve the Preliminary Plat of Walnut Creek Section Seven, being 9.6 acres of land containing 31 lots (60' x 120' typ.) and one reserve in three blocks out of the Eugene Wheat Survey, A-396, Fort Bend County, Texas. The motion carried unanimously.

4. CONSIDERATION OF AND ACTION ON A PRELIMINARY PLAT OF WALNUT CREEK SECTION ELEVEN, BEING 8.7 ACRES OF LAND CONTAINING 27 LOTS (60' X 120' TYP.) AND ONE RESERVE IN TWO BLOCKS OUT OF THE EUGENE WHEAT SURVEY, A-396 & WILEY MARTIN LEAGUE, A-56, FORT BEND COUNTY, TEXAS.

Executive Summary: The Preliminary Plat of Walnut Creek Section Eleven is a proposed subdivision consisting of twenty-seven (27) residential lots located off of Irby Cobb Boulevard in the north central part of the Walnut Creek Development. The proposed Plat is located in the Extraterritorial Jurisdiction (ETJ) and in Fort Bend County MUD No. 152. It adjoins Walnut Creek Section Seven to the immediate west.

The subdivision generally consists of sixty-foot (60') lots in accordance with the approved Land Plan for Walnut Creek. Four (4) of the lots are identified as being less than 60' lots due to being less than fifty feet (50') as measured at the right-of-way. All lots are a minimum of 60' as measured at the front building line. Additionally, the subdivision contains a 1.88-acre landscape reserve abutting the future Irby Cobb right-of-way. This reserve should contain two (2) water line easements on the Final Plat to provide for the subdivision's water lines to connect to the main water line in the Irby Cobb right-of-way. Staff recommends this requirement as a condition of Final Plat approval.

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 Eleven.

Key Discussion:



PLANNING COMMISSION COMMUNICATION

October 15, 2014

ITEM #	ITEM TITLE
10	Final Plat of Walnut Creek Section Eleven

MOTION

Consideration of and action on a Final Plat of Walnut Creek Section Eleven, a subdivision of 8.764 acres containing 27 lots, 2 blocks and 1 restricted reserve out of the Eugene Wheat Survey, A-396, and the Wiley Martin League, A-56, Fort Bend County, Texas.

RECOMMENDATION

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

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

SUPPORTING DOCUMENTS:

1. Final Plat of Walnut Creek Section Eleven
2. Preliminary Plat of Walnut Creek Section Eleven – 02-26-14
3. Land Plan for Walnut Creek – Please refer to Agenda Item No. 8
4. Planning Commission Meeting Draft Minute Excerpt – 09-17-14
5. Planning Commission Meeting Minute Excerpt – 02-26-14

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 Final Plat of Walnut Creek Section Eleven is a proposed subdivision consisting of 8.764 acres and twenty-seven (27) residential lots located off of Irby Cobb Boulevard in the north central part of the Walnut Creek Development. The proposed Plat is located in the Extraterritorial Jurisdiction (ETJ) and in Fort Bend County MUD No. 152. It adjoins Walnut Creek Section Seven to the immediate west.

The subdivision generally consists of sixty-foot (60') lots in accordance with the approved Land Plan for Walnut Creek. Four (4) of the lots are identified as being less than 60' lots due to being less than fifty feet (50') as measured at the right-of-way. All lots are a minimum of 60' as measured at the front building line. Additionally, the subdivision contains a 1.866-acre landscape reserve abutting the future Irby Cobb right-of-way.

The proposed Final Plat is not in conflict with the "Subdivision" Ordinance, the approved Land Plan, or with the Development Agreement for MUD No. 152. Additionally, the Planning Commission approved the Preliminary Plat on February 26, 2014, and an extension of that approval was granted by the Commission on September 17, 2014. That being said, staff recommends that the Planning Commission recommend approval to City Council of the Final Plat of Walnut Creek Section Eleven.

STATE OF TEXAS
COUNTY OF FORT BEND

We, LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD., a Texas Limited Partnership dba Friendswood Development Company, acting by and through John W. Hammond, Vice President of LENNAR TEXAS HOLDING COMPANY, a Texas Corporation, its General Partner, owner hereinafter referred to as Owners of the 8.763 acre tract described in the above and foregoing map of WALNUT CREEK SECTION ELEVEN, do hereby make and establish said subdivision and development plat of said property according to all lines, dedications, restrictions and notations on said maps or plat and hereby dedicate to the use of the public forever, all streets (except those streets designated as private streets), alleys, parks, water courses, drains, easements and public places shown thereon for the purposes and considerations therein expressed; and do hereby bind ourselves, our heirs and assigns to warrant and forever defend the title to the land so dedicated.

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

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

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

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

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

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

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

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

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

Thereunto authorized, this _____ day of _____, 201__.

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

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

By: _____
John W. Hammond, Vice President

STATE OF TEXAS
COUNTY OF FORT BEND

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 201__.

Notary Public in and for
Fort Bend County, Texas

My Commission Expires _____

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

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

This is to certify that the City Planning Commission of the City of Rosenberg, Texas, has approved this plat and subdivision of WALNUT CREEK SECTION ELEVEN 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 _____, 201__.

By: _____
Pete Pavlovsky, Chairman

By: _____
Wayne Poldrack, Secretary

This is to certify that the City Council of the City of Rosenberg, Texas, has approved this plat and subdivision of WALNUT CREEK SECTION ELEVEN 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 _____, 201__.

Vincent M. Morales, Jr, Mayor

Linda Cernosek, Secretary

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

BRIAN D. GEROULD
Licensed Professional Engineer, No. 108604

THIS DOCUMENT IS RELEASED
FOR THE PURPOSE OF REVIEW
UNDER THE AUTHORITY OF
BRIAN D. GEROULD, P.E.
108604 ON 09/23/14.

