

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, December 17, 2014
TIME: 4:00 p.m.
PLACE: Rosenberg City Hall
City Hall Council Chamber
2110 4th Street
Rosenberg, Texas 77471
PURPOSE: Rosenberg Planning Commission Meeting

Call to order: Council Chamber

AGENDA

MINUTES

1. Consideration of and action on minutes of the Regular Planning Commission Meeting for November 19, 2014. (Renée LeLaurin, Secretary II)

PUBLIC HEARINGS

2. Hold public hearing on a Preliminary Plat of Macer Reserves, a subdivision of 7.885 acres of land being a partial replat of Reserve "C" of Kwikrose Commercial Park (Slide No. 1436/A; Plat Records of Fort Bend County, Texas) together with a portion of a call 5.00 acre tract of land (Fort Bend County Clerk's File No. 2007074320), both being in the Henry Scott Survey, Abstract No. 83, and being a replat of Reserve "C" of Deedco Subdivision No. 19 (Slide No. 1357/A; Plat Records of Fort Bend County, Texas) together with a call 0.216 acre tract of land (Fort Bend County Clerk's File No. 2003173704), both being in the J.D. Vermillion Survey, Abstract No. 341, all inclusive being in the City of Rosenberg, Fort Bend County, Texas; 0 lots, 2 reserves, 1 block. (Travis Tanner, Executive Director of Community Development)

VARIANCE REQUESTS

None

SUBDIVISION LAND PLANS AND PRELIMINARY PLATS

3. Consideration of and action on a Preliminary Plat of Macer Reserves, a subdivision of 7.885 acres of land being a partial replat of Reserve "C" of Kwikrose Commercial Park (Slide No. 1436/A; Plat Records of Fort Bend County, Texas) together with a portion of a call 5.00 acre tract of land (Fort Bend County Clerk's File No. 2007074320), both being in the Henry Scott Survey, Abstract No. 83, and being a replat of Reserve "C" of Deedco Subdivision No. 19 (Slide No. 1357/A; Plat Records of Fort Bend County, Texas) together with a call 0.216 acre tract of land (Fort Bend County Clerk's File No. 2003173704), both being in the J.D. Vermillion Survey, Abstract No. 341, all inclusive being in the City of Rosenberg, Fort Bend County, Texas; 0 lots, 2 reserves, 1 block. (Travis Tanner, Executive Director of Community Development)

FINAL PLATS

4. Consideration of and action on a Final Plat of Bonbrook Plantation North Section Fourteen, a subdivision of 23.506 acres of land situated in the Wiley Martin League, Abstract 56, Fort Bend County, Texas; 60 lots, 4 reserves (5.150 acres), 1 block. (Travis Tanner, Executive Director of Community Development)
5. Consideration of and action on a Final Plat of Cottonwood Section Three-C, a subdivision of 8.368 acres of land located in the S.A. Stone Survey No. 10, A-392, City of Rosenberg, Fort Bend County, Texas; 41 lots, 1 reserve, 3 blocks. (Travis Tanner, Executive Director of Community Development)

6. Consideration of and action on a Final Plat of Rosenberg 36 Industrial Park, a subdivision of 18.214 acres of land being a partial replat of Lot No. 17 of Rosenberg Farms Subdivision (Volume 3, Page 575; Deed Records of Fort Bend County, Texas, and Volume 4, Page 25; Plat Records of Fort Bend County, Texas) being a 1.468 acre tract of land (Fort Bend County Clerk's File No. 2014103215) together with the remainder of a call 17.135 acre tract (Fort Bend County Clerk's File No. 2014072299) and with a call 0.754 acre tract (Fort Bend County Clerk's File No. 2012014590), all being in the Henry Scott Survey, Abstract No. 83, City of Rosenberg, Fort Bend County, Texas; 0 lots, 2 reserves, 1 block. (Travis Tanner, Executive Director of Community Development)

DISCUSSION ITEMS

7. Review and discuss a presentation by Paragon Outlets, and take action as necessary to direct staff. (Travis Tanner, Executive Director of Community Development)
8. Consideration of and action on requests for future Agenda items and staff report regarding the following (Travis Tanner, Executive Director of Community Development):
 - Report on Comprehensive Plan update.
9. Announcements.
10. 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 11th day of December 2014, at 1:20 p. m. by Linda Cernosek



Linda Cernosek

Attest:
Linda Cernosek, TRMC, City Secretary

Robert Gracia

Approved for Posting:
Robert Gracia, City Manager

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

ITEM 1

Minutes:

- 1. Regular Planning Commission Meeting Minutes for November 19, 2014**

PLANNING COMMISSION MEETING MINUTES
*****DRAFT*****

On this the 19th day of November 2014, the Planning Commission (Commission) of the City of Rosenberg, Fort Bend County, Texas, met in a regular meeting at the Rosenberg City Hall Council Chamber, 2110 4th Street, Rosenberg, Texas 77471.

COMMISSIONERS PRESENT

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

COMMISSIONERS ABSENT

Pete Pavlovsky	Planning Commission Chairperson
Lester Phipps, Jr.	Planning Commission Vice Chairperson

STAFF PRESENT

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

OTHERS PRESENT

Geoff Freeman	BGE/Kerry R. Gilbert & Associates (Brazos Town Center)
Tracy Youngblood	BGE/Kerry R. Gilbert & Associates (Cottonwood Three-C)
José Perez	BGE/Kerry R. Gilbert & Associates (Cottonwood Three-C)
Carol Redd	EHRA, Inc. (Rivers Mist Section Two; Summer Lakes Section Seven)

CALL TO ORDER: Commissioner Poldrack 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 OCTOBER 15, 2014.

Action Taken: Commissioner Parsons moved, seconded by Commissioner Urbish, to approve the minutes of the Regular Planning Commission Meeting of October 15, 2014, as written. The motion carried unanimously by those present.

2. CONSIDERATION OF AND ACTION ON A PRELIMINARY PLAT OF COTTONWOOD SECTION THREE-C, A SUBDIVISION OF 8.368 ACRES OF LAND LOCATED IN THE S.A. STONE SURVEY NO. 10, A-392, CITY OF ROSENBERG, FORT BEND COUNTY, TEXAS; 41 LOTS, 1 RESERVE, 3 BLOCKS.

Executive Summary: The Preliminary Plat of Cottonwood Section Three-C consists of 8.368 acres and 41 residential lots. It is located off of Barton Creek and Pease River Lanes, immediately southwest of Cottonwood Section Three-B. The Plat is within the City Limits and located in Fort Bend County MUD No. 148.

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

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

Key Discussion:

- Mr. Tanner presented the item and reviewed the Executive Summary.
- Commissioner Parsons inquired how many more lots are left to be platted in Cottonwood.
- Mr. Tanner replied that he does not have that information at this time but can bring it back for the next meeting.
- Commissioner Parsons stated that when plats are brought forward with undersize lot sizes, it would be helpful to know how many of those undersize lots are left to develop.
- Mr. Tanner replied that staff can provide that information. The last time Section Three-B was discussed, we had a decent estimate of the lots left to develop.
- Commissioner Parsons replied that he would request to see that information for all future plats coming forward that have lots widths less than the current requirement.

Action Taken: Commissioner Parsons moved, seconded by Commissioner Casias, to approve the Preliminary Plat of Cottonwood Section Three-C, a subdivision of 8.368 acres of land located in the S.A. Stone Survey No. 10, A-392, City of Rosenberg, Fort Bend County, Texas; 41 lots, 1 reserve, 3 blocks.

Additional Discussion:

- Brief discussion was held regarding street width measurement, drive-over curbs, and the City's design standards.

Action Taken: Upon voting, the motion carried unanimously by those present.

3. CONSIDERATION OF AND ACTION ON A PRELIMINARY PLAT OF THE RESERVE AT BRAZOS TOWN CENTER SECTION FOUR, BEING 27.6 ACRES OF LAND CONTAINING 104 LOTS (50' X 130' TYP.) AND FOUR RESERVES IN TWO BLOCKS OUT OF THE JANE H. LONG LEAGUE SURVEY, A-55, CITY OF ROSENBERG, FORT BEND COUNTY, TEXAS.

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

The typical lot size for the subdivision is 50 feet in width. This is per the approved Land Plan, which was most recently amended on September 30, 2014 (see attached). Per the amended Development Agreement, homes in the subdivision will be a minimum of 51 percent masonry construction.

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

Key Discussion:

- Mr. Tanner presented the item and reviewed the Executive Summary.
- Commissioner Parsons inquired if this is the Section where we previously discussed the value of the housing product?
- Commissioner Poldrack replied that the developer indicated they would be a higher end product and would have to be a specific square footage.
- Mr. Tanner replied there is a restriction on the minimum square footage. There was some discussion regarding the price point when this Agreement was modified a few months back but that is not something that may be considered for plat approval.
- Commissioner Parsons replied that he would like to confirm the higher end product is still the development plan for this area as that would provide some reassurance of quality for the City.

Action Taken: Commissioner Parsons moved, seconded by Commissioner Urbish, to approve the Preliminary Plat of The Reserve at Brazos Town Center Section Four, being 27.6 acres of land containing 104 lots (50' x 130' typ.) and four reserves in two blocks out of the Jane H. Long League Survey, A-55, City of Rosenberg, Fort Bend County, Texas.

Additional Discussion:

- Commissioner Poldrack inquired if the entrance to the Reserve at Town Center to the very back of the development exceeds the block length requirement.
- Mr. Tanner replied that this plat meets all the requirements for access.
- Commissioner Parsons stated there are still some sections that are not yet developed. For the areas that are not

commercial reserves, what is planned?

- Mr. Tanner replied the section immediately south of this one will be the townhomes, recently approved with the Development Agreement amendment. To the northwest along Town Center Boulevard is a 20 acre tract that will be 55-foot lots.
- Commissioner Parsons requested to review a map of the overall development and asked Mr. Tanner to review those areas so the Commission has an idea what is left to develop.
- Mr. Tanner reviewed the map and pointed out areas already approved and platted and areas that have been designated for specific use in the Development Agreement but not yet platted.

Action Taken: Upon voting, the motion carried unanimously by those present.

4. CONSIDERATION OF AND ACTION ON A FINAL PLAT OF RIVERS MIST SECTION TWO, BEING A SUBDIVISION OF 15.597 ACRES OUT OF THE WM. LUSK SURVEY, A-276, IN FORT BEND COUNTY, TEXAS (FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 158); 46 LOTS, 2 BLOCKS, 3 RESERVES (4.2658 ACRES).

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

The proposed Plat consists of 15.597 acres, 46 lots, two (2) blocks, and three (3) reserves with a total of 4.2658 acres. All proposed lots are a minimum of sixty feet (60') in width. This is in accordance with the approved Land Plan for Rivers Mist dated May 2006. The Preliminary Plat of this subdivision was approved by the Planning Commission on August 20, 2014.

The proposed Final Plat meets all applicable regulations of the City of Rosenberg and is not in conflict with the Land Plan for Rivers Mist or with the approved Preliminary Plat. That said, staff recommends that the Planning Commission recommend approval to City Council of the Final Plat of Rivers Mist Section Two.

Key Discussion:

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

Action Taken: Commissioner Urbish moved, seconded by Commission Casias, to recommend approval to City Council of the Final Plat of Rivers Mist Section Two, being a subdivision of 15.597 acres out of the Wm. Lusk Survey, A-276, in Fort Bend County, Texas (Fort Bend County Municipal Utility District No. 158); 46 lots, 2 blocks, 3 reserves (4.2658 acres). The motion carried unanimously by those present.

5. CONSIDERATION OF AND ACTION ON A FINAL PLAT OF SUMMER LAKES SECTION SEVEN, BEING A SUBDIVISION OF 23.92 ACRES OUT OF THE W.M. LUSK SURVEY, A-276, IN THE CITY OF ROSENBERG, FORT BEND COUNTY, TEXAS (FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 144); 53 LOTS, 5 BLOCKS, 8 RESERVES (7.4454 ACRES).

Executive Summary: The Final Plat of Summer Lakes Section Seven is located off of Reading Road and Round Lake Drive in the eastern portion of the Summer Lakes development. The Plat consists of 23.92 acres, 53 residential lots, and eight (8) reserves with a total of 7.4454 acres.

The proposed Plat contains 21 sixty-foot (60') lots and 32 seventy-foot (70') lots. The Plat complies with the Development Agreement and approved Land Plan for Fort Bend County MUD No. 144. The Land Plan, which is attached for reference, identifies the area of the Plat as single-family residential development. The Development Agreement calls for a minimum lot width of fifty feet (50') and minimum size of 6,000 square feet. All proposed lots comfortably meet these requirements. The Planning Commission approved the Preliminary Plat of this subdivision on June 18, 2014.

The Preliminary Plat of Summer Lakes Section Seven 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 Seven.

Key Discussion:

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

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

Council of the Final Plat of Summer Lakes Section Seven, being a subdivision of 23.92 acres out of the W.M. Lusk Survey, A-276, in the City of Rosenberg, in Fort Bend County, Texas (Fort Bend County Municipal Utility District No. 144); 53 lots, 5 blocks, 8 reserves (7.4454 acres). The motion carried unanimously by those present.

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

Executive Summary: At the October 15th Planning Commission meeting, Commissioner Poldrack requested an Agenda item to revisit a discussion item regarding expanded residential street pavement widths.

Minute excerpts from previous Planning Commission and City Council discussions have been included for review. A memorandum dated February 22, 2010, from Charles Kalkomey, City Engineer, has also been included for reference on pavement widths with standard and mountable curb types.

Key Discussion:

- Mr. Tanner presented the item and reviewed the Executive Summary. At the time this issue was discussed by City Council and the Commission at a joint Workshop meeting in 2013, it was decided to leave the requirement as is. The requirements of other cities were reviewed as well as potential impediments to emergency access. Part of the issue was determined to be the driveway lengths and garage proximity to the front property lines resulting in parked vehicles in the streets. This item was requested for discussion at the last meeting.
- Commissioner Urbish stated that he was looking at the 27' pavement width and recalled the previous discussion recommended 30' pavement widths. Lawrence Street is 39' wide. The minutes show that expanded widths would result in an increase in the City's maintenance costs as well as to the developer's costs, though that is not a particular concern since developers will continue to come here. He also stated that the 30' width may not provide a full fire lane but would make for a more appealing subdivision. Looking at all the other cities going with the 27' width, it makes one wonder if this is the right move.
- Mr. Tanner replied that a larger pavement width is not necessarily a bad thing. The majority of cities using the 27' width is that it is intended that parking is allowed on one side of the street and the other lane would be available for emergency access.
- Councilor McConathy inquired if it would be unreasonable if our standard were, for example, 27' for fifty or so residences. As the subdivision size increases, the standard width would increase as well.
- Mr. Tanner replied that if someone already has an approved land plan, the vesting statute under state law allows them to develop under the laws in place at the time of approval. For future developments, that could be considered.
- Commissioner Parsons stated that he continues to recommend, based on the numbers of houses already platted under the old scheme and the number of those lots left, that the City continue to target higher value housing. For smaller lots to have narrower widths, that may encourage lower value houses on those small lots. The City does not currently have any regulations requiring parking on only one side of the street and if it did, it would be difficult to enforce. During the previous discussion, there was some debate over 30' widths compared to 36' widths. He is in favor of amending our standards to attract higher priced houses. There has been reluctance to amend our standards due to the fear that those changes would reduce opportunities for future development. Our focus is what we want Rosenberg to look like in 25 years and we should increase the pavement width requirement to 30'.
- Mr. Kalkomey replied that he believes the market saturation has reached a point where smaller lots are not a detriment as many people are looking at smaller lot sizes with larger, higher priced homes on those lots. The increased street width would increase the cost of the lot to the builder, which increases the cost of the house. Would it be preferable to allow 55' lots instead of 60' if the street widths are increased to 30' or 32'? He believes the concept is worth exploring and would recommend getting some developers into a meeting to discuss it and what the reception would be and if any trade-offs could be worked out.
- Commissioner Parsons replied that is a good argument. To add a foot and a half to each side of the street, what impact would that have on a 30-year house note?
- Mr. Kalkomey replied that is essentially 30 square yards of additional pavement and the cost of concrete roads is about \$60 per square yard so the increase would be about \$1,200. The developer would be looking at a loss of about \$10,000-12,000 loss per lot.
- Commissioner Parsons replied that he is not concerned about the cost to the developer. What is the increase in cost to the buyer?
- Mr. Kalkomey replied that the average buyer will likely not care or notice the street width so it would not be a useful sales tool to present to potential buyers.
- Commissioner Parsons replied that it is not intended to be a sales tool. He would support meeting with

- some higher end developers.
- Commissioner Poldrack stated that if the street right-of-way requirement is currently 60', the developer would not be losing any land.
- Mr. Kalkomey replied that is correct.
- Commissioner Urbish stated that most people will be attracted to wider streets if all other construction is equal.
- Mr. Kalkomey stated that he has always been of the opinion that the City needs more than the three classifications of streets that we currently have. That would be an element of the Comprehensive Plan. He would recommend that he and Mr. Tanner set a meeting with two or three developers to get their input and bring that information back for discussion.
- Councilor McConathy stated that the length of streets is also an issue for speeding. She has noted that some four-way intersections have turnarounds or roundabouts. If the Commission will be suggesting some changes, that may be one requirement for discussion as well.
- Commissioner Parsons concurred with Councilor McConathy and replied that the most efficient way to calm traffic speed is with traffic tickets. There are streets we could be targeting.
- Mr. Kalkomey stated that in the 2010 memorandum he wrote that is included in the packet, page three explains the face-to-face dimensions of streets.
- Commissioner Poldrack stated that he does not feel that if every other city is using the pavement width of 27' that Rosenberg should as well. He would also like to address drive-over curbs and recommended that the discussion with developers include that issue.
- The general consensus of the discussion was to table the discussion to allow for Mr. Kalkomey and Mr. Tanner to schedule a meeting to discuss these proposed requirements and bring back their comments at the January Commission meeting.

No action taken.

7. REVIEW AND DISCUSS POTENTIAL IMPACT FEES FOR ROADS AND THOROUGHFARES, AND TAKE ACTION AS NECESSARY TO DIRECT STAFF.

Executive Summary: This discussion item has been included at the request of Commissioner Parsons to allow for Planning Commission discussion on potential impact fees for roads and thoroughfares. The Water/Wastewater Impact Fee Advisory Task Force (Task Force) made a recommendation explore the addition of said impact fees to City Council on November 16, 2009, and on May 20, 2014.

City Council discussion was held regarding the Task Force's 2009 Resolution recommendation for these impact fees at the January 26, 2010 Workshop. An excerpt of that discussion has been included for review. The Task Force's 2014 Resolution was distributed to City Council on May 30, 2014, as part of a weekly activity report by staff. At this time, no Council member has requested to add the proposed impact fees for roads and thoroughfares to a future meeting Agenda for further discussion. Staff does not have a recommendation for this item.

Key Discussion:

- Mr. Tanner presented the item and reviewed the Executive Summary.
- Commissioner Parsons stated that when this Resolution was sent to City Council to consider road impact fees, it was more related to the establishment of the FY2015 budget.
- Councilor McConathy stated that this request was not included in the budget discussions. When the Comprehensive Plan consultant was requesting input from Council, she made that suggestion to the consultant to include impact fees for roads.
- Mr. Tanner stated that the consultant is also investigating concurrency standards as an alternative to road impact fees. Concurrency standards would require roads to be improved prior to development taking place.
- Commissioner Parsons replied that he also serves on the Impact Fee Task Force and this came up at our meeting last week. The idea of the May Resolution was to encourage Council to consider these fees as a potential revenue source in FY2015. He was not surprised that Council did not "jump" on that recommendation but he was surprised that the recommendation was not even discussed during the budget process. The Impact Fee Task Force will likely recommend this item again next year. It took 4-5 years to get Council on board with impact fees for water and wastewater.
- Councilor McConathy replied that this topic is being discussed more and more.
- Commissioner Parsons stated that these fees would provide the revenue for future improvements. The new residents need to participate in those costs. Longtime residents have already paid their fair share of those costs. He has been told that there are no cities in southeast Texas that currently collect these fees yet that does not deter him from recommending that Council spend the funds to investigate the potential.

The water/wastewater impact fees are projected to generate \$28M in revenue over the lifetime of our current developments once they are built out. The \$80K consultant expense was well worth the revenue collected to date, which totals about \$2.5M.

- Councilor McConathy replied that Council has borrowed from what other cities have done and this may be a circumstance that other cities are just waiting around to see who will go first. Once others implement these fees, perhaps it would get the ball rolling for other communities.
- Commissioner Poldrack stated that he is not swayed by what other cities are doing or not doing. We need to do what is right for Rosenberg.
- Commissioner Parsons stated that if he understands the impact fees correctly, these funds would not be to repair streets or used for upgrading streets, but for building new streets. It will impact the landowner, developer, and finally the customer. The arguments we have heard were that impact fees would slow development. That has not been the case with water/wastewater impact fees and he strongly feels it would not be the case with road and thoroughfare impact fees. He estimates that it will cost the City around \$500K for the cost of administering the impact fees over the life of the program and these fees will generate around \$28M over the next twenty-five years or so. People are coming. Change is coming whether we like it or not.
- Extensive discussion was held regarding rental property and multi-family housing.
- Commissioner Casias inquired of Commissioner Parsons if there was any specific action he is requesting the Commission consider.
- Commissioner Parsons replied that he wished to make the Commission aware that the Water/Wastewater Impact Fee Task Force meets twice a year and has put this recommendation to City Council multiple times. If this body agrees, he would like the Commission to endorse the idea and move it forward to Council as well. Commissioner Parsons also stated that he serves as a member of the Water/Wastewater Impact Fee Task Force and has since its inception in 2008.

No action taken.

