

# **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 21, 2015  
**TIME:** 4:00 p.m.  
**PLACE:** Rosenberg City Hall  
City Hall Council Chamber  
2110 4<sup>th</sup> Street  
Rosenberg, Texas 77471  
**PURPOSE:** Rosenberg Planning Commission Meeting

Call to order: Council Chamber

## **AGENDA**

### **MINUTES**

1. Consideration of and action on minutes of the Regular Planning Commission Meeting for September 16, 2015. (Janet Eder, Secretary II)

### **PUBLIC HEARINGS**

2. Hold public hearing on the 2035 City of Rosenberg Comprehensive Plan.

### **VARIANCE REQUESTS**

None

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

3. Consideration of and action on a Land Plan of Bonbrook Plantation South, a subdivision of 144.14 acres located in the Wiley Martin League, Abstract No. 56, Fort Bend County, TX, 368 lots in 16 blocks, 40.7442 acres in 15 reserves. (Travis Tanner, Executive Director of Community Development)
4. Consideration of and action on a Preliminary Plat of Searcy Franchise, a subdivision of 1.9337 (84,231 square feet) of land situated in the G. M. Stone League, Abst. No. 312, City of Rosenberg, Fort Bend County, Texas. (Travis Tanner, Executive Director of Community Development)

### **FINAL PLATS**

5. Consideration of and action on a Final Plat of The Trails at Seabourne Parke Section Three, a subdivision of 23.495 acres located in the G.M. Stone 1/3 League Survey, Abstract 312, City of Rosenberg, Fort Bend County, Texas (Fort Bend County Municipal Utility District No. 147); 97 lots, 2 reserves, 3 blocks. (Travis Tanner, Executive Director of Community Development)
6. Consideration of and action on a Final Plat of Walnut Creek Section Twelve, a subdivision of 13.814 acres containing 46 lots, 4 blocks and 4 restricted reserves out of the Wiley Martin League, A-56, Fort Bend County, Texas. (Travis Tanner, Executive Director of Community Development)

### **COMPREHENSIVE PLAN**

7. Consideration of and action on the Rosenberg 2035 Comprehensive Plan. (Travis Tanner, Executive Director of Community Development)

### **DISCUSSION ITEMS**

8. Review and discuss the City of Rosenberg 2016 Planning Commission Meetings and Submittal Deadlines. (Travis Tanner, Executive Director of Community Development)
9. Consideration of and action on requests for future Agenda items. (Travis Tanner, Executive Director of Community Development)
10. Announcements.

11. Adjournment.

**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 15<sup>th</sup> day of October 2015, at 4:20 p.m. by Anne Stark



Anne Stark / LC

Attest:  
Linda Cernosek, TRMC, City Secretary

[Signature]

Approved for Posting:  
Robert Gracia, City Manager

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

# **ITEM 1**

## **Minutes:**

- 1. Regular Planning Commission Meeting Minutes for September 16, 2015**

## PLANNING COMMISSION MEETING MINUTES

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

On this the 16th day of September 2015, the Planning Commission of the City of Rosenberg, Fort Bend County, Texas, met in a regular meeting at the Rosenberg City Hall Council Chamber, 2110 4<sup>th</sup> Street, Rosenberg, Texas 77471.

### COMMISSIONERS PRESENT

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

### COMMISSIONERS NOT PRESENT

Steven Monk	Planning Commissioner
Charlotte Davis	Planning Commissioner

### STAFF PRESENT

Susan Euton	Councilor, District No. 2
Charles Kalkomey	City Engineer
Janet Eder	Senior Administrative Specialist

### OTHERS PRESENT

David Miller	Miller & Associates (Greenwood Commercial Subdivision Section Three Replat No. 1)
Geoff Freeman	BGE/Kerry R. Gilbert & Associates (Walnut Creek)
Jordon Konesheck	Pape-Dawson Engineers (Trails at Seabourne Parke Section Four)
Carol Redd	EHRA (Summer Lakes Section Eight, Summer Lakes Section Nine)
Mark Janik	Friendswood Development Company (Walnut Creek)

### CALL TO ORDER

Chairperson Urbish called the meeting to order at 4:02 p.m.

### AGENDA

#### 1. CONSIDERATION OF AND ACTION ON MINUTES OF THE REGULAR PLANNING COMMISSION MEETING OF AUGUST 19, 2015.

**Action Taken:** Vice Chairperson Phipps moved, seconded by Commissioner Villagomez to approve the minutes of the Regular Planning Commission Meeting of August 19, 2015 as presented. The motion carried unanimously by those present.

#### 2. HOLD PUBLIC HEARING ON A PRELIMINARY PLAT OF GREENWOOD COMMERCIAL SUBDIVISION SECTION THREE REPLAT NO. 1, A SUBDIVISION OF 6.986 ACRES OF LAND BEING A PARTIAL REPLAT OF RESERVE "A" OF GREENWOOD COMMERCIAL SUBDIVISION SECTION THREE, AS RECORDED IN SLIDE NO. 2469A OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS, BEING IN THE JAMES LOWERY SURVEY, ABSTRACT NO. 275, CITY OF ROSENBERG, FORT BEND COUNTY, TEXAS; 5 RESERVES, 1 BLOCK.

**Executive Summary:** The purpose of this agenda item is to hold a Public Hearing on the proposed Preliminary Plat of Greenwood Commercial Subdivision Section Three Replat No. 1. The site consists of 6.986 acres, being a partial replat of Reserve "A" of Greenwood Commercial Subdivision Section Three.

The subdivision, Greenwood Commercial Subdivision Section Three, was originally platted in 2003 with the subject property being one (1) commercial reserve (Reserve "A"). The owner/applicant now wishes to plat or subdivide the

original Reserve "A" into five (5) reserves, providing for access and utilities to each of the proposed reserves.

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

**Chairperson Urbish opened the public hearing at 4:03 p.m. After three calls for speakers, no one came forward. Chairperson Urbish closed the public hearing at 4:04 p.m.**

**3. CONSIDERATION OF AND ACTION ON A VARIANCE REQUEST REGARDING THE REAR BUILDING SETBACK REQUIREMENT AT SEABOURNE MEADOWS SECTION ONE, UNRESTRICTED COMMERCIAL RESERVE "A".**

**Executive Summary:** A Variance Request application has been submitted for a building setback from the rear property line of Seabourne Meadows Section One, Unrestricted Commercial Reserve "A" (southwest corner of Seabourne Meadows Drive and Spur 529, 1.706 acres). This is for a convenience store on a commercial reserve abutting single-family residential lots in the Seabourne Meadows Section One subdivision. A vicinity map of the property, application materials, and photos are attached for review.

The subdivision, Seabourne Meadows Section One, was originally platted in February 2005. The current "Subdivision" Ordinance (Code of Ordinances, Ch. 25, Sec. 25-69) requires a 30' rear building line for commercial reserves abutting a residential use. This requirement has been in place since May 2008 (subsequent to the subject property being platted) and has been enforced consistently since that time. The plat of the subject property has only a 10' utility easement along the rear property line in question.

Variances must be evaluated by the Planning Commission based on the four (4) criteria outlined in the Code (Sec. 25-8). Following is staff's analysis of each of the criteria.

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

*The applicant has claimed the configuration and need for a fire lane in front of the building as special circumstances per their application. Staff believes the triangular shape of the tract, combined with it being platted before the current ordinance with only a 10' rear utility easement, could potentially constitute special circumstances.*

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

*Staff cannot identify any safety concerns or specific negative impacts associated with this request. It will be required to comply with applicable international codes and would be inspected by the City. Additionally, they have proposed landscaping to buffer the commercial building from abutting residential uses.*

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

*The granting of the variance should not prevent orderly subdivisions in the area. New subdivisions are required to have building lines in accordance with City codes and in that way are not the same as previous subdivisions with less restrictive building lines.*

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

*The proposed design solution does not appear to be inappropriate given its context. The applicant originally submitted plans for the building to be much closer to the adjoining residential property lines. Once informed by staff of the 30' setback requirement, they altered the plan for the building to be approximately 23' from the lot line, with added landscaping to buffer the use. Trees were also subsequently modified from live oaks to crape myrtles so as not to conflict with any overhead utilities.*

The code also states that, "in granting variances, the City may impose such reasonable conditions as will ensure that the use of the property to which the variance applies will be as compatible as practicable with the surrounding properties. Staff would not object to the proposed variance with the following conditions:

- 1) Minimum rear setback of 23'; and

- 2) Rear landscaping per attached site plan.

Staff generally not being opposed to the variance is based on the triangular shape of the tract combined with it having been platted before the current ordinance took effect. Additionally, it is only one corner of the building that would intersect with the 30' setback line. The above conditions are recommended to provide for additional safeguards for the abutting residential neighborhood. With the latter conditions in place, staff does not take issue with the proposed variance or believe that it will be detrimental to the public welfare.

The Planning Commission has the options of recommending to City Council that the variance be denied, granted as proposed, or granted with additional conditions such as additional landscaping. Granting of variances is at the discretion of the Planning Commission and City Council.

**Key Discussion:**

- Mr. Tanner presented the item and reviewed the Executive Summary.
- Commissioner Poldrack inquired about the setback location.
- Mr. Tanner explained that one corner of the building intersects with the 30' setback line. The reported reason for the building setback variance request was to accommodate a fire lane at the front of the property.
- Commissioner Poldrack inquired about the possibility of positioning the building differently.
- Mr. Tanner stated that the building would encroach on the parking area and fire lane if rotated slightly.
- Commissioner Villagomez inquired about the minimum 23' setback and the consequences of it.
- Mr. Tanner stated that there were no current issues based on proposed conditions of the building design.
- Commissioner Poldrack inquired if the building could be moved up by seven feet (7') to the front property line.
- Mr. Tanner stated that moving the building closer to the front property line would reduce parking.
- Mr. Kalkomey stated that space at the front of the building would be needed for gas pumps and fuel trucks.
- Commissioner Poldrack inquired if a public hearing would be required since the property is adjacent to a residential area.
- Mr. Tanner explained that the City does not have a zoning ordinance so there is no public hearing requirement or criteria.
- Chairperson Urbish stated that rules were established years ago, and now, new rules have been established. The proposed building setback does not appear to be a problem; however, it would have been much easier with the applicant present to present their case.

**Action Taken:** Commissioner Villagomez moved, seconded by Commissioner Poldrack to approve the Variance Request regarding the rear building setback requirement at Seabourne Meadows Section One, Unrestricted Commercial Reserve "A". The motion carried unanimously by those present.

**4. CONSIDERATION OF AND ACTION ON A REVISED LAND PLAN FOR WALNUT CREEK, 516.0 ACRES OF LAND OUT OF THE EUGENE WHEAT SURVEY, A-396 FORT BEND COUNTY, TEXAS.**

**Executive Summary:** A revised Land Plan has been submitted for Walnut Creek consisting of 516 acres of land. Note that the acreage for the development has been reduced from its original approximately 527 acres (see attached 2008 approved Land Plan). The reduction in acreage is due to the omission of a tract located at the southeast corner of A Meyers Road and Benton Road that the developer has not been successful in acquiring. Included in the overall acreage, but no longer in the development plan, obviously, is the approximately 94-acre regional detention tract that was conveyed to the City. That tract is bounded by Dry Creek, the proposed extension of Benton Road south of Dry Creek, Ricefield Road, and the east property line of a drill site.

Omitting the acreage discussed above from the proposed residential development is the reason for revising the Land Plan. The developer also wants to move forward to plat/subdivide to the east of the future Benton Road and Irby Cobb Boulevard intersection (i.e., Sections 11, 12, and 13). It should be noted that this development was originally planned under the ordinance requiring a minimum of fifty percent (50%) sixty foot (60') lots in the development. Now that requirement is for one hundred percent (100%) 60' lots. However, the developer had a number of fifty foot (50') lots planned for the area that is now the City's regional detention. They would like to continue the previously planned proportion of 50' lots on the south side of Dry Creek. This Plan reduces the development from 1,509 to 1,190 lots, or a reduction of 319 lots.

Staff has no objection to the proposed changes. We would recommend that the Development Agreement be formally

amended by City Council action to update the Land Plan exhibit. The latter would take place before Council approval of any future Walnut Creek plats east of Benton Road. Staff recommends approval of the revised Land Plan of Walnut Creek.

**Key Discussion:**

- Mr. Tanner presented the item and reviewed the Executive Summary.
- Commissioner Villagomez inquired if the remaining undeveloped part of the Walnut Creek subdivision was owned by the same/previous owner.
- Mr. Tanner stated that remaining Walnut Creek was owned by the same owner.
- Commissioner Poldrack inquired if the City was required to allow 50' lots in the Walnut Creek subdivision.
- Mr. Tanner stated that the proposed 50' lots are the same proportion as the lots previously proposed to be located on the south side of Dry Creek.
- Commissioner Poldrack inquired about the price range of homes built on 50' lots.
- Mr. Mark Janik, 1122 Heron Way, Sugar Land, Texas stated that the current development agreement allows homes to be built on 50' lots. The homes range in price from \$200,000-250,000. Mr. Janik stated that 85 homes were sold last year, and 90 homes have been sold as of this year.
- Commissioner Poldrack inquired about the minimum square footage.
- Mr. Janik stated that homes built on 50' lots range in price from \$200,000 to \$250,000, while homes built on 60' lots range in price from \$250,000 to \$325,000. Mr. Janik stated that Friendswood Development requires quality homes. Future plans of Friendswood Development include the construction of a one-million dollar bridge across the Creek and the construction of half a boulevard south to Ricefield Road. Mr. Janik stated that Friendswood Development spoke with Mr. Kalkomey and the County about building a connection road even though Friendswood Development does not own the property. The connection road would connect Benton Road with Ricefield Road, allowing more mobility for residents living in the subdivision.
- Commissioner Villagomez inquired about the start of construction.
- Mr. Janik explained that development would begin once the City approves the Land Plan of Walnut Creek. Lowering the speed limit on FM 2977 had been discussed also.
- Chairperson Urbish inquired about who is responsible for maintaining the drill sites.
- Mr. Janik stated that Friendswood Development owns the drill sites, but no one was currently maintaining them. The drill sites will be deeded to the Homeowner's Association (HOA) once all homes are sold.
- Commissioner Poldrack inquired if the developer controlled the HOA.
- Mr. Janik explained that once the subdivision reached 70% capacity, homeowners would be asked to participate on the HOA Board. The primary purpose of having homeowners participate on the HOA Board is managing the HOA dues from getting too high. Having a homeowner on the HOA Board provides an easy transition from the developer.
- Commissioner Poldrack inquired about HOA dues.
- Mr. Janik replied that HOA dues are approximately \$550.00 per year, a reasonable price for a nice subdivision.

**Action Taken:** Commissioner Poldrack moved, seconded by Vice Chairperson Phipps to approve the revised Land Plan for Walnut Creek, 516.0 acres of land out of the Eugene Wheat Survey, A-396 Fort Bend County, Texas. The motion carried unanimously by those present.

**5. CONSIDERATION OF AND ACTION ON A PRELIMINARY PLAT OF GREENWOOD COMMERCIAL SUBDIVISION SECTION THREE REPLAT NO. 1, A SUBDIVISION OF 6.986 ACRES OF LAND BEING A PARTIAL REPLAT OF RESERVE "A" OF GREENWOOD COMMERCIAL SUBDIVISION SECTION THREE, AS RECORDED IN SLIDE NO. 2469A OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS, BEING IN THE JAMES LOWERY SURVEY, ABSTRACT NO. 275, CITY OF ROSENBERG, FORT BEND COUNTY, TEXAS; 5 RESERVES, 1 BLOCK.**

**Executive Summary:** This agenda item consists of the Preliminary Plat of Greenwood Commercial Subdivision Section Three Replat No. 1. As discussed, the site consists of 6.986 acres, being a partial replat of Reserve "A" of Greenwood Commercial Subdivision Section Three.

As discussed, Greenwood Commercial Subdivision Section Three was platted in 2003 with the subject property being one (1) commercial reserve (Reserve "A"). The owner/applicant wishes to plat or subdivide the original Reserve "A" into five (5) reserves, providing for access and utilities to each of the proposed reserves. The plat includes some private utilities for which there must be a recorded agreement to ensure future maintenance. The plat is also currently subject to the West Fort Bend Management District standards. Because it is a replat of a previous subdivision, the prior Public

Hearing had to be held pursuant to State law and the City's "Subdivision" Ordinance.

Based on the scope of this development, a traffic impact analysis (TIA) was submitted for the City Engineer's review. In particular there is a proposed second curb cut off of Reading Road southeast of the existing median opening. The review of the TIA will determine the conditions under which a curb cut might be permitted in that location. City approval of the TIA, including a determination of any required improvements, will be necessary before Final Plat approval. However, staff has no objection at this time to proceeding with the Preliminary Plat with the condition of approval of the TIA before Final Plat.