NOTES

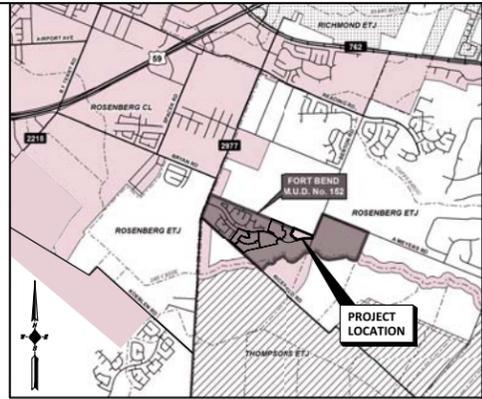
- 1. B.L. indicates a building line
A.E. indicates an aerial easement
U.E. indicates a utility easement
STM. S.E. indicates a storm sewer easement
W.L.E. indicates a water line easement
W.M.E. indicates a water meter easement
S.S.E. indicates a sanitary sewer easement
VOL. PG. Indicates Volume, Page
F.B.C.P.R. indicates Fort Bend County Public Records
F.B.C.M.R. indicates Fort Bend County Map Records
F.B.C.D.R. indicates Fort Bend County Deed Records
O.P.R.F.B.C. indicates Official Public Records of Fort Bend County
ESMT. indicates an easement
H.L. & P. indicates Houston Lighting and Power
F.H.E. indicates a fire hydrant easement
D.E. indicates a drainage easement
TEMP. indicates temporary
● indicates a found 3/4" iron rod
○ indicates a set 5/8" iron rod (unless otherwise noted)
↖ indicates a street name change
- 2. The coordinates shown hereon are Texas South Central Zone No. 4204 State Plane Grid Coordinates (NAD 83) and may be brought to surface by applying the following combined scale factor: 1.000128.
- 3. All non-perimeter easements on property lines are centered unless otherwise noted.
- 4. All bearings are based on the Texas Coordinate System of 1983, South Central Zone.
- 5. Unless otherwise indicated, the building lines (B.L.) whether one or more, shown on this subdivision plat are established to evidence compliance with the applicable provisions of the City of Rosenberg, Texas, in effect at the time of this plat.
- 6. Walnut Creek Section Eleven is located partially within ZONE AE and partially within UNSHADED ZONE X per Fema Flood Insurance Rate Map (FIRM) Panel 48157C0265L which bears an effective date of April 2, 2014. The nearest base flood elevation is 79.41 (NAVD 88).
- 7. All property to drain into the drainage easement only through an approved drainage structure.
- 8. The minimum slab elevation shall be 82.5, eighteen inches (18") above the 100-year flood plain elevation and maximum ponding elevation, eighteen inches (18") above natural ground, or twelve inches (12") above the top of curb at the front of the lot, whichever is higher. The top of slab elevation at any point on the perimeter of the slab shall not be less than eighteen inches (18") above natural ground.
- 9. The drainage system for this subdivision is designed in accordance with the "Fort Bend County Drainage Criteria Manual" which allows street ponding with intense rainfall events.
- 10. All drainage easements are to be kept clear of fences, buildings, vegetation and other obstructions to the operation and maintenance by the drainage facility.
- 11. Sidewalks shall be built or caused to be built through restrictive covenants not less than five (5) feet in width on both sides of all dedicated public rights-of-way within said plat and on the contiguous right-of-way of all perimeter roads surrounding said plat, in accordance with the A.D.A.
- 12. This plat lies within Fort Bend County lighting ordinance zone No. L22
- 13. Lots are restricted to single family residential use.
- 14. Restricted Reserve A is hereby dedicated for use as private open space. Restricted Reserve A is to be owned and maintained by the Home Owners Association, with the exception of the 80' Drainage Easement, which is to be maintained by Fort Bend County Municipal Utility District No. 152.
- 15. BENCHMARK: AW4239, an NGS disk with the stamping W 811 1943, located 13.0 miles northeast from Guy, Texas as follows: .765 miles northeast along Farm Road 1994 from the junction with State Highway 36 in Guy, thence 5.35 miles northeast along Farm Road 762, at the junction of Smithers Lake Road 49.5 feet southeast of the center line of Farm Road 762, 42.0 feet southwest of the center line of Smithers Lake Road, 11.5 feet east-southeast of a T junction telephone pole with a metal box and guy wire, 10.0 feet east-southeast of a fence corner post, 3.0 feet southwest of a fence, 8.9 feet southeast of a fence, 8.9 feet southeast of a witness post, about level with the road, and set in the top of a concrete post projecting 0.2 foot above the ground. NAVD 88 (2001 ADJ.) ELEVATION = 75.10

PROJECT BENCHMARK: FORT BEND COUNTY MARKER NUMBER (355), a bronze disk set in concrete (05/22/14) Coordinates shown are referenced to Texas State Plane Coordinate System, South Central Zone, NAD-83 and were derived by the post-processing of static GPS observations made on (5/22/14) using National Geodetic Survey (NGS) OPUS Utility (Online Positioning User Service). The following three NGS CORS (Continuously Operating Reference Stations) were used to compute the coordinate values shown:
DES999 ADKS Adicks 1795 Cors ARP
D17827 ANG5 Angleton 5 Cors ARP
DF8773 COH2 Houston 2 Coop Cors ARP
X = (3,004,303.13) US FL
Y = (13,749,388.01) US FL
Elevation = (81.89) NAVD-88
Scale Factor = (0.99986855)

- 16. Each lot shall have a minimum five (5) foot interior side lot set back line.
- 17. A minimum distance of 10' shall be maintained between residential dwellings.
- 18. Elevations used for delineating contour lines are based upon U.S.C. & G.S. Datum, NAVD 88 (2001 ADJ.).
- 19. This plat was prepared to meet City of Rosenberg and Fort Bend County requirements.
- 20. This plat was prepared from information furnished by Stewart Title Company, File No. 1415744818, Effective Date August 14, 2014. The surveyor has not abstracted the above property.
- 21. This plat lies wholly within Fort Bend County Municipal Utility District No. 152, Fort Bend Subsidence District, Fort Bend County Drainage District, Lamar Consolidated I.S.D., the ETJ of the City of Rosenberg, and Fort Bend County.
- 22. Approval of this plat will expire one year from City Council approval if not recorded in the real property records of the County of Fort Bend.
- 23. Five eighths inch (5/8") iron rods three feet (3') in length are set on all perimeter boundary corners, all angle points, all points of curvature and tangency, and all block corners, unless otherwise noted.
- 24. The pipelines and/or pipeline easements within the limits of the proposed subdivision are as shown.
- 25. Lot 3 of Block 1 is denied direct access to Pearl Terrace Ln. Lot 1 of Block 2 is denied direct access to Stonebluff Ln. Lot 16 of Block 2 is denied direct access to Garden Bay Ct. Lot 20 and 21 of Block 2 are denied direct access to Pearl Terrace Ln.
- 26. Restrictions: Those recorded in/under Clerk's File No. 2005095085 of the Official Public Records of Fort Bend County, Texas; but omitting any covenants, condition, or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code or (b) relates to handicap, but does not discriminate against handicapped persons.
- 27. The remainder of a 35' Temporary Drainage Easement that lies within the boundary of this plat shall automatically be abandoned at plat recordation in accordance with Fort Bend County Official Public Records document number 2013150032.

PARK LAND DEDICATION TABLE

TOTAL NUMBER OF LOTS:	27 LOTS
PUBLIC PARK REQUIREMENT:	27 LOTS/160 = 0.17 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) = 529 LOTS.	
529/2 = 265 LOTS	
265 LOTS/160 = 1.66 ACRES OF CREDIT USED.	
MONEY IN LIEU OF PUBLIC PARK LAND DEDICATION:	27 LOTS/2 = 13.5 LOTS 13.5 LOTS X \$350.00/LOT = \$4,725.00



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

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

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

APPROVED BY the Commissioners' Court of Fort Bend County, Texas, this _____ day of _____, 201__.