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

- **THIRD QUARTER 2014 RESIDENTIAL DEVELOPMENT REPORT;**
- **COMPREHENSIVE PLAN UPDATE; AND,**
- **UPDATE OF ORDINANCES RECOMMENDED TO CITY COUNCIL BY PLANNING COMMISSION.**

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

Staff expects masonry standards, as well as the "Parking" Ordinance amendments that have been discussed in the last year to be on the City Council Workshop Agenda in November. A report of residential development activity in the Third Quarter of 2014 is attached for reference. Additionally, the first chapter of the Comprehensive Plan, generally containing background information on the community, has been completed and staff expects a draft to be available in the near future once revisions have been made by the consultant. The information will be shared with the Planning Commission at a future meeting. The next Comprehensive Plan Advisory Committee (CPAC) meeting will be in January 2015.

Key Discussion:

- Mr. Tanner presented the item and stated that the Comprehensive Plan update continues. The first chapter is complete and will be turning their attention to the thoroughfare plan, which is the second chapter. Mr. Kalkomey and myself will be coordinating with them for that piece. The consultant will come back in January to brief City Council at a Workshop meeting and will meet with the Planning Commission and Comprehensive Plan Advisory Committee (CPAC) as well. He is pleased with the progress of this update thus far. Road impacts and growth management will be covered in this next phase of the update.
- Mr. Tanner stated that some of the ordinances that have been recommended for approval to City Council over the past year or so will be added for discussion at next week's Council Workshop. If so directed to move forward, those Ordinance amendments will be scheduled on a future Agenda.
- Mr. Tanner reviewed the Third Quarter 2014 Residential Development Report, included in the meeting packet, with the Commission.

No action taken.

9. ANNOUNCEMENTS.

Mr. Tanner introduced Janet Eder to the Commission and stated that she would be working with Renée LeLaurin on the Planning Commission's agendas and packets.

10. ADJOURNMENT.

Commissioner Parsons moved, seconded by Commissioner Urbish, to adjourn the Regular Planning Commission Meeting. The motion carried unanimously by those present. The meeting adjourned at 4:58 p.m.

Renée LeLaurin
Secretary II



PLANNING COMMISSION COMMUNICATION

December 17, 2014

ITEM #	ITEM TITLE
2	Public Hearing on Preliminary Plat of Macer Reserves

MOTION

Hold public hearing on a Preliminary Plat of Macer Reserves, a subdivision of 7.885 acres of land being a partial replat of Reserve "C" of Kwikrose Commercial Park (Slide No. 1436/A; Plat Records of Fort Bend County, Texas) together with a portion of a call 5.00 acre tract of land (Fort Bend County Clerk's File No. 2007074320), both being in the Henry Scott Survey, Abstract No. 83, and being a replat of Reserve "C" of Deedco Subdivision No. 19 (Slide No. 1357/A; Plat Records of Fort Bend County, Texas) together with a call 0.216 acre tract of land (Fort Bend County Clerk's File No. 2003173704), both being in the J.D. Vermillion Survey, Abstract No. 341, all inclusive being in the City of Rosenberg, Fort Bend County, Texas; 0 lots, 2 reserves, 1 block.

RECOMMENDATION

Staff recommends approval of the Preliminary Plat of Macer Reserves.

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

SUPPORTING DOCUMENTS:

1. Preliminary Plat of Macer Reserves

APPROVAL

Submitted by:

Travis Tanner

Travis Tanner, AICP
Executive Director of Community
Development

Reviewed by:

Executive Director of Community Development

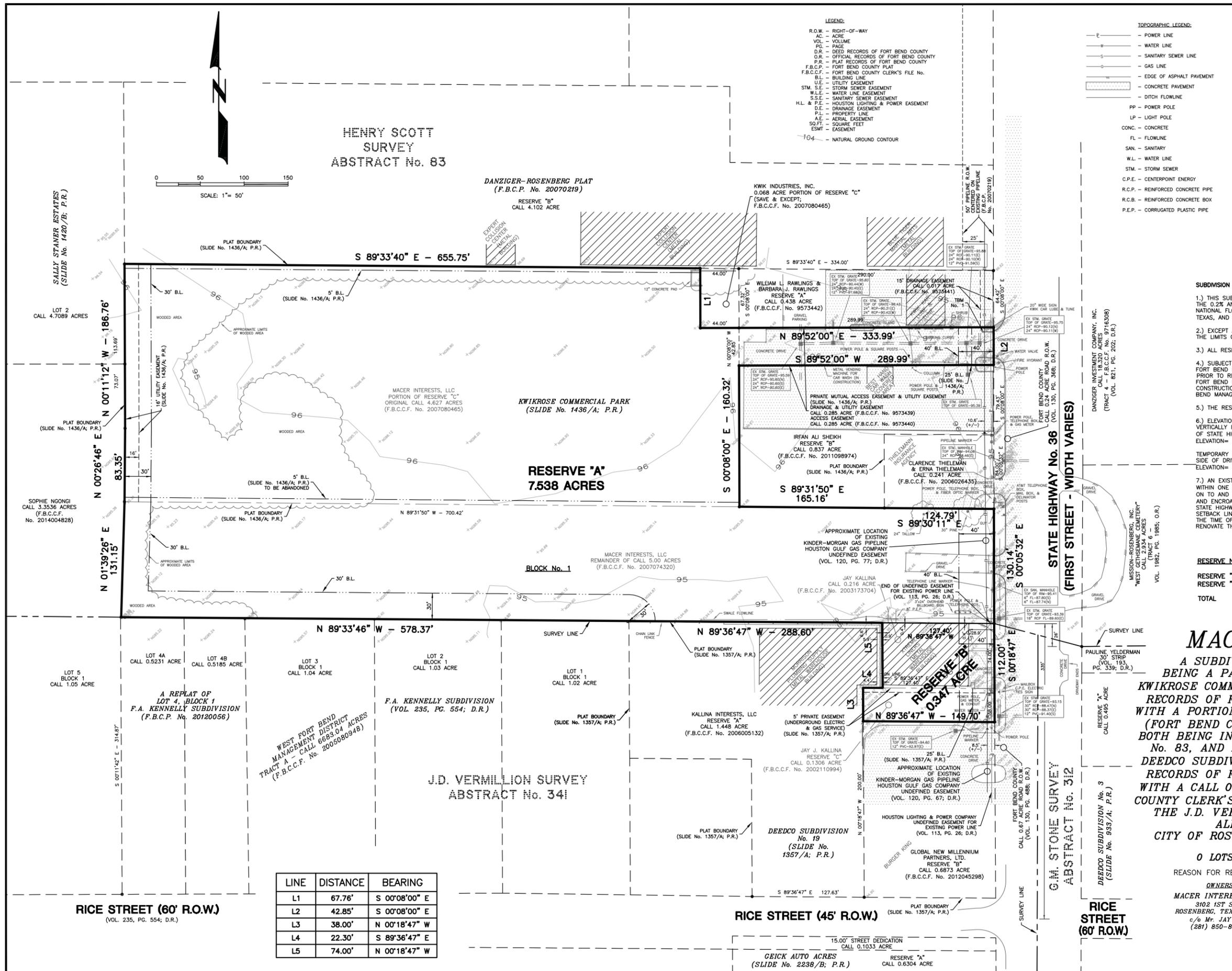
City Engineer *OK*

EXECUTIVE SUMMARY

This Agenda item consists of the required public hearing on the proposed Preliminary Plat of Macer Reserves. The Plat consists of 7.885 acres and two (2) nonresidential reserves. It is a partial replat of Kwikrose Commercial Park and Deedco Subdivision No. 19. The property is located on the west side of State Highway 36, north of its intersection with Rice Street. Further, it is located in the West Fort Bend Management District, which is noted on the Plat.

The Plat proposes to subdivide the 7.885 acres into two (2) reserves to accommodate future development of Reserve "A" (Reserve "B" has existing improvements on it). There are no issues with the proposed subdivision that conflict with City ordinances. However, a public hearing is required for replats per state law and City ordinance. Therefore staff recommends that the Planning Commission hold the required public hearing on the Preliminary Plat of Macer Reserves before taking action on the Plat.

File Name: \\FortBend\Subdivision\2014\FBSub14-005 (Xterra) Users SH-36\SURVEY\Plot\Xterra-spld.dwg
 Layout: TableLayout1
 Date: 12/01/2014 3:42:30 PM
 Plot Date: Monday, December 01, 2014 3:46:52 PM
 Scale: 1"=50'



- LEGEND:**
- R.O.W. - RIGHT-OF-WAY
 - AC - ACRE
 - VOL - VOLUME
 - PG - PAGE
 - D.R. - DEED RECORDS OF FORT BEND COUNTY
 - O.R. - OFFICIAL RECORDS OF FORT BEND COUNTY
 - P.R. - PLAT RECORDS OF FORT BEND COUNTY
 - F.B.C.C.F. - FORT BEND COUNTY CLERK'S FILE No.
 - B.L. - BUILDING LINE
 - U.E. - UTILITY EASEMENT
 - STM. S.E. - STORM SEWER EASEMENT
 - W.L.E. - WATER LINE EASEMENT
 - S.S.E. - SANITARY SEWER EASEMENT
 - H.L. & P.E. - HOUSTON LIGHTING & POWER EASEMENT
 - D.E. - DRAINAGE EASEMENT
 - P.L. - PROPERTY LINE
 - A.E. - AERIAL EASEMENT
 - SQ.FT. - SQUARE FEET
 - ESMT - EASEMENT
 - 104 - NATURAL GROUND CONTOUR

- TOPOGRAPHIC LEGEND:**
- P - POWER LINE
 - W - WATER LINE
 - S - SANITARY SEWER LINE
 - G - GAS LINE
 - E - EDGE OF ASPHALT PAVEMENT
 - C - CONCRETE PAVEMENT
 - D - DITCH FLOWLINE
 - PP - POWER POLE
 - LP - LIGHT POLE
 - CONC. - CONCRETE
 - FL - FLOWLINE
 - SAN. - SANITARY
 - W.L. - WATER LINE
 - STM. - STORM SEWER
 - C.P.E. - CENTERPOINT ENERGY
 - R.C.P. - REINFORCED CONCRETE PIPE
 - R.C.B. - REINFORCED CONCRETE BOX
 - P.E.P. - CORRUGATED PLASTIC PIPE



- SUBMISSION NOTES:**
- 1.) THIS SUBDIVISION APPEARS TO LIE WITHIN ZONE X - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AS PER THE FEDERAL EMERGENCY MANAGEMENT AGENCY NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP FOR FORT BEND COUNTY, TEXAS, AND INCORPORATED AREAS (MAP NO. 48157C0245L, MAPS REVISED APRIL 2, 2014).
 - 2.) EXCEPT AS SHOWN HEREON, THERE ARE NO PIPELINES NOR PIPELINE EASEMENTS WITHIN THE LIMITS OF THE SUBDIVISION.
 - 3.) ALL RESERVES SHALL HAVE A MINIMUM OF TEN (10') FOOT SIDE BUILDING LINE.
 - 4.) SUBJECT TO THE WEST FORT BEND MANAGEMENT DISTRICT DEVELOPMENT STANDARDS, WEST FORT BEND MANAGEMENT DISTRICT REQUIRES A TREE SURVEY AND TREE PRESERVATION PLAN PRIOR TO REMOVAL OF ANY TREES 18 INCHES IN DIAMETER OR GREATER FROM PROPERTY. WEST FORT BEND MANAGEMENT DISTRICT SHALL BE NOTIFIED PRIOR TO ANY SITE CLEARING OR CONSTRUCTION. SITE PLANS SHALL BE SUBMITTED TO THE CITY OF ROSENBERG AND WEST FORT BEND MANAGEMENT DISTRICT FOR STAFF REVIEW AND APPROVAL PRIOR TO CONSTRUCTION.
 - 5.) THE RESERVES IN THIS SUBDIVISION ARE RESTRICTED TO NON-RESIDENTIAL USE.
 - 6.) ELEVATION REFERENCE: N.G.S. L-1219 1973 [PID AW4798] - FOUND BRASS DISK SET VERTICALLY IN NORTH BRICK WALL OF THE FIRST BAPTIST CHURCH BUILDING ON THE EAST SIDE OF STATE HIGHWAY NO. 36 (FIRST STREET) AT THE SOUTH SIDE OF F.M. 1640 (AVENUE J). ELEVATION= 106.14' (NAVD88)
 - 7.) AN EXISTING METAL WAREHOUSE BUILDING ON RESERVE "B" OF THIS SUBDIVISION IS LOCATED WITHIN ONE FOOT (1.0') OF THE CURRENT TRACT SIDE AND REAR PROPERTY LINES, ENCROACHES ON TO AND OVER THE PROPOSED TEN-FOOT (10') SIDE BUILDING LINES FOR THIS SUBDIVISION, AND ENCROACHES ON TO AND OVER THE PROPOSED FORTY-FOOT (40') BUILDING LINE ALONG STATE HIGHWAY NO. 36 FOR THIS SUBDIVISION. ALL NEW CONSTRUCTION SHALL CONFORM TO SETBACK LINES AS SHOWN ON THIS PLAT AND AS ESTABLISHED BY ORDINANCE IN EFFECT AT THE TIME OF CONSTRUCTION; HOWEVER, OWNER SHALL HAVE THE RIGHT TO REPAIR AND RENOVATE THIS EXISTING BUILDING.

AREA TABLE

RESERVE No.	RESTRICTED USE	ACREAGE	SQUARE FOOTAGE
RESERVE "A"	NON-RESIDENTIAL	7.885	328,351
RESERVE "B"	NON-RESIDENTIAL	0.347	15,115
TOTAL		7.885	343,466

PRELIMINARY PLAT
MACER RESERVES
 A SUBDIVISION OF 7.885 ACRES OF LAND BEING A PARTIAL REPLAT OF RESERVE "C" OF KWIKROSE COMMERCIAL PARK (SLIDE No. 1436/A; PLAT RECORDS OF FORT BEND COUNTY, TEXAS) TOGETHER WITH A PORTION OF A CALL 5.00 ACRE TRACT OF LAND (FORT BEND COUNTY CLERK'S FILE No. 2007074320), BOTH BEING IN THE HENRY SCOTT SURVEY, ABSTRACT No. 83, AND BEING A REPLAT OF RESERVE "C" OF DEEDCO SUBDIVISION No. 19 (SLIDE No. 1357/A; PLAT RECORDS OF FORT BEND COUNTY, TEXAS) TOGETHER WITH A CALL 0.216 ACRE TRACT OF LAND (FORT BEND COUNTY CLERK'S FILE No. 2003173704), BOTH BEING IN THE J.D. VERMILLION SURVEY, ABSTRACT No. 341, ALL INCLUSIVE BEING IN THE CITY OF ROSENBERG, FORT BEND COUNTY, TEXAS.

0 LOTS 2 RESERVES 1 BLOCK
 REASON FOR REPLAT: TO INCREASE THE SIZE OF TWO EXISTING RESERVES

OWNERS
 MACER INTERESTS, LLC
 3102 1ST STREET
 ROSENBERG, TEXAS 77471
 c/o Mr. JAY KALLINA
 (281) 850-8529

SURVEYOR AND ENGINEER
 KELLY R. KALUZA & ASSOCIATES, INC.
 CONSULTING ENGINEERS AND SURVEYORS
 ENGINEERING FIRM No. P-1939
 TEXAS LICENSED SURVEYING FIRM No. 10010000
 ROSENBERG, TEXAS 77471
 (281) 341-0808
 bschodek@kellykaluza.com

NOVEMBER 20, 2014
 REVISED: DECEMBER 1, 2014

LINE	DISTANCE	BEARING
L1	67.76'	S 00°08'00" E
L2	42.85'	S 00°08'00" E
L3	38.00'	N 00°18'47" W
L4	22.30'	S 89°36'47" E
L5	74.00'	N 00°18'47" W

RICE STREET (60' R.O.W.)
 (VOL. 235, PG. 554; D.R.)

RICE STREET (45' R.O.W.)
 (SLIDE No. 1357/A; P.R.)

RICE STREET (60' R.O.W.)

GEICK AUTO ACRES
 (SLIDE No. 2238/B; P.R.)



PLANNING COMMISSION COMMUNICATION

December 17, 2014

ITEM #	ITEM TITLE
3	Preliminary Plat of Macer Reserves

MOTION

Consideration of and action on a Preliminary Plat of Macer Reserves, a subdivision of 7.885 acres of land being a partial replat of Reserve "C" of Kwikrose Commercial Park (Slide No. 1436/A; Plat Records of Fort Bend County, Texas) together with a portion of a call 5.00 acre tract of land (Fort Bend County Clerk's File No. 2007074320), both being in the Henry Scott Survey, Abstract No. 83, and being a replat of Reserve "C" of Deedco Subdivision No. 19 (Slide No. 1357/A; Plat Records of Fort Bend County, Texas) together with a call 0.216 acre tract of land (Fort Bend County Clerk's File No. 2003173704), both being in the J.D. Vermillion Survey, Abstract No. 341, all inclusive being in the City of Rosenberg, Fort Bend County, Texas; 0 lots, 2 reserves, 1 block.

RECOMMENDATION

Staff recommends approval of the Preliminary Plat of Macer Reserves.

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

SUPPORTING DOCUMENTS:

1. Preliminary Plat of Macer Reserves

APPROVAL

Submitted by:

Travis Tanner

Travis Tanner, AICP
Executive Director of Community
Development

Reviewed by:

Executive Director of Community Development

City Engineer *OK*

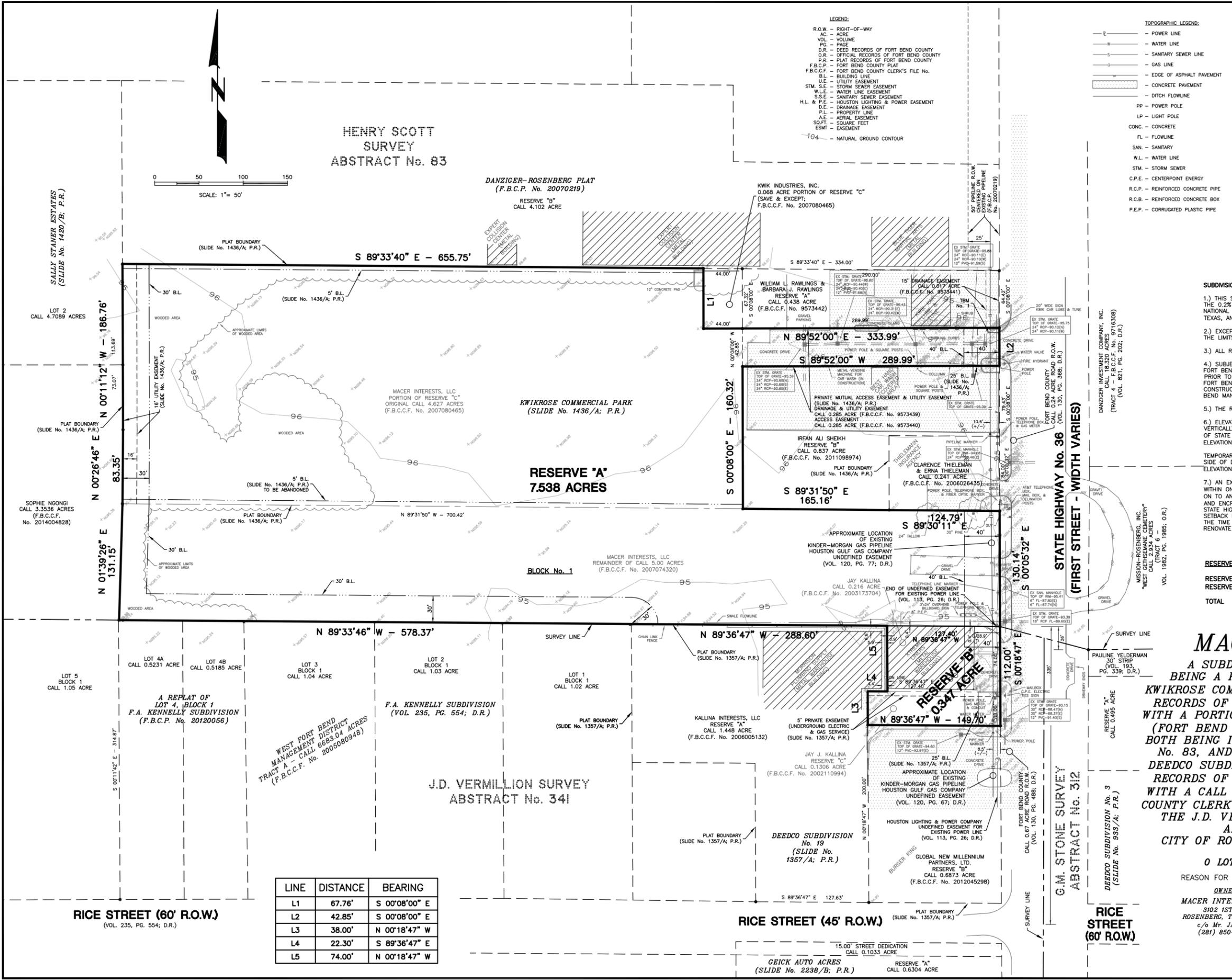
EXECUTIVE SUMMARY

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

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

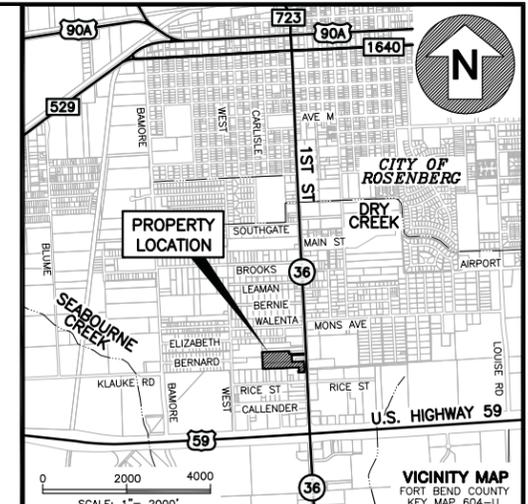
There being no issues in conflict with City ordinances, staff recommends approval of the Preliminary Plat of Macer Reserves.