**Key Discussion:**

- Mr. Tanner presented the item and reviewed the Executive Summary.
- Commissioner Poldrack inquired if the replat was for marketing purposes.
- Mr. Tanner replied that the developer intended to subdivide the property in to five (5) different reserves, all of which need access and utilities.
- Commissioner Villagomez inquired if a replat of the property would be an issue ten years from now.
- Mr. Tanner replied that a replat of the property and construction documents of the turn lane would be required at time of submittal.

**Action Taken:** Vice Chairperson Phipps moved, seconded by Commissioner Poldrack to approve the Preliminary Plat of Greenwood Commercial Subdivision Section Three Replat No. 1, a subdivision of 6.986 acres of land being a partial replat of Reserve "A" of Greenwood Commercial Subdivision Section Three, as recorded in Slide No. 2469A of the Plat Records of Fort Bend County, Texas, being in the James Lowery Survey, Abstract No. 275, City of Rosenberg, Fort Bend County, Texas; 5 reserves, 1 block. **The motion carried by a vote of three "ayes" to one "no". AYES: Chairperson Urbish, Vice Chairperson Phipps and Commissioner Poldrack. NO: Commissioner Villagomez.**

**6. CONSIDERATION OF AND ACTION ON A PRELIMINARY PLAT OF THE TRAILS AT SEABOURNE PARKE SECTION FOUR, A SUBDIVISION OF 21.641 ACRES LOCATED IN THE G.M. STONE 1/3 LEAGUE SURVEY, ABSTRACT 312, CITY OF ROSENBERG, FORT BEND COUNTY, TEXAS, (FORT BEND COUNTY MUNICIPAL DISTRICT NO. 147); 103 LOTS, 3 RESERVES AND 4 BLOCKS.**

**Executive Summary:** The Preliminary Plat of The Trails at Seabourne Parke Section Four consists of 21.641 acres and 103 single-family residential lots. It is located south of J. Meyer Road off of Park Thicket Lane, immediately east of The Trails at Seabourne Parke Section One. It is generally in the northeast quadrant of The Trails at Seabourne Parke adjoining Seabourne Creek to the east. The Plat is located within the City Limits and in Fort Bend County MUD No. 147.

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

There being no conflicts with applicable regulations or with the original Land Plan, staff recommends approval of the Preliminary Plat of The Trails at Seabourne Parke Section Four. In addition to the Utility Agreement and Land Plan, this Plat/development is subject to a Road Improvement Agreement related to

improvements to J Meyer Road that was recently amended to address the needed improvements before approval of the Final Plat of The Trails at Seabourne Parke Section Two or any subsequent plats. That said, completion and acceptance of the road improvements by the City will be a condition of Final Plat approval.

**Key Discussion:**

- Mr. Tanner presented the item and reviewed the Executive Summary.
- Commissioner Poldrack inquired about the type of homes built.
- Mr. Tanner replied that the homes would be a similar product, but with more masonry.
- Commissioner Poldrack inquired if homes were subject to masonry requirements.
- Mr. Tanner replied that the homes were not subject to current masonry requirements; only those homes without an approved land plan are.
- Commissioner Poldrack inquired about the size of homes.
- Mr. Tanner replied that he could research the size. The homes would likely include more masonry than before, and would also include some hardiplank.
- Commissioner Villagomez inquired about past property maintenance issues.

- Mr. Tanner replied that most of the previous issues have been resolved.

**Action Taken:** Vice Chairperson Phipps moved, seconded by Commissioner Villagomez to approve the Preliminary Plat of the Trails at Seabourne Parke Section Four, a subdivision of 21.641 acres located in the G.M. Stone 1/3 League Survey, Abstract 312, City of Rosenberg, Fort Bend County, Texas, (Fort Bend County Municipal District No. 147); 103 lots, 3 reserves and 4 blocks. **The motion carried by a vote of three "ayes" to one "no". AYES: Chairperson Urbish, Vice Chairperson Phipps and Commissioner Villagomez. NO: Commissioner Poldrack.**

**7. CONSIDERATION OF AND ACTION ON A REQUEST BY KERRY R. GILBERT AND ASSOCIATES, INC. TO EXTEND APPROVAL BY 180 DAYS FOR THE PRELIMINARY PLAT OF WALNUT CREEK SECTION TWELVE, BEING 14.3+/- ACRES OF LAND CONTAINING 48 LOTS (60' X 120' TYP.) AND FOUR RESERVES IN THREE BLOCKS OUT OF THE EUGENE WHEAT SURVEY, A-396 AND WILEY MARTIN LEAGUE, A-56 FORT BEND COUNTY, TEXAS.**

**Executive Summary:** The Planning Commission approved the Preliminary Plat of Walnut Creek Section Twelve on April 15, 2015. Pursuant to the "Subdivision" Ordinance, the applicant has requested an extension of that approval by 180 days from the date of expiration.

Staff recommends extending the approval of the Preliminary Plat of Walnut Creek Section Twelve by 180 days from the date of expiration, October 15, 2015, consistent with other similar plats. If approved, this extension of the Preliminary Plat approval would then expire on Tuesday, April 12, 2016.

**Key Discussion:**

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

**Action Taken:** Commissioner Poldrack moved, seconded by Vice Chairperson Phipps to extend approval by 180 days for the Preliminary Plat of Walnut Creek Section Twelve, being 14.3+/- acres of land containing 48 lots (60' x 120' typ.) and four reserves in three blocks out of the Eugene Wheat Survey, A-396 and Wiley Martin League, A-56 Fort Bend County, Texas. The motion carried unanimously by those present.

**8. CONSIDERATION OF AND ACTION ON A FINAL PLAT OF THE CVS STORE #10637, A SUBDIVISION OF 2.091 ACRES OF LAND BEING A PORTION OF A CALLED 173.34 ACRE TRACT RECORDED IN THE NAME OF CL WATERFORD, LLC C.F. NO. 2010054252, F.B.C.O.P.R. LOCATED IN THE ROBERT E. HANDY SURVEY, ABSTRACT NO. 187, CITY OF ROSENBERG, FORT BEND COUNTY, TEXAS; 1 BLOCK, 0 LOTS, 1 RESERVE.**

**Executive Summary:** The Final Plat of CVS Store #10637 consists of 2.091 acres of land located at the southeast intersection of Reading and Spacek Roads. This location is generally across Reading Road from Kroger.

As seen in the plat description, and as discussed when the Preliminary Plat came before the Planning Commission on August 19, 2015, this is just over two (2) acres being platted for the purpose of developing a CVS store. The site will have its access from two (2) proposed thirty-foot (30') access easements which are in alignment with the existing median openings in Reading and Spacek Roads and in compliance with the City driveway separation standards. Notably, due to existing level of service at the intersection, development of the site will require the installation of a traffic signal at the intersection of Reading and Spacek. The applicant is aware of this and has formally submitted plans to the City for the installation of the signal. The plans must be approved before the Final Plat proceeds to City Council and, of course, the issuance of a Certificate of Occupancy for the development is contingent on the traffic signal being in place.

While the main purpose of the plat is simply to plat out raw acreage for this development (existing utilities are in place to serve the tract), the property is located Fort Bend County MUD No. 144 and will therefore be subject to its development standards, which are generally more stringent than City standards (e.g., landscaping and masonry requirements).

The Preliminary Plat of CVS Store #10637 was approved by the Planning Commission on August 19, 2015. The proposed Final Plat is not in conflict with any applicable regulations, with the approved Land Plan, Development Agreement, or with the approved Preliminary Plat. That being said, staff recommends that the Planning Commission recommend approval to City Council of the Final Plat of CVS Store #10637.

**Key Discussion:**

- Mr. Tanner presented the item and reviewed the Executive Summary.
- Chairperson Urbish inquired if the traffic signal would be affected by construction on Highway 59.
- Mr. Tanner replied that the traffic signal, combined with completion of U.S 59 construction, should benefit the area tremendously.

**Action Taken:** Commissioner Poldrack moved, seconded by Commissioner Villagomez to approve the Final Plat of the CVS Store #10637, a subdivision of 2.091 acres of land being a portion of a called 173.34 acre tract recorded in the name of CL Waterford, LLC C.F. No. 2010054252, F.B.C.O.P.R. located in the Robert E. Handy Survey, Abstract No. 187, City of Rosenberg, Fort Bend County, Texas; 1 block, 0 lots, 1 reserve. The motion carried unanimously by those present.

**9. CONSIDERATION OF AND ACTION ON FINAL PLAT OF SUMMER LAKES SECTION NINE, BEING A SUBDIVISION OF 13.88 ACRES OUT OF THE W.M. LUSK SURVEY, A-276 AND THE JANE H. LONG LEAGUE, A-55 IN THE CITY OF ROSENBERG, IN FORT BEND COUNTY, TEXAS. (FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 144), 65 LOTS, 4 BLOCKS, 1 RESERVE (0.1517 ACRE).**

**Executive Summary:** The Final Plat of Summer Lakes Section Nine is located off of Green Paseo Place and Douro Valley Drive in the northeast part of the Summer Lakes development. The Plat consists of 13.88 acres, 65 residential lots, 4 blocks and 1 reserve (0.1517 acre).

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

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

**Key Discussion:**

- Mr. Tanner presented the item and reviewed the Executive Summary.
- Commissioner Poldrack inquired about the product built.
- Mr. Tanner replied that the product would be consistent with past development.
- Commissioner Poldrack inquired about the price range of homes.
- Mr. Tanner replied that staff is generally not made aware of the exact price range since that is not part of the development review process.
- Commissioner Poldrack inquired if 50' lots were becoming the standard lot size.
- Mr. Tanner replied that 50% of homes were built on 50' lots and 50% were built on 60' lots.
- Commissioner Villagomez inquired about the accessibility for fire trucks and emergency vehicles on the narrow streets in the development.
- Mr. Tanner stated that the street width issue had been discussed with the City's Comprehensive Plan consultant (Kendig Keast Collaborative) and an amendment was being considered.

**Action Taken:** Vice Chairperson Phipps moved, seconded by Commissioner Poldrack to approve the Final Plat of Summer Lakes Section Nine, being a subdivision of 13.88 acres out of the W.M. Lusk Survey, A-276 and the Jane H. Long League, A-55 in the City of Rosenberg, in Fort Bend County, Texas. (Fort Bend County Municipal Utility District No. 144), 65 lots, 4 blocks, 1 reserve (0.1517 acre). The motion carried unanimously by those present.

**10. CONSIDERATION OF AND ACTION ON A REQUEST BY EHRA TO EXTEND APPROVAL BY ONE (1) YEAR 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).**

**Executive Summary:** The Planning Commission recommended approval to City Council of the Final Plat of Summer Lakes Section Eight on September 17, 2014. On October 21, 2014, City Council approved the Final Plat

of Summer Lakes Section Eight. Pursuant to the "Subdivision" Ordinance, the applicant has requested an extension of one-year from the date of its expiration (October 21, 2015).

The City is in receipt of a request from EHRA to extend the Final Plat approval for Summer Lakes Section Eight for an additional one (1) year.

Staff has no objection to extending the approval of the Final Plat of Summer Lakes Section Eight by one (1) year from the expiration date of October 21, 2015. If approved, this extension of the Preliminary Plat approval would then expire on October 21, 2016.

**Key Discussion:**

- Mr. Tanner presented the item and reviewed the Executive Summary.
- Commissioner Poldrack inquired about the extensions received by the City.
- Mr. Kalkomey replied that some applicants needed additional time to complete the application process.

**Action taken:** Commissioner Poldrack seconded by Vice Chairperson Phipps to extend approval by one (1) year 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 by those present.

**11. REVIEW AND DISCUSS PROPOSED INTERIM CORRIDOR STANDARDS AND TAKE ACTION AS NECESSARY.**

**Executive Summary:** On September 1, 2015, City Council passed Resolution No. R-2031, effectively repealing all of the West Fort Bend Management District's standards affecting properties in the City of Rosenberg. The resolution takes effect sixty (60) days from the time it was passed, which is on October 31, 2015.

The City has the authority to regulate all of the same issues as the District, but currently does not since it had previously relied on the District's standards. Therefore staff would recommend the City adopting its own standards, or "interim" standards, until a longer term solution is reached such as a Unified Development Code (UDC) with comprehensive standards pursuant to the proposed Comprehensive Plan.

Until more comprehensive standards are adopted, the attached interim standards would at a minimum achieve the following:

- With these standards in place, Rosenberg would be the controlling entity, not a separate District. Therefore any changes or variances would be decided at the City level (Planning Commission and City Council), and the standards would be interpreted by City staff.
- The width of the 2,000' corridors is reduced to only 1,000', so it covers less area and focuses more on those areas that are visible from the public street. This issue (of 2,000' being too great of a distance) has been discussed extensively.
- The building and parking setback lines are much less restrictive, so it allows for more developable property particularly for smaller properties in older parts of town.
- Provides for certain exemptions for existing development and minor renovations, and for the possibility of exceptions (to be determined by the Planning Commission) for smaller properties with existing improvements on them in the interior parts of the State Highway 36 and U.S. Highway 90A corridors
- The required landscaping is much less (e.g., one instead of two rows of shrubs); fewer and smaller trees are generally required; and "planting diamonds," for example, are not required in parking lots.
- It specifically only allows certain types of trees (e.g., crape myrtles) in proximity to overhead utilities.
- Encourages landscaping less dependent on irrigation.
- Requires less masonry (50%) for industrial uses, and masonry may consist of concrete tilt wall for industrial. This is something that previously had to be determined by the District and could not be approved administratively per their standards.
- Does not require all masonry fencing. For example, would allow coated chain link fencing. This has always been discussed as a significant cost of development if one strictly adheres to the existing standards.
- Recognizes the City's freestanding sign size requirements and only requires that support structures for signs be compatible with building architecture.

It is recommended that the Planning Commission review and discuss the attached draft of proposed Interim

Corridor Standards and take action as necessary to direct staff. This item must ultimately be approved by City Council following a recommendation from the Commission.

**Key Discussion:**

- Mr. Tanner presented the item and reviewed the Executive Summary.
- Councilor Euton inquired about parking standards, and if applicable to the remainder of the City.
- Chairperson Urbish inquired about Heritage trees.
- Mr. Tanner replied that a tree(s) removed with a particular diameter must be replaced with another tree of same size or larger.
- Councilor Euton stated that she is in agreement with the type of landscaping and the low water consumption required.
- Mr. Tanner stated that the landscaping standards are temporary until permanent standards are established.
- Commissioner Poldrack inquired if the City's Comprehensive Plan would address landscaping standards.
- Mr. Tanner replied that landscaping standards are addressed in the Comprehensive Plan.
- Chairperson Urbish stated that some type of landscaping standards need to be in place in the interim.
- Commissioner Villagomez stated that there are benefits to the concept.
- Mr. Tanner stated that the landscaping standards would be brought to City Council for review and discussion.
- Commissioner Poldrack stated that West Fort Bend Management District standards would be in effect until October 31, 2015.
- Chairperson Urbish stated that imposing interim landscaping standards on businesses located on Highway 36, Highway 90-A and Avenue I not previously governed by the WFBMD would create a lot of problems. Chairperson Urbish stated that he would prefer to continue with the WFBMD standards until a final decision had been made. Chairperson Urbish was not in favor of enforcing landscaping standards on Highway 90A and Highway 36 until businesses had a chance to voice comments on the standards being presented.
- Councilor Euton stated that the relaxed landscaping standards would likely be accepted as opposed to the higher standards previously enforced by the WFBMD. Councilor Euton believes that City Council would prefer not to continue with enforcing the higher landscaping standards of the WFBMD, after 60 days.
- Mr. Tanner stated that landscaping standards would be addressed at a City Council Workshop, including comments made at the Planning Commission meeting.

**Action Taken:** Chairperson Urbish recommended that the Planning Commission move forward with suggestions made.

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

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

**Key Discussion:**

- Mr. Tanner stated that street width, carport variance issues, parking and landscaping regulations have been discussed with the City's consultant.
- Commissioner Poldrack inquired about the status of the Comprehensive Plan.
- Mr. Tanner replied that the Comprehensive Plan had been completed and that a Joint Planning Commission and Council meeting had tentatively been scheduled for Monday, October 5, 2015 at the Civic Center, 3825 Highway 36 South, Rosenberg, Texas.

**No action was taken.**

**13. ANNOUNCEMENTS.**

Chairperson Urbish announced that Fort Bend County Senior Citizen Day is Monday, September 21<sup>st</sup>, Building C at the Fort Bend County Fairgrounds.

**14. ADJOURNMENT.**

There being no further business, Chairperson Urbish adjourned the Rosenberg Planning Commission meeting at 5:36 p.m.

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Janet Eder  
Senior Administrative Specialist



# PLANNING COMMISSION COMMUNICATION

October 21, 2015

ITEM #	ITEM TITLE
2	Public Hearing on Rosenberg 2035 Comprehensive Plan

## MOTION

Hold public hearing on the Rosenberg 2035 Comprehensive Plan.

## RECOMMENDATION

Staff recommends the public hearing be held.