Richard Morrison
Precinct 1, County Commissioner

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

Robert E. Hebert
County Judge

Grady Prestage
Precinct 2, County Commissioner

James Patterson
Precinct 4, County Commissioner

I, Dianne Wilson, County Clerk in and for Fort Bend County, hereby certify that the foregoing instrument with its certificate of authentication was filed for recordation in my office on _____, 201__, at _____ o'clock _____ M. Filed in plat number(s) _____ of the plat records of Fort Bend County, Texas.

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

Dianne Wilson, County Clerk
Fort Bend County, Texas

By: _____
Deputy

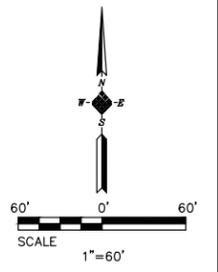
WALNUT CREEK SECTION ELEVEN
A SUBDIVISION OF
8.764 ACRES
CONTAINING
27 LOTS, 2 BLOCKS AND 1 RESTRICTED RESERVE
OUT OF THE
EUGENE WHEAT SURVEY, A-396
AND THE
WILEY MARTIN LEAGUE, A-56
FORT BEND COUNTY, TEXAS

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

PLANNER: KERRY R. GILBERT & ASSOCIATES, INC..
23501 CINCO RANCHO BOULEVARD, SUITE A-250 - KATY, TEXAS 77494 - (281) 579-0940

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

\\V00F533\Projects\0300\037115100\Walmut Creek_Sec_11\DWG\WCT1_C-Plat\EMC [Sh. 1] Plotted Sep 25, 2014 at 8:30am by breshaw (unt Saved by breshaw)

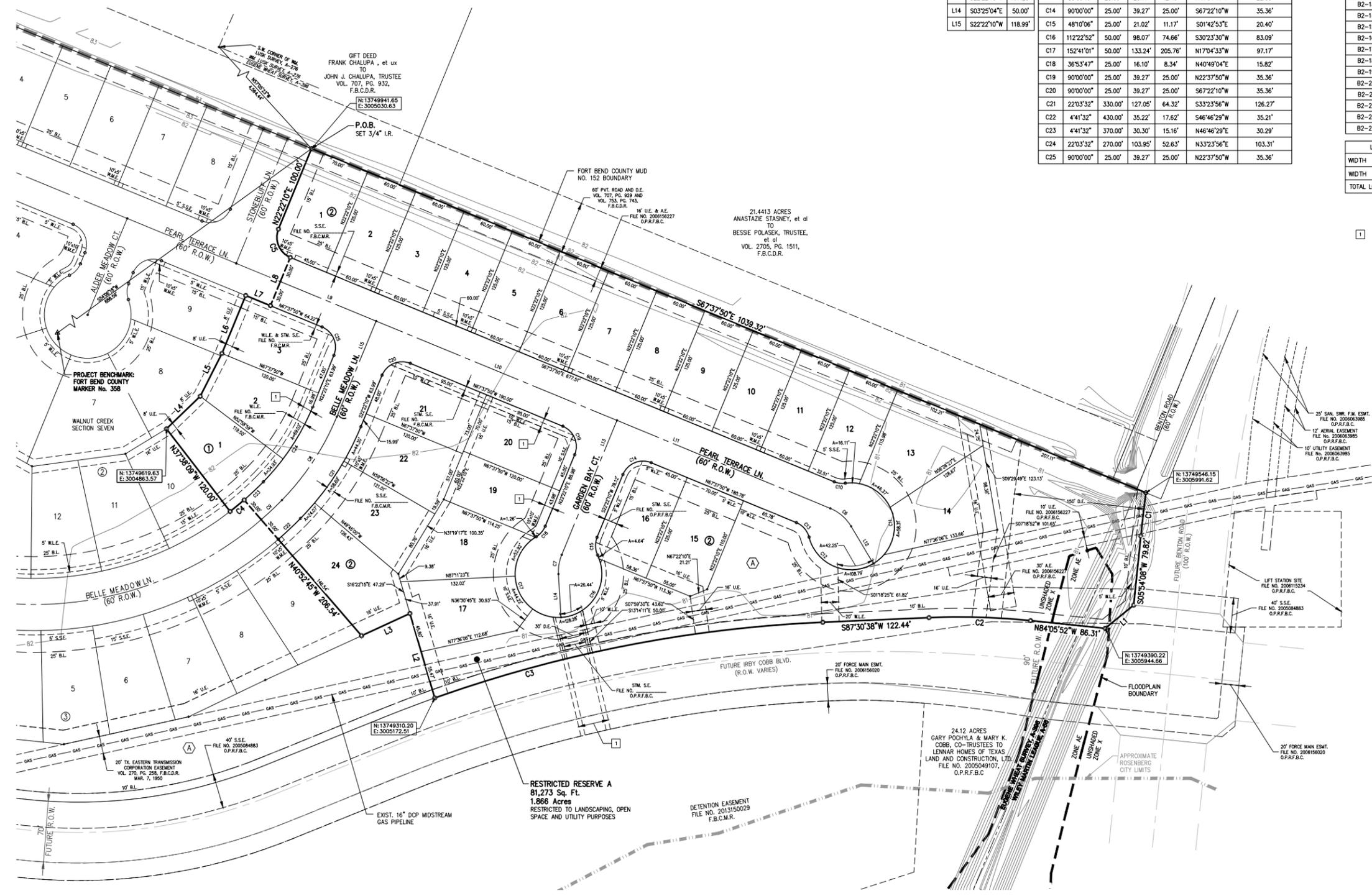


LINE TABLE			CURVE TABLE						
LINE	BEARING	LENGTH	CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD DISTANCE
L1	S50°54'08"W	42.43'	C1	1°33'12"	1850.00'	50.15'	25.08'	S06°40'44"W	50.15'
L2	N16°22'15"W	101.27'	C2	8°23'30"	800.00'	117.17'	58.69'	N88°17'37"W	117.06'
L3	S65°19'26"W	61.39'	C3	17°03'48"	1535.00'	457.14'	230.27'	S78°58'44"W	455.45'
L4	N46°09'44"E	53.95'	C4	3°14'36"	370.00'	20.94'	10.48'	S50°44'33"W	20.94'
L5	N26°56'06"E	55.22'	C5	9°00'00"	25.00'	39.27'	25.00'	N22°37'50"W	35.36'
L6	N22°22'10"E	72.00'	C6	36°49'07"	50.00'	32.13'	16.64'	N49°13'16"W	31.58'
L7	S67°37'50"E	30.78'	C7	25°47'14"	50.00'	22.50'	11.45'	S09°28'33"W	22.31'
L8	N22°22'10"E	60.00'	C8	22°03'32"	300.00'	115.50'	58.47'	S33°23'56"W	114.79'
L9	S67°37'50"E	119.22'	C9	4°41'32"	400.00'	32.76'	16.39'	S46°46'29"W	32.75'
L10	S67°37'50"E	300.00'	C10	29°58'03"	25.00'	13.08'	6.69'	S82°36'51"E	12.93'
L11	N67°37'50"W	265.79'	C11	156°47'10"	50.00'	136.82'	243.43'	S19°12'17"E	97.96'
L12	N30°48'42"W	50.00'	C12	106°17'09"	50.00'	92.75'	66.70'	N67°40'08"W	80.01'
L13	S22°22'10"W	167.25'	C13	53°06'16"	25.00'	23.17'	12.49'	N41°04'41"W	22.35'
L14	S03°25'04"E	50.00'	C14	90°00'00"	25.00'	39.27'	25.00'	S67°22'10"W	35.36'
L15	S22°22'10"W	118.99'	C15	48°10'06"	25.00'	21.02'	11.17'	S01°42'53"E	20.40'
C16	112°22'52"	50.00'	98.07'	74.66'	S30°23'30"W	83.09'			
C17	152°41'01"	50.00'	133.24'	205.76'	N17°04'33"W	97.17'			
C18	36°53'47"	25.00'	16.10'	8.34'	N40°49'04"E	15.82'			
C19	90°00'00"	25.00'	39.27'	25.00'	N22°37'50"W	35.36'			
C20	90°00'00"	25.00'	39.27'	25.00'	S67°22'10"W	35.36'			
C21	22°03'32"	330.00'	127.05'	64.32'	S33°23'56"W	126.27'			
C22	4°41'32"	430.00'	35.22'	17.62'	S46°46'29"W	35.21'			
C23	4°41'32"	370.00'	30.30'	15.16'	N46°46'29"E	30.29'			
C24	22°03'32"	270.00'	103.95'	52.63'	N33°23'56"E	103.31'			
C25	90°00'00"	25.00'	39.27'	25.00'	N22°37'50"W	35.36'			

