

## **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, March 26, 2014  
**TIME:** 6:00 p.m.  
**PLACE:** Rosenberg City Hall  
City Hall Council Chamber  
2110 4<sup>th</sup> Street  
Rosenberg, Texas 77471  
**PURPOSE:** Rosenberg Planning Commission Meeting

Call to order: Council Chamber

### **AGENDA**

1. Consideration of and action on minutes of the Regular Planning Commission Meeting of February 26, 2014. (LeLaurin)
2. Consideration of and action on a Final Plat of Bonbrook Plantation North Section Ten, a subdivision of 12.205 acres of land situated in the Wiley Martin League, Abstract 56, Fort Bend County, Texas; 39 lots, 1 reserve (0.917 acre), 3 blocks. (Tanner)
3. Consideration of and action on a Final Plat of Bonbrook Plantation South Section Five, a subdivision of 49.784 acres of land situated in the Wiley Martin League, Abstract 56, Fort Bend County, Texas; 115 lots, 7 reserves (18.984 acres), 2 blocks. (Tanner)
4. Consideration of and action on a Final Plat for Walnut Creek Section Ten, a subdivision of 9.689 acres containing 42 lots, 2 blocks, 2 restricted reserves, out of the Eugene Wheat Survey, A-396, Fort Bend County, Texas. (Tanner)
5. Consideration of and action on a revised Planning Commission Meeting Schedule and Submittal Deadlines Calendar to be implemented by July 2014. (Tanner)
6. Consideration of and action on appointment of a Planning Commission representative to serve on the Business Assistance Grant Review Committee. (Tanner)
7. Consideration of and action on the Staff Report of Current Activities and Requests for Future Agenda Items. (Tanner)
8. Announcements.
9. 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 20<sup>th</sup> day of March 2014, at 3:10 p. m. by  
Linda Cernosek



Linda Cernosek  
Attest:  
Linda Cernosek, TRMC, City Secretary

[Signature]  
Approved for Posting:  
Robert Gracia, City Manager

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

# **ITEM 1**

## **Minutes:**

- 1. Planning Commission Regular Meeting Minutes for February 26, 2014.**

## PLANNING COMMISSION MEETING MINUTES

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

On this the 26<sup>th</sup> day of February 2014, the Planning Commission of the City of Rosenberg, Fort Bend County, Texas, met in a regular meeting at the Rosenberg City Hall Council Chamber, 2110 4<sup>th</sup> Street, Rosenberg, Texas 77471.

### COMMISSIONERS PRESENT

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

### STAFF PRESENT

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

### GUESTS PRESENT

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

### CALL TO ORDER

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

### AGENDA

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

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

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

**Executive Summary:** The Preliminary Plat of Walnut Creek Irby Cobb Drive Street Dedication No. 2 is a proposed right-of-way dedication plat consisting of 3.4 acres. It is located in the Extraterritorial Jurisdiction (ETJ) and in Fort Bend County MUD No. 152. It adjoins Walnut Creek Sections Seven and Eleven and will connect Irby Cobb Boulevard to its future intersection with Benton Road.

The Preliminary Plat is consistent with the street layout per the approved Land Plan, will provide access further east into the development, and will facilitate an eventual second point of access into the development from Benton Road. The proposed Preliminary Plat is not in conflict with the "Subdivision" Ordinance, the approved Land Plan, or with the Development Agreement for MUD No. 152. That being said, staff recommends approval of the Preliminary Plat of Walnut Creek Irby Cobb Dr. Street Dedication

No. Two provided that on the Final Plat, the street name suffix is changed from Drive to Boulevard per the existing street name.

**Key Discussion:**

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

**Action Taken:** Commissioner Casias moved, seconded by Commissioner Parsons, to approve the Preliminary Plat of Walnut Creek Irby Cobb Dr. Street Dedication No. Two, being 3.4 acres of land out of the Eugene Wheat Survey, A-396 and Wiley Martin League, A-56, Fort Bend County, Texas. The motion carried unanimously.

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

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

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

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

**Key Discussion:**

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

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

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

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

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

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

approval of the Preliminary Plat of Walnut Creek Section Eleven.

**Key Discussion:**

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

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

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

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

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

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

**Key Discussion:**

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

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

**6. HOLD PUBLIC HEARING ON A SHORT FORM FINAL PLAT OF MYSKA CORNER, 2 LOTS, 1 BLOCK, 0 RESERVES, BEING A REPLAT OF LOT 6 AND THE EAST 85 FEET OF LOT 5, BLOCK 2, LOUIS POLKA SUBDIVISION (VOLUME 241, PAGE 631, D.R.F.B.C.T.) IN THE HENRY SCOTT LEAGUE, ABSTRACT 83, CITY OF ROSENBERG, FORT BEND COUNTY, TEXAS.**

**Executive Summary:** The Short Form Final Plat of Myska Corner is located at the northeast corner of 4<sup>th</sup> Street and Bernie Avenue. It is a replat of Lot 6 and part of Lot 5 of Block 2 of the Louis Polka Subdivision. The subdivision was originally platted in 1947.

