

PLANNING COMMISSION MEETING MINUTES

On this the 20th day of July, 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, located at 2110 4th Street, Rosenberg, Texas.

Present: James Urbish, Chairperson
Lester Phipps, Jr., Vice Chairperson
Wayne Poldrack, Commissioner
Steven Monk, Commissioner
Sergio Villagomez, Commissioner
William Bennett, Commissioner

Staff Present: Cynthia A. McConathy, Mayor
Travis Tanner, Executive Director of Community Development
Ian Knox, Planning Administrator
Charles Kalkomey, City Engineer
Janet Eder, Senior Administrative Specialist

Attendees: Marti Wagner, The Blue Book

CALL TO ORDER

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

Chairperson James Urbish announced that the Final Plat of Mons Plaza Partial Replat No 1 was pulled from the Agenda at the request of the applicant.

MINUTES

1. Consideration of and action on minutes of the Regular Planning Commission Meeting for June 15, 2016.

Mr. Knox stated that there was a correction to the minutes to reflect a motion that was inadvertently left off. Amended minutes have been included for reapproval.

ACTION

Motion by Commissioner Wayne Poldrack, seconded by Vice Chairperson Lester Phipps, Jr. to approve the minutes of the Regular Planning Commission Meeting of June 15, 2016 as amended.

Vote: 6 - 0 Carried - Unanimously

PUBLIC HEARINGS

None

VARIANCE REQUESTS

None

SUBDIVISION LAND PLANS AND PRELIMINARY PLATS

2. Consideration of and action on a Preliminary Plat of Summer Lakes Section Six Partial Replat Number One, being a subdivision of 0.8406 acre out of the Jane H. Long League, A-55 and the WM. Lusk Survey, A-276 in the City of Rosenberg, in Fort Bend County, Texas, being a replat of Lot 4, Lot 5 and Lot 24, Block 1, Summer Lakes Section Six, recorded in Plat No. 20150058 F.B.C.P.R.; 3 lots, 1 block and 0 reserves

EXECUTIVE SUMMARY

The Preliminary Plat of Summer Lakes Section Six Partial Replat Number One consists of approximately 0.8406 acres containing 3 lots, 1 block and 0 reserves. The proposed replat is located in the Summer Lakes Subdivision between the intersections of Stoneroller Drive and Silent Deep Drive, and Paddle Fish Place and Douro Valley Drive.

The purpose of the proposed replat is to remove a sanitary sewer easement. The sanitary sewer line that existed in this easement has since been relocated. The easement must be formally abandoned by City Council action before Final Plat approval.

Because this is a replat of a previous subdivision, a public hearing is required per State law and per the City's "Subdivision" Ordinance. The public hearing will be held before Final Plat approval due to the notification requirements for residential replats. Seeing no conflicts with applicable regulations, staff recommends approval of the Preliminary Plat of Summer Lakes Section Six Partial Replat Number One.

DISCUSSION ITEMS

- Mr. Knox presented the item and reviewed the Executive Summary.
- Commissioner Poldrack inquired about the lot numbers in the replat.
- Mr. Knox clarified the lot numbers in question.

ACTION

Motion by Commissioner Wayne Poldrack, seconded by Vice Chairperson Lester Phipps, Jr. to approve the Preliminary Plat of Summer Lakes Section Six Partial Replat Number One, being a subdivision of 0.8406 acre out of the Jane H. Long League, A-55 and the WM. Lusk Survey, A-276 in the City of Rosenberg, in Fort Bend County, Texas, being a replat of Lot 4, Lot 5 and Lot 24, Block 1, Summer Lakes Section Six, recorded in Plat No. 20150058 F.B.C.P.R.; 3 lots, 1 block and 0 reserves.

Vote: 6 - 0 Carried - Unanimously

FINAL PLATS

3. *The Final Plat of Mons Plaza Partial Replat No 1 was pulled from the Agenda at the request of the applicant.*

Consideration of and action on a Final Plat of Mons Plaza Partial Replat No 1, a subdivision of 6.4700 or 281,835 square feet of land, being a replat of Restricted Reserves "A" and "C", Mons Plaza, recorded under Plat No. 20060289, Fort Bend County Plat Records, situated in the Henry Scott League, Abstract No. 83, City of Rosenberg, Fort Bend County, Texas; 1 block and 1 reserve.

EXECUTIVE SUMMARY

The Final Plat of Mons Plaza Partial Replat No 1 consists of 6.47 acres of land located at the southeast corner of State Highway 36 and Mons Avenue. The property runs east-west for nearly 900 feet on the south side of Mons Avenue, with the eastern property line being at the edge of the proposed 4th Street, which will be extended south as part of this development pursuant to the City's Thoroughfare Plan and an existing Performance Agreement with the developer.

The replat is proposing to combine two (2) restricted commercial reserves into one (1) for the purposes of a Walmart Neighborhood Market grocery store. The platting of this property will also necessitate an off-site dedication of the future 4th Street right-of-way south of the property to connect to City storm sewer in Rice Street. At or before City Council Final Plat approval, the right-of-way of 4th Street must be acquired and dedicated to the City.