LOT AREA SUMMARY TABLE		
LOT NO.	SQ. FT.	AC.
B1-1	8462	0.1943
B1-2	8540	0.1961
B1-3	8506	0.1953
B2-1	8616	0.1978
B2-2	7500	0.1722
B2-3	7500	0.1722
B2-4	7500	0.1722
B2-5	7500	0.1722
B2-6	7500	0.1722
B2-7	7500	0.1722
B2-8	7500	0.1722
B2-9	7500	0.1722
B2-10	7500	0.1722
B2-11	7500	0.1722
B2-12	7387	0.1696
B2-13	10320	0.2369
B2-14	8932	0.2051
B2-15	8638	0.1983
B2-16	8536	0.1959
B2-17	9297	0.2134
B2-18	9072	0.2083
B2-19	7171	0.1646
B2-20	8266	0.1898
B2-21	8626	0.1980
B2-22	8253	0.1895
B2-23	8525	0.1957
B2-24	10879	0.2497

LOT WIDTH TABLE	
WIDTH < 60'	4 LOTS (15%)
WIDTH ≥ 60'	23 LOTS (85%)
TOTAL LOTS	27 LOTS

1 REMAINDER OF 35' TEMP. D.E. FILE NO. 2013150032 O.P.R.F.B.C. (SEE NOTE 27, SHEET 1)

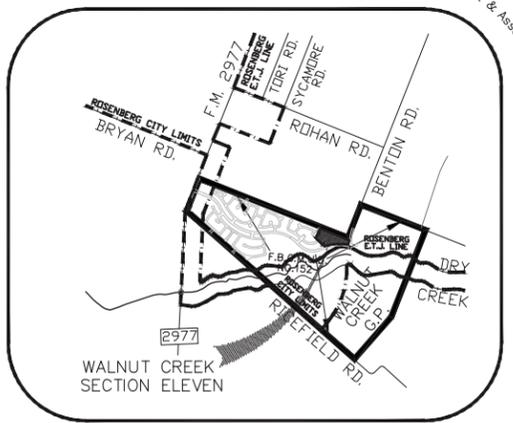
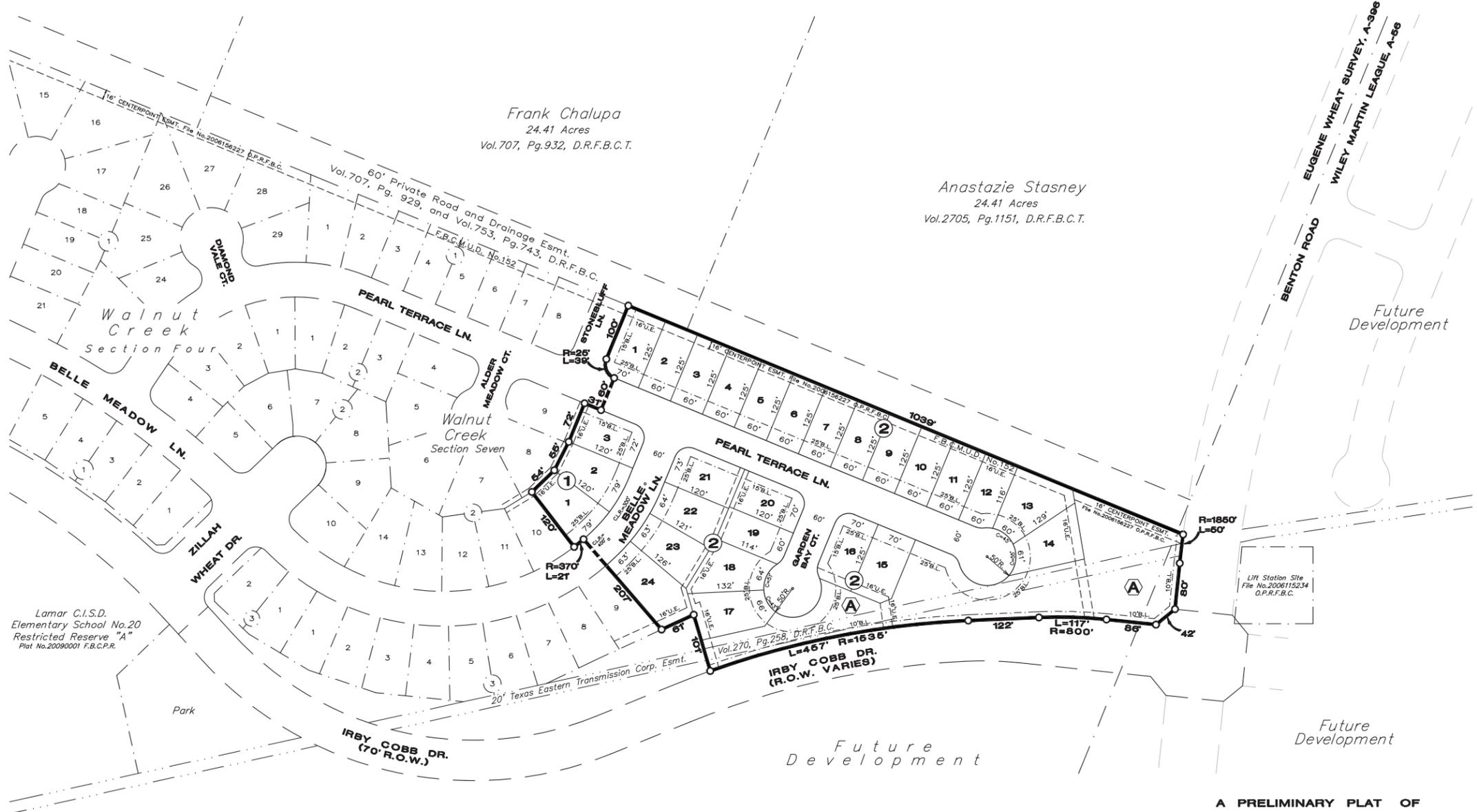