MUD #	City/ETJ	ELECTION DISTRICT
N/A	City & ETJ	City-wide

## SUPPORTING DOCUMENTS:

1. Public Hearing Notice for Rosenberg 2035 Comprehensive Plan

## APPROVAL

### Submitted by:

*Travis Tanner*

Travis Tanner, AICP  
Executive Director of Community  
Development

### Reviewed by:

\_\_\_ Executive Director of Community Development

\_\_\_ City Engineer

## EXECUTIVE SUMMARY

Chapter 213 of the Texas Local Government Code provides for municipalities the authority to adopt comprehensive plans for the long-range development of the community. Further, one of the duties of the Planning Commission as specified in the City Charter is to make and amend the master plan for the physical development of the City.

The Local Government Code requires that a public hearing be held on the Plan. While there are no specific notification requirements, notice of the hearing was advertised in the Fort Bend Herald in advance of this meeting. The notice is attached for review.

It should be noted that, in addition to this hearing, development of this Plan at a minimum involved the following types of public participation:

- "Listening sessions" (or focus groups) with 27 participants;
- Community workshop with 42 participants;
- Online discussion forum with 427 users and over 5,000 views;
- Three (3) Planning Commission briefings;
- One (1) midpoint City Council briefing; and
- Draft Plan chapters posted on City website for review ([www.ci.rosenberg.tx.us/compplan](http://www.ci.rosenberg.tx.us/compplan)).

Staff recommends holding the hearing prior to the Planning Commission taking action on the *Rosenberg 2035 Comprehensive Plan*.

**CITY OF ROSENBERG  
NOTICE OF PUBLIC HEARING  
ROSENBERG 2035 COMPREHENSIVE PLAN**

**A PUBLIC HEARING SHALL BE HELD AT WHICH ALL PERSONS INTERESTED IN THE PROPOSED COMPREHENSIVE PLAN WILL BE GIVEN AN OPPORTUNITY TO BE HEARD. THE PUBLIC HEARING WILL BE HELD DURING THE PLANNING COMMISSION MEETING ON OCTOBER 21, 2015 AT 4:00 P.M., IN THE ROSENBERG CITY HALL COUNCIL CHAMBER, LOCATED AT 2110 4<sup>th</sup> STREET, ROSENBERG, TEXAS.**

**DETAILS OF THE PROPOSED COMPREHENSIVE PLAN MAY BE OBTAINED BY CONTACTING THE PLANNING DEPARTMENT AT 832-595-3500, OR ON THE CITY WEBSITE AT [WWW.CI.ROSENBERG.TX.US/COMPLAN](http://WWW.CI.ROSENBERG.TX.US/COMPLAN).**



# PLANNING COMMISSION COMMUNICATION

October 21, 2015

ITEM #	ITEM TITLE
3	Land Plan of Bonbrook Plantation South

### MOTION

Consideration of and action on a Land Plan of Bonbrook Plantation South, a subdivision of 144.14 acres located in the Wiley Martin League, Abstract No. 56, Fort Bend County, TX, 368 lots in 16 blocks, 40.7442 acres in 15 reserves.

### RECOMMENDATION

Staff recommends approval of the Land Plan for Bonbrook Plantation South.

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

### SUPPORTING DOCUMENTS:

1. Land Plan of Bonbrook Plantation South

### 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

A Land Plan has been submitted for Bonbrook Plantation South consisting of 144.14 acres of land. The 144-acre tract is generally located south of the existing Bonbrook Plantation development and east of the intersection of Benton and Rohan Roads. Further, the property is located in the Extraterritorial Jurisdiction (ETJ) and in Fort Bend County MUD No. 155. The Plan consists of 368 proposed lots and over forty (40) acres in fifteen (15) reserves.

The subject property was annexed into Fort Bend County MUD No. 155 as approved by City Council in May 2014. Specifically, it should be noted all proposed lots must conform to current development standards, and it would appear that they do. The proposed Plan contains 41 percent sixty-foot (60') lots and 59 percent sixty-five-foot (65') lots. The Plan also conforms to current parkland dedication standards. Additionally, the east side of the development provides for a north-south collector street "stub out" to eventually connect to Stonecreek Estates when the property between the two is developed.

Staff has no objection and recommends approval of the Land Plan of Bonbrook Plantation South.

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

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

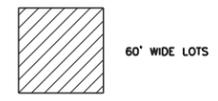
CALLED 33.45 ACRES  
WILBERT L. ULRICH, TRUSTEE  
VOL. 2236, PG. 2080  
F.B.C.D.R.

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

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

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

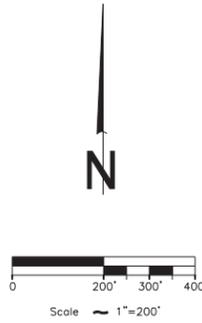
NOTE:  
ALL R.O.W. ARE 60' WIDE UNLESS NOTED.



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

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

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

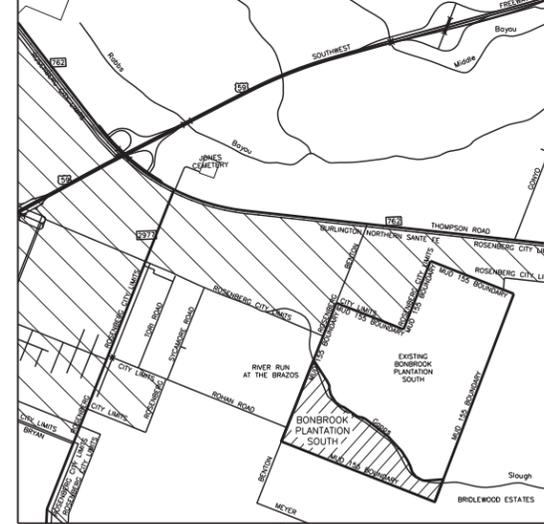


PARK FEE TABLE			
RESERVE	QUALIFYING ACREAGE	PERCENTAGE	ALLOCATED PRIVATE PARK ACREAGE
"A"	0.3754 AC.	10%	0.0375 AC.
"B"	0.6270 AC.	10%	0.0627 AC.
"C"	0.2434 AC.	10%	0.0243 AC.
"T"	6.3318 AC.	10%	0.6332 AC.
"K"	11.5656 AC.	10%	1.1566 AC.
"M"	7.5840 AC.	10%	0.7584 AC.
"O"	1.5931 AC.	100%	1.5931 AC.
TOTAL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

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

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

NOTE:  
THERE IS NO DRILL SITE WITHIN THE TRACT.



# BONBROOK PLANTATION SOUTH LAND PLAN

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

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

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

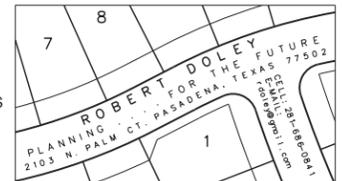
B-BROOK LAND PARTNERS, LP,  
600 JEFFERSON, SUITE 350  
HOUSTON, TEXAS  
BILL L. LILES VICE PRESIDENT  
PHONE: 713-651-8893

ENGINEER:

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

BRIDLEWOOD LAKE

PLANNER:



OCTOBER 13, 2015

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



# PLANNING COMMISSION COMMUNICATION

October 21, 2015

ITEM #	ITEM TITLE
4	Preliminary Plat of Searcy Franchise

### MOTION

Consideration of and action on a Preliminary Plat of Searcy Franchise, a subdivision of 1.9337 acres (84,231 square feet) of land situated in the G.M. Stone League, Abst. No. 312, City of Rosenberg, Fort Bend County, Texas; 2 reserves and 1 block.

### RECOMMENDATION

Staff recommends approval of the Preliminary Plat of Searcy Franchise.

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

### SUPPORTING DOCUMENTS:

1. Preliminary Plat of Searcy Franchise

### APPROVAL

**Submitted by:**

*Travis Tanner*

Travis Tanner, AICP  
Executive Director of Community  
Development

**Reviewed by:**

Executive Director of Community Development

City Engineer *OK*

### EXECUTIVE SUMMARY

The Preliminary Plat of Searcy Franchise consists of 1.9337 acres located on the north side of U.S. 59/I-69 immediately east of Discount Tire. The Plat is within the City limits and not in a utility district.

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

There being no conflicts with applicable regulations, staff recommends approval of the Preliminary Plat of Searcy Franchise.





# PLANNING COMMISSION COMMUNICATION

October 21, 2015

ITEM #	ITEM TITLE
5	Final Plat of The Trails at Seabourne Parke Section Three

## MOTION

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

## RECOMMENDATION

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

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

## SUPPORTING DOCUMENTS:

1. Final Plat of The Trails at Seabourne Parke Section Three
2. Preliminary Plat of The Trails at Seabourne Parke Section Three – 06-17-15
3. Land Plan Trails at Seabourne Parke – June 2003
4. Planning Commission Meeting Minute Excerpt – 06-17-15

## APPROVAL

### Submitted by:

*Travis Tanner*

Travis Tanner, AICP  
Executive Director of Community  
Development

### Reviewed by:

Executive Director of Community Development

City Engineer *OK*

## EXECUTIVE SUMMARY

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

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

The Preliminary Plat of this subdivision was approved by the Planning Commission on June 17, 2015. There being no conflicts with applicable regulations or with the approved Land Plan or Preliminary Plat, staff recommends that the Planning Commission recommend approval to City Council of the Final Plat of The Trails at Seabourne Parke Section Three.

STATE OF TEXAS  
COUNTY OF FORT BEND  
CITY OF ROSENBERG

WE, CHARLES MERIDIAN, CHIEF FINANCIAL OFFICER, AND SHANNON BIRT, VICE PRESIDENT OF DEVELOPMENT, BEING OFFICERS OF LGI HOMES-TEXAS, LLC, A TEXAS LIMITED LIABILITY COMPANY, OWNERS OF THE 23.495 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING MAP OF THE TRAILS AT SEABOURNE PARKE SECTION THREE, 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 PUBLIC FOREVER, ALL STREETS (EXCEPT THOSE STREETS DESIGNATED AS PRIVATE STREETS), ALLEYS, PARKS, WATER COURSES, GRASS, 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 UNOBTAINED 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 DECLARE THAT ALL PARCELS OF LAND DEDICATED AS LOTS ON THIS PLAT ARE INTENDED FOR THE CONSTRUCTION OF SINGLE FAMILY RESIDENTIAL DWELLING UNITS THEREON (OR THE PLACEMENT OF MOBILE HOMES) AND SHALL BE RESTRICTED FOR THE 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 DAMAGE 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 CERTIFY THAT WE ARE THE OWNERS OF ALL PROPERTY IMMEDIATELY ADJACENT TO THE BOUNDARIES OF THE ABOVE AND FOREGOING SUBDIVISION OF THE TRAILS AT SEABOURNE PARKE WHERE BUILDING SETBACK LINES OR PUBLIC UTILITY EASEMENTS ARE TO BE ESTABLISHED OUTSIDE THE BOUNDARIES OF THE ABOVE AND FOREGOING SUBDIVISION AND TO HEREBY MAKE AND ESTABLISH ALL BUILDING SETBACK LINES AND DEDICATE TO THE USE OF PUBLIC, 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.

IN TESTIMONY WHEREOF, LGI HOMES-TEXAS, LLC HAS CAUSED THESE PRESENTS TO BE SIGNED BY CHARLES MERIDIAN, CHIEF FINANCIAL OFFICER, AND SHANNON BIRT, VICE PRESIDENT OF DEVELOPMENT, BEING OFFICERS OF LGI HOMES-TEXAS, LLC, A TEXAS LIMITED LIABILITY COMPANY HERETO AUTHORIZED, ATTESTED BY ITS SECRETARY (OR AUTHORIZED TRUST OFFICER), AND ITS COMMON SEAL HERETO AFFIXED THIS 24th DAY OF September, 2015.

LGI HOMES-TEXAS, LLC,  
A TEXAS LIMITED LIABILITY COMPANY

BY: *Charles Meridian*  
CHARLES MERIDIAN  
CHIEF FINANCIAL OFFICER  
ATTEST: *Shannon Birt*  
SHANNON BIRT  
VICE PRESIDENT OF DEVELOPMENT

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

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

LAURA RICHARD  
COUNTY CLERK FORT BEND COUNTY, TEXAS

BY: \_\_\_\_\_  
DEPUTY

THIS IS TO CERTIFY THAT THE PLANNING COMMISSION OF THE CITY OF ROSENBERG, TEXAS HAS APPROVED THIS PLAT AND THE SUBDIVISION OF THE TRAILS AT SEABOURNE PARKE SECTION TWO 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 \_\_\_\_\_, 2015.

BY: JAMES URBISH, CHAIRMAN  
BY: WAYNE POLDRACK, SECRETARY

THIS IS TO CERTIFY THAT THE CITY COUNCIL OF THE CITY OF ROSENBERG, TEXAS HAS APPROVED THIS PLAT AND THE SUBDIVISION OF THE TRAILS AT SEABOURNE PARKE SECTION TWO 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 \_\_\_\_\_, 2015.

BY: CYNTHIA A. MCCONATHY, MAYOR  
BY: LINDA CERNOSEK, CITY SECRETARY

I, RICHARD H. CHARITAT, REGISTERED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF LAND SURVEYING, DO HEREBY CERTIFY THAT THE ABOVE SUBDIVISION IS TRUE AND CORRECT AND THAT IT WAS PREPARED FROM AN ACTUAL SURVEY UPON THE GROUND, CONDUCTED UNDER MY DIRECT SUPERVISION. ALL OF THE BOUNDARY CORNERS, ANGLE POINTS, POINTS OF CURVATURE, AND OTHER POINTS OF REFERENCE HAVE BEEN MARKED WITH 5/8-INCH DIAMETER IRON RODS WITH CAPS STAMPED "PAPE-DAWSON", HAVING A LENGTH OF 3 FEET. THE PLAT BOUNDARY HAS BEEN TIED TO THE NEAREST SURVEY CORNER BY BEARING AND DISTANCE. THIS PLAT IS REFERENCED TO THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD-83.

RICHARD H. CHARITAT  
*RH Charitat*  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5510



NOTES:

- 1. BL INDICATES BUILDING LINE; UE INDICATES UTILITY EASEMENT; STM SE INDICATES STORM SEWER EASEMENT; WLE INDICATES WATER LINE EASEMENT; SSE INDICATES SANITARY SEWER EASEMENT; HL & PE INDICATES HOUSTON LIGHTING AND POWER EASEMENT; DE INDICATES DRAINAGE EASEMENT; PL INDICATES PROPERTY LINE; FBCOPR INDICATES FORT BEND COUNTY OFFICIAL PUBLIC RECORDS; FBCDR INDICATES FORT BEND COUNTY DEED RECORDS.
- 2. BENCHMARK: THE ELEVATIONS FOR THIS SURVEY ARE BASED ON THE PUBLISHED ELEVATIONS FOR THE FOLLOWING BENCHMARKS:  
A BRASS DISK STAMPED M-1219, SET IN A CONCRETE HEADWALL LOCATED IN FORT BEND COUNTY, 0.15 MILES SOUTH OF THE INTERSECTION OF STATE HIGHWAY 36 AND J. 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 STATES HIGHWAY 36, AND LEVEL WITH THE HIGHWAY'S SURFACE. K1219 ELEVATION: 91.69' (NAVD-88, 1991 ADJ.)  
A BRASS DISK STAMPED K-1219, SET IN THE TOP OF THE NORTH END OF THE EAST CONCRETE HEADWALL OF A CHANNEL CULVERT, 25 FEET EAST OF THE CENTER LINE OF THE HIGHWAY, AND ABOUT 1/2 FOOT HIGHER THAN THE HIGHWAY. M1219 ELEVATION: 94.48' (NAVD-88, 1991 ADJ.)
- 3. PROJECT BENCHMARK: SET 5/8" IRON ROD NEAR THE SOUTHWEST CORNER OF THE FORT BEND COUNTY VARIABLE DRAINAGE EASEMENT; N: 13746470.76  
E: 2985947.82  
ELEV: 88.47'  
AN ADDITIONAL PROJECT BENCHMARK WILL BE ESTABLISHED BEFORE CITY ACCEPTANCE OF STREETS.
- 4. ELEVATIONS USED FOR DELINEATING CONTOUR LINES ARE BASED UPON NGS VERTICAL DATUM, NAVD-88 (1991 ADJUSTMENT)
- 5. THIS PLAT WAS PREPARED TO MEET CITY OF ROSENBERG AND FORT BEND COUNTY REQUIREMENTS.
- 6. THIS PLAT WAS PREPARED FROM INFORMATION FURNISHED BY TEXAS AMERICAN TITLE COMPANY, EFFECTIVE DATE September 25, 2015. THE SURVEYOR HAS NOT ABSTRACTED THE ABOVE PROPERTY.
- 7. THIS PLAT LIES WHOLLY WITHIN MUNICIPAL UTILITY DISTRICT NO. 147, FORT BEND SUBSIDENCE DISTRICT, FORT BEND COUNTY DRAINAGE DISTRICT, LAMAR CONSOLIDATED I.S.D., THE CITY LIMITS OF ROSENBERG, AND FORT BEND COUNTY.
- 8. THE TRAILS AT SEABOURNE PARKE SECTION THREE LIES WITHIN UNSHADED ZONE X AS PER FLOOD INSURANCE RATE MAP, MAP NUMBER 48157C0245L, DATED 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 OR PIPELINE EASEMENTS WITHIN THE LIMITS OF THE SUBDIVISION.