File Name: \\FortBend\Subdivision\2014\FBUBD14-005 (Xterra Liters SH-36)\Survey\Plot\Xterra-spld.dwg
 Layout: TableLayout1
 Date: 12/01/2014 3:42:30 PM
 Plot Date: Monday, December 01, 2014 3:46:52 PM
 Scale: 1"=50'



- LEGEND:**
- R.O.W. - RIGHT-OF-WAY
 - AC - ACRE
 - VOL - VOLUME
 - PG - PAGE
 - D.R. - DEED RECORDS OF FORT BEND COUNTY
 - O.R. - OFFICIAL RECORDS OF FORT BEND COUNTY
 - P.R. - PLAT RECORDS OF FORT BEND COUNTY
 - F.B.C.C.F. - FORT BEND COUNTY CLERK'S FILE No.
 - B.L. - BUILDING LINE
 - U.E. - UTILITY EASEMENT
 - STM. S.E. - STORM SEWER EASEMENT
 - W.L.E. - WATER LINE EASEMENT
 - S.S.E. - SANITARY SEWER EASEMENT
 - H.L. & P.E. - HOUSTON LIGHTING & POWER EASEMENT
 - D.E. - DRAINAGE EASEMENT
 - P.L. - PROPERTY LINE
 - A.E. - AERIAL EASEMENT
 - SQ.FT. - SQUARE FEET
 - ESMT - EASEMENT
 - 104 - NATURAL GROUND CONTOUR

- TOPOGRAPHIC LEGEND:**
- P - POWER LINE
 - W - WATER LINE
 - S - SANITARY SEWER LINE
 - G - GAS LINE
 - E - EDGE OF ASPHALT PAVEMENT
 - C - CONCRETE PAVEMENT
 - D - DITCH FLOWLINE
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- SUBMISSION NOTES:**
- 1.) THIS SUBDIVISION APPEARS TO LIE WITHIN ZONE X - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AS PER THE FEDERAL EMERGENCY MANAGEMENT AGENCY NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP FOR FORT BEND COUNTY, TEXAS, AND INCORPORATED AREAS (MAP NO. 4815700245L, MAPS REVISED APRIL 2, 2014).
 - 2.) EXCEPT AS SHOWN HEREON, THERE ARE NO PIPELINES NOR PIPELINE EASEMENTS WITHIN THE LIMITS OF THE SUBDIVISION.
 - 3.) ALL RESERVES SHALL HAVE A MINIMUM OF TEN (10') FOOT SIDE BUILDING LINE.
 - 4.) SUBJECT TO THE WEST FORT BEND MANAGEMENT DISTRICT DEVELOPMENT STANDARDS, WEST FORT BEND MANAGEMENT DISTRICT REQUESTS A TREE SURVEY AND TREE PRESERVATION PLAN PRIOR TO REMOVAL OF ANY TREES 18 INCHES IN DIAMETER OR GREATER FROM PROPERTY. WEST FORT BEND MANAGEMENT DISTRICT SHALL BE NOTIFIED PRIOR TO ANY SITE CLEARING OR CONSTRUCTION. SITE PLANS SHALL BE SUBMITTED TO THE CITY OF ROSENBERG AND WEST FORT BEND MANAGEMENT DISTRICT FOR STAFF REVIEW AND APPROVAL PRIOR TO CONSTRUCTION.
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0 LOTS 2 RESERVES 1 BLOCK
 REASON FOR REPLAT: TO INCREASE THE SIZE OF TWO EXISTING RESERVES

OWNERS
 MACER INTERESTS, LLC
 3102 1ST STREET
 ROSENBERG, TEXAS 77471
 c/o Mr. JAY KALLINA
 (281) 850-8529

SURVEYOR AND ENGINEER
 KELLY R. KALUZA & ASSOCIATES, INC.
 CONSULTING ENGINEERS AND SURVEYORS
 ENGINEERING FIRM No. P-1939
 TEXAS LICENSED SURVEYING FIRM No. 10010000
 ROSENBERG, TEXAS 77471
 (281) 341-0808
 bschodek@kellykaluza.com

NOVEMBER 20, 2014
 REVISED: DECEMBER 1, 2014

SHEET 1 OF 1

LINE	DISTANCE	BEARING
L1	67.76'	S 00°08'00" E
L2	42.85'	S 00°08'00" E
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L5	74.00'	N 00°18'47" W



PLANNING COMMISSION COMMUNICATION

December 17, 2014

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

MOTION

Consideration of and action on a Final Plat of Bonbrook Plantation North Section Fourteen, a subdivision of 23.506 acres of land situated in the Wiley Martin League, Abstract 56, Fort Bend County, Texas; 60 lots, 4 reserves (5.150 acres), 1 Block.

RECOMMENDATION

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

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

SUPPORTING DOCUMENTS:

1. Final Plat of Bonbrook Plantation North Section Fourteen
2. Preliminary Plat of Bonbrook Plantation North Section Fourteen – 10-15-14
3. Exhibit C - Third Revision to Development Plan for Bonbrook Plantation - 08-20-14
4. Planning Commission Meeting Minute Excerpt – 10-15-14

APPROVAL

Submitted by:

Travis Tanner

Travis Tanner, AICP
Executive Director of Community
Development

Reviewed by:

___ Executive Director of Community Development

X City Engineer *OK*

EXECUTIVE SUMMARY

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

The proposed lots are a minimum of sixty feet (60') in width. This is in accordance with the revised Land Plan for Bonbrook Plantation, which the Planning Commission recently approved on August 20, 2014. The amended Land Plan was submitted to City Council as an Amendment to the Development Agreement (Exhibit "C") for their consideration on December 16, 2014.

In addition to the revised Land Plan, the Planning Commission approved the Preliminary Plat of this subdivision on October 15, 2014. The proposed Final Plat is not in conflict with any applicable regulations or with the approved Preliminary Plat. Staff recommends that the Planning Commission recommend approval to City Council of the Final Plat of Bonbrook Plantation North Section Fourteen.

STATE OF TEXAS
COUNTY OF FORT BEND
CITY OF ROSENBERG

WE, BONBROOK PLANTATION, L.P., A TEXAS LIMITED PARTNERSHIP, ACTING BY AND THROUGH JOHN N. TAYLOR, EXECUTIVE MANAGER OF TAYLOR & WEIDNER, L.L.C., MANAGING GENERAL PARTNER OF BONBROOK PLANTATION, L.P., A TEXAS LIMITED PARTNERSHIP, OWNERS OF THE 23.506 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING MAP OF BONBROOK PLANTATION NORTH SECTION FOURTEEN, DO HEREBY MAKE AND ESTABLISH SAID SUBDIVISION AND DEVELOPMENT PLAT OF SAID PROPERTY ACCORDING TO ALL LINES, DEDICATIONS, RESTRICTIONS AND NOTATIONS ON SAID MAPS OR PLAT AND HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER, ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES SHOWN THEREON FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED; AND DO HEREBY BIND OURSELVES, OUR HEIRS AND ASSIGNS TO WARRANT AND FOREVER DEFEND THE TITLE TO THE LAND SO DEDICATED.

FURTHER, OWNERS HAVE DEDICATED AND BY THESE PRESENTS DO DEDICATE TO THE USE OF THE PUBLIC FOR PUBLIC UTILITY PURPOSES FOREVER UNOBSTRUCTED AERIAL EASEMENTS. THE AERIAL EASEMENTS SHALL EXTEND HORIZONTALLY AN ADDITIONAL ELEVEN FEET, SIX INCHES (11' 6") FOR TEN FEET (10' 0") PERIMETER GROUND EASEMENTS OR SEVEN FEET, SIX INCHES (7' 6") FOR FOURTEEN FEET (14' 0") PERIMETER GROUND EASEMENTS OR FIVE FEET, SIX INCHES (5' 6") FOR SIXTEEN FEET (16' 0") PERIMETER GROUND EASEMENTS, FROM A PLANE SIXTEEN FEET (16' 0") ABOVE GROUND LEVEL UPWARD, LOCATED ADJACENT TO AND ADJOINING SAID PUBLIC UTILITY EASEMENTS THAT ARE DESIGNATED WITH AERIAL EASEMENTS (U.E. AND A.E.) AS INDICATED AND DEPICTED HEREON, WHEREBY THE AERIAL EASEMENT TOTALS TWENTY ONE FEET, SIX INCHES (21' 6") IN WIDTH.

FURTHER, OWNERS HAVE DEDICATED AND BY THESE PRESENTS DO DEDICATE TO THE USE OF THE PUBLIC FOR PUBLIC UTILITY PURPOSES FOREVER UNOBSTRUCTED AERIAL EASEMENTS. THE AERIAL EASEMENTS SHALL EXTEND HORIZONTALLY AN ADDITIONAL TEN FEET (10' 0") FOR TEN FEET (10' 0") BACK-TO-BACK GROUND EASEMENTS, OR EIGHT FEET (8' 0") FOR FOURTEEN FEET (14' 0") BACK-TO-BACK GROUND EASEMENTS OR SEVEN FEET (7' 0") FOR SIXTEEN FEET (16' 0") BACK-TO-BACK GROUND EASEMENTS, FROM A PLANE SIXTEEN FEET (16' 0") ABOVE GROUND LEVEL UPWARD, LOCATED ADJACENT TO BOTH SIDES AND ADJOINING SAID PUBLIC UTILITY EASEMENTS THAT ARE DESIGNATED WITH AERIAL EASEMENTS (U.E. AND A.E.) AS INDICATED AND DEPICTED HEREON, WHEREBY THE AERIAL EASEMENT TOTALS THIRTY FEET (30' 0") IN WIDTH.

FURTHER, WE DO HEREBY DECLARE THAT ALL PARCELS OF LAND DESIGNATED AS LOTS ON THIS PLAT ARE INTENDED FOR THE CONSTRUCTION OF SINGLE FAMILY RESIDENTIAL DWELLING UNITS THEREON AND SHALL BE RESTRICTED FOR SAME UNDER THE TERMS AND CONDITIONS OF SUCH RESTRICTIONS FILED SEPARATELY.

FURTHER, WE DO HEREBY COVENANT AND AGREE THAT ALL OF THE PROPERTY WITHIN THE BOUNDARIES OF THIS PLAT SHALL BE RESTRICTED TO PREVENT THE DRAINAGE OF ANY SEPTIC TANKS INTO ANY PUBLIC OR PRIVATE STREET, PERMANENT ACCESS EASEMENT, 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, DRAINS AND DRAINAGE DITCHES LOCATED IN SAID SUBDIVISION, AS EASEMENTS FOR DRAINAGE PURPOSES. FORT BEND COUNTY OR ANY OTHER GOVERNMENTAL AGENCY SHALL HAVE THE RIGHT TO ENTER UPON SAID EASEMENT AT ANY AND ALL TIMES FOR THE PURPOSES OF CONSTRUCTION AND MAINTENANCE OF DRAINAGE FACILITIES AND STRUCTURES.

FURTHER, WE DO HEREBY COVENANT AND AGREE THAT ALL OF THE PROPERTY WITHIN THE BOUNDARIES OF THIS SUBDIVISION AND ADJACENT TO ANY DRAINAGE EASEMENT, DITCH, GULLY, CREEK OR NATURAL DRAINAGE WAY SHALL HEREBY BE RESTRICTED TO KEEP SUCH DRAINAGE WAYS AND EASEMENTS CLEAR OF FENCES, BUILDINGS, EXCESSIVE VEGETATION AND OTHER OBSTRUCTIONS TO THE OPERATIONS AND MAINTENANCE OF THE DRAINAGE FACILITY AND THAT SUCH ABUTTING PROPERTY SHALL NOT BE PERMITTED TO DRAIN DIRECTLY INTO THIS EASEMENT EXCEPT BY MEANS OF AN APPROVED DRAINAGE STRUCTURE.

FURTHER, WE DO HEREBY CERTIFY THAT WE ARE THE OWNERS OF ALL PROPERTY IMMEDIATELY ADJACENT TO THE BOUNDARIES OF THE ABOVE AND FOREGOING SUBDIVISION OF BONBROOK PLANTATION NORTH SECTION FOURTEEN WHERE BUILDING SETBACK LINES OR PUBLIC UTILITY EASEMENTS ARE TO BE ESTABLISHED OUTSIDE THE BOUNDARIES OF THE ABOVE AND FOREGOING SUBDIVISION AND DO HEREBY MAKE AND ESTABLISH ALL BUILDING SETBACK LINES AND DEDICATE TO THE USE OF THE PUBLIC, ALL PUBLIC UTILITY EASEMENTS SHOWN IN SAID ADJACENT ACREAGE.

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, BONBROOK PLANTATION, L.P., A TEXAS LIMITED PARTNERSHIP, HAS CAUSED THESE PRESENTS TO BE SIGNED BY TAYLOR & WEIDNER, L.L.C., ITS MANAGING GENERAL PARTNER, BY JOHN N. TAYLOR, ITS EXECUTIVE MANAGER, THEREUNTO AUTHORIZED, THIS _____ DAY OF _____, 2015.

BONBROOK PLANTATION, L.P., A TEXAS LIMITED PARTNERSHIP
BY: TAYLOR & WEIDNER, L.L.C., MANAGING GENERAL PARTNER

By: _____
JOHN N. TAYLOR, EXECUTIVE MANAGER

STATE OF TEXAS
COUNTY OF FORT BEND

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JOHN N. TAYLOR, EXECUTIVE MANAGER OF TAYLOR & WEIDNER, L.L.C., KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN AND HEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF _____, 2015.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES:

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

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

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

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

THIS IS TO CERTIFY THAT THE PLANNING COMMISSION OF THE CITY ROSENBERG, TEXAS HAS APPROVED THIS PLAT AND SUBDIVISION OF BONBROOK PLANTATION NORTH SECTION FOURTEEN IN CONFORMANCE WITH THE LAWS OF THE STATE OF TEXAS AND THE ORDINANCES OF THE CITY OF ROSENBERG AS SHOWN HEREON AND AUTHORIZED THE RECORDING OF THIS PLAT THIS _____ DAY OF _____, 2015.

PETE PAVLOVSKY, CHAIRMAN

WAYNE POLDRACK, SECRETARY

THIS IS TO CERTIFY THAT THE CITY COUNCIL OF THE CITY OF ROSENBERG, TEXAS HAS APPROVED THIS PLAT AND SUBDIVISION OF BONBROOK PLANTATION NORTH SECTION FOURTEEN IN CONFORMANCE WITH THE LAWS OF THE STATE OF TEXAS AND THE ORDINANCES OF THE CITY OF ROSENBERG AS SHOWN HEREON AND AUTHORIZED THE RECORDING OF THIS PLAT THIS _____ DAY OF _____, 2015.

VINCENT M. MORALES, JR., MAYOR
LINDA CERNOSEK, CITY SECRETARY

WE, TEXAS CAPITAL BANK, NATIONAL ASSOCIATION, OWNER AND HOLDER OF LIENS AGAINST THE PROPERTY DESCRIBED IN THE PLAT KNOWN AS BONBROOK PLANTATION NORTH SECTION FOURTEEN, SAID LIENS BEING EVIDENCED BY INSTRUMENT OF RECORD IN THE CLERK'S FILE NO. 2015016426 AND 2015096793 OF THE O.P.R.O.R.P. OF FORT BEND COUNTY, TEXAS, DO HEREBY IN ALL THINGS SUBORDINATE OUR INTEREST IN SAID PROPERTY TO THE PURPOSES AND EFFECTS OF SAID PLAT AND THE DEDICATIONS AND RESTRICTIONS SHOWN HEREIN TO SAID SUBDIVISION PLAT AND WE HEREBY CONFIRM THAT WE ARE THE PRESENT OWNER OF SAID LIENS AND HAVE NOT ASSIGNED THE SAME NOR ANY PART THEREOF.

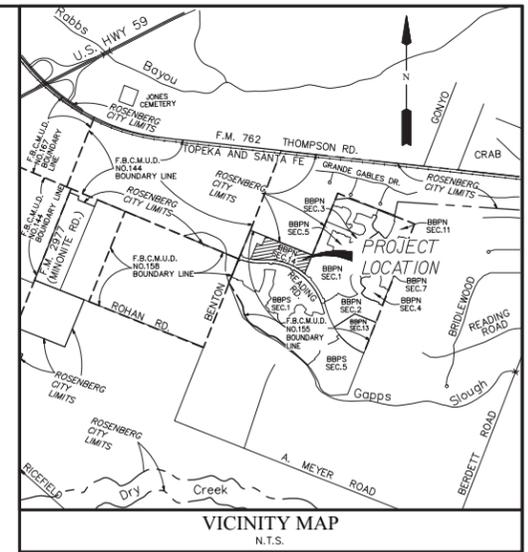
By: _____
TEXAS CAPITAL BANK, NATIONAL ASSOCIATION

STATE OF TEXAS
COUNTY OF FORT BEND

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED (NAME OF PERSON(S) SIGNING THE PLAT OR INSTRUMENT), (CORPORATION TITLES IF APPROPRIATE), KNOWN TO ME TO BE THE PERSON(S) WHOSE NAME(S) ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN AND HEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF _____, 2015.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES:



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

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

APPROVED BY THE COMMISSIONERS' COURT OF FORT BEND COUNTY, TEXAS, THIS _____ DAY OF _____, 2015.

RICHARD MORRISON, PRECINCT 1, COUNTY COMMISSIONER
GRADY PRESTAGE, PRECINCT 2, COUNTY COMMISSIONER

ROBERT E. HEBERT
COUNTY JUDGE

W. A. (ANDY) MEYERS, PRECINCT 3, COUNTY COMMISSIONER
JAMES PATTERSON, PRECINCT 4, COUNTY COMMISSIONER

I, LAURA RICHARD, COUNTY CLERK IN AND FOR FORT BEND COUNTY, HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORDATION IN MY OFFICE ON _____, 2015 AT _____ O'CLOCK _____ M. IN PLAT NUMBER _____ OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS.

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

LAURA RICHARD, COUNTY CLERK
FORT BEND COUNTY, TEXAS

By: _____
DEPUTY

BONBROOK PLANTATION NORTH SECTION FOURTEEN

A SUBDIVISION OF 23.506 ACRES OF LAND SITUATED IN THE WILEY MARTIN LEAGUE, ABSTRACT 56, FORT BEND COUNTY, TEXAS.