WALNUT CREEK SECTION ELEVEN
 A SUBDIVISION OF
8.764 ACRES
 CONTAINING
27 LOTS, 2 BLOCKS AND 1 RESTRICTED RESERVE
 OUT OF THE
EUGENE WHEAT SURVEY, A-396
 AND THE
WILEY MARTIN LEAGUE, A-56
 FORT BEND COUNTY, TEXAS

OWNER: LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD.
 A TEXAS LIMITED PARTNERSHIP
 690 Briarwood Development Company
 550 GREENS PARKWAY, SUITE 200 - HOUSTON, TEXAS 77067 - PHONE: 281-975-1000
PLANNER: KERRY R. GILBERT & ASSOCIATES, INC..
 23501 CINCO RANCH BOULEVARD, SUITE A-250 - KATY, TEXAS 77494 - (281) 579-0940

ENGINEER: IDS Engineering Group
 13333 NW. Freeway, Suite 300
 Houston, TX 77040
 713.462.3178
 TBP# F-002726 TBP#LS 10110700

\\\houston\SSD\Projects\0371151-00\Walnut Creek_Sec_11\WALNUT_CREEK_SECTION_ELEVEN.dwg (Last Saved by: throdman)



Vicinity Map



- 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 across 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.4815700220J, FORT BEND COUNTY, TEXAS MAP REVISED JANUARY 3, 1997, THE PROPERTY CONTAINED WITHIN THE BOUNDARIES OF THIS PRELIMINARY PLAT LIES WITHIN ZONE "X" AND IS OUTSIDE OF THE 100 YEAR FLOOD PLAIN.
 - ALL LOTS CONTAINED WITHIN THIS PRELIMINARY PLAT ARE HEREBY RESTRICTED TO SINGLE FAMILY RESIDENTIAL USE.

Lamar C.I.S.D. Elementary School No.20 Restricted Reserve "A" Plat No.20090001 F.B.C.P.R.

A PRELIMINARY PLAT OF
WALNUT CREEK SECTION ELEVEN
 BEING 8.7± ACRES OF LAND
 CONTAINING 27 LOTS (60' X 120' TYP.) AND
 ONE RESERVE IN TWO 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
 550 GREENS PARKWAY, #100
 HOUSTON, TEXAS 77067
 ATTN: MR. CHRIS GILBERT (281) 875-1000

ENGINEER/SURVEYOR:
IDS ENGINEERS
 13333 NORTHWEST FREEWAY, #300
 HOUSTON, TEXAS 77040
 ATTN: MR. CHAD ABRAM, 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

PARK LAND DEDICATION TABLE

TOTAL NUMBER OF LOTS:	27 LOTS
PUBLIC PARK REQUIREMENT:	27 LOTS/160=0.17 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)=529 LOTS.	
529/2 = 265 LOTS	
265 LOTS/160 = 1.66 ACRES OF CREDIT USED.	
MONEY IN LIEU OF PUBLIC PARK LAND DEDICATION:	27 LOTS/2=14 LOTS 14 LOTS X \$350.00/LOT=\$4,900.000

LOT WIDTH TABLE

WIDTH < 60'	4 LOTS (15%)
WIDTH > 60'	23 LOTS (85%)
LOTS TOTAL: 27	

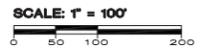
LOT AREA SUMMARY

BLOCK 1			BLOCK 2		
LOT	LOT WIDTH AT B.L.	SQ. FT.	LOT	LOT WIDTH AT B.L.	SQ. FT.
1	79'	8,451	1	70'	8,593
2	79'	8,532	2	60'	7,500
3	72'	8,493	3	60'	7,500
			4	60'	7,500
			5	60'	7,500
			6	60'	7,500
			7	60'	7,500
			8	60'	7,500
			9	60'	7,500
			10	60'	7,500
			11	60'	7,500
			12	60'	7,382
			13	60'	10,336
			14	60'	8,936
			15	70'	8,637
			16	70'	8,517
			17	66'	9,298
			18	64'	9,081
			19	60'	7,169
			20	70'	8,259
			21	73'	8,619
			22	64'	8,284
			23	63'	8,526
			24	63'	10,880

NOTE:
 RESTRICTED RESERVE "A"
 LANDSCAPE/OPEN SPACE
 ±1.88 ACRES

DISCLAIMER AND LIMITED WARRANTY

THIS PRELIMINARY SUBDIVISION PLAT HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF THE CITY OF ROSENBERG SUBDIVISION ORDINANCE IN EFFECT AT THE TIME THIS PLAT WAS PREPARED ALONG WITH ANY VARIANCE OR VARIANCES TO THE PROVISIONS OF THE AFORESAID ORDINANCE WHICH ARE SUBSEQUENTLY GRANTED BY THE CITY OF ROSENBERG PLANNING COMMISSION. THIS PRELIMINARY PLAT WAS PREPARED FOR THE LIMITED PURPOSE OF GUIDANCE IN THE PREPARATION OF ACTUAL ENGINEERING AND DEVELOPMENT PLANS. THIS LIMITED WARRANTY IS MADE IN LIEU OF ALL OTHER WARRANTIES, EXPRESS OR IMPLIED, AND NEITHER 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.



FEBRUARY 06, 2014
 KGA# 05604

Four (4) of the lots are identified as being less than 60' lots due to being less than fifty feet (50') as measured at the right-of-way. All lots are a minimum of 60' as measured at the front building line. Additionally, the subdivision contains a 1.36-acre landscape reserve abutting the future Irby Cobb right-of-way. 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.

Staff recommends extending the approval of the Preliminary Plat of Walnut Creek Section Seven 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.

Action Taken: Commissioner Parsons moved, seconded by Commissioner Urbish, to approve the 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. The motion carried unanimously.

7. 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 ELEVEN, A SUBDIVISION OF 8.764 ACRES CONTAINING 27 LOTS, 2 BLOCKS AND 1 RESTRICTED RESERVE 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 Walnut Creek Section Eleven 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 Eleven consists of twenty-seven (27) 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 Seven to the immediate west.

The subdivision generally consists of sixty-foot (60') lots in accordance with the approved Land Plan for Walnut Creek. Four (4) of the lots are identified as being less than 60' lots due to being less than fifty feet (50') as measured at the right-of-way. All lots are a minimum of 60' as measured at the front building line. Additionally, the subdivision contains a 1.88-acre landscape reserve abutting the future Irby Cobb right-of-way. 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 Walnut Creek Section Eleven 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.