- 11. 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.
- 12. THE MINIMUM SLAB ELEVATION SHALL BE 88.50, 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 LOTS SHALL HAVE A TWENTY FIVE (25) FOOT FRONT BUILDING SETBACK, A FIVE (5) FOOT SIDE BUILDING SETBACK AND ALL SIDE STREET SETBACKS SHALL BE FIFTEEN (15) FOOT.
- 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. L22.
- 16. ALL EASEMENTS ARE CENTERED ON LOT LINES UNLESS OTHERWISE INDICATED.
- 17. THE HORIZONTAL COORDINATES SHOWN ARE GRID AND ARE BASED ON THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE (4204), NAD-83 (NA2011); EPOCH 2010.00, AND WERE DERIVED USING GPS RTK METHODS REFERENCED TO THE NATIONAL GEODETIC SURVEY CORNERS NETWORK, STATION TOWN AND STATION TOWN. THE GRID COORDINATES MAY BE CONVERTED TO SURFACE BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 1.00013.
- 18. ONE-FOOT RESERVE DEDICATED TO THE PUBLIC IN FEE AS A BUFFER SEPARATION BETWEEN THE SIDE AND END OF STREETS WHERE SUCH STREETS ADJACENT PROPERTY. THE CONDITION OF SUCH DEDICATION BEING THAT WHEN THE ADJACENT PROPERTY IS SUBDIVIDED OR RE-SUBDIVIDED IN A RECORDED PLAT, THE ONE-FOOT RESERVE SHALL THEREUPON BECOME VESTED IN THE PUBLIC FOR STREET RIGHT-OF-WAY PURPOSES AND THE FEE TITLES THERETO SHALL REVERT TO AND REVEST IN THE DEDICATOR, HIS HEIRS, ASSIGNS OR SUCCESSORS.
- 19. SIDEWALKS SHALL BE BUILT OR CAUSED TO BE BUILT THROUGH RESTRICTIVE COVENANTS WITHIN ALL ROAD RIGHTS-OF-WAY DEDICATED TO THE PUBLIC.
- 20. THE RADIUS ON ALL BLOCK CORNERS IS TWENTY FIVE (25) FEET UNLESS OTHERWISE NOTED.
- 21. UNLESS OTHERWISE INDICATED, THE BUILDING LINES (BL), WHETHER ONE OR MORE, SHOWN ON THIS SUBDIVISION PLAT ARE ESTABLISHED TO EVIDENCE COMPLIANCE WITH THE APPLICABLE PROVISIONS OF CHAPTER 25, CODE OF ORDINANCES, CITY OF ROSENBERG, TEXAS, IN EFFECT AT THE TIME THIS PLAT WAS APPROVED, WHICH MAY BE AMENDED FROM TIME TO TIME.
- 22. EACH LOT SHALL PROVIDE A MINIMUM OF TWO OFF-STREET PARKING SPACES PER LOT.
- 23. \_\_\_\_\_ INDICATES STREET NAME CHANGE SYMBOL.
- 24. DIMENSIONS SHOWN ARE SURFACE.
- 25. LOTS RESTRICTED TO SINGLE FAMILY RESIDENTIAL LAND USE.
- 26. PROPERTY CORNERS ARE MONUMENTED WITH CAP OR DISK MARKED "PAPE-DAWSON", UNLESS NOTED OTHERWISE.
- 27. THE 10' AND 15' DRAINAGE AND FILL EASEMENTS AT THE BACK OF BLOCK 1, LOTS 33-53, AND BLOCK 3, LOTS 1-10 IS TO BE MAINTAINED BY THE HOME OWNERS ASSOCIATION (HOA). THE CITY OF ROSENBERG OR FORT BEND COUNTY SHALL NOT BE HELD RESPONSIBLE FOR MAINTAINING SAID EASEMENTS.
- 28. TRACT IS SUBJECT TO RESTRICTIONS RECORDED IN COUNTY CLERK'S FILE NO. 2014051927 AND 2015015628, FBCOPR.



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

LOT SUMMARY

AVG. LOT AREA	SQ FT	QUANTITY	PERCENTAGE
57 LOT	6,696.58	97	100%

LOT TABLE

BLOCK	LOT	SQUARE FEET
1	1	6186
1	2	6143
1	3	6141
1	4	6139
1	5	6137
1	6	6136
1	7	6134
1	8	6132
1	9	6130
1	10	6128
1	11	6126
1	12	6124
1	13	6122
1	14	6120
1	15	6118
1	16	6116
1	17	6115
1	18	7024
1	19	9944
1	20	9896
1	21	6776
1	22	6000
1	23	6464
1	24	8661
1	25	6960

LOT TABLE

BLOCK	LOT	SQUARE FEET
1	26	10796
1	27	6665
1	28	6554
1	29	6841
1	30	6996
1	31	6449
1	32	7627
1	33	8291
1	34	6934
1	35	7390
1	36	6996
1	37	6789
1	38	7280
1	39	7281
1	40	7144
1	41	6329
1	42	7479
1	43	9196
1	44	7641
1	45	6250
1	46	6250
1	47	6250
1	48	6250
1	49	6250
1	50	6250

LOT TABLE

BLOCK	LOT	SQUARE FEET
1	51	6250
1	52	6250
1	53	7366
2	1	7108
2	2	6000
2	3	6000
2	4	6000
2	5	6000
2	6	6000
2	7	6000
2	8	6000
2	9	6000
2	10	6000
2	11	6000
2	12	6000
2	13	6000
2	14	7175
2	15	7266
2	16	6134
2	17	6132
2	18	6130
2	19	6128
2	20	6126
2	21	6125
2	22	6123

LOT TABLE

BLOCK	LOT	SQUARE FEET
2	23	6121
2	24	6119
2	25	6117
2	26	6115
2	27	6113
2	28	7315
3	1	7366
3	2	6250
3	3	6250
3	4	6250
3	5	6250
3	6	6250
3	7	6250
3	8	6289
3	9	6966
3	10	11876
3	11	9329
3	12	6811
3	13	6000
3	14	6000
3	15	6000
3	16	7121

CURVE TABLE

CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	55.00'	90°19'03"	N47°56'54"W	78.00'	86.70'
C2	55.00'	90°16'31"	S47°55'38"E	77.97'	86.66'
C3	55.00'	63°45'34"	N55°03'19"E	58.10'	61.20'
C4	500.00'	20°43'21"	N12°48'52"E	179.85'	180.84'
C5	25.00'	32°12'21"	N70°47'24"E	13.87'	14.05'
C6	25.00'	32°12'21"	S13°18'48"W	13.87'	14.05'
C7	25.00'	90°16'31"	S47°55'38"E	35.44'	39.39'
C8	25.00'	63°45'34"	N55°03'19"E	26.41'	27.82'
C9	470.00'	20°43'21"	N12°48'52"E	169.06'	169.99'
C10	25.00'	42°50'00"	N18°57'49"W	18.26'	18.69'
C11	50.00'	265°40'01"	S87°32'49"E	73.33'	231.84'
C12	25.00'	42°50'00"	S23°52'12"W	18.26'	18.69'
C13	530.00'	19°32'56"	S12°13'40"W	179.96'	180.83'
C14	25.00'	31°25'56"	S61°71'0"W	13.54'	13.71'
C15	50.00'	128°48'20"	S54°58'22"W	90.19'	112.40'
C16	25.00'	32°26'25"	N76°50'41"W	13.97'	14.15'
C17	25.00'	90°00'00"	S41°56'06"W	35.36'	39.27'
C18	25.00'	90°00'00"	N48°03'54"W	35.36'	39.27'

CURVE TABLE

CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C19	25.00'	29°03'30"	S72°24'21"W	12.54'	12.68'
C20	50.00'	148°23'31"	N47°55'38"W	98.22'	129.50'
C21	25.00'	29°03'30"	N11°44'22"E	12.54'	12.68'
C22	25.00'	90°19'03"	N47°56'54"W	35.45'	39.41'
C23	25.00'	89°40'57"	S42°03'06"W	35.26'	39.13'
C24	25.00'	90°19'03"	N47°56'54"W	35.45'	39.41'
C25	25.00'	89°43'29"	N42°04'22"E	35.27'	39.15'
C26	25.00'	90°16'31"	S47°55'38"E	35.44'	39.39'
C27	670.00'	15°58'55"	S15°11'05"W	186.28'	186.89'
C28	50.00'	154°43'45"	S47°56'54"E	97.58'	135.03'
C29	50.00'	285°7'18"	S86°56'04"W	25.00'	25.27'

LINE TABLE

LINE #	BEARING	LENGTH
L1	S86°56'04"W	9.52'
L2	N07°13'44"E	55.28'
L3	N42°55'54"E	14.30'

LINE TABLE

LINE #	BEARING	LENGTH
L4	N3°20'15"W	45.91'
L5	N3°03'56"W	19.32'
L6	N3°03'56"W	19.32'

# FINAL PLAT THE TRAILS AT SEABOURNE PARKE SECTION THREE

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

97 LOTS 2 RESERVES 3 BLOCKS  
SCALE: 1" = 60' SEPTEMBER 21 2015

OWNER:  
LGI HOMES-TEXAS, LLC, A TEXAS LIMITED LIABILITY COMPANY  
JACK LIPAR  
EXECUTIVE VICE PRESIDENT  
1450 LAKE ROBBINS DRIVE, SUITE 430  
THE WOODLANDS, TEXAS 77380  
TEL. 281.362.8998  
ENGINEER:  
PAPE-DAWSON ENGINEERS  
MICHAEL PRESS, P.E.  
VICE PRESIDENT-HOUSTON  
SURVEYOR:  
PAPE-DAWSON ENGINEERS  
RICHARD CHARITAT, R.P.L.S.  
HOUSTON SURVEY DEPARTMENT MANAGER



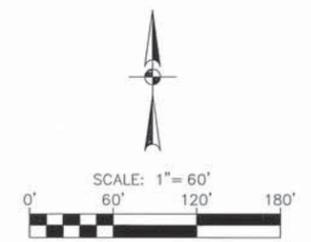
10333 RICHMOND AVE | HOUSTON, TEXAS 77042 | PHONE: 713.428.2400  
SUITE 900 | FAX: 713.428.2420  
TEXAS BOARD OF PROFESSIONAL ENGINEERS, FIRM REGISTRATION # 470  
TEXAS BOARD OF PROFESSIONAL LAND SURVEYING, FIRM REGISTRATION # 10193974

Date: Sep 24, 2015, 7:01am User: D:\Thrasheh\1\Projects\101134312-3-D\Drawn\15-3-Plat\12-3-3-Recordation\008-AutoCAD\PL-401020\_Recordation.dwg

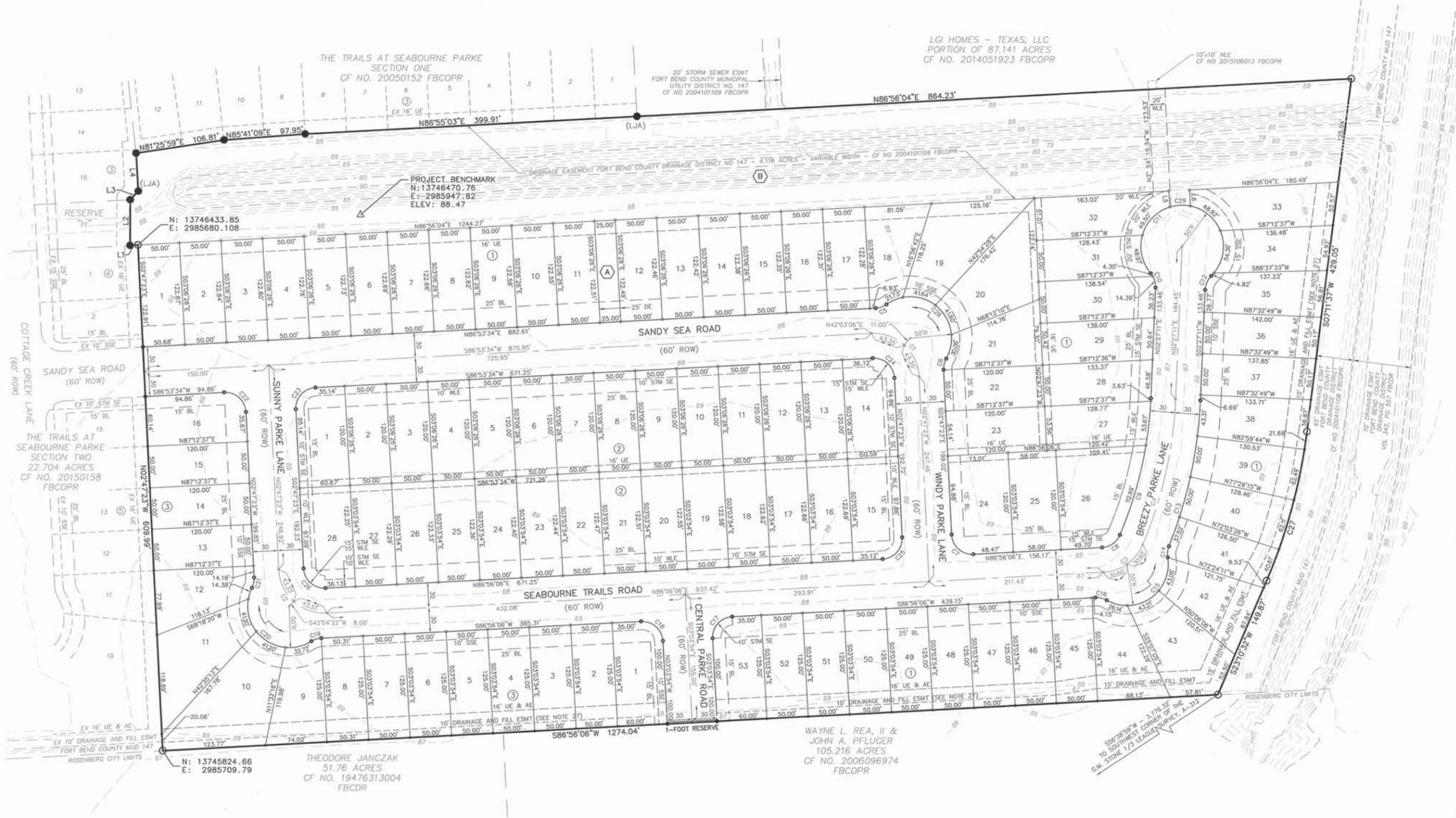
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- (A) RESTRICTED RESERVE "A"  
(RESTRICTED TO LANDSCAPE OR  
OPEN SPACE PURPOSES ONLY)  
0.07 AC 3,062.55 SQFT
- (B) RESTRICTED RESERVE "B"  
(RESTRICTED TO DRAINAGE  
PURPOSES ONLY)  
4.13 AC 180,229.33 SQFT

- LEGEND**
- FOUND 5/8" IRON ROD (SURVEYOR)
  - SET 3/4" IRON ROD (PAPE DAWSON CAP)
  - RIGHT-OF-WAY CONTROL MONUMENTS
  - AC = ACRE
  - AE = AERIAL EASEMENT
  - SSE = SANITARY SEWER EASEMENT
  - STM SE = STORM SEWER EASEMENT
  - WLE = WATER LINE EASEMENT
  - DE = DRAINAGE EASEMENT
  - UE = UTILITY EASEMENT
  - EE = ELECTRICAL EASEMENT
  - BL = BUILDING LINE
  - R = RADIUS
  - ROW = RIGHT-OF-WAY
  - SF = SQUARE FEET
  - FBCDR = FORT BEND COUNTY DEED RECORDS
  - FBCPR = FORT BEND COUNTY OFFICIAL PLAT RECORDS
  - CF = CLERKS FILE



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



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

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

# FINAL PLAT THE TRAILS AT SEABOURNE PARKE SECTION THREE

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

97 LOTS 2 RESERVES 3 BLOCKS  
 SCALE: 1" = 60'      SETEMBER 21 2015

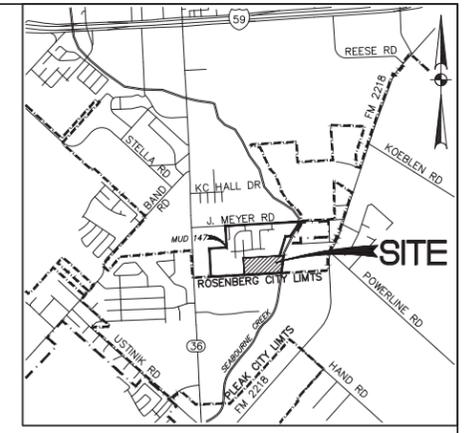
OWNER:  
 LGI HOMES-TEXAS, LLC, A TEXAS LIMITED LIABILITY COMPANY  
 JACK LIPAR  
 EXECUTIVE VICE PRESIDENT  
 1450 LAKE ROBBINS DRIVE, SUITE 430  
 THE WOODLANDS, TEXAS 77380  
 TEL. 281.362.8998