Because it is a replat, a public hearing is required per the "Subdivision" Ordinance and Chapter 212 of the Texas Local Government Code. Therefore a public hearing should be held. Staff has no recommendation for this item.

*Chairperson Pavlovsky opened the public hearing at 6:14 p.m. After three calls for speakers, no one stepped forward. Chairperson Pavlovsky closed the public hearing at 6:14 p.m.*

**7. CONSIDERATION OF AND ACTION ON A SHORT FORM FINAL PLAT OF MYSKA CORNER, 2 LOTS, 1 BLOCK, 0 RESERVES, BEING A REPLAT OF LOT 6 AND THE EAST 85 FEET OF LOT 5, BLOCK 2, LOUIS POLKA SUBDIVISION (VOLUME 241, PAGE 631, D.R.F.B.C.T.) IN THE HENRY SCOTT LEAGUE, ABSTRACT 83, CITY OF ROSENBERG, FORT BEND COUNTY, TEXAS.**

**Executive Summary:** As discussed in the previous Agenda item, the Short Form Final Plat of Myska Corner is located at the northeast corner of 4<sup>th</sup> Street and Bernie Avenue. It is a replat of Lot 6 and part of Lot 5 of Block 2 of Louis Polka Subdivision. The subdivision was originally platted in 1947.

The Plat proposes to formally plat two (2) residential lots that were already subdivided by metes and bounds in 1972. There is no net increase in the number of units as there is already a residence on proposed Lot 1 and an existing mobile home on Lot 2. The proposed lots meet all the requirements for lot size, building lines, etc., as set forth in the "Subdivision" Ordinance. The Plat also does not render the remainder of Lot 5 out of compliance with any requirements. There is an existing residence on Lot 5 as well.

The Plat meets the criteria for a Short Form Final Plat based on the number of lots and no streets being created or altered. Therefore a preliminary plat submittal was not required. The Short Form Final Plat is not in conflict with any of the applicable regulations. Staff recommends that the Planning Commission recommend approval to City Council of the Short Form Final Plat of Myska Corner.

**Key Discussion:**

- Mr. Tanner presented the item and reviewed the Executive Summary.
- Commissioner Parsons inquired what is on the property now.
- Mr. Tanner replied there is a residence on both Lots 1 and 2. They have been configured this way for sometime but have never been formally platted.
- Chairperson Pavlovsky inquired if Lot 2 has access.
- Mr. Tanner replied that it has access to Bernie. The existing house on Lot 1 fronts on 4<sup>th</sup> Street and the residence on Lot 2 fronts on Bernie.

**Action Taken:** Commissioner Parsons moved, seconded by Commissioner Poldrack, to recommend approval to City Council of the Short Form Final Plat of Myska Corner, 2 lots, 1 block, 0 reserves, being a replat of Lot 6 and the east 85 feet of Lot 5, Block 2, Louis Polka Subdivision (Volume 241, Page 631, D.R.F.B.C.T.) in the Henry Scott League, Abstract 83, City of Rosenberg, Fort Bend County, Texas.

**8. CONSIDERATION OF AND ACTION ON THE FINAL PLAT OF OUR LADY OF GUADALUPE CATHOLIC CHURCH, A**

**SUBDIVISION OF 4.6750 ACRES, OR 203,644 SQUARE FEET OF LAND, BEING A PARTIAL REPLAT OF LOTS 1-8, 11-16 AND A PORTION OF LOTS 9 & 10, BLOCK 8, LOTS 10-16 AND PORTIONS OF LOTS 5-8, BLOCK 5, KAFFENBERGER ADDITION, RECORDED UNDER VOLUME 6, PAGE 16, PLAT RECORDS OF FORT BEND COUNTY, IN THE HENRY SCOTT LEAGUE, ABSTRACT NO. 83, CITY OF ROSENBERG, FORT BEND COUNTY, TEXAS; 1 BLOCK, 2 RESERVES, 0 LOTS.**

**Executive Summary:** This Plat has been modified by the applicant to include unrestricted reserves as opposed to the reserves previously being restricted to religious uses. The Plat still is not in conflict with any regulations, but due to the change in use, staff believed it was appropriate for it to come before the Planning Commission again.

The Final Plat of Our Lady of Guadalupe Catholic Church consists of 4.6750 acres and two (2) reserves. Approval and subsequent recordation of the Plat would consolidate property owned by the Church and eliminate any potential issues with setbacks from interior property lines. The Plat/Replat also depicts the abandonment of City rights-of-way (the majority of Carlisle Street between Avenues D and E, and the entire alley between Mulcahy and Carlisle) and will facilitate redevelopment of the site with a new sanctuary.