60 LOTS 4 RESERVES (5.150 ACRES) 1 BLOCK

DECEMBER 3, 2014 JOB NO. 1799-1107-310

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

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

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

MICHAEL WANG
LICENSED PROFESSIONAL ENGINEER,
TEXAS REGISTRATION NO. 92053

Date/Time : Wed, 03 Dec 2014 12:06pm
Plot Name : F:\Projects\PLATTING\1799\N\Map1\Bonbrook_North_14_17.dwg
DIR
COORD
MYLAR CHECK

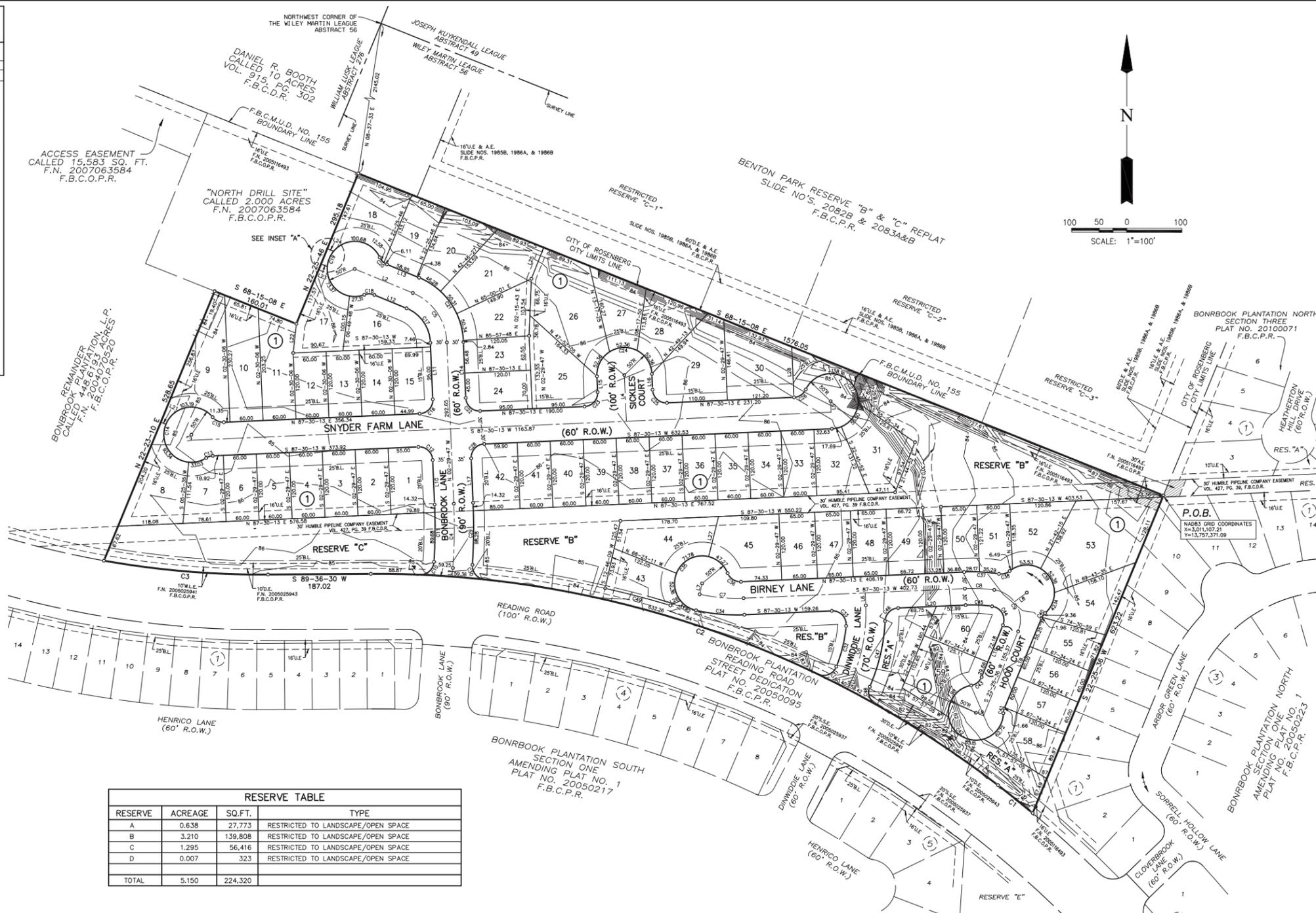
RESERVE	QUALIFYING ACREAGE	PERCENTAGE	ALLOCATED PRIVATE PARK ACREAGE
"F" (SECTION ONE)	6.77 AC.	25%	1.692 AC. * SEE NOTES
REQUIRED PUBLIC PARK DEDICATION: 60 LOTS DIVIDED BY 160/LOT X .50 = 0.188 AC.			
REQUIRED PUBLIC PARK FEE: 60 LOTS X \$350.00/LOT X .50 = \$10,500.00			

CURVE TABLE

CURVE	RADIUS	DELTA	ARC	TANGENT	CHORD	CHORD BEARING
C1	2050.00	2-15-44	80.94	40.47	80.93	N 51-19-08 W
C2	1850.00	37-56-30	1225.08	635.93	1202.82	N 71-25-15 W
C3	1650.00	10-24-41	299.83	150.33	299.41	N 85-11-09 W
C4	1000.00	6-41-31	116.80	58.47	116.73	N 00-50-58 E
C5	100.00	66-00-33	115.21	64.95	108.94	N 34-33-59 W
C6	300.00	29-58-37	156.96	80.32	155.17	N 12-29-31 E
C7	300.00	15-21-32	80.42	40.45	80.18	S 84-49-01 E
C8	300.00	10-14-19	53.61	26.88	53.54	N 87-22-38 W
C9	55.00	104-41-05	100.49	71.27	87.08	N 29-54-56 W
C10	25.00	88-40-55	38.69	24.43	38.69	N 48-01-11 E
C11	965.00	6-10-31	104.01	52.05	103.96	N 00-35-28 E
C12	25.00	90-00-00	39.27	25.00	35.36	N 47-29-47 W
C13	25.00	29-55-35	13.06	6.68	12.91	S 72-32-25 W
C14	50.00	263-03-24	229.56	56.46	74.86	N 09-06-19 E
C15	25.00	53-07-48	23.18	12.50	22.36	S 65-55-53 E
C16	25.00	90-00-19	39.27	25.00	35.36	N 42-30-03 E
C17	70.00	66-00-32	80.64	45.47	76.26	N 34-33-58 W
C18	25.00	42-50-00	18.69	9.81	18.26	N 88-59-14 W
C19	50.00	265-40-01	231.84	53.93	73.33	N 22-25-46 E
C20	25.00	42-50-00	18.69	9.81	18.26	S 46-09-14 E
C21	130.00	66-00-32	149.77	84.44	141.62	S 34-33-58 E
C22	25.00	90-00-00	39.27	25.00	35.36	S 47-29-47 E
C23	25.00	90-00-00	39.27	25.00	35.36	N 42-30-13 E
C24	50.00	180-00-00	157.08	INFINITY	100.00	N 87-30-13 E
C25	25.00	90-00-00	39.27	25.00	35.36	S 47-29-47 E
C26	25.00	62-10-55	27.13	15.08	25.82	N 56-24-45 E
C27	50.00	242-10-57	211.34	82.91	85.63	S 33-35-13 E
C28	25.00	90-00-00	39.27	25.00	35.36	S 42-30-13 W
C29	1035.00	6-14-01	112.61	56.36	112.55	S 00-37-13 W
C30	25.00	87-42-32	38.27	24.02	34.64	S 40-07-02 E
C31	25.00	93-52-08	40.96	26.75	36.53	N 68-40-31 E
C32	265.00	16-29-22	76.27	38.40	76.00	N 13-29-46 E
C33	25.00	97-44-52	42.65	28.63	37.66	N 43-37-21 W
C34	330.00	15-21-32	88.46	44.50	88.20	N 84-49-01 W
C35	50.00	235-10-12	205.22	95.70	88.63	N 40-26-50 E
C36	25.00	70-31-44	30.77	17.68	28.87	S 57-13-56 E
C37	325.00	11-11-18	63.46	31.83	63.36	S 86-54-08 E
C38	25.00	47-22-17	20.67	10.97	20.09	N 75-00-22 E
C39	50.00	177-03-31	154.51	194.57	99.97	S 40-09-01 E
C40	25.00	25-57-09	11.32	5.76	11.23	S 35-24-10 W
C41	25.00	21-02-22	9.18	4.64	9.13	S 11-54-25 W
C42	50.00	258-48-31	225.85	60.86	77.27	N 49-12-31 W
C43	25.00	57-46-09	25.21	13.79	24.15	N 51-18-40 E
C44	25.00	104-28-39	45.59	32.27	39.53	N 29-48-43 W
C45	265.00	10-26-45	48.31	24.22	48.25	N 87-16-25 W
C46	25.00	84-50-37	37.02	22.85	33.73	S 45-04-54 W
C47	335.00	20-59-14	122.71	62.05	122.03	S 13-09-13 W
C48	25.00	84-21-28	36.81	22.65	33.57	S 18-31-54 E
C49	1870.00	3-45-32	122.68	61.36	122.66	N 75-21-05 W

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 04-11-44 E	15.56
L2	N 67-34-14 W	114.32
L3	S 02-29-47 E	10.00
L4	N 02-29-47 W	83.77
L5	N 02-29-47 W	20.00
L6	N 02-29-47 W	22.64
L7	S 12-51-45 W	20.00
L8	S 53-15-57 W	28.03
L9	S 67-34-24 E	15.00
L10	N 02-29-47 W	80.68
L11	N 02-30-06 W	102.46
L12	N 67-34-14 W	63.33
L13	S 67-34-14 E	63.33
L14	S 02-30-23 E	101.48

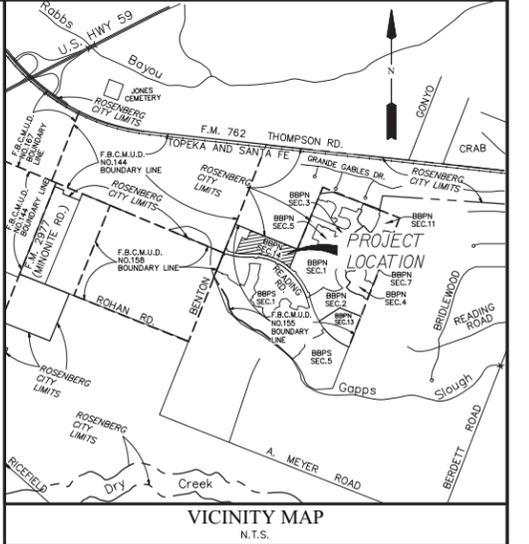
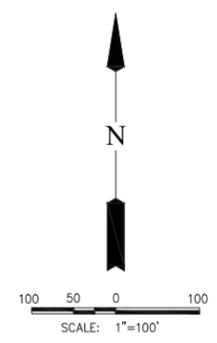
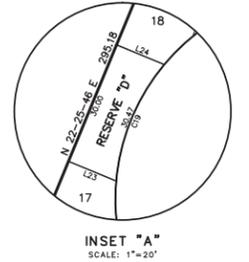


RESERVE	ACREAGE	SQ.FT.	TYPE
A	0.638	27,773	RESTRICTED TO LANDSCAPE/OPEN SPACE
B	3.210	139,808	RESTRICTED TO LANDSCAPE/OPEN SPACE
C	1.295	56,416	RESTRICTED TO LANDSCAPE/OPEN SPACE
D	0.007	323	RESTRICTED TO LANDSCAPE/OPEN SPACE
TOTAL	5.150	224,320	

NOTES:

- B.L. INDICATES BUILDING LINE; U.E. INDICATES UTILITY EASEMENT; STM.S.E. INDICATES STORM SEWER EASEMENT; W.L.E. INDICATES WATER LINE EASEMENT; S.S.E. INDICATES SANITARY SEWER EASEMENT; D.E. INDICATES DRAINAGE EASEMENT; P.L. INDICATES PROPERTY LINE.
- BENCHMARK: (EXAMPLE: A BRASS DISK STAMPED K-1219, SET IN A CONCRETE HEADWALL LOCATED IN FORT BEND COUNTY, 0.15 MILE SOUTH OF THE INTERSECTION OF STATE HIGHWAY 36 AND MEYER ROAD, SET IN THE TOP OF A CONCRETE HEADWALL AND 1.7 FEET SOUTH OF THE NORTH END OF THE EAST CONCRETE HEADWALL OF A CULVERT, 24 FEET EAST OF THE CENTERLINE OF STATE HIGHWAY 36, AND LEVEL WITH THE HIGHWAY'S SURFACE). NAVD-88 ELEV.=91.69 FEET
- T.B.M. PROJECT BENCHMARK SET 5/2" IRON ROD WITH CAP MARKED "LJA ENG" A PROJECT BENCHMARK WILL BE INSTALLED AND DOCUMENTED PER CITY OF ROSENBERG REQUIREMENTS PRIOR TO ACCEPTANCE OF CONSTRUCTION.
- ELEVATIONS USED FOR DELINEATING CONTOUR LINES ARE BASED UPON U.S.C. & G.S. DATUM, NVD-88 (1991 ADJ.)
- THIS PLAT WAS PREPARED TO MEET CITY OF ROSENBERG AND FORT BEND COUNTY REQUIREMENTS.
- THIS PLAT WAS PREPARED FROM INFORMATION FURNISHED BY STEWART TITLE COMPANY, FILE NO. 1415745007, ISSUED OCTOBER 24, 2014, EFFECTIVE OCTOBER 16, 2014. THE SURVEYOR HAS NOT ABSTRACTED THE ABOVE PROPERTY.
- THIS PLAT LIES WHOLLY WITHIN THE FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 155, FORT BEND SUBSIDIENCE DISTRICT, FORT BEND COUNTY DRAINAGE DISTRICT, LAMAR CONSOLIDATED I.S.D., THE ETJ OF THE CITY OF ROSENBERG, AND FORT BEND COUNTY.
- IN ACCORDANCE WITH FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) NUMBER 48157C026LS, REVISED APRIL 2, 2014, THIS PLAT LIES OUTSIDE OF THE 0.2% ANNUAL CHANGE FLOODPLAIN AND LIES WHOLLY WITHIN UNSHADDED ZONE X.
- APPROVAL OF THIS PLAT WILL EXPIRE ONE YEAR FROM CITY COUNCIL APPROVAL IF NOT RECORDED IN THE REAL PROPERTY RECORDS OF THE COUNTY OF FORT BEND.
- THE PIPELINES AND/OR PIPELINE EASEMENTS WITHIN THE LIMITS OF THE SUBDIVISION ARE AS SHOWN.
- FIVE-EIGHTHS (5/8") INCH IRON RODS THREE FEET (3') IN LENGTH ARE SET ON ALL PERIMETER BOUNDARY CORNERS, ALL ANGLE POINTS, ALL POINTS OF CURVATURE AND TANGENCY, AND ALL BLOCK CORNERS, UNLESS OTHERWISE NOTED.

- THE MINIMUM SLAB ELEVATION SHALL BE 86.09 FEET, TWELVE INCHES (12") ABOVE THE 100-YEAR FLOOD PLAIN ELEVATION AND MAXIMUM PONDING ELEVATION, EIGHTEEN INCHES (18") ABOVE NATURAL GROUND, OR TWELVE INCHES (12") ABOVE THE TOP OF CURB AT THE FRONT OF THE LOT, WHICHEVER IS HIGHER. THE TOP OF SLAB ELEVATION AT ANY POINT ON THE PERIMETER OF THE SLAB SHALL NOT BE LESS THAN EIGHTEEN INCHES ABOVE NATURAL GROUND.
- ALL LOTS SHALL HAVE A MINIMUM OF FIVE (5) FOOT SIDE BUILDING LINE.
- A MINIMUM DISTANCE OF 10' SHALL BE MAINTAINED BETWEEN RESIDENTIAL DWELLINGS.
- THE DRAINAGE SYSTEM FOR THIS SUBDIVISION IS DESIGNED IN ACCORDANCE WITH THE FORT BEND COUNTY DRAINAGE CRITERIA MANUAL, WHICH ALLOWS STREET PONDING IN INTENSE RAINFALL EVENTS.
- THIS PLAT LIES WITHIN FORT BEND COUNTY LIGHTING ORDINANCE ZONE NO. 2.
- ALL EASEMENTS ARE CENTERED ON LOT LINES UNLESS OTHERWISE INDICATED.
- THE COORDINATES SHOWN HEREON ARE TEXAS STATE PLANE COORDINATES, SOUTH CENTRAL ZONE (GRID NAD 83) AND MAY BE BROUGHT TO SURFACE BY APPLYING THE FOLLOWING COMBINE SCALE FACTOR OF 0.99986482.
- SIDEWALKS SHALL BE BUILT OR CAUSED TO BE BUILT THROUGH RESTRICTIVE COVENANTS WITHIN ALL ROAD RIGHTS-OF-WAY DEDICATED TO THE PUBLIC.
- SIDEWALKS SHALL BE BUILT OR CAUSED TO BE BUILT NOT LESS THAN 5- FEET IN WIDTH ON BOTH SIDES OF ALL DEDICATED RIGHTS-OF-WAY WITHIN SAID PLAT AND ON CONTIGUOUS RIGHT-OF-WAY OF ALL PERIMETER ROADS SURROUNDING SAID PLAT, IN ACCORDANCE WITH ADA REQUIREMENTS.
- ALL DRAINAGE EASEMENTS SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, VEGETATION AND OTHER OBSTRUCTIONS FOR THE PURPOSE OF THE OPERATION AND MAINTENANCE OF THE DRAINAGE FACILITY BY THE APPROPRIATE ENTITY. ALL PROPERTY SHALL DRAIN INTO DRAINAGE EASEMENTS ONLY THROUGH APPROVED DRAINAGE STRUCTURES.
- ALL LOTS SHALL HAVE A MINIMUM FIVE-FOOT (5') SIDE YARD BUILDING LINE.
- ALL RESERVES RESTRICTED TO LANDSCAPE/OPEN SPACE ARE TO BE MAINTAINED BY THE HOMEOWNER ASSOCIATION.



LOT AREA SUMMARY

BLOCK 1			BLOCK 1, CONT.		
LOT	LOT WIDTH AT BL.	SQ. FT.	LOT	LOT WIDTH AT BL.	SQ. FT.
1	80'	9,465	31	71'	12,522
2	60'	7,200	32	60'	8,810
3	60'	7,200	33	60'	7,200
4	60'	7,200	34	60'	7,200
5	60'	7,200	35	60'	7,200
6	60'	7,200	36	60'	7,200
7	66'	8,160	37	60'	7,200
8	60'	7,200	38	60'	7,200
9	102'	15,264	39	60'	7,200
10	60'	7,200	40	60'	7,200
11	60'	7,200	41	60'	7,200
12	60'	7,200	42	84'	10,254
13	60'	7,200	43	61'	8,261
14	60'	7,200	44	131'	13,308
15	70'	8,265	45	144'	13,609
16	63'	12,378	46	65'	7,800
17	77'	10,616	47	65'	7,800
18	105'	13,096	48	65'	7,800
19	65'	8,725	49	66'	8,006
20	60'	10,633	50	65'	7,811
21	60'	14,453	51	60'	7,426
22	60'	9,775	52	68'	10,331
23	60'	7,313	53	74'	23,113
24	70'	8,266	54	68'	11,077
25	78'	13,364	55	60'	7,741
26	68'	20,042	56	60'	7,200
27	62'	9,860	57	60'	7,200
28	68'	10,094	58	74'	9,539
29	78'	15,556	59	113'	12,037
30	121'	14,438	60	97'	10,270

TOTAL SQUARE FOOTAGE OF LOTS CONTAINED IN THIS PLAT 591,447 SF. (60' = 9,887 SF. AVERAGE LOT SIZE)

60' LOTS = 60

TOTAL LOTS = 60

BONBROOK PLANTATION NORTH SECTION FOURTEEN

A SUBDIVISION OF 23.506 ACRES OF LAND SITUATED IN THE WILEY MARTIN LEAGUE, ABSTRACT 56, FORT BEND COUNTY, TEXAS.
60 LOTS 4 RESERVES (5.150 ACRES) 1 BLOCK
DECEMBER 3, 2014 JOB NO. 1799-1107-310

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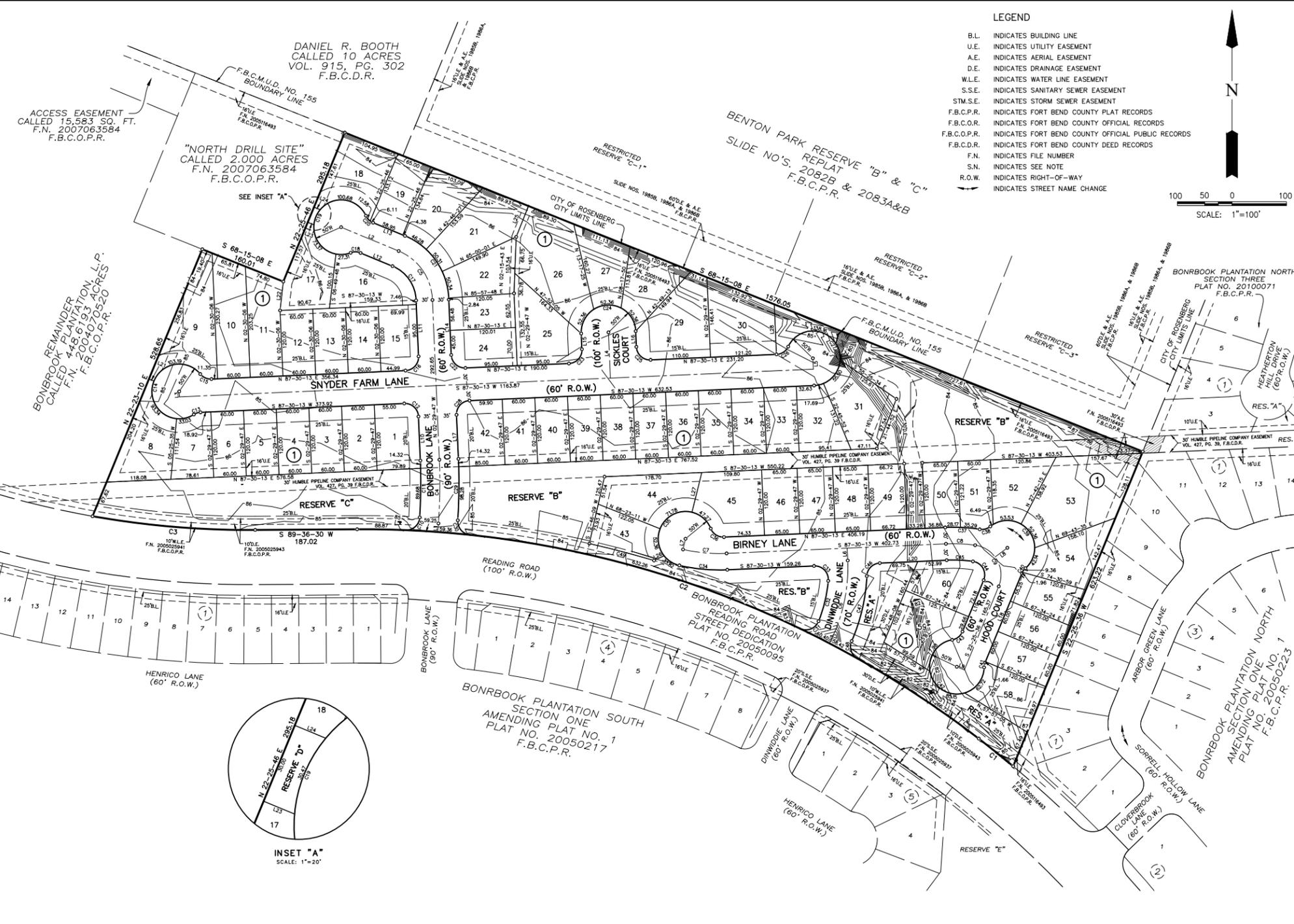
RESERVE	QUALIFYING ACREAGE	PERCENTAGE	ALLOCATED PRIVATE PARK ACREAGE
"F" (SECTION ONE)	6.77 AC.	25%	1.692 AC. * SEE NOTES
REQUIRED PUBLIC PARK DEDICATION: 60 LOTS DIVIDED BY 160/LOT X .50 = 0.188 AC.			
REQUIRED PUBLIC PARK FEE: 60 LOTS X \$350.00/LOT X .50 = \$10,500.00			