Further, the City has reviewed the traffic impact analysis (TIA) and proposed curb cuts and has the following comments:

- Driveway 3 and 4 should be consistent with Driveway 5 in terms of having both a left and right out;
- Driveway 2 must have a deceleration lane or be eliminated; and
- There must be a 4-way stop at Mons Avenue and 4th Street.

The Planning Commission approved the Preliminary Plat of Mons Plaza Partial Replat No 1 on April 20, 2016. The Final Plat was tabled at the June 15 meeting until staff had the opportunity to review the TIA. Staff recommends a recommendation of approval to City Council of the Final Plat of Mons Plaza Partial Replat No 1 contingent on the above comments being addressed during the site plan and infrastructure review, which typically takes place before the plat goes to Council.

4. **Consideration of and action on a Final Plat of Rosenberg Plumbing Service Inc, 15.5288 acres described as a called 17.30 acre tract of land, out of James Hughes Survey, Abstract No. 197, Fort Bend County, Texas, save and except a 1.7492 acre tract of land, out of the James Hughes Survey, Abstract 197, recorded in Volume 1944, Page 1201 of the Deed Records of Fort Bend County, Texas; 0 lots, 1 reserve (15.0995 acres) and 1 block.**

EXECUTIVE SUMMARY

The Final Plat of Rosenberg Plumbing Service Inc consists of 15.5288 acres and one (1) proposed reserve. The property is located on the northeast side of Wehring Road, southeast of Cottonwood School Road, and is in the Extraterritorial Jurisdiction (ETJ) of the City of Rosenberg.

The property currently has no improvements and the Final Plat proposes one (1) non-residential reserve. Additionally, the Plat contains a right-of-way dedication of thirty feet (30') for Wehring Road.

The Planning Commission approved the Preliminary Plat of Rosenberg Plumbing Service Inc on March 16, 2016. Seeing no conflicts with applicable regulations, and with the proposed Final Plat being consistent with the approved Preliminary Plat, staff recommends that the Planning Commission recommend approval to City Council of the Final Plat of Rosenberg Plumbing Service Inc.

KEY DISCUSSION

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

ACTION

Motion by Commissioner Sergio Villagomez, seconded by Vice Chairperson Lester Phipps, Jr. to recommend approval to City Council of the Final Plat of Rosenberg Plumbing Service Inc, 15.5288 acres described as a called 17.30 acre tract of land, out of James Hughes Survey, Abstract No. 197, Fort Bend County, Texas, save and except a 1.7492 acre tract of land, out of the James Hughes Survey, Abstract 197, recorded in Volume 1944, Page 1201 of the Deed Records of Fort Bend County, Texas; 0 lots, 1 reserve (15.0995 acres) and 1 block.

Vote: 6 - 0 Carried - Unanimously

5. **Consideration of and action on a Final Plat of Walnut Creek Benton Road Street Dedication & Reserve, a subdivision of 1.761 acres containing 0 lots, 1 block and 1 restricted reserve out of the Wiley Martin League, A-56, City of Rosenberg, Fort Bend County, Texas**

EXECUTIVE SUMMARY

The Final Plat of Walnut Creek Benton Road Street Dedication & Reserve is a proposed right-of-way dedication plat consisting of 1.761 acres. It is located both in the City Limits and in the City's Extraterritorial Jurisdiction (ETJ). It adjoins Walnut Creek Section Twelve and future/proposed Section Sixteen and will connect to the existing Benton Road and Irby Cobb Boulevard intersection to the immediate north. The Final Plat is consistent with the street layout per the approved Land Plan, will provide access further south into the development, across Dry Creek in particular, and will facilitate Benton Road's eventual connection to Ricefield Road to the south.

The Planning Commission approved the Preliminary Plat of Walnut Creek Benton Road Street Dedication & Reserve on February 17, 2016. Since the proposed Final Plat is consistent with the approved Preliminary Plat, staff recommends a recommendation of approval to City Council of the Preliminary Plat of Walnut Creek Benton Road Street Dedication & Reserve.

DISCUSSION ITEMS

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

ACTION

Motion by Vice Chairperson Lester Phipps, Jr., seconded by Commissioner Sergio Villagomez to recommend approval to City Council of the Final Plat of Walnut Creek Benton Road Street Dedication & Reserve, a subdivision of 1.761 acres containing 0 lots, 1 block and 1 restricted reserve out of the Wiley Martin League, A-56, City Rosenberg, Fort Bend County, Texas.

Vote: 6 - 0 Carried - Unanimously

6. **Consideration of and action on a Final Plat of Walnut Creek Section Sixteen, a subdivision of 16.405 acres (1.030 acres within the City of Rosenberg and 15.375 acres within the ETJ of the City of Rosenberg) containing 53 lots, 3 blocks and 3 restricted reserves out of the Wiley Martin League, A-56 and the E.P. Everett Survey, A-387, the City of Rosenberg, Fort Bend County, Texas.**

EXECUTIVE SUMMARY

The Final 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.