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

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



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



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

NOTES:

- BL INDICATES BUILDING LINE; UE INDICATES UTILITY EASEMENT; STM SE INDICATES STORM SEWER EASEMENT; WLE INDICATES WATER LINE EASEMENT; SSE INDICATES SANITARY SEWER EASEMENT; HL & PE INDICATES HOUSTON LIGHTING AND POWER EASEMENT; DE INDICATES DRAINAGE EASEMENT; PL INDICATES PROPERTY LINE; FBCOPR INDICATES FORT BEND COUNTY OFFICIAL PUBLIC RECORDS; FBCDR INDICATES FORT BEND COUNTY DEED RECORDS.
- BENCHMARK: THE ELEVATIONS FOR THIS SURVEY ARE BASED ON THE PUBLISHED ELEVATIONS FOR THE FOLLOWING BENCHMARKS  
A BRASS DISK STAMPED M-1219, SET IN A CONCRETE HEADWALL LOCATED IN FORT BEND COUNTY, 0.15 MILES SOUTH OF THE INTERSECTION OF STATE HIGHWAY 36 AND J. 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 STATES HIGHWAY 36, AND LEVEL WITH THE HIGHWAY'S SURFACE.  
K1219 ELEVATION: 91.69' (NAVD-88, 1991 ADJ.)  
A BRASS DISK STAMPED K-1219, SET IN THE TOP OF THE NORTH END OF THE EAST CONCRETE HEADWALL OF A CHANNEL CULVERT, 25 FEET EAST OF THE CENTER LINE OF THE HIGHWAY, AND ABOUT 1/2 FOOT HIGHER THAN THE HIGHWAY.  
M1219 ELEVATION: 94.48' (NAVD-88, 1991 ADJ.)
- PROJECT BENCHMARK: SET 5/8" IRON ROD NEAR THE SOUTHWEST CORNER OF THE FORT BEND COUNTY VARIABLE DRAINAGE EASEMENT;  
N: 13748257.80  
E: 2986336.00  
ELEV: 88.47  
AN ADDITIONAL PROJECT BENCHMARK WILL BE ESTABLISHED BEFORE CITY ACCEPTANCE OF STREETS.
- ELEVATIONS USED FOR DELINEATING CONTOUR LINES ARE BASED UPON NGS VERTICAL DATUM, NAVD-88 (1991 ADJUSTMENT)
- THIS PLAT WAS PREPARED TO MEET CITY OF ROSENBERG AND FORT BEND COUNTY REQUIREMENTS.
- THIS PLAT WAS PREPARED FROM INFORMATION FURNISHED BY TEXAS AMERICAN TITLE COMPANY, EFFECTIVE DATE MARCH 27, 2015. THE SURVEYOR HAS NOT ABSTRACTED THE ABOVE PROPERTY.
- THIS PLAT LIES WHOLLY WITHIN MUNICIPAL UTILITY DISTRICT NO. 147, FORT BEND SUBSIDENCE DISTRICT, FORT BEND COUNTY DRAINAGE DISTRICT, LAMAR CONSOLIDATED I.S.D., AND THE CITY LIMITS OF ROSENBERG, AND FORT BEND COUNTY.
- THE TRAILS AT SEABOURNE PARKE SECTION THREE LIES WITHIN UNSHADED ZONE X AS PER FLOOD INSURANCE RATE MAP, MAP NUMBER 48157C0245L, DATED APRIL 2, 2014.
- APPROVAL OF THIS PLAT WILL EXPIRE ONE YEAR FROM CITY COUNCIL APPROVAL IF NOT RECORDED IN THE REAL PROPERTY RECORDS OF THE COUNTY OF FORT BEND.
- THERE ARE NO PIPELINES OR PIPELINE EASEMENTS WITHIN THE LIMITS OF THE SUBDIVISION.

- FIVE-EIGHTHS INCH (5/8") IRON RODS THREE FEET (3') IN LENGTH ARE SET ON ALL PERIMETER BOUNDARY CORNERS, ALL ANGLE POINTS, ALL POINTS OF CURVATURE AND TANGENCY, AND ALL BLOCK CORNERS, UNLESS OTHERWISE NOTED.
- THE MINIMUM SLAB ELEVATION SHALL BE \_\_\_\_\_ TWELVE INCHES (12") ABOVE THE 100-YEAR FLOOD 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 TWENTY FIVE (25) FOOT FRONT BUILDING SETBACK, A FIVE (5) FOOT SIDE BUILDING SETBACK AND ALL SIDE STREET SETBACKS SHALL BE FIFTEEN (15) FOOT.
- THE DRAINAGE SYSTEM FOR THIS SUBDIVISION SHALL BE DESIGNED TO MEET THE REQUIREMENTS OF THE FORT BEND COUNTY DRAINAGE CRITERIA MANUAL WHICH ALLOWS STREET PONDING DURING INTENSE RAINFALL EVENTS.
- THIS PLAT LIES WITHIN FORT BEND COUNTY LIGHTING ORDINANCE ZONE NO. L22.
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- 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 TITLES THERETO SHALL REVERT TO AND REVEST IN THE DEDICATOR, HIS HEIRS, ASSIGNS OR SUCCESSORS.
- SIDEWALKS SHALL BE BUILT OR CAUSED TO THE BUILT THROUGH RESTRICTIVE COVENANTS WITHIN ALL ROAD RIGHTS-OF-WAY DEDICATED TO THE PUBLIC.
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- EACH LOT SHALL PROVIDE A MINIMUM OF TWO OFF-STREET PARKING SPACES PER LOT.
- INDICATES STREET NAME CHANGE SYMBOL.
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- LOTS RESTRICTED TO SINGLE FAMILY RESIDENTIAL LAND USE.
- PROPERTY CORNERS ARE MONUMENTED WITH CAP OR DISK MARKED "PAPE-DAWSON", UNLESS NOTED OTHERWISE.

LOT SUMMARY			
	SQ FT	QUANTITY	PERCENTAGE
AVG. LOT AREA	6,698.58		
50' LOT		97	100%

LOT TABLE		
BLOCK	LOT	SQUARE FEET
1	1	6187
1	2	6143
1	3	6141
1	4	6139
1	5	6137
1	6	6135
1	7	6134
1	8	6132
1	9	6130
1	10	6128
1	11	6126
1	12	6123
1	13	6122
1	14	6120
1	15	6118
1	16	6116
1	17	6115
1	18	7024
1	19	9944
1	20	9895
1	21	6772
1	22	6000
1	23	6463
1	24	8660
1	25	6960

LOT TABLE		
BLOCK	LOT	SQUARE FEET
1	26	10796
1	27	6665
1	28	6552
1	29	6843
1	30	6996
1	31	6442
1	32	7627
1	33	8291
1	34	6934
1	35	7390
1	36	6996
1	37	6789
1	38	7271
1	39	7281
1	40	7144
1	41	6337
1	42	7479
1	43	9196
1	44	7643
1	45	6250
1	46	6250
1	47	6250
1	48	6250
1	49	6250
1	50	6250

LOT TABLE		
BLOCK	LOT	SQUARE FEET
1	51	6250
1	52	6250
1	53	7366
1	54	7366
1	55	6250
1	56	6250
1	57	6250
1	58	6250
1	59	6250
1	60	6250
1	61	6289
1	62	6966
1	63	11876
1	64	9328
1	65	6774
1	66	6000
1	67	6000
1	68	6000
1	69	7121
2	1	7107
2	2	6000
2	3	6000
2	4	6000
2	5	6000
2	6	6000

LOT TABLE		
BLOCK	LOT	SQUARE FEET
2	7	6000
2	8	6000
2	9	6000
2	10	6000
2	11	6000
2	12	6000
2	13	6000
2	14	7175
2	15	7267
2	16	6134
2	17	6132
2	18	6130
2	19	6128
2	20	6126
2	21	6124
2	22	6122
2	23	6121
2	24	6119
2	25	6117
2	26	6115
2	27	6113
2	28	7315

CURVE TABLE					
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	55.00'	90°19'03"	N47°56'54"W	78.00'	86.70'
C2	55.00'	90°16'31"	S47°55'38"E	77.97'	86.66'
C3	55.00'	63°45'34"	N55°03'19"E	58.10'	61.20'
C4	500.00'	20°43'21"	N12°48'52"E	179.85'	180.84'
C7	25.00'	90°16'31"	S47°55'38"E	35.44'	39.39'
C8	25.00'	63°45'34"	N55°03'19"E	26.41'	27.82'
C9	470.00'	20°43'21"	N12°48'52"E	169.06'	169.99'
C10	25.00'	42°50'00"	N18°57'49"W	18.26'	18.69'
C11	50.00'	265°40'01"	N87°32'49"W	73.33'	231.84'
C12	25.00'	42°50'00"	S23°52'12"W	18.26'	18.69'
C13	530.00'	19°32'56"	N12°13'40"E	179.96'	180.63'
C14	25.00'	31°25'56"	S61°17'10"W	13.54'	13.71'
C15	50.00'	128°48'20"	N54°58'22"E	90.19'	112.40'
C16	25.00'	32°26'25"	N76°50'41"W	13.97'	14.15'
C17	25.00'	90°00'00"	S41°56'06"W	35.36'	39.27'

CURVE TABLE					
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C18	25.00'	90°00'00"	N48°03'54"W	35.36'	39.27'
C19	25.00'	29°03'30"	S72°24'21"W	12.54'	12.68'
C20	50.00'	148°23'31"	S47°55'38"E	96.22'	129.50'
C21	25.00'	29°03'30"	N11°44'22"E	12.54'	12.68'
C22	25.00'	90°19'03"	N47°56'54"W	35.45'	39.41'
C23	25.00'	89°40'57"	S42°03'06"W	35.26'	39.13'
C24	25.00'	90°19'03"	N47°56'54"W	35.45'	39.41'
C25	25.00'	89°43'29"	N42°04'22"E	35.27'	39.15'
C26	25.00'	90°16'31"	S47°55'38"E	35.44'	39.39'
C27	670.00'	15°58'55"	N15°11'05"E	186.28'	186.89'
C29	50.00'	28°57'18"	S86°56'04"W	25.00'	25.27'

LINE TABLE		
LINE #	BEARING	LENGTH
L4	N86°56'04"E	9.52'
L2	S01°3'44"W	55.28'
L3	S42°55'54"W	14.30'

LINE TABLE		
LINE #	BEARING	LENGTH
L5	S3°20'15"E	45.91'
L6	N3°03'56"W	19.32'
L6	N3°03'56"W	19.32'

# PRELIMINARY PLAT THE TRAILS AT SEABOURNE PARKE SECTION THREE

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

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

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

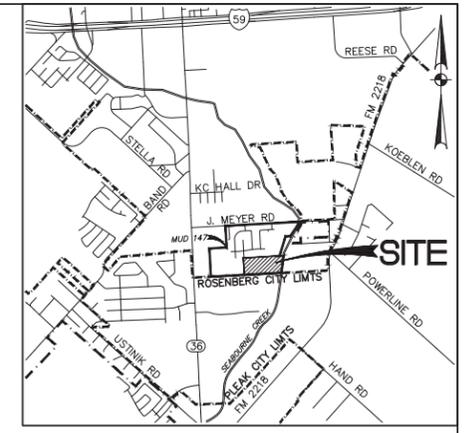
ENGINEER:  
PAPE-DAWSON ENGINEERS  
MICHAEL PREISS, P.E.  
VICE PRESIDENT-HOUSTON

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



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

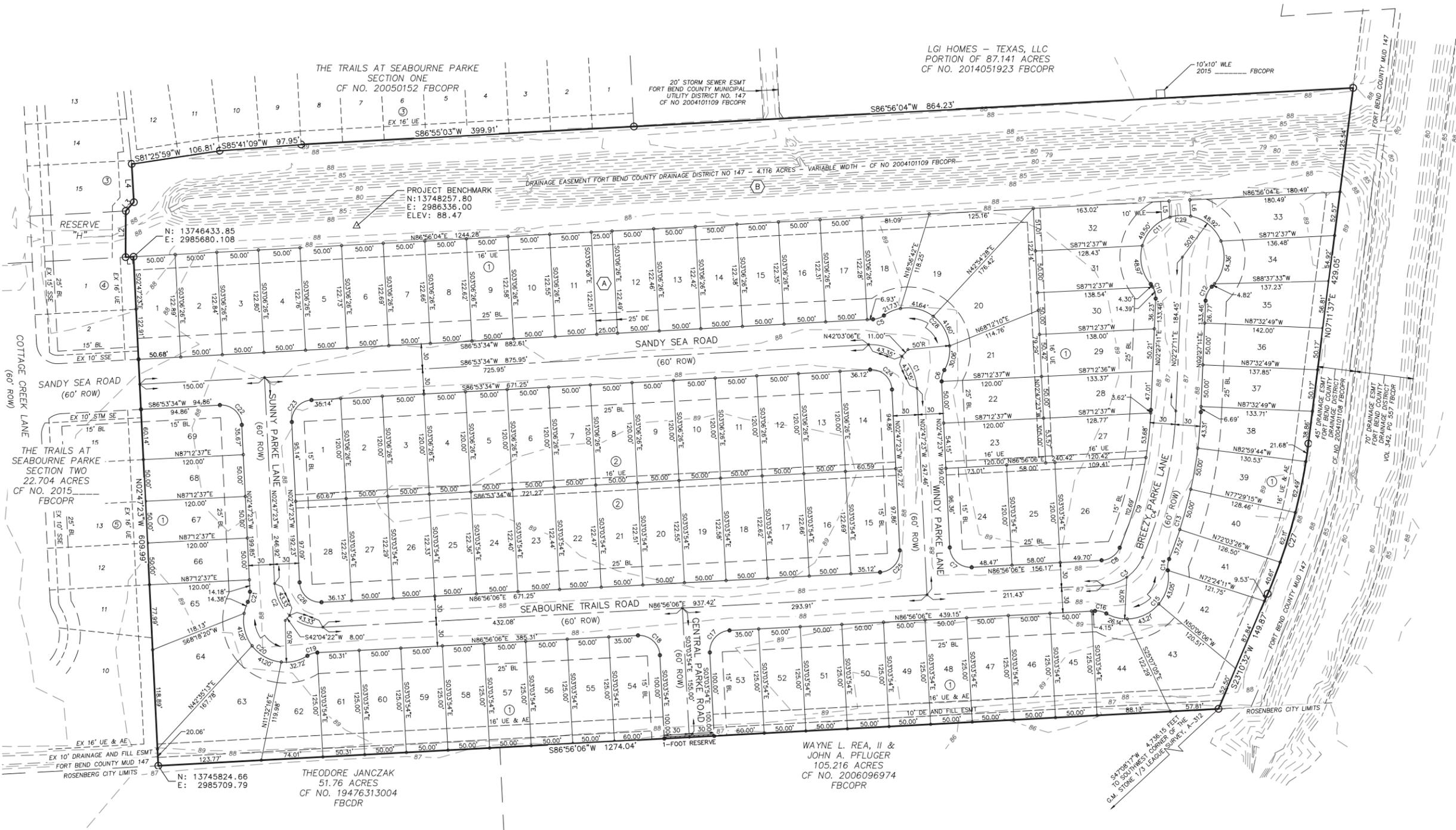
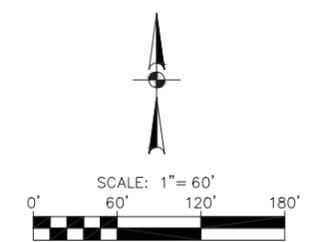
Date: Jun 01, 2015, 10:48:51 AM, User: rj, Project: 1011012015, Plot: 3-1 Preliminary Pl 4011020 Prelim.dwg



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

LEGEND

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



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

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

PRELIMINARY PLAT  
THE TRAILS AT SEABOURNE PARKE  
SECTION THREE

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

97 LOTS 2 RESERVES 2 BLOCKS  
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ENGINEER:  
PAPE-DAWSON ENGINEERS  
MICHAEL PREISS, P.E.  
VICE PRESIDENT-HOUSTON

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



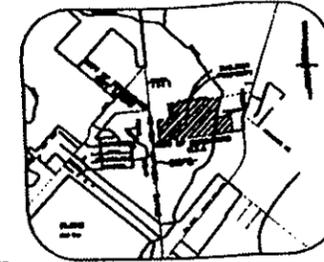
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TEXAS BOARD OF PROFESSIONAL ENGINEERS, FIRM REGISTRATION # 470  
TEXAS BOARD OF PROFESSIONAL LAND SURVEYING, FIRM REGISTRATION # 10193974

WAYNE L. REA, II &  
JOHN A. PFLUGER  
105.216 ACRES  
CF NO. 2006096974  
FBCOPR

THEODORE JANCZAK  
51.76 ACRES  
CF NO. 19476313004  
FBCDR

Date: Jun 01, 2015, 1:40pm User: D:\Transchiel  
File: K:\projects\W01\03\03\03-0 Design\2-3 Plat\2-3-1 Preliminary\PL-4011029 Prelim.dwg

RESIDENTIAL URBAN



PHASE ONE  
100 LOTS

PHASE TWO  
149 LOTS

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

RESIDENTIAL  
URBAN

FRANK A. SEBASTA  
VOL. 268, PG. 91  
F.B.C.D.R.  
RESIDENTIAL  
U.P.R.A.N.