1. NOTES:

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

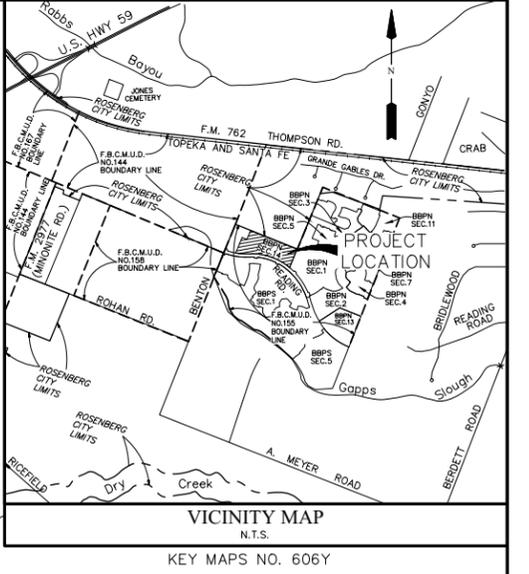
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C24	50.00	180-00-00	157.08	INFINITY	100.00	N 87-30-13 E
C25	25.00	90-00-00	39.27	25.00	35.36	N 47-29-47 E
C26	25.00	62-10-55	27.13	15.08	25.82	N 56-24-45 E
C27	50.00	242-10-57	211.34	82.91	85.63	N 33-35-13 E
C28	25.00	90-00-00	39.27	25.00	35.36	N 42-30-13 W
C29	1035.00	6-14-11	112.61	56.36	112.55	N 00-37-13 W
C30	25.00	87-42-32	38.27	24.02	34.64	N 40-07-02 E
C31	25.00	93-52-08	40.96	26.75	36.53	N 68-40-31 E
C32	265.00	16-29-22	76.27	38.40	76.00	N 13-29-46 E
C33	25.00	97-44-52	42.65	28.63	37.66	N 43-37-21 W
C34	330.00	15-21-32	88.46	44.50	88.20	N 84-49-01 W
C35	50.00	235-10-12	205.22	95.70	88.63	N 40-26-50 E
C36	25.00	70-31-44	30.77	17.68	28.87	N 57-13-56 E
C37	325.00	11-11-18	63.46	31.83	63.36	N 86-54-08 E
C38	25.00	47-22-17	20.67	10.97	20.09	N 75-00-22 E
C39	50.00	177-03-31	154.51	1947.57	99.97	N 40-09-01 E
C40	25.00	25-57-09	11.32	5.76	11.23	N 35-24-10 W
C41	25.00	21-02-22	9.18	4.64	9.13	N 11-54-25 W
C42	50.00	258-48-31	225.85	60.86	77.27	N 49-12-31 W
C43	25.00	57-46-09	25.21	13.79	24.15	N 51-18-40 E
C44	25.00	104-28-39	45.59	32.27	39.53	N 29-48-43 W
C45	265.00	10-26-45	48.31	24.22	48.25	N 87-16-25 W
C46	25.00	84-50-37	37.02	22.85	33.73	N 45-04-54 W
C47	335.00	20-59-14	122.71	62.05	122.03	N 13-09-13 W
C48	25.00	84-21-28	36.81	22.65	33.57	N 18-31-54 E
C49	1870.00	3-45-32	122.68	61.36	122.66	N 75-21-05 W

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



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

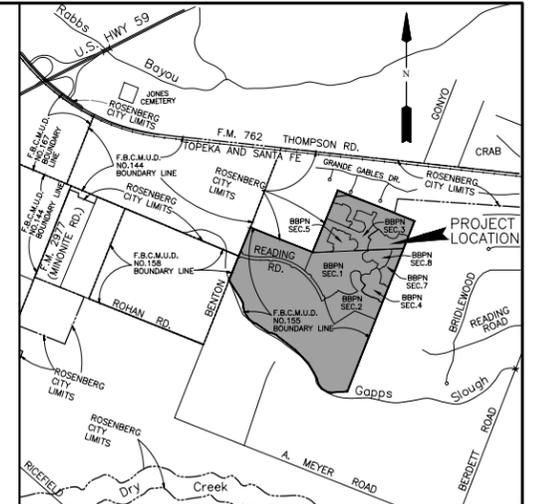
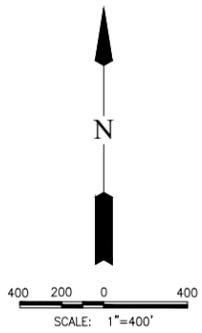
RESERVE	ACREAGE	SQ.FT.	TYPE
A	0.638	27,773	RESTRICTED TO LANDSCAPE/OPEN SPACE
B	3.210	139,808	RESTRICTED TO LANDSCAPE/OPEN SPACE
C	1.295	56,416	RESTRICTED TO LANDSCAPE/OPEN SPACE
D	0.007	323	RESTRICTED TO LANDSCAPE/OPEN SPACE
TOTAL	5.150	224,320	



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

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

PRELIMINARY PLAT
BONBROOK PLANTATION NORTH
SECTION FOURTEEN
 A SUBDIVISION OF 23.506 ACRES OF LAND SITUATED IN THE WILEY MARTIN LEAGUE, ABSTRACT 56, FORT BEND COUNTY, TEXAS.
 60 LOTS 4 RESERVES (5.150 ACRES) 1 BLOCK
 OCTOBER 7, 2014 JOB NO. 1799-1107-310
 OWNERS:
BONBROOK PLANTATION, L.P.
 A TEXAS LIMITED PARTNERSHIP
 BY: TAYLOR & WEIDNER, L.L.C., MANAGING GENERAL PARTNER
JOHN N. TAYLOR, EXECUTIVE MANAGER
 2909 CEDAR RIDGE TRAIL, FRIENDSWOOD, TEXAS 77546 PH. (832) 338-8866
 ENGINEER:
LJA Engineering, Inc.
 2929 Briarpark Drive Phone 713.953.5200
 Suite 600 Fax 713.953.5026
 Houston, Texas 77042 FRN - F-1386
 T.B.P.L.S. Firm No. 10110501
 GARY D. NUTTER, R.P.L.S. MICHAEL WANG
 REGISTERED PROFESSIONAL LAND SURVEYOR, LICENSED PROFESSIONAL ENGINEER,
 TEXAS REGISTRATION NO. 5659 TEXAS REGISTRATION NO. 92053



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

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

- NOTES FOR BONBROOK NORTH:
- THE PRIVATE PARK ACREAGE OF 1.692 ACRES INDICATED IN THE ABOVE CHART LIES WITHIN BONBROOK PLANTATION NORTH SECTION ONE. THE REQUIRED PRIVATE PARK ACREAGE FOR SECTION ONE WAS 0.337, WHICH LEAVES A 1.355 SURPLUS TO SATISFY THE PARK REQUIREMENT FOR FUTURE SECTIONS.
 - THE PRIVATE PARK ACREAGE REQUIRED FOR SECTION TWO WAS 0.325. THE SURPLUS REMAINING AFTER SECTION TWO IS 1.03 ACRES.
 - THE PRIVATE PARK ACREAGE REQUIRED FOR SECTION THREE WAS SATISFIED WITH PARK AREA DESIGNATED ON THE SECTION THREE PLAT.
 - THE PRIVATE PARK ACREAGE REQUIRED FOR SECTION FOUR IS 0.138. THE SURPLUS REMAINING AFTER SECTION FOUR IS 0.892 ACRES.
 - THE PRIVATE PARK ACREAGE REQUIRED FOR SECTION FIVE WAS SATISFIED WITH PARK AREA DESIGNATED ON THE SECTION FIVE PLAT.
 - THE PRIVATE PARK ACREAGE REQUIRED FOR SECTION SIX IS 0.125. THE SURPLUS REMAINING AFTER SECTION SIX IS 0.767 ACRES.
 - THE PRIVATE PARK ACREAGE REQUIRED FOR SECTION SEVEN IS 0.106. THE SURPLUS REMAINING AFTER SECTION SEVEN IS 0.661 ACRES.
 - THE PRIVATE PARK ACREAGE REQUIRED FOR SECTION EIGHT IS 0.088. THE SURPLUS REMAINING AFTER SECTION EIGHT IS 0.573 ACRES.
 - THE PRIVATE PARK ACREAGE REQUIRED FOR SECTION NINE IS 0.206. THE SURPLUS REMAINING AFTER SECTION NINE IS 0.367 ACRES.
 - THE PRIVATE PARK ACREAGE REQUIRED FOR SECTION TEN IS 0.122. THE SURPLUS REMAINING AFTER SECTION TEN IS 0.245 ACRES.
 - THE PRIVATE PARK ACREAGE REQUIRED FOR SECTION ELEVEN IS 0.109. THE SURPLUS REMAINING AFTER SECTION ELEVEN IS 0.136 ACRES.
 - THE PRIVATE PARK ACREAGE REQUIRED FOR SECTION TWELVE IS 0.106. THE SURPLUS REMAINING AFTER SECTION TWELVE IS 0.033 ACRES.
 - THE PRIVATE PARK ACREAGE REQUIRED FOR SECTION THIRTEEN IS 0.104. THE SURPLUS REMAINING AFTER SECTION THIRTEEN IS 0.071 ACRES.
 - THE PRIVATE PARK ACREAGE REQUIRED FOR SECTION FOURTEEN IS 0.188. THE SURPLUS REMAINING AFTER SECTION FOURTEEN IS 0.011 ACRES.

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



BONBROOK PLANTATION LOT ANALYSIS 2014

BONBROOK PLANTATION NORTH LOT ANALYSIS

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

BONBROOK PLANTATION SOUTH LOT ANALYSIS

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

BONBROOK OVERALL 2014

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

EXHIBIT C - THIRD REVISION A DEVELOPMENT PLAN FOR BONBROOK PLANTATION

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

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

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

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

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

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

DISCLAIMER AND LIMITED WARRANTY

THIS LAND PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF THE CITY OF ROSENBERG ORDINANCE NO. 98-06 IN EFFECT AT THE TIME THIS PLAN WAS PREPARED ALONG WITH ANY VARIANCE OR VARIANCES TO THE PROVISIONS OF THE AFORESAID ORDINANCE WHICH ARE SUBSEQUENTLY GRANTED BY THE CITY OF ROSENBERG PLANNING COMMISSION. THIS LAND PLAN WAS PREPARED FOR THE LIMITED PURPOSE OF GUIDANCE IN THE PREPARATION OF ACTUAL ENGINEERING AND DEVELOPMENT PLANS. THIS LIMITED WARRANTY IS MADE IN LIEU OF ALL OTHER WARRANTIES, EXPRESS OR IMPLIED, AND NEITHER KERRY R. GILBERT & ASSOCIATES, INC., NOR ANY OF ITS OFFICERS, OR DIRECTORS, OR EMPLOYEES MAKE ANY OTHER WARRANTIES OR REPRESENTATIONS, EXPRESS OR IMPLIED CONCERNING THE DESIGN, LOCATION, QUALITY, CHARACTER OF ACTUAL UTILITIES OR OTHER FACILITIES IN, ON, OVER, OR UNDER THE PREMISES INDICATED IN THE LAND PLAN.

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

MICHAEL WANG
LICENSED PROFESSIONAL ENGINEER,
TEXAS REGISTRATION NO. 92053

Date/Time : Wed, 13 Aug 2014 8:16am
 Path/Name : I:\Projects\Cartina\1799\PREP\Bonbrook Plantation_G02.dwg
 MUCAR CHECK: COORD
 DIR:

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

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

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

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

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

Key Discussion:

- Mr. Tanner presented the item and reviewed the Executive Summary.
- Commissioner Poldrack inquired if the landscaping reserves meet the requirement or if they exceed the requirement.
- Mr. Tanner replied the landscaping reserves exceed the requirement.
- Commissioner Parsons inquired if the mean value of these houses has been established.
- Mr. Tanner replied that he did not have that information.
- Commissioner Parsons replied that he would like to table this item until we have some idea of the sales price.
- Mr. Tanner replied that we cannot legally hold the plat for that information. The developer can be held to the standards established in the development agreement but the price of the homes is not sufficient to hold approval of a plat.
- Commissioner Poldrack replied that the developer answered that question at the last meeting. In the September 17th minutes, the developer estimated the townhomes to be between 200K and 250K and the single-family homes to be in the 375K range.
- Commissioner Parsons requested that Mr. Tanner try to determine the median home price from the developers and bring that to the Commission when possible for future residential plats.

Action Taken: Commissioner Casias moved, seconded by Vice Chairperson Phipps, to approve the Preliminary Plat of The Reserve at Brazos Town Center Section Five, being 21.4 acres of land containing 73 lots (55' x 130' typ.) and three reserves in two blocks out of the Robert E. Handy Survey, A-187, City of Rosenberg, Fort Bend County, Texas. The motion carried unanimously.

4. CONSIDERATION OF AND ACTION ON A PRELIMINARY PLAT OF BONBROOK PLANTATION NORTH SECTION FOURTEEN, A SUBDIVISION OF 23.506 ACRES OF LAND SITUATED IN THE WILEY MARTIN LEAGUE, ABSTRACT 56, FORT BEND COUNTY, TEXAS.

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

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

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

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

Key Discussion:

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

Action Taken: Commissioner Parsons moved, seconded by Commissioner Casias, to approve the Preliminary Plat of Bonbrook Plantation North Section Fourteen, a subdivision of 23.506 acres of land situated in the Wiley Martin League, Abstract 56, Fort Bend County, Texas, contingent upon prior approval by City Council of the third revision of the Land Plan for Bonbrook Plantation, recommended for approval by the Planning Commission at its August 20, 2014 meeting. The motion carried unanimously.

5. CONSIDERATION OF AND ACTION ON A PRELIMINARY PLAT OF ROSENBERG 36 INDUSTRIAL PARK, A SUBDIVISION OF 18.214 ACRES OF LAND BEING A PARTIAL REPLAT OF LOT NO. 17 OF ROSENBERG FARMS SUBDIVISION (VOLUME 3, PAGE 575; DEED RECORDS OF FORT BEND COUNTY, TEXAS, AND VOLUME 4, PAGE 25; PLAT RECORDS OF FORT BEND COUNTY, TEXAS) BEING A CALL 17.135 ACRE TRACT (FORT BEND COUNTY CLERK'S FILE NO. 2014072299) TOGETHER WITH A CALL 0.754 ACRE TRACT (FORT BEND COUNTY CLERK'S FILE NO. 2012014590) AND A CALL 0.32 ACRE TRACT (FORT BEND COUNTY CLERK'S FILE NO. 2014033291), ALL BEING IN THE HENRY SCOTT SURVEY, ABSTRACT NO. 83, CITY OF ROSENBERG, FORT BEND COUNTY, TEXAS.

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

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

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

Key Discussion:

- Mr. Tanner presented the item and reviewed the Executive Summary.
- Commissioner Casias inquired if the reason for the public hearing was for a partial replat, correct? If so, then we may assume all the guidelines were followed and letters were mailed out.
- Mr. Tanner replied that state law requires a public hearing on the Agenda. It also states that if the plat meets all the requirements, then it must be approved. For residential replats that were originally platted as single-family lots, then the property owners within 200 feet must be notified in writing. There are more requirements for replats of residential areas.
- Commissioner Casias stated that the public hearing was held but the only way anyone could attend the public hearing was if they knew about it.
- Mr. Tanner replied that state law dictates that even if a public hearing is held, if the plat in question meets the platting requirements, then it must be approved. Even if there were public comments, the Planning Commission and City Council would have to approve it if it met all requirements.
- Commissioner Poldrack inquired what is planned for that tract.
- Mr. Tanner replied that the state parole office wishes to relocate from Spur 10 to this tract. There will be future development on Reserve "A," closer to US 90A.
- Commissioner Parsons stated that there should be enough right-of-way to widen both SH 36 and US 90A.

Action Taken: Commissioner Parsons moved, seconded by Commissioner Poldrack, to approve the Preliminary Plat of Rosenberg 36 Industrial Park, a subdivision of 18.124 acres of land being a partial replat of Lot No. 17 of Rosenberg Farms Subdivision (Volume 3, Page 575; Deed Records of Fort Bend County, Texas, and Volume 4, Page 25; Plat Records of Fort Bend County, Texas) being a call 17.135 acre tract (Fort Bend County Clerks' File No. 2014072299) together with a call 0.754 acre tract (Fort Bend County Clerk's File No. 2012014590) and a call 0.32 acre tract (Fort Bend County Clerk's File No. 2014033291), all being in the Henry Scott Survey, Abstract No. 83, City of Rosenberg, Fort Bend County, Texas. The motion carried unanimously.

6. CONSIDERATION OF AND ACTION ON A PRELIMINARY PLAT OF THE TOWNHOMES AT BRAZOS TOWN CENTER, BEING 20.1 ACRES OF LAND CONTAINING 139 LOTS (24'28' X115' TYP.) AND FIVE RESERVES



PLANNING COMMISSION COMMUNICATION

December 17, 2014

ITEM #	ITEM TITLE
5	Final Plat of Cottonwood Section Three-C

MOTION

Consideration of and action on a Final Plat of Cottonwood Section Three-C, a subdivision of 8.368 acres of land located in the S.A. Stone Survey No. 10, A-392, City of Rosenberg, Fort Bend County, Texas; 41 lots, 1 reserve, 3 blocks.

RECOMMENDATION

Staff recommends a recommendation of approval to City Council of the Final Plat of Cottonwood Section Three-C.

MUD #	City/ETJ	ELECTION DISTRICT
148 (Cottonwood)	City	2

SUPPORTING DOCUMENTS:

1. Final Plat of Cottonwood Section Three-C
2. Preliminary Plat of Cottonwood Section Three-C – 11-19-14
3. Land Plan for Cottonwood
4. Planning Commission Meeting Draft Minute Excerpt – 11-19-14

APPROVAL

Submitted by:

Travis Tanner

Travis Tanner, AICP
Executive Director of Community
Development

Reviewed by:

___ Executive Director of Community Development

X City Engineer *OK*

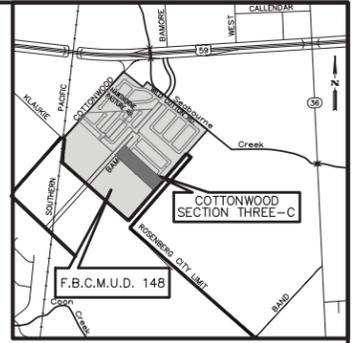
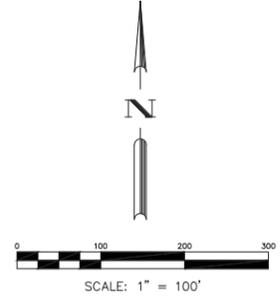
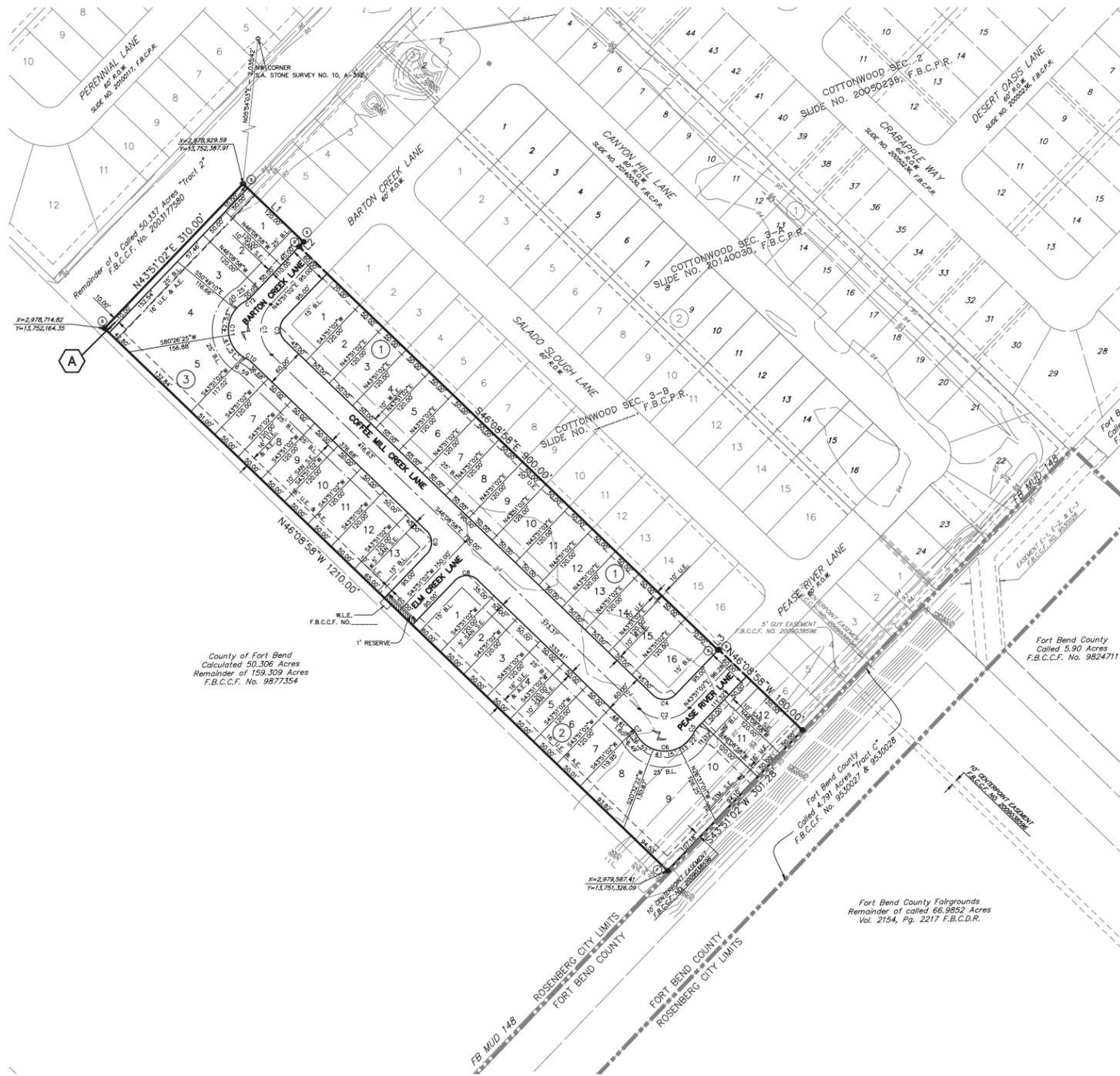
EXECUTIVE SUMMARY

The Final Plat of Cottonwood Section Three-C consists of 8.368 acres and 41 residential lots. It is located off of Barton Creek and Pease River Lanes, immediately southwest of Cottonwood Section Three-B. The Plat is within the City Limits and located in Fort Bend County MUD No. 148.