Action Taken: Commissioner Urbish moved, seconded by Commissioner Casias, to approve the Preliminary Plat of Walnut Creek Section Eleven, a subdivision of 8.764 acres containing 27 lots, 2 blocks and 1 restricted reserve out of the Eugene Wheat Survey, A-396, and the Wiley Martin League, A-56, Fort Bend County, Texas. The motion carried unanimously.

8. HOLD PUBLIC HEARING FOR A SHORT FORM FINAL PLAT OF GOLDSHIRE CENTER REPLAT OF COMMERCIAL RESERVE "A-2", A SUBDIVISION OF 4.3943 ACRES OR 191,416 SQUARE FEET OF LAND BEING A REPLAT OF COMMERCIAL RESERVE "A-2" OF GOLDSHIRE CENTER REPLAT OF COMMERCIAL RESERVE "A", RECORDED UNDER FORT BEND COUNTY CLERK'S FILE NO. 20130048, IN THE JAMES LOWERY SURVEY, ABSTRACT NO. 275, CITY OF ROSENBERG, FORT BEND COUNTY, TEXAS; 1 BLOCK, 2 RESERVES.

Executive Summary: This Agenda item consists of the required public hearing on the proposed Goldshire Center Replat of Commercial Reserve "A-2." The Plat consists of 4.3943 acres and two (2) commercial reserves. It is a replat of the previous Goldshire Center Replat of Commercial Reserve "A," which was recorded in March 2013 after coming before the Planning Commission in December 2012 and City Council in February 2013.

The Plat simply proposes to further subdivide existing Reserve "A-2" into two (2) new reserves to accommodate a new site development adjacent to the recently constructed Stripes at Reading Road and FM 1640. There are no

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 Walnut Creek Irby Cobb Dr. Street Dedication No. Two, being 3.4 acres of land out of the Eugene Wheat Survey, A-396 and Wiley Martin League, A-56, Fort Bend County, Texas. The motion carried unanimously.

3. CONSIDERATION OF AND ACTION ON A PRELIMINARY PLAT OF WALNUT CREEK SECTION SEVEN, BEING 9.6 ACRES OF LAND CONTAINING 31 LOTS (60' X 120' TYP.) AND ONE RESERVE IN THREE BLOCKS OUT OF THE EUGENE WHEAT SURVEY, A-396, FORT BEND COUNTY, TEXAS.

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

The subdivision generally consists of sixty-foot (60') lots in accordance with the approved Land Plan for Walnut Creek. Four (4) of the lots are identified as being less than 60' lots due to being less than fifty feet (50') as measured at the right-of-way. All lots are a minimum of 60' as measured at the front building line. Additionally, the subdivision contains a 1.36-acre landscape reserve abutting the future Irby Cobb right-of-way.

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 Seven.

Key Discussion:

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

Action Taken: Vice Chairperson Phipps moved, seconded by Commissioner Parsons, to approve the Preliminary Plat of Walnut Creek Section Seven, being 9.6 acres of land containing 31 lots (60' x 120' typ.) and one reserve in three blocks out of the Eugene Wheat Survey, A-396, Fort Bend County, Texas. The motion carried unanimously.

4. CONSIDERATION OF AND ACTION ON A PRELIMINARY PLAT OF WALNUT CREEK SECTION ELEVEN, BEING 8.7 ACRES OF LAND CONTAINING 27 LOTS (60' X 120' TYP.) AND ONE RESERVE IN TWO BLOCKS OUT OF THE EUGENE WHEAT SURVEY, A-396 & WILEY MARTIN LEAGUE, A-56, FORT BEND COUNTY, TEXAS.

Executive Summary: The Preliminary Plat of Walnut Creek Section Eleven is a proposed subdivision consisting of twenty-seven (27) residential lots located off of Irby Cobb Boulevard in the north central part of the Walnut Creek Development. The proposed Plat is located in the Extraterritorial Jurisdiction (ETJ) and in Fort Bend County MUD No. 152. It adjoins Walnut Creek Section Seven to the immediate west.

The subdivision generally consists of sixty-foot (60') lots in accordance with the approved Land Plan for Walnut Creek. Four (4) of the lots are identified as being less than 60' lots due to being less than fifty feet (50') as measured at the right-of-way. All lots are a minimum of 60' as measured at the front building line. Additionally, the subdivision contains a 1.88-acre landscape reserve abutting the future Irby Cobb right-of-way. This reserve should contain two (2) water line easements on the Final Plat to provide for the subdivision's water lines to connect to the main water line in the Irby Cobb right-of-way. Staff recommends this requirement as a condition of Final Plat approval.

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 Eleven.

Key Discussion:

- Mr. Tanner presented the item and reviewed the Executive Summary.
- Chairperson Pavlovsky inquired where the waterlines are located.
- Mr. Tanner indicated the waterlines on the map and stated that waterline easements would be needed in order to connect to the infrastructure and Irby Cobb Boulevard. It would loop the waterlines.
- Commissioner Parsons inquired about the 20-foot transmission easement.
- Mr. Tanner stated that he believes that is for a pipeline.
- Commissioner Parsons stated that he assumes there will be full disclosure to the people buying those lots that the pipeline exists.
- Mr. Tanner replied that he suspects that would be the reason the pipeline was kept away from the lots with a landscape reserve between.
- Commissioner Poldrack inquired if there are any regulations requiring a certain distance between a residence and a pipeline, dependent on what is flowing through the pipeline.
- Mr. Tanner replied that he does not believe so and the only buffer would be that easement. He would think the pipeline would run in the center of that easement and the remaining easement provides the buffer.
- Commissioner Poldrack inquired if there are any building requirements calling for a specific setback from building near the pipelines.
- Mr. Tanner replied that he does not believe so. Just about every subdivision has this issue as the pipelines preexist the development.
- Chairperson Pavlovsky stated that pipeline easements are all over.
- Mr. Tanner replied that they put these easements in landscape reserves so they do not intersect with lots.

Action Taken: Commissioner Casias moved, seconded by Commissioner Urbish, to approve the Preliminary Plat of Walnut Creek Section Eleven, being 8.7 acres of land containing 27 lots (60' x 120' typ.) and one reserve in two blocks out of the Eugene Wheat Survey, A-396 & Wiley Martin League, A-56, Fort Bend County, Texas. The motion carried unanimously.

5. CONSIDERATION OF AND ACTION ON A SHORT FORM FINAL PLAT OF LAMAR CISD ELEMENTARY SCHOOL NO. 23; 0 LOTS, 1 BLOCK, 1 RESERVE; BEING 14.26 ACRES IN THE ROBERT E. HANDY SURVEY, ABSTRACT 187, CITY OF ROSENBERG, FORT BEND COUNTY, TEXAS.

Executive Summary: The Short Form Final Plat of Lamar CISD Elementary School No. 23 fronts on the south side of August Green Drive, west of FM 2977 and adjoining the site of the City's Fire Station No. 3, currently under construction. It is located within the City Limits and in Fort Bend County MUD No. 144. The Plat consists of one (1) reserve and 14.26 acres.