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

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

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

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

DETENTION

PHASE THREE  
107 LOTS

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

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

PHASE FOUR  
100 LOTS

# J. MEYER ROAD TRACT

BEING ± 117.5 ACRES OF LAND  
CONTAINING 457 LOTS (89' X 125' TYP) AND  
FIVE FIVE-UNIT OR ELEVEN-BLOCK

PLAN OF THE  
S.M. STONE LEAGUE, A-812  
NEW BRICK COUNTY, TEXAS

PREPARED BY  
KERRY A. GILBERT & ASSOCIATES, INC.  
12810 Park Blvd., Suite 200  
Dallas, Texas 75244

DATE: 5/11/00

SCALE: 1" = 40'

BY: [Signature]

LOT ANALYSIS

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

LEGEND AND NOTES  
1. ALL LOTS ARE TO BE CONVEYED BY DEED TO THE BUYER...  
2. THE BUYER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS...  
3. THE BUYER SHALL BE RESPONSIBLE FOR THE COST OF ALL RECORDING FEES...  
4. THE BUYER SHALL BE RESPONSIBLE FOR THE COST OF ALL TITLE INSURANCE...  
5. THE BUYER SHALL BE RESPONSIBLE FOR THE COST OF ALL SURVEYING FEES...  
6. THE BUYER SHALL BE RESPONSIBLE FOR THE COST OF ALL ENGINEERING FEES...  
7. THE BUYER SHALL BE RESPONSIBLE FOR THE COST OF ALL ARCHITECTURAL FEES...  
8. THE BUYER SHALL BE RESPONSIBLE FOR THE COST OF ALL LANDSCAPING FEES...  
9. THE BUYER SHALL BE RESPONSIBLE FOR THE COST OF ALL UTILITY FEES...  
10. THE BUYER SHALL BE RESPONSIBLE FOR THE COST OF ALL OTHER FEES AND CHARGES...

- 1. 80' LOTS
- 2. 84' LOTS
- 3. RADIAL LOTS
- 4. 87' OR GREATER
- 5. 5-UNIT BLDG
- 6. 11-UNIT BLDG
- 7. DRIVE
- 8. SIDEWALK
- 9. CURB
- 10. LOT CENTER
- 11. LOT CORNER
- 12. LOT BOUNDARY
- 13. LOT AREA
- 14. LOT PERIMETER
- 15. LOT AREA
- 16. LOT PERIMETER
- 17. LOT AREA
- 18. LOT PERIMETER
- 19. LOT AREA
- 20. LOT PERIMETER

RECEIVED  
JUN 27 2003  
BY:

## PLANNING COMMISSION MEETING MINUTES

On this the 17th day of June 2015, the Planning Commission of the City of Rosenberg, Fort Bend County, Texas, met in a regular meeting at the Rosenberg City Hall Council Chamber, 2110 4<sup>th</sup> Street, Rosenberg, Texas 77471.

### COMMISSIONERS PRESENT

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

### COMMISSIONERS ABSENT

Mike Parsons	Planning Commissioner
--------------	-----------------------

### STAFF PRESENT

Travis Tanner	Executive Director of Community Development
Janet Eder	Secretary II

### OTHERS PRESENT

Christian Lentz	Kendig Keast Collaborative
Jordan Konesheck	Pape-Dawson Engineers (The Trails at Seabourne Parke Section Three)

### CALL TO ORDER

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

### AGENDA

#### 1. CONSIDERATION OF AND ACTION ON MINUTES OF THE REGULAR PLANNING COMMISSION MEETING OF MAY 20, 2015.

**Action Taken:** Commissioner Casias moved, seconded by Commissioner Urbish, to approve the minutes of the Regular Planning Commission Meeting of May 20, 2015, as written. The motion carried unanimously by those present.

#### 2. CONSIDERATION OF AND ACTION ON A PRELIMINARY PLAT OF THE TRAILS AT SEABOURNE PARKE SECTION THREE, A SUBDIVISION OF 23.495 ACRES LOCATED IN THE G.M. STONE 1/3 LEAGUE SURVEY, ABSTRACT 312 CITY OF ROSENBERG, FORT BEND COUNTY, TEXAS (FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 147); 97 LOTS, 2 RESERVES, 2 BLOCKS.

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

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

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

**Key Discussion:**

- Mr. Tanner presented the item and reviewed the Executive Summary.
- Commissioner Poldrack inquired why the Preliminary Plat of The Trails at Seabourne Parke Section Three was subject to approval prior to the completion of road improvements to J Meyer Road.
- Mr. Tanner replied that when the utility agreement was assigned, the terms stated that the J Meyer Road improvement agreement had to be approved prior to approval of the Final Plat of The Trails at Seabourne Parke Section Two. Mr. Tanner explained that a twelve-month timeline for the completion of the J Meyer Road had been addressed at the June City Council Meeting.
- Mr. Tanner stated that nothing would prevent the Commission from approving.
- Commissioner Poldrack inquired about what benefit the City or the developer had.
- Mr. Tanner stated that obtaining approval of the preliminary layout prior to spending money on designing streets and utilities for the subdivision was the purpose.
- Commissioner Poldrack inquired about a mechanism for obtaining a Homeowner's Association (HOA) for the subdivision.
- Mr. Tanner replied that there was a HOA.
- Commissioner Poldrack inquired if the HOA would be administered by the homeowners, a management company or by the developer.
- Mr. Tanner directed this question to Jordan Konesheck, Pape Dawson Engineers.
- Mr. Konesheck did not have an answer to the question.
- Mr. Tanner replied that private management companies usually manage an HOA.
- Commissioner Poldrack expressed concern about the property maintenance of Rosenberg subdivisions. Commissioner Poldrack stated that The Reserve at Brazos Town Center was the best example of a well maintained subdivision, while Bayou Crossing, located off Airport Road, was not. Commissioner Poldrack stated that Bayou Crossing must not have a HOA because of the appearance of the subdivision. The City apparently does not have the authority to enforce maintenance regulations in the subdivision.
- Mr. Tanner stated that the City recently approved an ordinance for fence repairs and other property maintenance issues.
- Commissioner Poldrack inquired if future developments would be mandated to have a HOA.
- Mr. Tanner replied that restrictive covenants apply. After long periods of time, and after a subdivision has been built out, the restrictions depend on the economic status of the subdivision. Mr. Tanner stated that the City does not have the authority to enforce deed restrictions.
- Commissioner Poldrack inquired if the City could enforce deed restrictions in subdivisions.
- Mr. Tanner replied that this question would have to be addressed with the City attorney, but he did not think so.
- Commissioner Poldrack inquired if a developer could be required to have a HOA.
- Mr. Tanner replied that the subdivision ordinance would need to be reviewed before the City could mandate a subdivision to have a HOA.

**Action Taken:** Commissioner Casias moved, seconded by Commissioner Phipps, to approve the Preliminary Plat of The Trails at Seabourne Parke Section Three, a subdivision of 23.495 acres located in the G.M. Stone 1/3 League Survey, Abstract 312 City of Rosenberg, Fort Bend County, Texas (Fort Bend County Municipal Utility District No. 147); 97 lots, 2 reserves, 2 blocks. The motion carried by a vote of four "ayes" to one "no". **AYES:** Chairperson Pavlovsky, Vice Chairperson Phipps, and Commissioners Casias and Urbish. **NOES:** Commissioner Poldrack.

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

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

**Key Discussion:**

- Chairperson Pavlovsky questioned if an existing development had been purchased by another developer, do they have to subsequently comply with current standards.
- Chairperson Pavlovsky requested that addressing this issue in future development agreements be placed on next month's agenda.
- Mr. Tanner stated that a development agreement format has been in place and that a developer must meet current standards after a ten- to twelve-year period.



# PLANNING COMMISSION COMMUNICATION

October 21, 2015

ITEM #	ITEM TITLE
6	Final Plat of Walnut Creek Section Twelve

### MOTION

Consideration of and action on a Final Plat of Walnut Creek Section Twelve, a subdivision of 13.814 acres containing 46 lots, 4 blocks and 4 restricted reserves out of the Wiley Martin League, A-56, Fort Bend County, Texas.

### RECOMMENDATION

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

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

### SUPPORTING DOCUMENTS:

1. Final Plat of Walnut Creek Section Twelve
2. Preliminary Plat of Walnut Creek Section Twelve – 04-15-15
3. Revised Land Plan of Walnut Creek – 09-16-15
4. Planning Commission Meeting Minute Excerpt – 04-15-15

### APPROVAL

**Submitted by:**

*Travis Tanner*

Travis Tanner, AICP  
Executive Director of Community  
Development

**Reviewed by:**

\_\_\_ Executive Director of Community Development

X City Engineer *CK*

### EXECUTIVE SUMMARY

The Final Plat of Walnut Creek Section Twelve is a proposed subdivision consisting of forty-six (46) residential lots, four restricted reserves, and four blocks located off of Irby Cobb Boulevard in the northeast part of the Walnut Creek Development. The proposed Plat is located in the Extraterritorial Jurisdiction (ETJ), in Fort Bend County MUD No. 152, and east of Walnut Creek Section Eleven.

The subdivision consists of sixty-foot (60') lots in accordance with the approved Land Plan for Walnut Creek and applicable standards. The Preliminary Plat of this subdivision was approved by the Planning Commission on April 15, 2015, and an updated Land Plan reflecting the current subdivision layout was later approved by the Commission on September 16, 2015.

The Final Plat is not in conflict with any applicable standards, the revised Land Plan, or the approved Preliminary Plat. That being said, staff recommends that the Planning Commission recommend approval to City Council of the Final Plat of Walnut Creek Section Twelve.

STATE OF TEXAS  
COUNTY OF FORT BEND

We, LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD., a Texas Limited Partnership dba Friendswood Development Company, acting by and through John W. Hammond, Vice President of LENNAR TEXAS HOLDING COMPANY, a Texas Corporation, its General Partner, owner hereinafter referred to as Owners of the 13.814 acre tract described in the above and foregoing map of WALNUT CREEK SECTION TWELVE, 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 TWELVE 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 \_\_\_\_\_, 2015.

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

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

By: \_\_\_\_\_  
John W. Hammond, Vice President

STATE OF TEXAS  
COUNTY OF HARRIS

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this \_\_\_\_\_ day of \_\_\_\_\_, 2015.

Notary Public in and for  
the State of Texas

My Commission Expires \_\_\_\_\_

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

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

This is to certify that the City Planning Commission of the City of Rosenberg, Texas, has approved this plat and subdivision of WALNUT CREEK SECTION TWELVE in conformance with the laws of the State of Texas and the ordinances of the City of Rosenberg as shown hereon and authorized the recording of this plat this \_\_\_\_\_ day of \_\_\_\_\_, 2015.

By: \_\_\_\_\_  
James Urbish, Chairman

By: \_\_\_\_\_  
Wayne Poldrack, Secretary

This is to certify that the City Council of the City of Rosenberg, Texas, has approved this plat and subdivision of WALNUT CREEK SECTION TWELVE in conformance with the laws of the State of Texas and the ordinances of the City of Rosenberg as shown hereon and authorized the recording of this plat this \_\_\_\_\_ day of \_\_\_\_\_, 2015.

Cynthia A. McConathy, Mayor

Linda Cernosek, Secretary

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

BRIAN D. GEROULD  
Licensed Professional Engineer, No. 108604

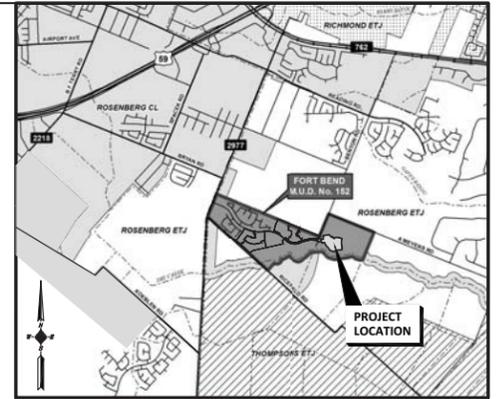
THIS DOCUMENT IS RELEASED  
FOR THE PURPOSE OF REVIEW  
UNDER THE AUTHORITY OF  
BRIAN D. GEROULD, P.E.  
108604 ON 10/8/15.

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 Twelve is located within UNSHADED ZONE X per FEMA Flood Insurance Rate Map (FIRM) Panel 48157C0265L which bears an effective date of April 2, 2014. The nearest base flood elevation is 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 81.10, eighteen inches (18") above the 100-year flood plain elevation, or eighteen inches (18") above natural ground, or twelve inches (12") above the top of curb at the front of the lot or twelve inches (12") above maximum ponding elevation, whichever is higher. The top of slab elevation at any point on the perimeter of the slab shall not be less than eighteen inches (18") above natural ground.
- 9. The drainage system for this subdivision is designed in accordance with the "Fort Bend County Drainage Criteria Manual" which allows street ponding with intense rainfall events.
- 10. All drainage easements are to be kept clear of fences, buildings, vegetation and other obstructions to the operation and maintenance by the drainage facility.
- 11. Sidewalks shall be built or caused to be built through restrictive covenants not less than five (5) feet in width on both sides of all dedicated public rights-of-way within said plat and on the contiguous right-of-way of all perimeter roads surrounding said plat, in accordance with the A.D.A.
- 12. This plat lies within Fort Bend County lighting ordinance zone No. L22
- 13. Lots are restricted to single family residential use.
- 14. Restricted Reserves A, B, C & D are hereby dedicated for use as open space. Restricted Reserves A, B, C & D are to be owned and maintained by the Home Owners Association.
- 15. BENCHMARK: AW4239, an NGS disk with the stamping W 811 1943, located 13.0 miles northeast from Guy, Texas as follows. 7.65 miles northeast along Farm Road 1994 from the junction with State Highway 36 in Guy, thence 5.35 miles northeast along Farm Road 762, at the junction of Smithers Lake Road 49.5 feet southeast of the center line of Farm Road 762, 42.0 feet southwest of the center line of Smithers Lake Road, 11.5 feet east-southeast of a T junction telephone pole with a metal box and guy wire, 10.0 feet east-southeast of a fence corner post, 3.0 feet southwest of a fence, 8.9 feet southeast of a fence, 8.9 feet southeast of a witness post, about level with the road, and set in the top of a concrete post projecting 0.2 foot above the ground.  
NAVD 88 (2001 ADJ.) ELEVATION = 75.10
- PROJECT BENCHMARK: A bronze disk will be set in concrete +/- 4 feet east of a Type H-2 Inlet located on the south side of Irby Cobb Blvd., +/- 9 feet west of the east boundary line of Walnut Creek Sec. 12 and +/- 17.5 feet south of the center line of Irby Cobb Blvd.
- 16. Each lot shall have a minimum five (5) foot interior side lot set back line.
- 17. A minimum distance of 10' shall be maintained between residential dwellings.
- 18. Elevations used for delineating contour lines are based upon U.S.C. & G.S. Datum, NAVD 88 (2001 ADJ.).
- 19. This plat was prepared to meet City of Rosenberg and Fort Bend County requirements.
- 20. One-foot reserve dedicated to the public in fee as a buffer separation between the side and end of streets where such streets abut adjacent property. The condition of such dedication being that when the adjacent property is subdivided or re-subdivided in a recorded plat, the one-foot reserve shall thereupon become vested in the public for street right-of-way purposes and the fee title thereto shall revert to and revest in the dedicator, his heirs, assigns or successors.
- 21. This plat was prepared from information furnished by Stewart Title Company, File No. 1515748827, Effective Date July 16, 2015. The surveyor has not abstracted the above property.
- 22. This plat lies wholly within Fort Bend County Municipal Utility District No. 152, Fort Bend Subsidence District, Fort Bend County Drainage District, Lamar Consolidated I.S.D., the ETJ of the City of Rosenberg, and Fort Bend County.
- 23. Approval of this plat will expire one year from City Council approval if not recorded in the real property records of the County of Fort Bend.
- 24. Five eighths inch (5/8") iron rods three feet (3') in length are set on all perimeter boundary corners, all angle points, all points of curvature and tangency, and all block corners, unless otherwise noted.
- 25. There are no pipelines and/or pipeline easements within the limits of the proposed subdivision.
- 26. Lots 1, 9 and 10 of Block 2 are denied direct access to Irby Cobb Blvd. Lots 19 and 31 of Block 2 are denied direct access to Dry Stone Lane. Lot 1 of Block 4 is denied direct access to Irby Cobb Blvd.
- 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. The Fort Bend County Drainage District will be responsible for the maintenance of the Dry Creek Drainage Easement. All Drainage Easements outside of the Dry Creek ROW are to be maintained by Fort Bend County Municipal Utility District No. 152.