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

Previously, the Planning Commission has inquired about the overall number of lots in the Cottonwood development, the number that have been developed, and the number of lots remaining. The Land Plan for Cottonwood, dating back to 2003, provided for 629 total lots, most of which are fifty feet (50') in width. At this time 353 lots (or 56 percent) have been recorded. Looking at it another way, 438 lots (or 70 percent) have either been recorded or approved by the Planning Commission. Therefore approximately 191 lots (or 30 percent) remain to come before the Commission.

The Planning Commission approved the Preliminary Plat of this subdivision on November 19, 2014. There being no conflicts with applicable regulations or with the approved Preliminary Plat, staff recommends that the Commission recommend approval to City Council of the Final Plat of Cottonwood Section Three-C.



VICINITY MAP
1"=2000'
KEY MAP #604-X

- GENERAL NOTES
- "U.E." indicates "Utility Easement".
 - "B.L." indicates "Building Line".
 - "W.L.E." indicates "Water Line Easement".
 - "W.M.E." indicates "Water Meter Easement".
 - "F.H.E." indicates "Fire Hydrant Easement".
 - "SAN. S.E." indicates "Sanitary Sewer Easement".
 - "STM. S.E." indicates "Storm Sewer Easement".
 - "D.E." indicates "Drainage Easement".
 - "A.E." indicates "Aerial Easement".
 - "F.B.C.C.F. No." indicates "Fort Bend County Clerk's File Number".
 - "F.B.C.P.R." indicates "Plot Records of Fort Bend County".
 - "F.B.C.D.R." indicates "Deed Records of Fort Bend County".
 - "T.B.M." indicates "Temporary Benchmark".
 - The bearing orientation is based on found monumentation and a call of N 44°21'23" E along the east right-of-way line of Cottonwood School Road as described in a deed recorded under Fort Bend County Clerk's File No. 2003177580. To obtain State Plane Coordinate System bearings, the record bearings must be rotated 01°34'50" counter-clockwise. The coordinates shown hereon are based on the Texas State Plane Coordinate System (South Central Zone) NAD 83. All distances shown on the plat are surface values and can be converted to grid by dividing by the combined adjustment factor of 1.0001315429.
 - The property lies in the unshaded Zone "X" (areas determined to be outside the 500 year flood plain) as delineated on the Flood Insurance Rate Map for Fort Bend County, Texas and Incorporated Areas, Map Number 4815700240L, revised April 2, 2014.
 - The drainage system for the subdivision is designed in accordance with the Fort Bend County Drainage Criteria Manual, which allows street ponding with intense rainfall events.
 - Sidewalks shall be built or caused to be built through restrictive covenants within all road right-of-ways dedicated to the public.
 - This plat lies wholly within Fort Bend County Municipal Utility District 148, Fort Bend Subdivision District, Fort Bend County Drainage District, Lamar Consolidated Independent School District, the City of Rosenberg, and Fort Bend County.
 - Benchmark Reference-NGS M-1219 Brass disk in top and approximately 0.6 foot south of north end of east concrete headwall of a 5-channel culvert, approximately 25 feet east of centerline of State Route 36, approximately 0.45 mile north of junction of Band Road. (FBUSD ID: M1219) ELEV. 94.48 NAVD 88 (1991 ADJUSTMENT).
 - Project Benchmark: "B" etched on the top of "C" inlet located at the southwest corner of the intersection of Canyon Hill Lane and Barton Creek Lane. ELEV. 94.11 (NAVD 88)
 - Minimum slab elevation is 95.5 feet, or twelve inches (12") above the 100-year flood plain elevation, or eighteen inches (18") above natural ground, or twelve inches (12") above top of curb, whichever is higher.
 - All lots on this plat are intended for construction of single family residential dwellings only.
 - Elevations used for delineating contour lines are based upon U.S.C. & G.S. datum, NAVD-88 (1991 Adj.).
 - This plat was prepared to meet City of Rosenberg and Fort Bend County requirements.
 - This plat was prepared from a City Planning Letter furnished by PGP Title, Inc., File No. TX-000844-ANC, effective date November 14, 2014. The Surveyor has not abstracted the above property.
 - 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, Texas.
 - There are no pipelines nor pipeline easement within the limits of the subdivision.
 - All lots shall have a minimum five foot (5') side building line.
 - All easements are centered on lot lines unless otherwise noted.
 - Single-family dwelling unit shall mean a building containing one (1) dwelling unit that is designed to be occupied by one (1) family, and there shall be only one (1) such dwelling unit per platted lot.
 - All monuments are set 1/2"-Iron Pipe I.D. with 3/4"-inch O.D. with cap stamped "Brown and Gay" unless otherwise indicated.
 - This plat lies within Fort Bend County Lighting Ordinance Zone No. LZ3.
 - 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 vest in the dedicatory, his heirs, assigns or successors.

County of Fort Bend
Calculated 50.306 Acres
Remainder of 159.309 Acres
F.B.C.C.F. No. 9877354

Fort Bend County Fairgrounds
Remainder of called 66.9852 Acres
Vol. 2154, Pg. 2217 F.B.C.D.R.

Fort Bend County
Called 5.90 Acres
F.B.C.C.F. No. 9824711

LOT TABLE

BLOCK-LOT	SQUARE FEET
blk 1 lot 1	8265
blk 1 lot 2	6000
blk 1 lot 3	6000
blk 1 lot 4	6000
blk 1 lot 5	6000
blk 1 lot 6	6000
blk 1 lot 7	6000
blk 1 lot 8	6000
blk 1 lot 9	6000
blk 1 lot 10	6000
blk 1 lot 11	6000
blk 1 lot 12	6000
blk 1 lot 13	6000
blk 1 lot 14	6000
blk 1 lot 15	6000
blk 1 lot 16	8266
blk 2 lot 1	7066
blk 2 lot 2	6000
blk 2 lot 3	6000
blk 2 lot 4	6000
blk 2 lot 5	6000
blk 2 lot 6	6000
blk 2 lot 7	6001
blk 2 lot 8	8054
blk 2 lot 9	15724
blk 2 lot 10	8637
blk 2 lot 11	6000
blk 2 lot 12	6000
blk 3 lot 1	6000
blk 3 lot 2	6000
blk 3 lot 3	6240
blk 3 lot 4	15159
blk 3 lot 5	10552
blk 3 lot 6	6103
blk 3 lot 7	6000
blk 3 lot 8	6000
blk 3 lot 9	6000
blk 3 lot 10	6000
blk 3 lot 11	6000
blk 3 lot 12	6000
blk 3 lot 13	7666

AVERAGE LOT AREA 6872

LINE DATA

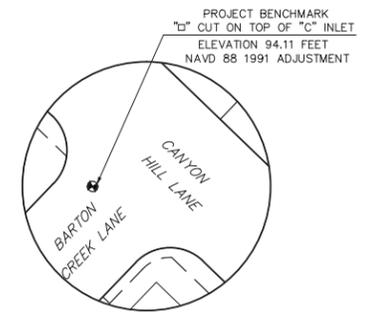
NUMBER	BEARING	DISTANCE
L1	N 46°08'58" W	130.00'
L2	S 43°51'02" W	10.00'
L3	N 43°51'02" E	1.28'

CURVE DATA

NUMBER	RADIUS (FT.)	DELTA ANGLE	ARC DISTANCE (FT.)	CHORD BEARING	CHORD DISTANCE (FT.)
C1	55.00	90°00'00"	86.39	S 01°08'58" E	77.78
C2	55.00	90°00'00"	86.39	N 88°51'02" E	77.78
C3	25.00	90°00'00"	39.27	S 01°08'58" E	35.36
C4	25.00	90°00'00"	39.27	N 88°51'02" E	35.36
C5	25.00	18°32'11"	8.09	S 34°34'56" W	8.05
C6	50.00	127°04'22"	110.89	S 88°51'02" W	89.52
C7	25.00	18°32'11"	8.09	N 36°52'52" W	8.05
C8	25.00	90°00'00"	39.27	S 88°51'02" W	35.36
C9	25.00	90°00'00"	39.27	N 01°08'58" W	35.36
C10	25.00	18°32'11"	8.09	N 55°25'04" W	8.05
C11	50.00	127°04'22"	110.89	N 01°08'58" W	89.52
C12	25.00	18°32'11"	8.09	N 53°07'08" E	8.05

RESERVE TABLE

RESERVE	ACREAGE/ SQUARE FOOTAGE	RESTRICTION
A	0.0712 AC. / 3,100 S.F.	LANDSCAPE / OPEN SPACE



COTTONWOOD SECTION THREE-C

A SUBDIVISION OF 8.368 ACRES OF LAND
LOCATED IN THE
S.A. STONE SURVEY NO. 10, A-392
CITY OF ROSENBERG
FORT BEND COUNTY, TEXAS

LOTS: 41 RESERVES: 1 BLOCKS: 3
SCALE: 1"=100' DATE: DECEMBER 9, 2014

OWNER:
CENTEX HOMES
16870 PARK ROW, SUITE 100
HOUSTON, TEXAS 77084
281-749-8000



Brown & Gay Engineers, Inc.
10777 Westheimer, Suite 400, Houston, TX 77042
Tel: 281-558-8700 • www.browngay.com
TBPE Registration No. F-1046
TBPLS Licensed Surveying Firm No. 101065-00

STATE OF TEXAS
COUNTY OF FORT BEND
CITY OF ROSENBERG

We, CENTEX HOMES, a Nevada General Partnership, acting by and through Lindy Oliva, Division President and Christopher Chew, Vice President of Land Development, being officers of CENTEX REAL ESTATE CORPORATION, a Nevada Corporation, its Managing General Partner, owner of the 8.368 acre tract described in the above and foregoing map of COTTONWOOD SECTION THREE-C, 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 there in expressed; and do hereby bind our heirs and assigns to warrant and forever defend the title to the land so dedicated.

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

FURTHER, we do hereby 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 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 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 easement for drainage purposes. Fort Bend County or any other governmental agency shall have the right to enter upon said easement at any and all times for the purposes of construction and maintenance of drainage facilities and structures.

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

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

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, CENTEX HOMES, a Nevada General Partnership, acting by and through CENTEX REAL ESTATE CORPORATION, a Nevada Corporation, its Managing General Partner, has caused these presents to be signed by James Rorison, its Division President, thereunto authorized, attested by its Vice President of Land Development, Christopher Chew, this _____ day of _____, 2014.

CENTEX HOMES, a Nevada General Partnership
By: CENTEX REAL ESTATE CORPORATION, a Nevada Corporation, its Managing General Partner

By: _____ Attest: _____
Lindy Oliva Christopher Chew
Division President Vice President of Land Development

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared Lindy Oliva and Christopher Chew, Division President and Vice President of Land Development, respectively of CENTEX REAL ESTATE CORPORATION, a Nevada Corporation, the Managing General Partner of CENTEX HOMES, a Nevada General Partnership, known to me to be the persons whose names are subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and considerations therein expressed and in the capacity therein and herein stated.

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

Printed Name: _____
Notary Public in and for the State of Texas
Commission Expires: _____

I, Nicolas Vann, am registered under the laws of the State of Texas to practice the profession of surveying and hereby certify that the above subdivision is true and correct; was prepared from an actual survey of the property made under my supervision on the ground; that all boundary corners, angle points, points of curvature and other points of reference have been marked with iron (or other suitable permanent metal) pipes or rods and a length of not less than three (3) feet; and that the plat boundary corners have been tied to the nearest survey corner.

Nicolas Vann, R.P.L.S.
Texas Registration No. 6393

I, Shawn L. Pachhofer, A Professional Engineer registered in the State of Texas do hereby certify that this plat meets all requirements of Fort Bend County, to the best of my knowledge.

Shawn L. Pachhofer, P.E.
Texas Registration No. 96539
Brown & Gay Engineers, Inc.
TBPE Registration No. F-1046

This is to certify that the Planning Commission of the City of Rosenberg, Texas, has approved this plat and subdivision of COTTONWOOD SECTION THREE-C 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 _____, 2014.

PETE PAVLOVSKY WAYNE POLDRACK
CHAIRMAN SECRETARY

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

VINCENT M. MORALES, JR. LINDA CERNOSEK
MAYOR CITY SECRETARY

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 _____, 2014, at _____ o'clock ____ m. in plat number _____ of the plat records of said county.

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



VICINITY MAP
1"=2000
KEY MAP #604-X

COTTONWOOD SECTION THREE-C

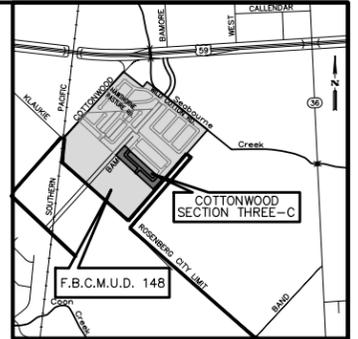
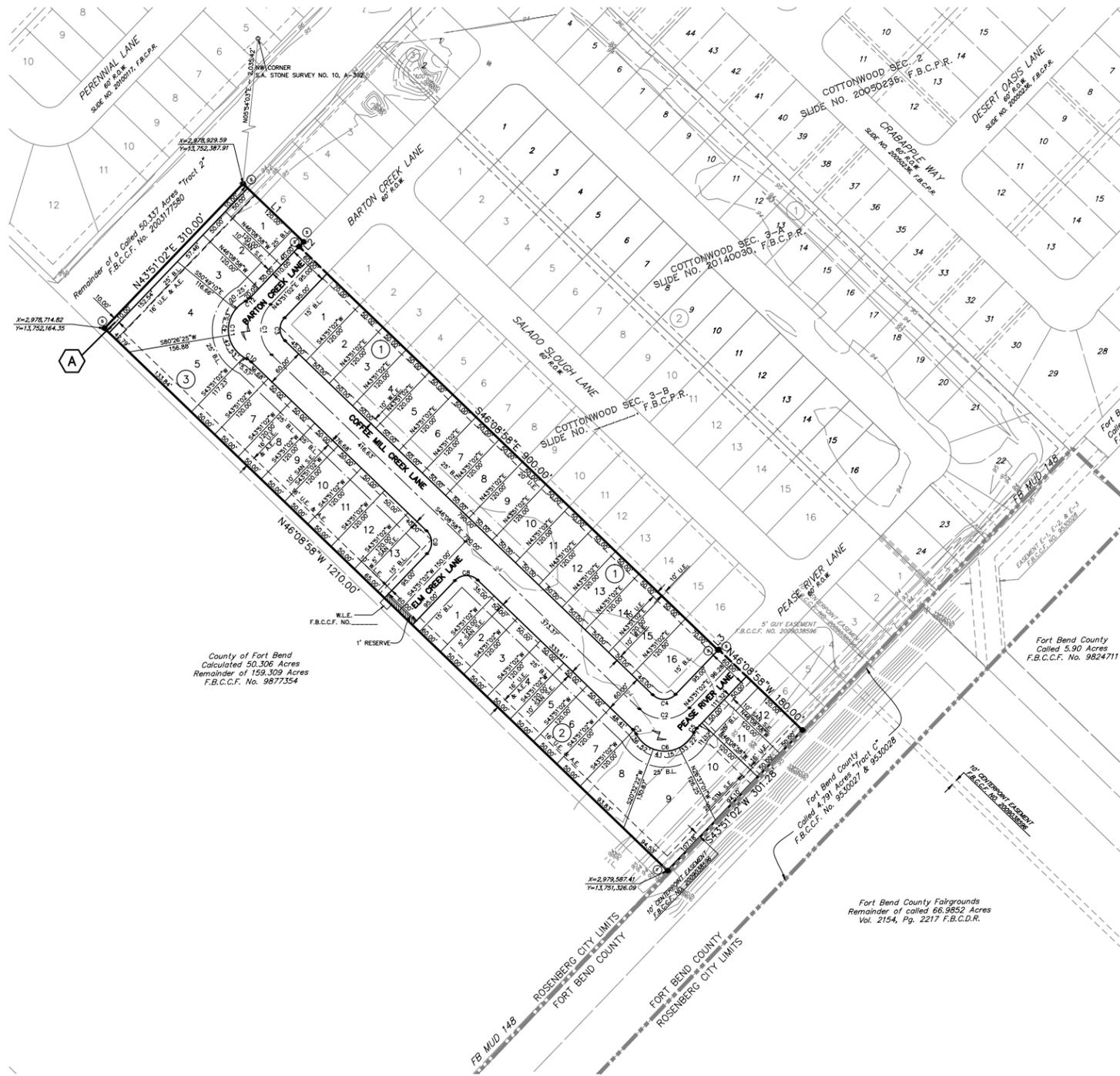
A SUBDIVISION OF 8.368 ACRES OF LAND
LOCATED IN THE
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CITY OF ROSENBERG
FORT BEND COUNTY, TEXAS

LOTS: 41 RESERVES: 1 BLOCKS: 3
SCALE: 1"=100' DATE: DECEMBER 9, 2014

OWNER:
CENTEX HOMES
16670 PARK ROW, SUITE 100
HOUSTON, TEXAS 77084
281-749-8000



Brown & Gay Engineers, Inc.
10777 Westheimer, Suite 400, Houston, TX 77042
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VICINITY MAP
1"=2000'
KEY MAP #604-X

- GENERAL NOTES
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County of Fort Bend
Calculated 50.306 Acres
Remainder of 159.309 Acres
F.B.C.C.F. No. 9877354

Fort Bend County Fairgrounds
Remainder of called 66.952 Acres
Vol. 2154, Pg. 2217 F.B.C.D.R.

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blk 1 lot 8	6000
blk 1 lot 9	6000
blk 1 lot 10	6000
blk 1 lot 11	6000
blk 1 lot 12	6000
blk 1 lot 13	6000
blk 1 lot 14	6000
blk 1 lot 15	6000
blk 1 lot 16	8265
blk 2 lot 1	7665
blk 2 lot 2	6000
blk 2 lot 3	6000
blk 2 lot 4	6000
blk 2 lot 5	6000
blk 2 lot 6	6000
blk 2 lot 7	5998
blk 2 lot 8	7809
blk 2 lot 9	15372
blk 2 lot 10	8636
blk 2 lot 11	6000
blk 2 lot 12	6000
blk 3 lot 1	6000
blk 3 lot 2	6000
blk 3 lot 3	6240
blk 3 lot 4	14095
blk 3 lot 5	11150
blk 3 lot 6	5969
blk 3 lot 7	6000
blk 3 lot 8	6000
blk 3 lot 9	6000
blk 3 lot 10	6000
blk 3 lot 11	6000
blk 3 lot 12	6000
blk 3 lot 13	8265

AVERAGE LOT AREA 6871

LINE DATA

NUMBER	BEARING	DISTANCE
L1	N 46°08'58" W	130.00'
L2	S 43°51'02" W	10.00'
L3	N 43°51'02" E	1.28'

CURVE DATA

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C12	25.00	18°32'11"	8.09	N 53°07'08" E	8.05

RESERVE TABLE

RESERVE	ACREAGE/ SQUARE FOOTAGE	RESTRICTION
(A)	0.0709 AC. / 3,089 S.F.	LANDSCAPE / OPEN SPACE

PRELIMINARY PLAT
COTTONWOOD
SECTION THREE-C

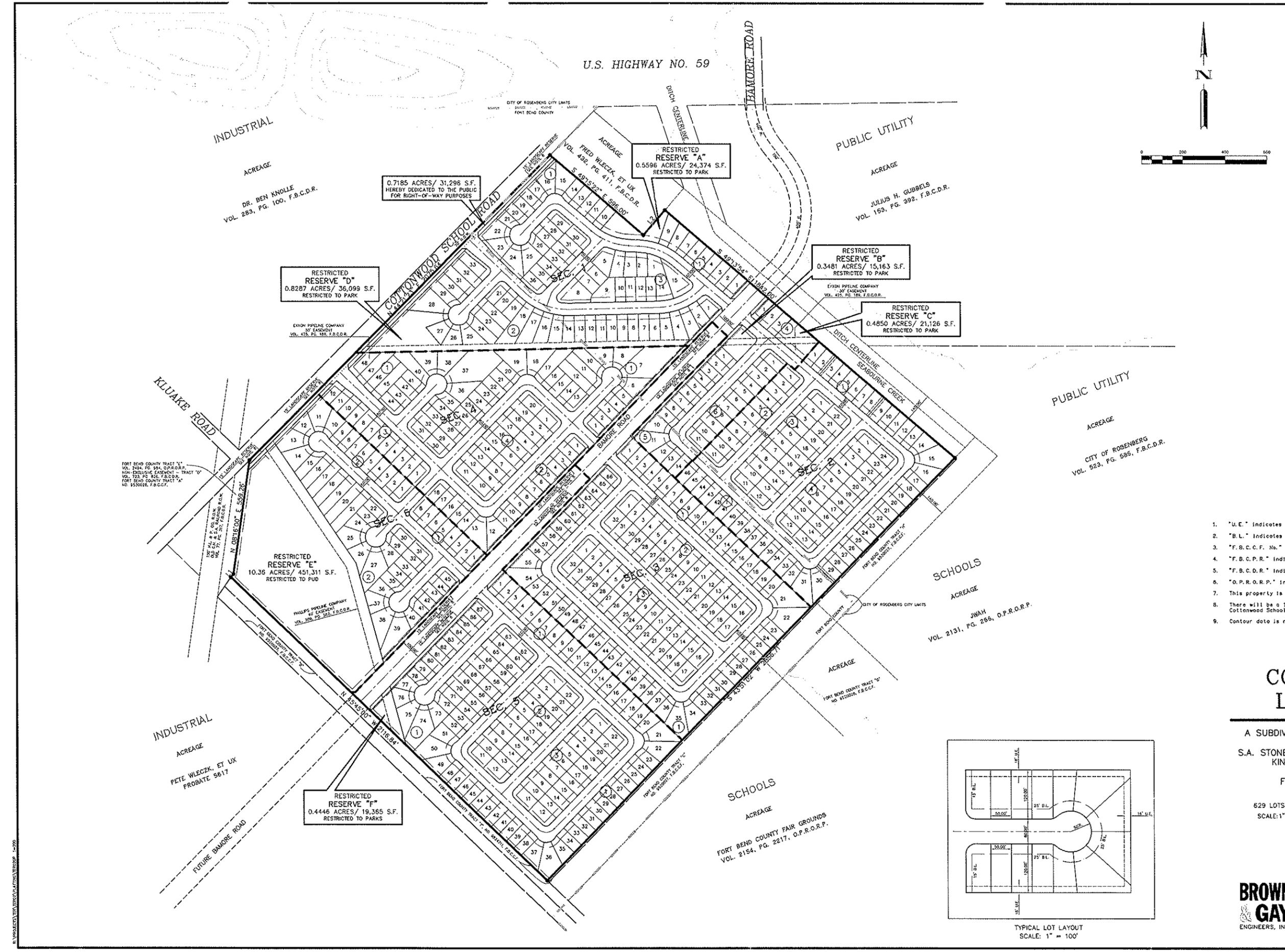
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LOCATED IN THE
S.A. STONE SURVEY NO. 10, A-392
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FORT BEND COUNTY, TEXAS