Because the Plat has only one (1) reserve and does not require the dedication or alteration of any streets, it meets the criteria for a short form final plat under the "Subdivision" Ordinance. This essentially means that a Preliminary Plat did not have to be submitted. The proposed Plat is consistent with the approved Land Plan for Summer Lakes and Waterford Park, which calls for commercial development of this tract (as opposed to residential).

The proposed Short Form Final Plat is not in conflict with the "Subdivision" Ordinance, the approved Land Plan, or with the Development Agreement for MUD No. 144. That being said, staff recommends that the Planning Commission recommend approval to City Council of the Short Form Final Plat of Lamar CISD Elementary School No. 23.

Key Discussion:

- Mr. Tanner presented the item and reviewed the Executive Summary.
- Commissioner Parsons inquired when they plan to build the school.
- Mr. Tanner replied that he expects it would be within the next year and a half as opposed to next fall.

Action Taken: Commissioner Parsons moved, seconded by Commissioner Poldrack, to recommend approval to City Council of the Short Form Final Plat of Lamar CISD Elementary School No. 23; 0 lots, 1 block, 1 reserve; being 14.26 acres in the Robert E. Handy Survey, Abstract 187, City of Rosenberg, Fort



PLANNING COMMISSION COMMUNICATION

October 15, 2014

ITEM #	ITEM TITLE
11	Proposed Masonry Requirements

MOTION

Consideration of and action on proposed amendments to Code of Ordinances, Chapter 6, Articles I and XVII providing for a minimum masonry requirement for new single-family residential construction.

RECOMMENDATION

Staff recommends that the Planning Commission recommend approval to City Council of the proposed amendments to Code of Ordinances, Chapter 6, Articles I and XVII.

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

SUPPORTING DOCUMENTS:

1. Proposed Ordinance Redlines

APPROVAL

Submitted by:

Travis Tanner

Travis Tanner, AICP
Executive Director of Community
Development

Reviewed by:

___ Executive Director of Community Development

___ City Engineer

EXECUTIVE SUMMARY

Potential masonry standards have been discussed at several previous Planning Commission meetings. At the July 16, 2014 meeting, representatives of the Texas Masonry Council gave a presentation on the benefits of masonry planning policies. Among the benefits they discussed were the following:

- Masonry products are lower maintenance;
- Increased home values and tax base;
- Lower cost of ownership and more advantageous from a resale standpoint;
- Results in more predictable development; and
- Safety considerations.

Because of the West Fort Bend Management District corridors and commercial and multi-family development already being subject to masonry standards in most instances, staff and the Commission have discussed a masonry requirement for new single-family residential developments in the City (these standards could not be applied in the ETJ). Therefore, staff has created definitions and established a minimum percentage of masonry for homes constructed on lots platted after the effective date of this Ordinance. Under the proposed amendments, masonry would include brick, stone, and stucco and would exclude hardiplank and EIFS (synthetic stucco) materials. The minimum percentage of masonry would be seventy-five (75) percent. The calculation would of course exclude windows and doors (this is covered in the definitions).

The 75 percent masonry requirement is similar to what has been negotiated for recent residential developments in Brazos Town Center. The goal is to ensure a minimum of three (3) sides masonry construction. Staff recommends that the Planning Commission recommend approval to City Council of the proposed amendments to the Code of Ordinances, Chapter 6, Articles I and XVII.

CODE OF ORDINANCES

CHAPTER 6 – BUILDINGS AND BUILDING REGULATIONS

ARTICLE I. - IN GENERAL

Sec. 6-1. - Violations; penalties.

Any person violating any of the provisions of this chapter shall upon conviction be subject to the penalty in section 1-13 for each offense. This penalty shall be cumulative of any other provision of this chapter relative to revocation, suspension or cancellation of licenses issued hereunder.

([Ord. No. 2013-30, § 1, 6-18-13](#))

Sec. 6-2. - Definitions.

Building official shall mean the building official or their designee.

Masonry shall mean brick, stone, real stucco or a combination thereof and shall not include exterior insulation and finishing system (EIFS), hardiplank or any other material not specifically provided for in this definition.

Exterior shall mean the façade of the building not including windows or doors.

([Ord. No. 2013-30, § 1, 6-18-13](#))

Sec. 6-3. - Review of decisions of building official.

- (a) *Petition for review; filing; time.* Any persons aggrieved by any action the inspector may within two (2) business days after such action file a written petition with the city for review of the action of the inspector by the building official.
- (b) *Hearing.* The building and standards board, within ten (10) days after the date of the filing of the petition, shall hear and determine the appeal. The board shall have the right to sustain, modify or reverse the action of the building official.
- (c) *Effect on inspector's action.* Until such time as the building official's action is reversed or modified by the city, such action shall in all things be effective.

([Ord. No. 2013-30, § 1, 6-18-13](#))

Sec. 6-4. - Appeals; procedure.

- (a) *Time; letter to city council; contents.* Persons dissatisfied with a decision of the building and standards board shall have the right of appeal therefrom to the city council by addressing a letter to the city secretary within ten (10) days after the action appealed from, stating their desire to appeal from such action.
- (b) *Hearing.* Upon receipt of notice of such appeal, the city council shall set a date for hearing. The city secretary shall notify the appellant and the chairman of the building and standards board of the date set for the hearing. The building and standards board, as well as the applicant, shall have the right to be heard at the hearing.
- (c) *Powers of city council.* The city council shall have the right to confirm, modify or reverse the action or decision complained of. The action of the city council shall be final.
- (d) *When the building and standards board ruling is final.* If no appeal be taken within the time and in the manner hereinbefore provided, the ruling of the building and standards board shall be final. The action of the building and standards board shall be in all things effective unless reversed or modified by the city council.

([Ord. No. 2013-30, § 1, 6-18-13](#))

CODE OF ORDINANCES

CHAPTER 6 – BUILDINGS AND BUILDING REGULATIONS

ARTICLE XVII. - SINGLE-FAMILY AND ACCESSORY DWELLING UNITS

Sec. 6-425. - Definitions.

The following definitions shall be applicable to the terms and provisions as used in this article:

Accessory dwelling unit shall mean a subordinate structure that is located on the same lot, tract, or parcel of land as the main structure, which is incidental to the use of the main structure.

Estate lot shall mean a residential lot, tract, or parcel of land containing three (3) acres or greater.

Single-family dwelling unit shall mean a building containing one (1) dwelling unit that is designed to be occupied by one (1) family.

(Ord. No. 2006-32, § 1, 11-7-06)

Sec. 6-426. - Single-family dwelling units.

(a) There shall be only one (1) single-family dwelling unit permitted per platted lot, tract, or parcel of land.

(b) Single-family dwellings on lots platted after the effective date of this ordinance shall consist of a minimum of seventy-five (75) percent Masonry Exterior.

(Ord. No. 2006-32, § 1, 11-7-06)

Sec. 6-426. - Construction of accessory dwelling units.

An accessory dwelling unit shall be permitted to be constructed, in accordance with the provisions of this article, on an estate lot containing a single-family dwelling unit. An accessory dwelling unit shall not be permitted to be constructed on a lot, tract, or parcel of land containing less than three (3) acres.