The subdivision consists of fifty-foot (50') lots in accordance with the approved Land Plan for Walnut Creek. The Land Plan for this subdivision was updated/approved in September of 2015 and is attached for review. A petition for annexation into MUD No. 152 has been submitted to the City and must be accepted before City Council Final Plat approval.

The Planning Commission approved the Preliminary Plat of Walnut Creek Section Sixteen on February 17, 2016. Seeing no conflicts with applicable regulations, and with the proposed Final Plat being consistent with the approved Preliminary Plat, staff recommends that the Planning Commission recommend approval to City Council of the Final Plat of Walnut Creek Section Sixteen.

KEY DISCUSSION

- Mr. Knox presented the item and reviewed the Executive Summary.
- Commissioner Villagomez inquired about the benefit of a petition for annexation into MUD No. 152.
- Mr. Knox replied that the developer of the subdivision would receive reimbursement for the infrastructure.
- Commissioner Poldrack inquired about the number of remaining fifty-foot (50') lots in Walnut Creek.
- Mr. Knox replied that there are three more sections of Walnut Creek South to be developed.
- Commissioner Poldrack inquired if there were other developments with fifty-foot (50') lots.
- Mr. Knox replied that Bonbrook Plantation has sixty (60') to sixty-five foot (65') lots.
- Mr. Tanner stated that all new subdivisions being developed have sixty-foot (60') lots.

- Mr. Tanner stated that a calculation could help determine the number of remaining fifty-foot (50') lots. Mr. Tanner explained that Walnut Creek was developed under the old standards with fifty-foot (50') lots, and at that time, in accordance with the approved Land Plan.
- Commissioner Poldrack inquired about the price range of the homes in Walnut Creek. Commissioner Poldrack stated that he felt like a fifty-foot (50') lot would be okay with a \$200,000 home.
- Mr. Tanner replied that he did not know the price range of the homes.

ACTION

Motion by Commissioner Wayne Poldrack, seconded by Commissioner Sergio Villagomez to recommend approval to City Council of the Final Plat of Walnut Creek Section Sixteen, a subdivision of 16.405 acres (1.030 acres within the City of Rosenberg and 15.375 acres within the ETJ of the City of Rosenberg) containing 53 lots, 3 blocks and 3 restricted reserves out of the Wiley Martin League, A-56 and the E.P. Everett Survey, A-387, the City of Rosenberg, Fort Bend County, Texas.

Vote: 6 - 0 Carried - Unanimously

DISCUSSION ITEMS

7. Consideration of and action on requests for future Agenda items.

EXECUTIVE SUMMARY

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

KEY DISCUSSION

- Mr. Tanner stated that he did not have anything else to add at this time, except to say that staff will be bringing the revised code amendments that Planning Commission worked on over the last several months to City Council.
- Commissioner Poldrack inquired about future developments in the City.
- Mr. Tanner replied that we continue to see new house starts in the City. The month of May was slower than usual as a result of poor weather conditions.
- Commissioner Poldrack inquired about new housing developments in the City.
- Mr. Tanner replied that Stonecreek Estates, MUD No. 184 and Bonbrook Plantation, MUD No. 155 are two of the newer developments. There has been some discussion about developing MUD No. 218, but it has not become active.
- Commissioner Poldrack inquired if there was any open land remaining in the City Limits to be developed.
- Mr. Tanner replied that there are not any large tracts of land remaining in the City Limits, however, there are some smaller disjointed tracts, some of which are in the ETJ. These tracts are located south to southwest of existing developments, River Run and Bonbrook Plantation. Mr. Tanner stated that existing subdivisions are being built out.
- Mr. Tanner stated that Stonecreek Estates, a 500-acre development and the expansion of Bonbrook Plantation, a 150-acre development will add approximately 1,500 lots for future development.
- Commissioner Poldrack inquired if a subdivision is required to have a minimum number of lots before it can be developed.
- Mr. Tanner replied that a master-planned community typically needs to have 1,000 acres.
- Mr. Kalkomey stated a Municipal Utility District (MUD) requires at least 100 acres to be created, but 200 - 300 acres would be better. Mr. Kalkomey stated that some vacant land is located west and north of Spur 529 which will be industrial development, while land located south of Spur 529 will be residential. Mr. Kalkomey stated that putting in utilities is the the biggest issue at this time.

8. Announcements.

Chairperson James Urbish announced that a City Council Special Meeting is being held this evening at 6:30 p.m. at the Rosenberg Civic Center to discuss the Animal Shelter and Animal Control operation in the City of Rosenberg.

9. Adjournment.

There being no further business, Chairperson James Urbish adjourned the Rosenberg Planning Commission meeting at 5:16 p.m.

Janet Eder
Senior Administrative Specialist