LOTS: 41 RESERVES: 1 BLOCKS: 3
SCALE: 1"=100' DATE: NOVEMBER 6, 2014

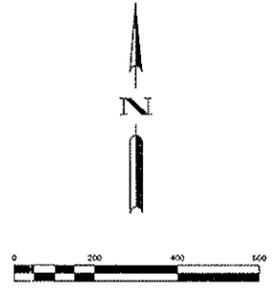
OWNER:
CENTEX HOMES
16870 PARK ROW, SUITE 100
HOUSTON, TEXAS 77084
281-749-8000



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10777 Westheimer, Suite 400, Houston, TX 77042
Tel: 281-558-8700 • www.browngay.com
TBPE Registration No. F-1046
TBPLS Licensed Surveying Firm No. 101065-00



VICINITY MAP
1"=2000'
KEY MAP #504-X



SECTION DATA		
SECTION	# OF LOTS	PARK ACREAGE
1	112	2.221
2	103	0
3	150	0
4	98	0
5	131	0.4446
6	53	0

LINE DATA		
NUMBER	BEARING	DISTANCE
L1	N 37°55'59" E	20.35'
L2	N 40°49'16" E	160.21'

- GENERAL NOTES
- "U.E." indicates "Utility Easement".
 - "B.L." indicates "Building Line".
 - "F.B.C.C.F. No." indicates Fort Bend County Clerk's File Number.
 - "F.B.C.P.R." indicates Plot Records of Fort Bend County.
 - "F.B.C.D.R." indicates Deed Records of Fort Bend County.
 - "O.P.R.O.R.P." indicates Official Public Records of Real Property.
 - This property is to be annexed into City of Rosenberg City Limits.
 - There will be a 15' Landscaping Reserve adjoining Banmore Road and Cottonwood School road in each section as depicted.
 - Contour data is reflected from National Elevation Dataset, 1990.

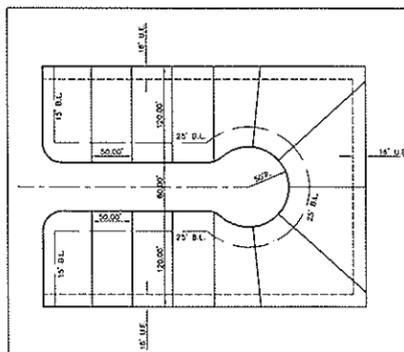
COTTONWOOD LAND PLAN

A SUBDIVISION OF 151.61 ACRES OF LAND
LOCATED IN THE
S.A. STONE SURVEY NO. 10, A-392 AND THE
KINCH HILLYER SURVEY, A-747
CITY OF ROSENBERG
FORT BEND COUNTY, TEXAS

629 LOTS 6 RESERVES 25 BLOCKS
SCALE: 1"=200' APRIL, 2003

OWNER:
TERRAMARK COMMUNITIES
18550 EMILY COURT
SUGAR LAND, TEXAS 77478
281-244-9300

BROWN GAY CIVIL ENGINEERS & SURVEYORS
11480 WESTHEIMER, SUITE 700
HOUSTON, TEXAS 77077
(281) 558-8700



TYPICAL LOT LAYOUT
SCALE: 1" = 100'

PLANNING COMMISSION MEETING MINUTES
*****DRAFT*****

On this the 19th day of November 2014, the Planning Commission (Commission) of the City of Rosenberg, Fort Bend County, Texas, met in a regular meeting at the Rosenberg City Hall Council Chamber, 2110 4th Street, Rosenberg, Texas 77471.

COMMISSIONERS PRESENT

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

COMMISSIONERS ABSENT

Pete Pavlovsky	Planning Commission Chairperson
Lester Phipps, Jr.	Planning Commission Vice Chairperson

STAFF PRESENT

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

OTHERS PRESENT

Geoff Freeman	BGE/Kerry R. Gilbert & Associates (Brazos Town Center)
Tracy Youngblood	BGE/Kerry R. Gilbert & Associates (Cottonwood Three-C)
José Perez	BGE/Kerry R. Gilbert & Associates (Cottonwood Three-C)
Carol Redd	EHRA, Inc. (Rivers Mist Section Two; Summer Lakes Section Seven)

CALL TO ORDER: Commissioner Poldrack 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 OCTOBER 15, 2014.

Action Taken: Commissioner Parsons moved, seconded by Commissioner Urbish, to approve the minutes of the Regular Planning Commission Meeting of October 15, 2014, as written. The motion carried unanimously by those present.

2. CONSIDERATION OF AND ACTION ON A PRELIMINARY PLAT OF COTTONWOOD SECTION THREE-C, A SUBDIVISION OF 8.368 ACRES OF LAND LOCATED IN THE S.A. STONE SURVEY NO. 10, A-392, CITY OF ROSENBERG, FORT BEND COUNTY, TEXAS; 41 LOTS, 1 RESERVE, 3 BLOCKS.

Executive Summary: The Preliminary Plat of Cottonwood Section Three-C consists of 8.368 acres and 41 residential lots. It is located off of Barton Creek and Pease River Lanes, immediately southwest of Cottonwood Section Three-B. The Plat is within the City Limits and located in Fort Bend County MUD No. 148.

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

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

Key Discussion:

- Mr. Tanner presented the item and reviewed the Executive Summary.
- Commissioner Parsons inquired how many more lots are left to be platted in Cottonwood.
- Mr. Tanner replied that he does not have that information at this time but can bring it back for the next meeting.
- Commissioner Parsons stated that when plats are brought forward with undersize lot sizes, it would be helpful to know how many of those undersize lots are left to develop.
- Mr. Tanner replied that staff can provide that information. The last time Section Three-B was discussed, we had a decent estimate of the lots left to develop.
- Commissioner Parsons replied that he would request to see that information for all future plats coming forward that have lots widths less than the current requirement.

Action Taken: Commissioner Parsons moved, seconded by Commissioner Casias, to approve the Preliminary Plat of Cottonwood Section Three-C, a subdivision of 8.368 acres of land located in the S.A. Stone Survey No. 10, A-392, City of Rosenberg, Fort Bend County, Texas; 41 lots, 1 reserve, 3 blocks.

Additional Discussion:

- Brief discussion was held regarding street width measurement, drive-over curbs, and the City's design standards.

Action Taken: Upon voting, the motion carried unanimously by those present.

3. CONSIDERATION OF AND ACTION ON A PRELIMINARY PLAT OF THE RESERVE AT BRAZOS TOWN CENTER SECTION FOUR, BEING 27.6 ACRES OF LAND CONTAINING 104 LOTS (50' X 130' TYP.) AND FOUR RESERVES IN TWO BLOCKS OUT OF THE JANE H. LONG LEAGUE SURVEY, A-55, CITY OF ROSENBERG, FORT BEND COUNTY, TEXAS.

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

The typical lot size for the subdivision is 50 feet in width. This is per the approved Land Plan, which was most recently amended on September 30, 2014 (see attached). Per the amended Development Agreement, homes in the subdivision will be a minimum of 51 percent masonry construction.

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

Key Discussion:

- Mr. Tanner presented the item and reviewed the Executive Summary.
- Commissioner Parsons inquired if this is the Section where we previously discussed the value of the housing product?
- Commissioner Poldrack replied that the developer indicated they would be a higher end product and would have to be a specific square footage.
- Mr. Tanner replied there is a restriction on the minimum square footage. There was some discussion regarding the price point when this Agreement was modified a few months back but that is not something that may be considered for plat approval.
- Commissioner Parsons replied that he would like to confirm the higher end product is still the development plan for this area as that would provide some reassurance of quality for the City.

Action Taken: Commissioner Parsons moved, seconded by Commissioner Urbish, to approve the Preliminary Plat of The Reserve at Brazos Town Center Section Four, being 27.6 acres of land containing 104 lots (50' x 130' typ.) and four reserves in two blocks out of the Jane H. Long League Survey, A-55, City of Rosenberg, Fort Bend County, Texas.

Additional Discussion:

- Commissioner Poldrack inquired if the entrance to the Reserve at Town Center to the very back of the development exceeds the block length requirement.
- Mr. Tanner replied that this plat meets all the requirements for access.
- Commissioner Parsons stated there are still some sections that are not yet developed. For the areas that are not



PLANNING COMMISSION COMMUNICATION

December 17, 2014

ITEM #	ITEM TITLE
6	Final Plat of Rosenberg 36 Industrial Park

MOTION

Consideration of and action on a Final Plat of Rosenberg 36 Industrial Park, a subdivision of 18.214 acres of land being a partial replat of Lot No. 17 of Rosenberg Farms Subdivision (Volume 3, Page 575; Deed Records of Fort Bend County, Texas, and Volume 4, Page 25; Plat Records of Fort Bend County, Texas) being a 1.468 acre tract of land (Fort Bend County Clerk's File No. 2014103215) together with the remainder of a call 17.135 acre tract (Fort Bend County Clerk's File No. 2014072299) and with a call 0.754 acre tract (Fort Bend County Clerk's File No. 2012014590), all being in the Henry Scott Survey, Abstract No. 83, City of Rosenberg, Fort Bend County, Texas; 0 lots, 2 reserves, 1 block.

RECOMMENDATION

Staff recommends a recommendation of approval to City Council of the Final Plat of Rosenberg 36 Industrial Park.

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

SUPPORTING DOCUMENTS:

1. Final Plat of Rosenberg 36 Industrial Park
2. Preliminary Plat of Rosenberg 36 Industrial Park – 10-15-14
3. Planning Commission Meeting Minute Excerpt – 10-15-14

APPROVAL

Submitted by:

Travis Tanner

Travis Tanner, AICP
Executive Director of Community
Development

Reviewed by:

Executive Director of Community Development

City Engineer *AK*

EXECUTIVE SUMMARY

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

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

Following a public hearing, the Planning Commission approved the Preliminary Plat of this subdivision on October 15, 2014. There being no issues in conflict with City ordinances or with the approved Preliminary Plat, staff recommends that the Commission recommend approval to City Council of the Final Plat of Rosenberg 36 Industrial Park.

STATE OF TEXAS
COUNTY OF FORT BEND
CITY OF ROSENBERG

We, ZED PARTNERS, LTD., a Texas Limited Partnership, acting by and through CHRIS DeZEVALLOS, Vice-President of ZED G.P. CORP., acting in its capacity as General Partner of ZED PARTNERS, LTD., owners of the 16,746 acre tract of Land described herein as Reserve "A" and we, WORNAT-HOUSA, LLC, a Texas limited liability company, LARRY WORNAT, President, owners of the 1,468 acre tract of Land described herein as Reserve "B", owners together of the 18,214 acre tract described in the above and foregoing map of ROSENBERG 36 INDUSTRIAL PARK, 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 plot 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 do hereby dedicate for public utility purposes an unobstructed aerial easement five (5) feet in width from a plane twenty (20) feet above the ground level upward, located adjacent to all public utility easements shown hereon.

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

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

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

IN TESTIMONY WHEREOF, ZED PARTNERS, LTD., a Texas Limited Partnership, has caused these presents to be signed by CHRIS DeZEVALLOS, Vice-President of ZED G.P. CORP., acting in its capacity as General Partner of ZED PARTNERS, LTD., and IN TESTIMONY WHEREOF, WORNAT-HOUSA, LLC, a Texas limited liability company, has caused these presents to be signed by LARRY WORNAT, President, thereunto authorized this _____ day of _____, 2015.

ZED PARTNERS, LTD.,
a Texas Limited Partnership
By ZED G.P. CORP.
As General Partner of ZED PARTNERS, LTD.

Chris DeZevallos
Vice-President of Zed G.p. Corp.

WORNAT-HOUSA, LLC.,
a Texas limited liability company

By: Larry Wornat
President

STATE OF TEXAS
COUNTY OF FORT BEND

BEFORE ME, the undersigned authority, on this day personally appeared Chris DeZevallos, 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

STATE OF TEXAS
COUNTY OF FORT BEND

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

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

Notary Public in and for the State of Texas

PLANNING COMMISSION APPROVAL

This is to certify that the Planning Commission of the City of Rosenberg, Texas has approved this plat and subdivision of ROSENBERG 36 INDUSTRIAL PARK 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.

Pete Pavlovsky, Chairman

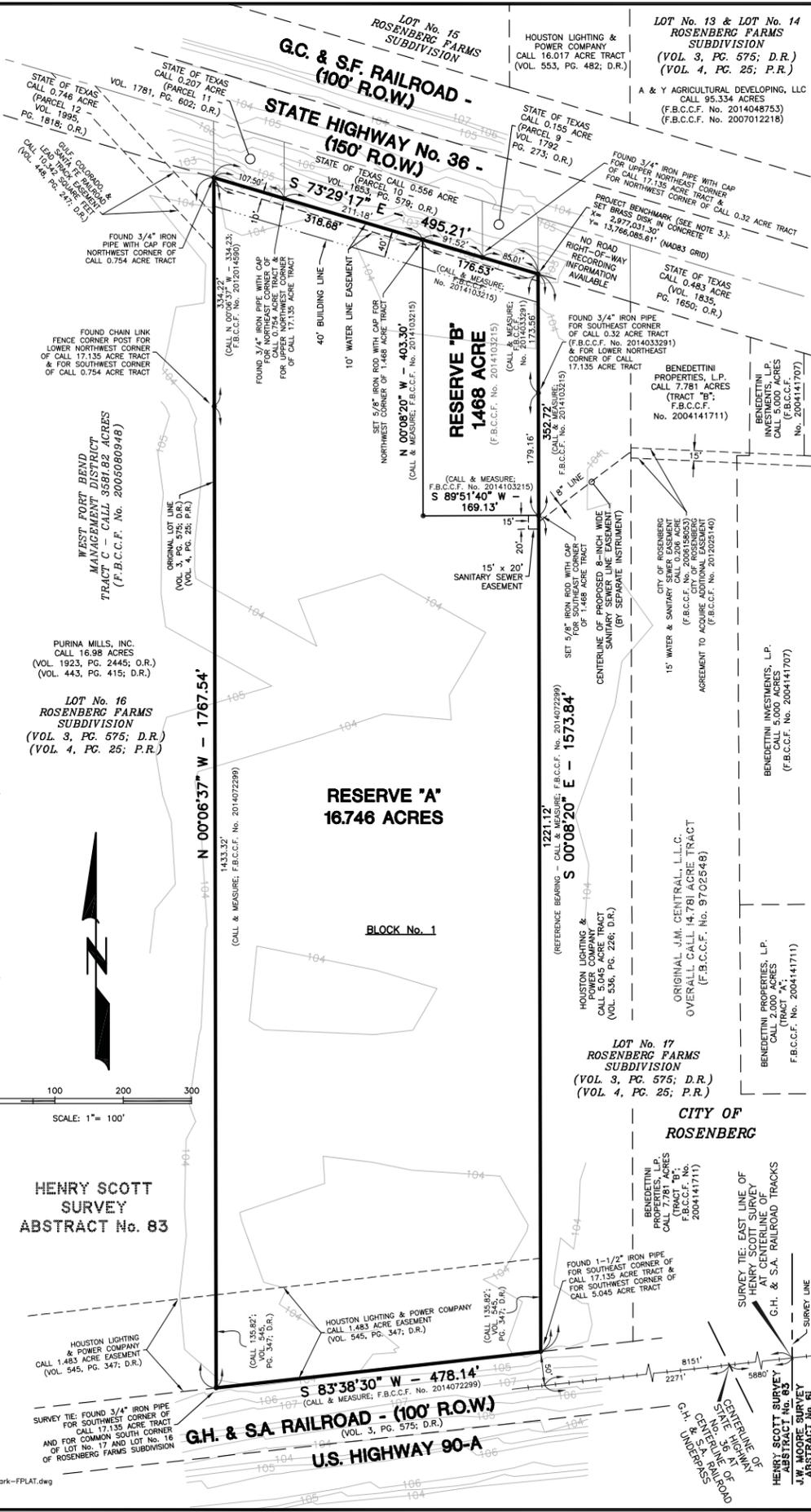
Wayne Poldrack, Secretary

CITY COUNCIL APPROVAL

This is to certify that the City Council of the City of Rosenberg, Texas has approved this plat and subdivision of ROSENBERG 36 INDUSTRIAL PARK 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.

Vincent M. Morales, Jr., Mayor

Linda Cernosek, City Secretary



HENRY SCOTT
SURVEY
ABSTRACT No. 83

SCALE: 1" = 100'

STATE OF TEXAS
COUNTY OF FORT BEND

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

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

Notary Public in and for the State of Texas

SUBDIVISION NOTES:

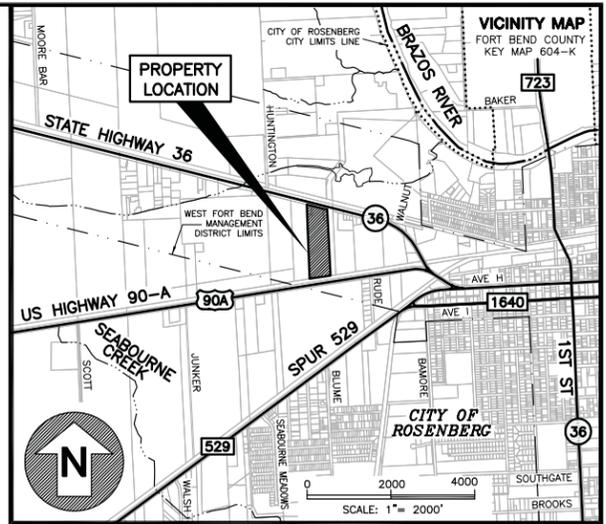
- 1.) B.L. INDICATES BUILDING LINE; U.E. INDICATES UTILITY EASEMENT; STM. S.E. INDICATES STORM SEWER EASEMENT; W.L.E. INDICATES WATER LINE EASEMENT; S.S.E. INDICATES SANITARY SEWER EASEMENT; H.L. & P.E. INDICATES HOUSTON LIGHTING AND POWER EASEMENT; D.E. INDICATES DRAINAGE EASEMENT; P.L. INDICATES PROPERTY LINE.
- 2.) ELEVATION REFERENCE & TEMPORARY BENCHMARKS:
ELEVATION REFERENCE: N.G.S. HGSD-69 1987 [PID AW5471] - FOUND STAINLESS STEEL ROD ON NORTH SIDE OF AVENUE D AT BRAZOS STREET ON WEST SIDE OF GRAVEL DRIVE INTO W.O.W. CEMETERY. ELEVATION= 100.59' (NAVD83)
- 3.) PROJECT BENCHMARK: SET BRASS DISK IN CONCRETE FOR NORTHEAST CORNER OF RESERVE "B" OF BLOCK No. 1 OF ROSENBERG 36 INDUSTRIAL PARK
X = 2,977,031.30'
Y = 13,766,085.61' ELEVATION = 103.72' (NAVD83)
- 4.) ELEVATIONS USED FOR DELINEATING CONTOUR LINES ARE BASED UPON U.S.C. & G.S. DATUM, NAVD-88 (1991 ADJ.)
- 5.) THIS PLAT WAS PREPARED TO MEET CITY OF ROSENBERG, FORT BEND COUNTY AND WEST FORT BEND MANAGEMENT DISTRICT REQUIREMENTS.
- 6.) THIS PLAT WAS PREPARED RELYING ON A CITY PLANNING LETTER PREPARED BY STARTEX TITLE COMPANY DATED DECEMBER 1, 2014 (CERTIFICATE No. 4496CPL). THE SURVEYOR HAS NOT ABSTRACTED THE ABOVE PROPERTY.
- 7.) THIS PLAT LIES WHOLLY WITHIN FORT BEND SUBSIDENCE DISTRICT, FORT BEND COUNTY DRAINAGE DISTRICT, LAMAR CONSOLIDATED I.S.D., THE WEST FORT BEND MANAGEMENT DISTRICT, THE CITY LIMITS OF ROSENBERG, AND FORT BEND COUNTY.
- 8.) ALL OF ROSENBERG 36 INDUSTRIAL PARK APPEARS TO LIE WITHIN ZONE X - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AS PER THE FEDERAL EMERGENCY MANAGEMENT AGENCY NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP FOR FORT BEND COUNTY, TEXAS, AND INCORPORATED AREAS (MAP NO. 48157C0230L AND MAP NO. 48157C0245L, MAPS REVISED APRIL 2, 2014).
- 9.) APPROVAL OF THIS PLAT WILL EXPIRE ONE YEAR FROM CITY COUNCIL APPROVAL IF NOT RECORDED IN THE REAL PROPERTY RECORDS OF THE COUNTY OF FORT BEND.
- 10.) THERE ARE NO PIPELINES NOR PIPELINE EASEMENTS WITHIN THE LIMITS OF THE SUBDIVISION.
- 11.) FIVE-EIGHTHS INCH (5/8") IRON RODS TWO FEET (2') IN LENGTH ARE SET ON ALL PERIMETER BOUNDARY CORNERS, ALL ANGLE POINTS, ALL POINTS OF CURVATURE AND TANGENCY, AND ALL BLOCK CORNERS, UNLESS OTHERWISE NOTED.
- 12.) THE MINIMUM SLAB ELEVATION SHALL BE 105.50 FEET, TWELVE INCHES (12") ABOVE THE 100-YEAR FLOOD PLAIN ELEVATION AND MAXIMUM PONDING ELEVATION, EIGHTEEN INCHES (18") ABOVE NATURAL GROUND, OR TWELVE INCHES (12") ABOVE THE TOP OF CURB AT THE FRONT OF THE LOT, WHICHEVER IS HIGHER.
- 13.) ALL RESERVES SHALL HAVE A MINIMUM OF TEN (10') FOOT SIDE BUILDING LINE.
- 14.) THE DRAINAGE SYSTEM FOR THIS SUBDIVISION SHALL BE DESIGNED TO MEET THE REQUIREMENTS OF THE FORT BEND COUNTY DRAINAGE CRITERIA MANUAL WHICH ALLOWS STREET PONDING DURING INTENSE RAINFALL EVENTS.
- 15.) THIS PLAT LIES WITHIN FORT BEND COUNTY LIGHTING ORDINANCE ZONE No. L23.
- 16.) ALL EASEMENTS ARE CENTERED ON LOT LINES UNLESS OTHERWISE INDICATED.
- 17.) THE COORDINATES SHOWN HEREON ARE TEXAS STATE PLANE COORDINATES, SOUTH CENTRAL ZONE (NAD83 GRID) AND MAY BE BROUGHT TO SURFACE BY APPLYING THE FOLLOWING COMBINED SCALE FACTOR OF 0.99997035299.
- 18.) SITE PLANS SHALL BE SUBMITTED TO THE CITY OF ROSENBERG FOR STAFF REVIEW AND APPROVAL PRIOR TO CONSTRUCTION. DRIVEWAY REQUIREMENTS FOR THE LOCATIONS, WIDTHS AND OFFSET FROM AN INTERSECTION AND ANY EXISTING DRIVEWAYS OR PROPOSED DRIVEWAYS, SHALL CONFORM TO THE DESIGN STANDARDS OF THE CITY OF ROSENBERG.
- 19.) NO OWNER OF THE LAND SUBJECT TO AN EASEMENT MAY PLACE, BUILD OR CONSTRUCT ANY PERMANENT BUILDING, STRUCTURE OR OBSTRUCTION OF ANY KIND OVER, UNDER OR UPON THE EASEMENT, PROVIDED THAT SUCH OWNER MAY CROSS OR COVER THE EASEMENT WITH A PAVED DRIVEWAY/PARKING LOT UNDER THE FOLLOWING CONDITIONS. THE DRIVEWAY SHALL BE JOINTED AT THE BOUNDARY LINE OF THE EASEMENT TO LIMIT THE AMOUNT OF PAVING THAT MUST BE REMOVED TO PROVIDE ACCESS, AND THERE SHALL BE NO OBLIGATION OF THE CITY TO REPLACE/REPAIR ANY PAVING REMOVED IN THE EXERCISE OF THIS EASEMENT.
- 20.) SUBJECT TO THE WEST FORT BEND MANAGEMENT DISTRICT DEVELOPMENT STANDARDS. WEST FORT BEND MANAGEMENT DISTRICT REQUIRES A TREE SURVEY AND TREE PRESERVATION PLAN PRIOR TO REMOVAL OF ANY TREES 18 INCHES IN DIAMETER OR GREATER FROM PROPERTY. WEST FORT BEND MANAGEMENT DISTRICT SHALL BE NOTIFIED PRIOR TO ANY SITE CLEARING OR CONSTRUCTION. SITE PLANS SHALL BE SUBMITTED TO THE CITY OF ROSENBERG AND WEST FORT BEND MANAGEMENT DISTRICT FOR STAFF REVIEW AND APPROVAL PRIOR TO CONSTRUCTION.
- 21.) THE RESERVES IN THIS SUBDIVISION ARE RESTRICTED TO NON-RESIDENTIAL USE.
- 22.) ALL BEARINGS SHOWN ON THIS PLAT ARE RECORD BEARINGS AS REFERENCED TO INSTRUMENT RECORDED IN FORT BEND COUNTY CLERK'S FILE No. 2014072299. TO OBTAIN STATE PLANE COORDINATE SYSTEM BEARINGS; THE RECORD BEARINGS MUST BE ROTATED 2 DEGREES, 28 MINUTES, 16 SECONDS COUNTER-CLOCKWISE.
- 23.) A PORTION OF THIS TRACT IS SUBJECT TO A DRAINAGE AGREEMENT WITH THE CITY OF ROSENBERG AS RECORDED IN FORT BEND COUNTY CLERK'S FILE No. 2012025140.
- 24.) THIS TRACT IS LOCATED WITHIN THE CITY LIMITS OF THE CITY OF ROSENBERG AND IS SUBJECT TO MUNICIPAL SERVICE PLANS AS RECORDED IN ORDINANCE No. 86-30 (FORT BEND COUNTY CLERK'S FILE No. 8658420) AND IN ORDINANCE No. 90-48 (FORT BEND COUNTY CLERK'S FILE No. 9067469).

I, DIANNE WILSON, COUNTY CLERK IN AND FOR FORT BEND COUNTY, HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORDATION IN MY OFFICE ON _____, 2015, AT _____ O'CLOCK _____ M. IN PLAT NUMBER _____ OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS.

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

DIANNE WILSON, COUNTY CLERK
FORT BEND COUNTY, TEXAS

BY: _____ DEPUTY



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



PRELIMINARY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

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

LEGEND:

- R.O.W. - RIGHT-OF-WAY
- VOLUME - VOLUME
- PG. - PAGE
- D.E. - DEED RECORDS OF FORT BEND COUNTY
- O.R. - OFFICIAL RECORDS OF FORT BEND COUNTY
- F.B.C.P. - FORT BEND COUNTY CLERK'S FILE
- F.B.C.C.F. - FORT BEND COUNTY CLERK'S FILE
- N.G.S. - NATURAL GROUND CONTOUR

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

ROSENBERG 36 INDUSTRIAL PARK

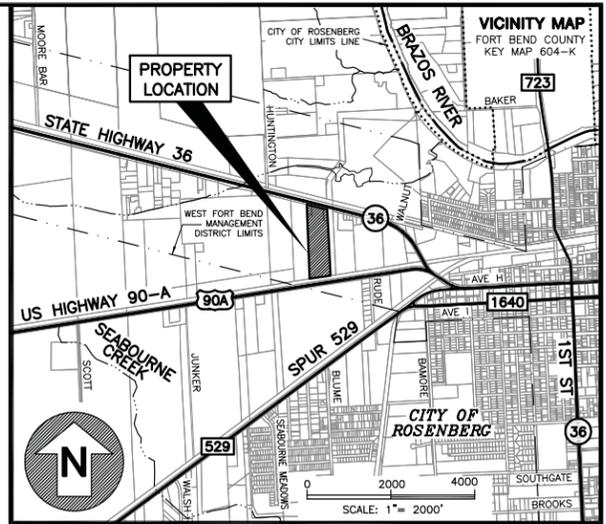
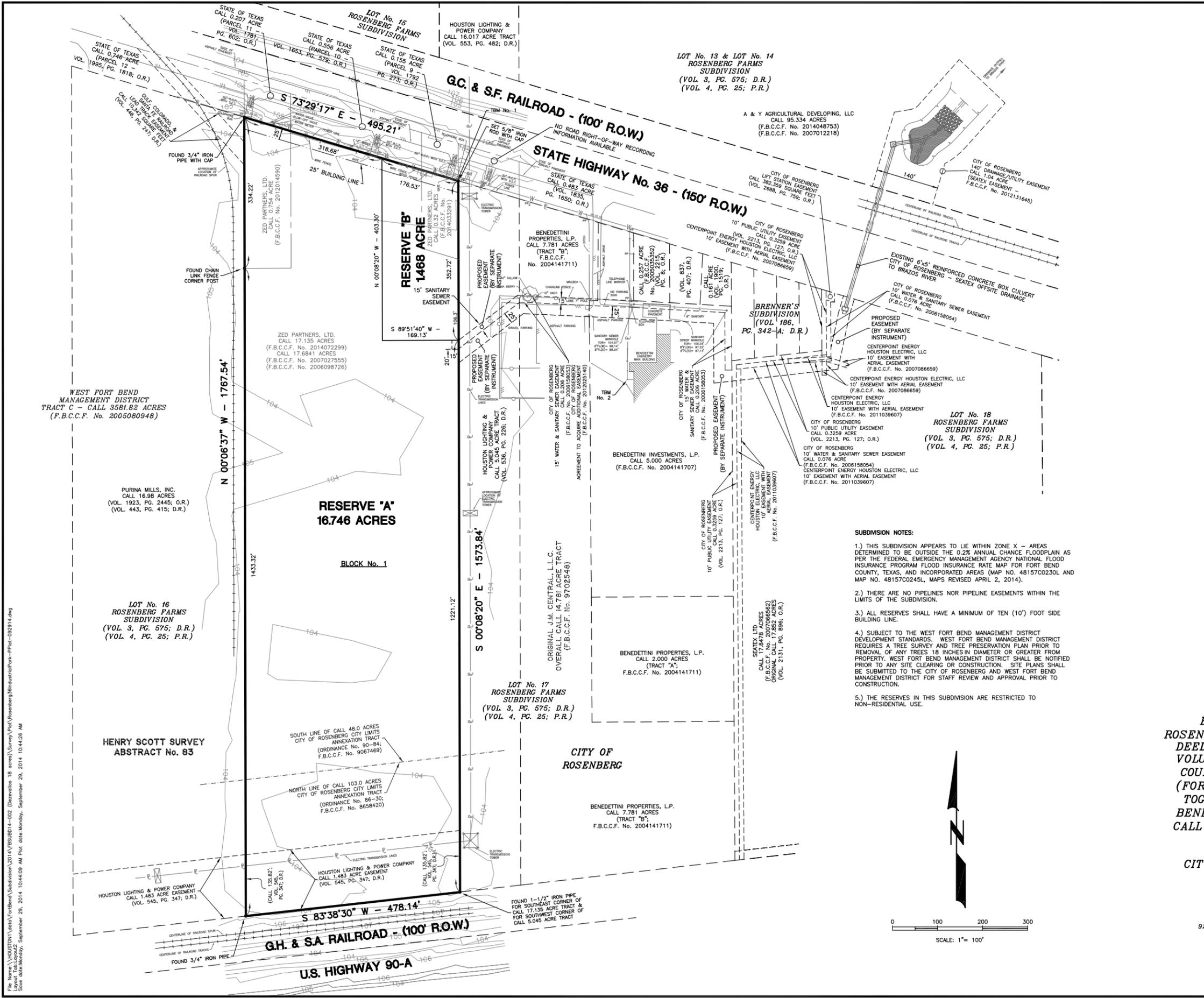
A SUBDIVISION OF 18.214 ACRES OF LAND BEING A PARTIAL REPLAT OF LOT NO. 17 OF ROSENBERG FARMS SUBDIVISION (VOLUME 3, PAGE 575; DEED RECORDS OF FORT BEND COUNTY, TEXAS, AND VOLUME 4, PAGE 25; PLAT RECORDS OF FORT BEND COUNTY, TEXAS) BEING A 1.468 ACRE TRACT OF LAND (FORT BEND COUNTY CLERK'S FILE No. 2014103215) TOGETHER WITH THE REMAINDER OF A CALL 17.135 ACRE TRACT (FORT BEND COUNTY CLERK'S FILE No. 2014072299) AND WITH A CALL 0.754 ACRE TRACT (FORT BEND COUNTY CLERK'S FILE No. 2012014590), ALL BEING IN THE HENRY SCOTT SURVEY, ABSTRACT NO. 83, CITY OF ROSENBERG, FORT BEND COUNTY, TEXAS.

OWNERS
AS TO RESERVE "A" (16.746 ACRES)
ZED PARTNERS, LTD.
207 CRAIK FREEWAY, SUITE 120
HOUSTON, TEXAS 77024
c/o Mr. DAN D'ACQUISTO
(713) 974-1488

OWNERS
AS TO RESERVE "B" (1.468 ACRE)
WORNAT-HOUSA, LLC
207 CRAIK STREET
MARLIN, TEXAS 76661

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

File Name: \\HOUSTON1\data\FortBend\Subdivision\2014\FBSUBD14-002 (Dezevallos 18 acres)\Survey\Plat\Rosenberg36IndustrialPark-FPLAT.dwg
Layout: Tab:Layout2
Save date: Monday, December 01, 2014 3:58:08 PM Plot date: Monday, December 01, 2014 4:03:47 PM



LEGEND:

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

TOPOGRAPHIC LEGEND:

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

AREA TABLE

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

PRELIMINARY PLAT
ROSENBERG 36
INDUSTRIAL PARK

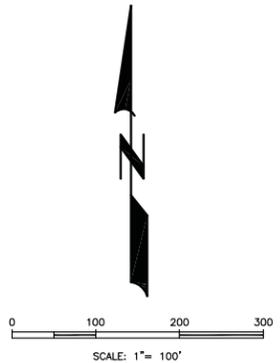
A SUBDIVISION OF 18.214 ACRES OF LAND BEING A PARTIAL REPLAT OF LOT NO. 17 OF ROSENBERG FARMS SUBDIVISION (VOLUME 3, PAGE 575; DEED RECORDS OF FORT BEND COUNTY, TEXAS, AND VOLUME 4, PAGE 25; PLAT RECORDS OF FORT BEND COUNTY, TEXAS) BEING A CALL 17.135 ACRE TRACT (FORT BEND COUNTY CLERK'S FILE NO. 2014072299)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

0 LOTS 2 RESERVES 1 BLOCK

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

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

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



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

On this the 15th day of October 2014, the Planning Commission of the City of Rosenberg, Fort Bend County, Texas, met in a regular meeting at the Rosenberg City Hall Council Chamber, 2110 4th Street, Rosenberg, Texas 77471.

COMMISSIONERS PRESENT

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

STAFF PRESENT

Travis Tanner	Executive Director of Community Development
Renée LeLaurin	Secretary II

OTHERS PRESENT

Geoff Freeman	BGE/Kerry R. Gilbert & Associates (Brazos Town Center)
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CALL TO ORDER

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

AGENDA

1. **CONSIDERATION OF AND ACTION ON MINUTES OF THE REGULAR COMMISSION MEETING OF SEPTEMBER 17, 2014.**

Action Taken: Commissioner Casias moved, seconded by Commissioner Parsons, to approve the minutes of the regular Planning Commission meeting of September 17, 2014, as written. The motion carried unanimously.

2. **HOLD PUBLIC HEARING ON A PRELIMINARY PLAT OF ROSENBERG 36 INDUSTRIAL PARK, A SUBDIVISION OF 18.214 ACRES OF LAND BEING A PARTIAL REPLAT OF LOT NO. 17 OF ROSENBERG FARMS SUBDIVISION (VOLUME 3, PAGE 575; DEED RECORDS OF FORT BEND COUNTY, TEXAS, AND VOLUME 4, PAGE 25; PLAT RECORDS OF FORT BEND COUNTY, TEXAS) BEING A CALL 17.135 ACRE TRACT (FORT BEND COUNTY CLERK'S FILE NO. 2014072299) TOGETHER WITH A CALL 0.754 ACRE TRACT (FORT BEND COUNTY CLERK'S FILE NO. 2012014590) AND A CALL 0.32 ACRE TRACT (FORT BEND COUNTY CLERK'S FILE NO. 2014033291), ALL BEING IN THE HENRY SCOTT SURVEY, ABSTRACT NO. 83, CITY OF ROSENBERG, FORT BEND COUNTY, TEXAS.**

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

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

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

3. **CONSIDERATION OF AND ACTION ON A PRELIMINARY PLAT OF THE RESERVE AT BRAZOS TOWN CENTER SECTION FIVE, BEING 21.4 ACRES OF LAND CONTAINING 73 LOTS (55' X 130' TYP.) AND THREE RESERVES**

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

Key Discussion:

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

Action Taken: Commissioner Parsons moved, seconded by Commissioner Casias, to approve the Preliminary Plat of Bonbrook Plantation North Section Fourteen, a subdivision of 23.506 acres of land situated in the Wiley Martin League, Abstract 56, Fort Bend County, Texas, contingent upon prior approval by City Council of the third revision of the Land Plan for Bonbrook Plantation, recommended for approval by the Planning Commission at its August 20, 2014 meeting. The motion carried unanimously.

5. CONSIDERATION OF AND ACTION ON A PRELIMINARY PLAT OF ROSENBERG 36 INDUSTRIAL PARK, A SUBDIVISION OF 18.214 ACRES OF LAND BEING A PARTIAL REPLAT OF LOT NO. 17 OF ROSENBERG FARMS SUBDIVISION (VOLUME 3, PAGE 575; DEED RECORDS OF FORT BEND COUNTY, TEXAS, AND VOLUME 4, PAGE 25; PLAT RECORDS OF FORT BEND COUNTY, TEXAS) BEING A CALL 17.135 ACRE TRACT (FORT BEND COUNTY CLERK'S FILE NO. 2014072299) TOGETHER WITH A CALL 0.754 ACRE TRACT (FORT BEND COUNTY CLERK'S FILE NO. 2012014590) AND A CALL 0.32 ACRE TRACT (FORT BEND COUNTY CLERK'S FILE NO. 2014033291), ALL BEING IN THE HENRY SCOTT SURVEY, ABSTRACT NO. 83, CITY OF ROSENBERG, FORT BEND COUNTY, TEXAS.

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

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

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

Key Discussion:

- Mr. Tanner presented the item and reviewed the Executive Summary.
- Commissioner Casias inquired if the reason for the public hearing was for a partial replat, correct? If so, then we may assume all the guidelines were followed and letters were mailed out.
- Mr. Tanner replied that state law requires a public hearing on the Agenda. It also states that if the plat meets all the requirements, then it must be approved. For residential replats that were originally platted as single-family lots, then the property owners within 200 feet must be notified in writing. There are more requirements for replats of residential areas.
- Commissioner Casias stated that the public hearing was held but the only way anyone could attend the public hearing was if they knew about it.
- Mr. Tanner replied that state law dictates that even if a public hearing is held, if the plat in question meets the platting requirements, then it must be approved. Even if there were public comments, the Planning Commission and City Council would have to approve it if it met all requirements.
- Commissioner Poldrack inquired what is planned for that tract.
- Mr. Tanner replied that the state parole office wishes to relocate from Spur 10 to this tract. There will be future development on Reserve "A," closer to US 90A.
- Commissioner Parsons stated that there should be enough right-of-way to widen both SH 36 and US 90A.

Action Taken: Commissioner Parsons moved, seconded by Commissioner Poldrack, to approve the Preliminary Plat of Rosenberg 36 Industrial Park, a subdivision of 18.124 acres of land being a partial replat of Lot No. 17 of Rosenberg Farms Subdivision (Volume 3, Page 575; Deed Records of Fort Bend County, Texas, and Volume 4, Page 25; Plat Records of Fort Bend County, Texas) being a call 17.135 acre tract (Fort Bend County Clerks' File No. 2014072299) together with a call 0.754 acre tract (Fort Bend County Clerk's File No. 2012014590) and a call 0.32 acre tract (Fort Bend County Clerk's File No. 2014033291), all being in the Henry Scott Survey, Abstract No. 83, City of Rosenberg, Fort Bend County, Texas. The motion carried unanimously.

6. CONSIDERATION OF AND ACTION ON A PRELIMINARY PLAT OF THE TOWNHOMES AT BRAZOS TOWN CENTER, BEING 20.1 ACRES OF LAND CONTAINING 139 LOTS (24'28' X115' TYP.) AND FIVE RESERVES



PLANNING COMMISSION COMMUNICATION

December 17, 2014

ITEM #	ITEM TITLE
7	Presentation by Paragon Outlets

MOTION

Review and discuss a presentation by Paragon Outlets, and take action as necessary to direct staff.

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

Representatives of Paragon Outlets will make a presentation to the Commission regarding the future outlet shopping center. No action or approvals by the Planning Commission are being requested at this time. This is an opportunity for the Commission to become familiar with a project of this scope, which will have to go through processes (such as platting, etc.) with the Commission in the future. Paragon Outlets has requested this opportunity in conjunction with City staff.



PLANNING COMMISSION COMMUNICATION

December 17, 2014

ITEM #	ITEM TITLE
8	Requests for Future Agenda Items and Staff Report

MOTION

Consideration of and action on requests for future Agenda items and staff report regarding the following:

- Report on Comprehensive Plan update.

RECOMMENDATION

N/A

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

SUPPORTING DOCUMENTS:

1. None

APPROVAL

Submitted by:

Travis Tanner

Travis Tanner, AICP
Executive Director of Community
Development

Reviewed by:

___ Executive Director of Community Development

___ City Engineer

EXECUTIVE SUMMARY

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

ITEM 9

Announcements.

ITEM 10

Adjournment.