(Ord. No. 2006-32, § 1, 11-7-06)

Sec. 6-426. - Restrictions on accessory dwelling units.

An accessory dwelling unit constructed on an estate lot shall be subject to the following conditions and restrictions:

- (a) An accessory dwelling unit shall not be rented or leased, under any conditions;
- (b) There shall be only one (1) accessory dwelling unit permitted on any estate lot;
- (c) An accessory dwelling unit shall not exceed two (2) stories.
- (d) There shall be only one (1) water tap, sanitary sewer tap, electrical connection, and gas connection permitted for an estate lot to serve the main structure and any accessory dwelling unit.
- (e) An accessory dwelling unit shall not be a mobile home or manufactured home.

(Ord. No. 2006-32, § 1, 11-7-06)

Sec. 6-427. - Building permit requirements for accessory dwelling units.

At the time a building permit application is submitted for the construction of an accessory dwelling unit, the applicant must submit a site plan. This requirement to provide a site plan shall be cumulative of, and in addition to, such other regulations and requirements as may be imposed under this Code.

(Ord. No. 2006-32, § 1, 11-7-06)

Sec. 6-428. - Setbacks for accessory dwelling units.

The following set back lines shall be established for all accessory dwelling units, and shall be so indicated on all site plans as delineated below:

- (a) *Front yard.* The front yard setback for an accessory dwelling unit shall be fifty (50) feet from the property line. The front yard orientation is established in accordance with the main structure.
- (b) *Side and rear yard.* The side and rear yard setbacks for an accessory dwelling unit shall be thirty (30) feet from the property line. The side and rear yard orientation is established in accordance with the main structure.
- (c) *Main dwelling.* The setback for an accessory dwelling unit from the main structure shall be ten (10) feet.

(Ord. No. 2006-32, § 1, 11-7-06)

Sec. 6-429. - Penalty.

Any person who shall violate any provision of this article shall be deemed guilty of a misdemeanor and, upon conviction, shall be subject to the penalty provided in Section 1-13 of this Code.

(Ord. No. 2006-32, § 1, 11-7-06)



PLANNING COMMISSION COMMUNICATION

October 15, 2014

ITEM #	ITEM TITLE
12	2015 Planning Commission Meeting Schedule and Submittal Deadlines

MOTION

Consideration of and action on the 2015 Planning Commission Meetings and Submittal Deadlines calendar.

RECOMMENDATION

Staff recommends approval of the 2015 schedule.

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

SUPPORTING DOCUMENTS:

1. 2015 Planning Commission Meetings and Submittal Deadlines – Draft

APPROVAL

Submitted by:

Travis Tanner

Travis Tanner, AICP
Executive Director of Community
Development

Reviewed by:

___ Executive Director of Community Development

___ City Engineer

EXECUTIVE SUMMARY

Staff has included this item for the Planning Commission to consider and take action on the proposed 2015 Planning Commission Meetings and Submittal Deadlines Calendar (Calendar). With the change to the third Wednesday of the month, it is no longer necessary to accommodate the end of year holidays by moving the meeting date.

Staff recommends approval of the proposed Calendar as presented.

**City of Rosenberg
Planning Commission Meetings
and Submittal Deadlines 2015**

DRAFT

Planning Commission Deadlines

Initial Submittal	Revised Submittal from Applicant	Planning Commission Meeting - 4:00 p.m.
Friday, December 26, 2014	The Revised Submittal deadline will be communicated to applicants with the Initial Submittal Report.	Wednesday, January 21, 2015
Friday, January 23, 2015		Wednesday, February 18, 2015
Friday, February 20, 2015		Wednesday, March 18, 2015
Friday, March 20, 2015		Wednesday, April 15, 2015
Friday, April 24, 2015		Wednesday, May 20, 2015
Friday, May 22, 2015		Wednesday, June 17, 2015
Friday, June 19, 2015		Wednesday, July 15, 2015
Friday, July 24, 2015		Wednesday, August 19, 2015
Friday, August 21, 2015		Wednesday, September 16, 2015
Friday, September 25, 2015		Wednesday, October 21, 2015
Friday, October 23, 2015		Wednesday, November 18, 2015
Friday, November 20, 2015		Wednesday, December 16, 2015

City Council Deadlines

City Council Submittal	City Council Meeting
Thursday, December 18, 2014	Tuesday, January 06, 2015
<i>Friday, January 02, 2015</i>	Tuesday, January 20, 2015
Thursday, January 15, 2015	Tuesday, February 03, 2015
Thursday, January 29, 2015	Tuesday, February 17, 2015
Thursday, February 12, 2015	Tuesday, March 03, 2015
Thursday, February 26, 2015	Tuesday, March 17, 2015
Thursday, March 19, 2015	Tuesday, April 07, 2015
Thursday, April 02, 2015	Tuesday, April 21, 2015
Thursday, April 16, 2015	Tuesday, May 05, 2015
Thursday, April 30, 2015	Tuesday, May 19, 2015
Thursday, May 14, 2015	Tuesday, June 02, 2015
Thursday, May 28, 2015	Tuesday, June 16, 2015
Thursday, June 18, 2015	Tuesday, July 07, 2015
Thursday, July 02, 2015	Tuesday, July 21, 2015
Thursday, July 16, 2015	Tuesday, August 04, 2015
Thursday, July 30, 2015	Tuesday, August 18, 2015
Thursday, August 13, 2015	Tuesday, September 01, 2015
Thursday, August 27, 2015	Tuesday, September 15, 2015
Thursday, September 17, 2015	Tuesday, October 06, 2015
Thursday, October 01, 2015	Tuesday, October 20, 2015
Thursday, October 15, 2015	Tuesday, November 03, 2015
Thursday, October 29, 2015	Tuesday, November 17, 2015
Thursday, November 12, 2015	Tuesday, December 01, 2015
<i>Wednesday, November 25, 2015</i>	Tuesday, December 15, 2015

Notes

1. A submittal is required each month on the "Initial Submittal" deadline, regardless of whether or not staff has previously reviewed the plat.
2. If required documents are not submitted on time, plats will not be placed on the agenda for that particular month.
3. Planning Commission Deadlines are at 12:00 p.m., City Council Deadlines are at 4:30 p.m, unless otherwise noted. Dates in *italics* signify deadlines that do not fall on the regularly scheduled Friday for Planning Commission or the regularly scheduled Thursday for City Council.
4. Schedule is subject to change. Please contact the Planning Department at 832-595-3500 to verify deadline dates and times.



PLANNING COMMISSION COMMUNICATION

October 15, 2014

ITEM #	ITEM TITLE
13	Staff Report of Current Activities and Requests for Future Agenda Items

MOTION

Consideration of and action on the Staff Report of Current Activities and 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

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.

Staff expects masonry standards, as well as the "Parking" Ordinance amendments that have been discussed in the last year, to be on a City Council Workshop Agenda in the fall.

ITEM 14

Announcements.

ITEM 15

Adjournment.