PARK LAND DEDICATION TABLE

TOTAL NUMBER OF LOTS:	46 LOTS
PUBLIC PARK REQUIREMENT:	46 LOTS/160 = 0.29 AC.
PUBLIC PARK DEDICATION:	0
PRIVATE PARK CREDIT PROVIDED WITH THE RECREATION CENTER.	
RECREATION SITE IS ±3.9 ACRES.	
NO. OF PLATTED LOTS THUS FAR (SEC. 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11 & 12) = 575 LOTS.	
575/2 = 288 LOTS	
288 LOTS/160 = 1.80 ACRES OF CREDIT USED.	
MONEY IN LIEU OF PUBLIC PARK LAND DEDICATION:	46 LOTS/2 = 23 LOTS 23 LOTS X \$350.00/LOT = \$8,050.00



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 \_\_\_\_\_, 2015.

Richard Morrison  
Precinct 1, County Commissioner

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

Robert E. Hebert  
County Judge

Grady Prestage  
Precinct 2, County Commissioner

James Patterson  
Precinct 4, County Commissioner

I, Laura Richard, County Clerk in and for Fort Bend County, hereby certify that the foregoing instrument with its certificate of authentication was filed for recordation in my office on \_\_\_\_\_, 2015, at \_\_\_\_\_ o'clock \_\_\_\_\_ M. Filed in plat number(s) \_\_\_\_\_ of the plat records of Fort Bend County, Texas.

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

Laura Richard, County Clerk  
Fort Bend County, Texas

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

WALNUT CREEK SECTION TWELVE

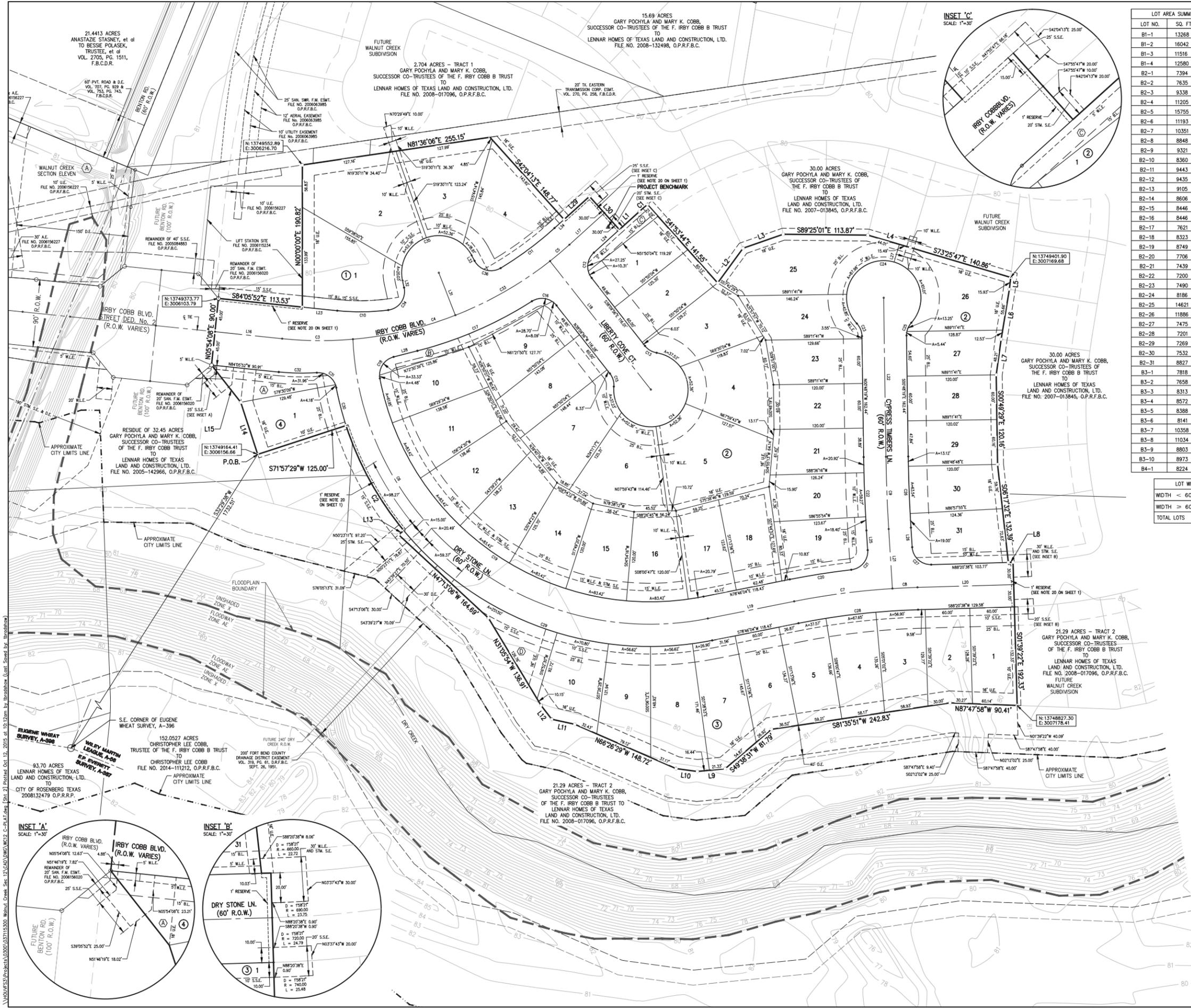
A SUBDIVISION OF  
**13.814 ACRES**  
CONTAINING  
**46 LOTS, 4 BLOCKS AND 4 RESTRICTED RESERVES**  
OUT OF THE  
**WILEY MARTIN LEAGUE, A-56**  
**FORT BEND COUNTY, TEXAS**

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

PLANNER: BGE KERRY R. GILBERT & ASSOCIATES, INC.  
23501 CINCO RANCHO 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  
IBPC F-002726 IBPLS 10110700

\\V004F531\Projects\0300\037115300\Walnut\_Creek\_Sec\_12\CAD\DWG\WC12\_C-PLAT.dwg [Sh: 1] Plotted Oct-12, 2015 at 10:13am by: lbrosihba (Last Saved by: lbrosihba)



**LOT AREA SUMMARY TABLE**

LOT NO.	SQ. FT.	AC.
B1-1	13268	0.3046
B1-2	16042	0.3683
B1-3	11516	0.2644
B1-4	12580	0.2888
B2-1	7394	0.1697
B2-2	7635	0.1753
B2-3	9338	0.2144
B2-4	11205	0.2572
B2-5	15755	0.3617
B2-6	11193	0.2569
B2-7	10351	0.2376
B2-8	8848	0.2031
B2-9	9321	0.214
B2-10	8360	0.1919
B2-11	9443	0.2168
B2-12	9435	0.2166
B2-13	9105	0.209
B2-14	8606	0.1976
B2-15	8446	0.1939
B2-16	8446	0.1939
B2-17	7621	0.175
B2-18	8323	0.1911
B2-19	8749	0.2009
B2-20	7706	0.1769
B2-21	7439	0.1708
B2-22	7200	0.1653
B2-23	7490	0.1719
B2-24	8186	0.1879
B2-25	14621	0.3357
B2-26	11886	0.2729
B2-27	7475	0.1716
B2-28	7201	0.1653
B2-29	7269	0.1669
B2-30	7532	0.1729
B2-31	8827	0.2026
B3-1	7818	0.1795
B3-2	7658	0.1758
B3-3	8313	0.1909
B3-4	8572	0.1968
B3-5	8388	0.1926
B3-6	8141	0.1869
B3-7	10358	0.2378
B3-8	11034	0.2533
B3-9	8803	0.2021
B3-10	8973	0.206
B4-1	8224	0.1888

- RESERVE LEGEND**
- (A) RESTRICTED RESERVE 'A'  
4,523 SQ. FT.  
0.1038 AC.  
RESTRICTED TO LANDSCAPE/OPEN SPACE
  - (B) RESTRICTED RESERVE 'B'  
3,495 SQ. FT.  
0.0802 AC.  
RESTRICTED TO LANDSCAPE/OPEN SPACE
  - (C) RESTRICTED RESERVE 'C'  
1,997 SQ. FT.  
0.0458 AC.  
RESTRICTED TO LANDSCAPE/OPEN SPACE
  - (D) RESTRICTED RESERVE 'D'  
6,356 SQ. FT.  
0.1459 AC.  
RESTRICTED TO LANDSCAPE/OPEN SPACE

**LOT WIDTH TABLE**

WIDTH < 60' 0 LOTS (0%)	WIDTH ≥ 60' 46 LOTS (100%)	TOTAL LOTS
0	46	46

**LINE TABLE**

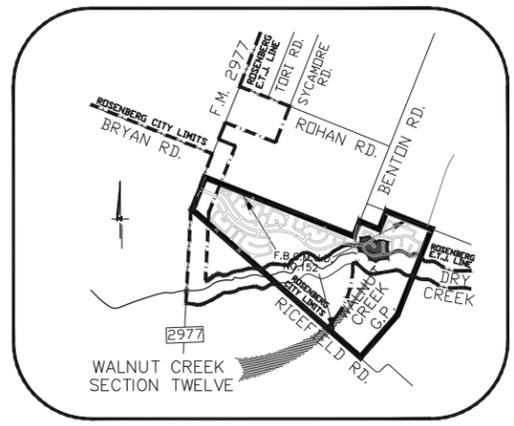
LINE	BEARING	LENGTH	CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD DISTANCE
L1	N47°55'47"E	36.45'	C1	211°32'	370.00'	14.16'	7.08'	N49°01'33"E	14.16'
L2	N36°12'13"E	57.76'	C2	213°41'8"	430.00'	161.89'	81.92'	N28°49'40"W	160.94'
L3	N70°50'14"E	57.31'	C3	105°51'8"	500.00'	95.31'	47.80'	N89°33'31"W	95.17'
L4	S73°43'19"E	59.51'	C4	167°33'19"	500.00'	142.03'	71.50'	S76°50'33"W	141.56'
L5	S06°27'19"W	15.93'	C5	35°41'7"	500.00'	34.08'	17.04'	S49°52'56"W	34.07'
L6	S09°18'56"W	68.19'	C6	98°44'46"	400.00'	689.38'	466.24'	S51°51'33"E	607.17'
L7	S07°51'08"W	48.21'	C7	73°38'40"	1000.00'	133.42'	66.81'	N82°35'25"E	133.32'
L8	N88°20'38"E	6.35'	C8	155°53'	1000.00'	33.71'	16.86'	N87°22'41"E	33.71'
L9	S84°23'25"W	37.77'	C9	2°46'57"	2000.00'	97.12'	48.57'	N02°11'47"W	97.11'
L10	N82°08'28"W	28.84'	C10	13°08'13"	300.00'	13.42'	6.81'	N89°20'02"E	6.83'
L11	N77°45'57"W	31.60'	C11	11°00'40"	470.00'	90.33'	45.30'	N53°26'07"E	90.19'
L12	N37°33'54"W	23.62'	C12	86°05'43"	25.00'	37.57'	23.35'	S04°52'56"W	34.13'
L13	N50°23'11"E	8.86'	C13	42°50'00"	25.00'	18.69'	9.81'	S59°34'56"E	18.26'
L14	N18°02'31"W	73.51'	C14	285°40'01"	50.00'	231.84'	53.93'	S51°50'04"W	73.33'
L15	N38°13'41"W	63.61'	C15	42°50'00"	25.00'	18.69'	9.81'	N16°44'55"W	18.26'
L16	N84°05'52"W	90.91'	C16	84°18'46"	25.00'	36.79'	22.63'	N80°19'18"W	33.56'
L17	S47°55'47"W	63.55'	C17	18°13'38"	530.00'	168.61'	85.02'	S66°38'08"W	167.90'
L18	N38°09'56"W	219.54'	C18	86°39'47"	25.00'	37.81'	23.58'	S32°25'04"W	34.31'
L19	N78°46'04"E	118.43'	C19	90°19'06"	370.00'	583.25'	372.06'	S56°04'23"E	524.71'
L20	N88°20'38"E	129.58'	C20	4°39'22"	1030.00'	83.70'	41.88'	N81°05'46"E	83.68'
L21	N03°35'15"W	80.01'	C21	87°00'42"	25.00'	37.97'	23.73'	N39°55'06"E	34.42'
L22	N00°48'19"W	213.43'	C22	2°46'57"	2030.00'	98.58'	49.30'	N02°11'47"W	98.57'
L23	S84°05'52"E	47.20'	C23	42°50'00"	25.00'	18.69'	9.81'	N22°13'19"W	18.26'
L24	S47°55'47"W	46.30'	C24	265°40'01"	50.00'	231.84'	53.93'	N89°11'41"E	73.33'
L25	N03°35'15"W	26.44'	C25	42°50'00"	25.00'	18.69'	9.81'	S20°36'42"W	18.26'
L26	S03°35'15"E	26.26'	C26	2°46'57"	1970.00'	95.67'	47.84'	S02°11'47"E	95.66'
L27	N16°16'41"E	24.92'	C27	86°04'07"	25.00'	38.43'	24.17'	S47°37'19"E	52.43'
L28	S75°44'57"W	33.03'	C28	9°34'33"	970.00'	162.12'	81.25'	S83°33'21"W	161.93'
L29	N47°55'47"E	46.18'	C29	61°37'06"	430.00'	462.44'	256.42'	N70°25'22"W	440.48'
L30	S42°04'13"E	60.00'	C30	6°59'24"	430.00'	52.46'	26.26'	N14°32'49"W	52.43'
L31	N21°17'43"W	61.22'	C31	82°49'48"	25.00'	36.14'	22.05'	N52°28'01"W	33.08'
L32	N12°27'02"W	9.40'	C32	9°47'03"	300.00'	51.23'	25.68'	N88°59'24"W	51.17'
L33	S27°50'18"E	8.37'	C33	165°21'3"	500.00'	147.22'	74.15'	S60°16'11"W	146.69'
L34	N47°55'47"E	17.37'	C34	95°12'57"	25.00'	41.55'	27.39'	N35°09'27"E	36.93'
C35	164°36'44"	50.00'	143.65'	370.10'	N69°51'20"E	99.10'			
C36	93°31'14"	25.00'	40.68'	26.45'	S74°26'55"E	36.33'			

**WALNUT CREEK SECTION TWELVE**  
 A SUBDIVISION OF  
**13.814 ACRES**  
 CONTAINING  
**46 LOTS, 4 BLOCKS AND 4 RESTRICTED RESERVES**  
 OUT OF THE  
**WILEY MARTIN LEAGUE, A-56**  
 FORT BEND COUNTY, TEXAS

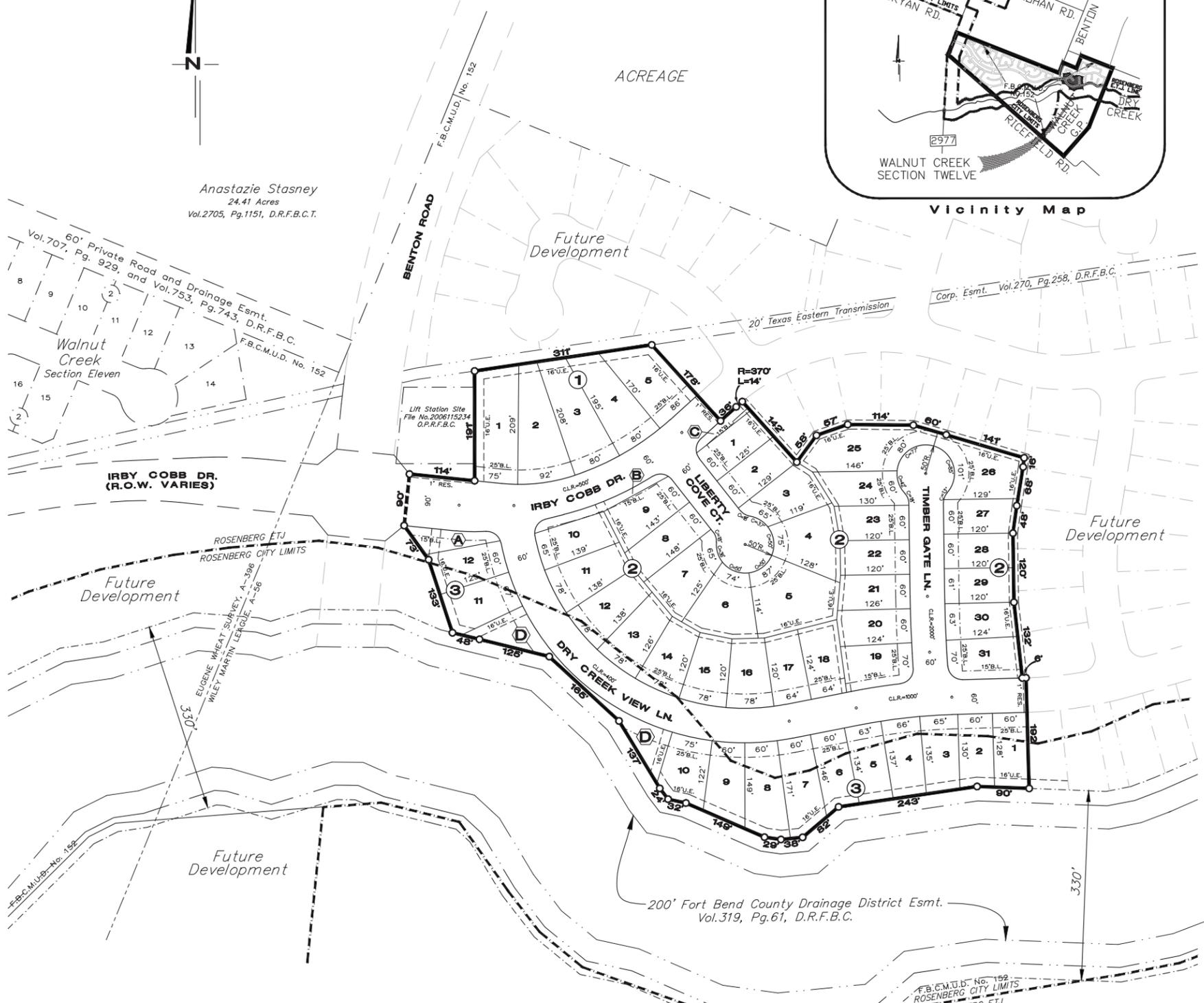
**OWNER:** LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD.  
A TEXAS LIMITED PARTNERSHIP  
 616 FARRINGTON DEVELOPMENT COMPANY  
 550 GREENS PARKWAY, SUITE 200 - HOUSTON, TEXAS 77067 - PHONE: 281-975-1000

