

PLANNING COMMISSION MEETING MINUTES

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

COMMISSIONERS PRESENT

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

NOT PRESENT

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

STAFF PRESENT

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

OTHERS PRESENT

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

CALL TO ORDER

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

AGENDA

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

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

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

Key Discussion:

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

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

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

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

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

Key Discussion

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

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

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

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

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

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

(1) **There are special circumstances or conditions affecting the land involved such that the strict application of the provisions of this chapter would deprive the applicant of the reasonable use of his land;**
The structure has already been built ½ foot over the setback due to an apparent oversight.

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

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

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

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

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

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

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

Key Discussion:

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

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

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

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

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

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

Key Discussion:

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

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

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

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

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

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

Key Discussion:

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

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

7. CONSIDERATION OF AND ACTION ON A PRELIMINARY PLAT OF WALNUT CREEK BENTON ROAD STREET DEDICATION AND RESERVE, BEING 1.8 +/- ACRES OF LAND CONTAINING ONE RESERVE IN ONE BLOCK, OUT OF THE WILEY MARTIN LEAGUE, A-56, CITY OF ROSENBERG, FORT BEND COUNTY, TEXAS.

Key Discussion:

- Mr. Knox presented the item and reviewed the Executive Summary.
- Commissioner Poldrack inquired if the right-of-way width was fifty-seven feet (57').
- Mr. Knox replied that the right-of-way width was fifty-seven (57') and later widened to one hundred (100').
- Mr. Kalkomey stated that half of the proposed right-of-way dedication was owned by the City and that a boulevard would be built there.
- Commissioner Poldrack inquired if there would be one-hundred (100') to Ricefield Road.
- Mr. Kalkomey replied that there would be.

Action taken: Commissioner Villagomez moved, seconded by Commissioner Poldrack, to approve the Preliminary Plat of Walnut Creek Road Street Dedication and Reserve, being 1.8 +/- acres of land containing one reserve in one block, out of the Wiley Martin League, A-56, City of Rosenberg, Fort Bend County, Texas. The motion carried unanimously by those present.

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

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

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

attached for review as well.

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

Key Discussion:

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

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

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

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

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

Key Discussion:

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

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

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

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

The Plan consists of 368 proposed lots and over 144.14 acres in fifteen (15) reserves. It contains 41 percent sixty-foot (60') lots and 59 percent sixty-five-foot (65') lots. It also conforms to current parkland dedication standards. Additionally,

the east side of the development provides for a north-south collector street "stub out" to eventually connect to Stonecreek Estates when the property between the two is developed.

Following are some of the main points of the Agreement:

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

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

Key Discussion:

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

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

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

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

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

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

Key Discussion:

- Mr. Tanner presented the item and reviewed the Executive Summary.
- Mr. Tanner commended Mr. Knox for updating the City's website. The updates will provide easier access and navigation when locating impact fees, adopted codes, the Subdivision Ordinance, the City's Comprehensive Plan, Thoroughfare Plan, etc.
- Mr. Tanner explained that the City has been working with a consultant on code review and revisions. Topics include a parking ordinance with shared parking provisions, residential carport setback issues, and local street pavement width. Mr. Tanner stated that an updated code review would be addressed with the Planning Commission within the next thirty (30) to ninety (90) days.

No action taken.

12. **ANNOUNCEMENTS.**

There were no announcements.

13. **ADJOURNMENT.**

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



Janet Eder
Senior Administrative Specialist