**PLANNER:** BGE KERRY R. GILBERT & ASSOCIATES, INC.  
23601 CINCO RANCHO 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  
 TBP# F-002726 TBP#LS 1010700



Vicinity Map



LOT AREA SUMMARY

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

PARK LAND DEDICATION TABLE

TOTAL NUMBER OF LOTS:	48 LOTS
PUBLIC PARK REQUIREMENT:	48 LOTS/160=0.3 AC.
PUBLIC PARK DEDICATION:	0
PRIVATE PARK CREDIT PROVIDED WITH THE RECREATION CENTER.	
RECREATION SITE IS ±3.9 ACRES.	
NO. OF PLATTED LOTS THUS FAR (SEC.1,2,3,4,5,6,7,8,9,10,11&12)=577 LOTS.	
577/2 = 289 LOTS	
289 LOTS/160 = 1.81 ACRES OF CREDIT USED.	
MONEY IN LIEU OF PUBLIC PARK LAND DEDICATION:	48 LOTS/2=24 LOTS 24 LOTS X \$350.00/LOT=\$8,400.000

LOT WIDTH TABLE

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

- GENERAL NOTE:
- "B.L." INDICATES BUILDING LINE.
  - "U.E." INDICATES UTILITY EASEMENT.
  - "1' RES." INDICATES ONE FOOT RESERVE.  
dedicated to the public in fee as a buffer separation between the side or end of streets where such streets abut adjacent acreage tracts, the condition of such dedication being that when the adjacent property is subdivided in a recorded plat, the one foot reserve shall thereupon become vested in the public for street right-of-way purposes and the fee title thereto shall revert to and vest in the dedicant, his heirs assigns, or successors.
  - ALL PROPERTY LINE DIMENSIONS ARE APPROXIMATE.
  - ALL LOT WIDTH AND DEPTH DIMENSIONS ARE APPROXIMATE, AND LOT WIDTHS ARE MEASURED AT THE FRONT BUILDING LINE, AND OR THE REAR BUILDING PAD LINE. ALL RADIAL LOTS HAVE A WIDTH OF FORTY FEET AT THE RIGHT OF WAY LINE.
  - IN ACCORDANCE WITH THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP NO.48157C02204, FORT BEND COUNTY, TEXAS MAP REVISED JANUARY 3, 1997, THE PROPERTY CONTAINED WITHIN THE BOUNDARIES OF THIS PRELIMINARY PLAT LIES WITHIN ZONE "X" AND IS OUTSIDE OF THE 100 YEAR FLOOD PLAN.
  - ALL LOTS CONTAINED WITHIN THIS PRELIMINARY PLAT ARE HEREBY RESTRICTED TO SINGLE FAMILY RESIDENTIAL USE.

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

DISCLAIMER AND LIMITED WARRANTY

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

# A PRELIMINARY PLAT OF WALNUT CREEK SECTION TWELVE

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

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

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

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

PLANNER:  
**BGE | KERRY R. GILBERT & ASSOCIATES**

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



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

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

**ROW WIDTH**  
60'  
70'

**PAVING WIDTH**  
27'  
39'

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

**DISCLAIMER AND LIMITED WARRANTY**

THIS PRELIMINARY SUBDIVISION PLAN HAS BEEN PREPARED IN ACCORDANCE WITH 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 PRELIMINARY PLAN WAS PREPARED FOR THE LIMITED PURPOSE OF GUIDANCE IN THE PREPARATION OF ACTUAL ALL OTHER WARRANTIES, EXPRESS OR IMPLIED, AND NEITHER BGE | KERRY R. GILBERT & ASSOCIATES, INC., NOR ANY OF ITS OFFICERS, OR DIRECTORS, OR EMPLOYEES MAKE ANY OTHER WARRANTIES OR REPRESENTATIONS, EXPRESS OR IMPLIED CONCERNING FACILITIES IN, ON, OVER, OR UNDER THE PREMISES INDICATED IN THE PRELIMINARY DESIGN, LOCATION, QUALITY, CHARACTER OF ACTUAL UTILITIES OR OTHER SUBDIVISION PLAN.

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



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



SEPTEMBER 3, 2015  
 KGA #05504

## PLANNING COMMISSION MEETING MINUTES

On this the 15th day of April 2015, the Planning Commission of the City of Rosenberg, Fort Bend County, Texas, met in a regular meeting at the Rosenberg City Hall Council Chamber, 2110 4<sup>th</sup> Street, Rosenberg, Texas 77471.

### COMMISSIONERS PRESENT

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

### STAFF PRESENT

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

### OTHERS PRESENT

Geoff Freeman	BGE Kerry R. Gilbert & Associates Walnut Creek Section Twelve/Rose Meadows)
Kerry Gilbert	BGE Kerry R. Gilbert & Associates (Walnut Creek Section Twelve/Rose Meadows)
Terry Reeves	Jones & Carter, Inc. (Rose Meadows)
Jordan Konesheck	Pape-Dawson Engineers (Trails at Seabourne Parke Section Two)
Joyce Vasut	City of Rosenberg
Robert Gracia	City of Rosenberg
Wade Goates	City of Rosenberg
Jeff Trinker	City of Rosenberg
Carol Redd	EHRA (Park Place Boulevard Street Dedication, Rivers Mist Section Three)
Amar Amancharla	Rose Meadows Development

### CALL TO ORDER

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

### AGENDA

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

**Action Taken:** Chairperson Pavlovsky stated that a correction to the Minutes had been made. Commissioner Parsons moved, seconded by Commissioner Casias, to approve the amended minutes of the Regular Planning Commission Meeting of March 18, 2015, as written. The motion carried unanimously by those present.

#### 2. CONSIDERATION OF AND ACTION ON A PRELIMINARY PLAT OF WALNUT CREEK SECTION TWELVE, BEING 14.3+/- ACRES OF LAND CONTAINING 48 LOTS (60' X 120' TYP.) AND FOUR RESERVES IN THREE BLOCKS OUT OF THE EUGENE WHEAT SURVEY, A-396 AND WILEY MARTIN LEAGUE, A-56 FORT BEND COUNTY, TEXAS.

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

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

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

**Key Discussion:**

- Mr. Tanner presented the item and reviewed the Executive Summary.
- Chairperson Pavlovsky inquired about the configuration of the layout for Walnut Creek and if there was a difference to the Land Plan.
- Mr. Tanner replied that the layout is slightly different because of the street configuration. There are no regulatory conflicts with the Land Plan after review by Charles Kalkomey and Travis Tanner. The lot sizes are sufficient, and there are no issues with access points to the collector streets.
- Chairperson Pavlovsky inquired if there were more or less lots in the development.
- Mr. Tanner replied that there are additional lots.
- Commissioner Casias inquired about the commercial property and if the property was located off Minonite Rd.
- Mr. Tanner replied that, yes, the commercial property was located off of FM 2977 (Minonite) and Irby Cobb. Mr. Tanner also stated that the layout was different, but has 60' lots per the Land Plan.
- Commissioner Parsons inquired about the number of lots in the plat.
- Mr. Tanner replied that the plat includes 48 lots.
- Commissioner Parsons inquired about the 48 lots and if they were a part of the 138 lots shown on the Land Plan.
- Commissioner Parsons inquired about what percentage of the subdivision has been built-out.
- Mr. Tanner replied that the majority, or roughly 60 percent, has been built out.

**Action Taken:** Commissioner Casias moved, seconded by Commissioner Urbish, to approve the Preliminary Plat of Walnut Creek Section Twelve, being 14.3+/- acres of land containing 48 lots (60' x 120' typ.) and four reserves in three blocks out of the Eugene Wheat Survey, A-396 and Wiley Martin League, A-56 Fort Bend County, Texas. The action carried unanimously by those present.

**3. CONSIDERATION OF AND ACTION ON A REQUEST BY EHRA TO EXTEND THE PRELIMINARY PLAT OF PARK PLACE BOULEVARD STREET DEDICATION APPROVAL, BEING A SUBDIVISION OF 2.3580 ACRES OUT OF THE ROBERT E. HANDY SURVEY, A-187, IN THE CITY OF ROSENBERG, FORT BEND COUNTY, TEXAS (FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 144).**

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

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

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

**Key Discussion:**

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



# PLANNING COMMISSION COMMUNICATION

October 21, 2015

ITEM #	ITEM TITLE
7	Rosenberg 2035 Comprehensive Plan

## MOTION

Consideration of and action on the Rosenberg 2035 Comprehensive Plan.

## RECOMMENDATION

Staff recommends approval of the Rosenberg 2035 Comprehensive Plan.

MUD #	City/ETJ	ELECTION DISTRICT
N/A	City & ETJ	City-wide

## 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

As the Planning Commission is well aware, over approximately the last year, Rosenberg has been in the process of updating its Comprehensive Plan for the first time since 1995. Chapter 213 of the Texas Local Government Code provides for municipalities the authority to adopt comprehensive plans for the long-range development of the community. Further, one of the duties of the Planning Commission as specified in the City Charter is to make and amend the master plan for the physical development of the City.

Rosenberg is currently experiencing tremendous growth and has grown from 23,000 to 37,000 residents (over 60%) since its last comprehensive plan. The City's growth rate has accelerated recently due to factors such as the build-out of Sugar Land, and increased employment opportunities, to our immediate north. Further, it is anticipated that our population could double in the next thirty (30) years. Comprehensive planning relates to the City having a role in what the other half of development in Rosenberg will be like and how it will function, in addition to maintaining the existing character of the community. With factors like the West Fort Bend Management District standards no longer being in place, the City has an increased responsibility to plan and determine what standards are needed for future development.

This project had been prioritized and budgeted for several years, and a professional services agreement with Kendig Keast Collaborative was approved by City Council in August 2014 to complete the Plan. Since that time, a great deal of public input has gone into it including, but not limited to, the following:

- "Listening sessions" (or focus groups) with 27 participants;
- Community workshop with 42 participants;
- Online discussion forum with 427 users and over 5,000 views;
- Three (3) Planning Commission briefings;
- One (1) midpoint City Council briefing; and
- Draft Plan chapters posted on City website for review ([www.ci.rosenberg.tx.us/compplan](http://www.ci.rosenberg.tx.us/compplan)).

## EXECUTIVE SUMMARY

Additionally, the Local Government Code requires that a public hearing be held on the Plan. While there are no specific notification requirements, notice of the hearing was advertised in the Fort Bend Herald.

The proposed Plan offers a range of strategies for managing our rapid growth; the extent to which it is implemented is fully up to the City. Due in part to the project budget, City staff had a significant role in the creation of the Plan. This was useful, however, because the consultant was given specific information on what policies may be appropriate for Rosenberg. The result is a Plan that contains what I believe are many practical solutions that could be implemented here. It does not recommend zoning, for example. It should also be noted that, until approved, the Plan remains in "draft" form.

The Comprehensive Plan report was previously distributed to the Commission. Due to the document's size, it has not been included as a supporting document for this item. A full copy is available for public review in the City Secretary's office for viewing at any time.

Staff recommends that the Planning Commission recommend approval to City Council of this Plan, *Rosenberg 2035 Comprehensive Plan*. Following a recommendation by the Planning Commission, the Plan will be submitted for City Council review and approval.



# PLANNING COMMISSION COMMUNICATION

October 21, 2015

ITEM #	ITEM TITLE
8	City of Rosenberg 2016 Planning Commission Meetings and Submittal Deadlines

## MOTION

Review and discuss the City of Rosenberg 2016 Planning Commission Meetings and Submittal Deadlines.

## RECOMMENDATION

Staff recommends approval of the 2016 schedule.

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

## SUPPORTING DOCUMENTS:

1. PC Deadline Schedule 2016 - 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 City of Rosenberg 2016 Planning Commission Meetings and Submittal Deadlines Calendar (Calendar). Alternate deadline dates have been noted to accommodate the holidays.

Staff recommends approval of the proposed Calendar as presented.

**City of Rosenberg  
2016 Planning Commission Meetings  
and Submittal Deadlines**

**DRAFT**

Planning Commission Deadlines

Initial Submittal	Revised Submittal from Applicant	Planning Commission Meeting - 4:00 p.m.
<i>Wednesday, December 23, 2015</i>	The Revised Submittal deadline will be communicated to applicants with the Initial Submittal Report.	Wednesday, January 20, 2016
Friday, January 22, 2016		Wednesday, February 17, 2016
Friday, February 19, 2016		Wednesday, March 16, 2016
Friday, March 25, 2016		Wednesday, April 20, 2016
Friday, April 22, 2016		Wednesday, May 18, 2016
Friday, May 20, 2016		Wednesday, June 15, 2016
Friday, June 24, 2016		Wednesday, July 20, 2016
Friday, July 22, 2016		Wednesday, August 17, 2016
Friday, August 26, 2016		Wednesday, September 21, 2016
<i>Thursday, September 22, 2016</i>		Wednesday, October 19, 2016
Friday, October 21, 2016		Wednesday, November 16, 2016
<i>Wednesday, November 23, 2016</i>		Wednesday, December 21, 2016

City Council Deadlines

City Council Submittal	City Council Meeting
Thursday, December 17, 2015	Tuesday, January 05, 2016
<i>Thursday, December 31, 2015</i>	Tuesday, January 19, 2016
Thursday, January 14, 2016	Tuesday, February 02, 2016
Thursday, January 28, 2016	Tuesday, February 16, 2016
Thursday, February 11, 2016	Tuesday, March 01, 2016
Thursday, February 25, 2016	Tuesday, March 15, 2016
Thursday, March 17, 2016	Tuesday, April 05, 2016
Thursday, March 31, 2016	Tuesday, April 19, 2016
Thursday, April 14, 2016	Tuesday, May 03, 2016
Thursday, April 28, 2016	Tuesday, May 17, 2016
Thursday, May 19, 2016	Tuesday, June 07, 2016
Thursday, June 02, 2016	Tuesday, June 21, 2016
Thursday, June 16, 2016	Tuesday, July 05, 2016
Thursday, June 30, 2016	Tuesday, July 19, 2016
Thursday, July 14, 2016	Tuesday, August 02, 2016
Thursday, July 28, 2016	Tuesday, August 16, 2016
Thursday, August 18, 2016	Tuesday, September 06, 2016
Thursday, September 01, 2016	Tuesday, September 20, 2016
Thursday, September 15, 2016	Tuesday, October 04, 2016
Thursday, September 29, 2016	Tuesday, October 18, 2016
Thursday, October 13, 2016	Tuesday, November 01, 2016
Thursday, October 27, 2016	Tuesday, November 15, 2016
Thursday, November 17, 2016	Tuesday, December 06, 2016
Wednesday, November 30, 2016	Tuesday, December 20, 2016

**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 21, 2015

ITEM #	ITEM TITLE
9	Requests for Future Agenda Items

## MOTION

Consideration of and action requests for future Agenda items.

## RECOMMENDATION

N/A

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

## SUPPORTING DOCUMENTS:

1. None

## APPROVAL

### Submitted by:

*Travis Tanner*

Travis Tanner, AICP  
Executive Director of Community  
Development

### Reviewed by:

\_\_\_ Executive Director of Community Development

\_\_\_ City Engineer

## EXECUTIVE SUMMARY

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

# **ITEM 10**

**Announcements.**

# **ITEM 11**

**Adjournment.**