Since the last time the Plat came before the Planning Commission, City Council approved an Ordinance No. 2014-06 on February 04, 2014, abandoning the rights-of-way. Therefore there are no remaining issues with the Plat. Staff recommends that the Planning Commission recommend approval to City Council of the revised Final Plat of Our Lady of Guadalupe Catholic Church.

**Key Discussion:**

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

**Action Taken:** Commissioner Parsons moved, seconded by Commissioner Poldrack, to recommend approval to City Council of the Final Plat of Our Lady Of Guadalupe Catholic Church, a subdivision of 4.6750 acres, or 203,644 square feet of land, being a partial replat of Lots 1-8, 11-16 and a portion of Lots 9 & 10, Block 8, Lots 10-16 and portions of Lots 5-8, Block 5, Kaffenberger Addition, recorded under Volume 6, Page 16, Plat Records of Fort Bend County, in the Henry Scott League, Abstract No. 83, City of Rosenberg, Fort Bend County, Texas; 1 block, 2 reserves, 0 lots.

9. **HOLD PUBLIC HEARING ON A FINAL PLAT OF THE RESERVE AT BRAZOS TOWN CENTER SECTION THREE, A 17.5794 ACRE TRACT OF LAND BEING A PARTIAL REPLAT OF RESERVE "H", BLOCK 4, THE VILLAGES AT ROSENBERG (SLIDE NO. 1945 A&B; F.B.C.P.R.) CONVEYED TO FIGURE FOUR PARTNERS, LTD. (F.B.C.C.F. NO. 2013159055) IN THE JANE H. LONG LEAGUE, ABSTRACT NO. 55, AND IN THE SIMON JONES SURVEY, ABSTRACT NO. 271, CITY OF ROSENBERG, FORT BEND COUNTY, TEXAS; 2 RESERVES, 62 LOTS, 3 BLOCKS.**

**Executive Summary:** The Final Plat of the Reserve at Brazos Town Center Section Three is located on the north side of Town Center Boulevard near its intersection with Vista Drive. The Plat consists of 17.58 acres and sixty-two (62) residential lots. The Land Plan was amended on December 18, 2013, to allow the proposed fifty-foot (50') lots on the tract.

The Plat also constitutes a partial replat of Reserve "H" of Block 4 of the Villages at Rosenberg. With the Land Plan being amended, the Plat is in compliance with all requirements; however, due to it being a replat, a public hearing is required per the Chapter 212 of the Texas Local Government Code and the "Subdivision" Ordinance.

**Chairperson Pavlovsky opened the public hearing at 6:21 p.m. After three calls for speakers, no one stepped forward. Chairperson Pavlovsky closed the public hearing at 6:21 p.m.**

10. **CONSIDERATION OF AND ACTION ON A FINAL PLAT OF THE RESERVE AT BRAZOS TOWN CENTER SECTION THREE, A 17.5794 ACRE TRACT OF LAND BEING A PARTIAL REPLAT OF RESERVE "H", BLOCK 4, THE VILLAGES AT ROSENBERG (SLIDE NO. 1945 A&B; F.B.C.P.R.) CONVEYED TO FIGURE FOUR PARTNERS, LTD. (F.B.C.C.F. NO. 2013159055) IN THE JANE H. LONG LEAGUE, ABSTRACT NO. 55, AND IN THE SIMON JONES SURVEY, ABSTRACT NO. 271, CITY OF ROSENBERG, FORT BEND COUNTY, TEXAS; 2 RESERVES, 62 LOTS, 3 BLOCKS.**

**Executive Summary:** The Final Plat of the Reserve at Brazos Town Center Section Three is located on the north side of Town Center Boulevard near its intersection with Vista Drive. It is within the City Limits and in Fort Bend County MUD No. 167. The Plat consists of 17.58 acres, sixty-two (62) residential lots, and two (2) reserves. The Land Plan was amended on December 18, 2013, to allow the proposed fifty-foot (50') lots on the tract. Conditions for the approval of the 50' lots were as follows:

- Minimum house size of 1,650 square feet
- Minimum of fifty-one percent (51%) masonry exterior

The above conditions are noted on the Plat. The Preliminary Plat of this subdivision was approved by the Planning Commission on January 22, 2014. The proposed Final Plat is consistent with the approved Preliminary Plat. That being said, staff recommends that the Planning Commission recommend approval to City Council of the Final Plat of the Reserve at Brazos Town Center Section Three.

**Key Discussion:**

- Mr. Tanner presented the item and reviewed the Executive Summary.
- Commissioner Poldrack inquired where the canal easement is located.
- Mr. Tanner replied that it does not go through that development. There is storm sewer planned for the west side of the development.
- Commissioner Poldrack inquired if there are any plans to cover that rice canal.
- Mr. Tanner said he does not believe it is in this plat.
- Commissioner Parsons inquired if this is the same property we discussed in December?
- Mr. Tanner replied yes, the land plan was amended for this section in December and the Preliminary Plat came to you in January.
- Commissioner Casias inquired if there is only one access point for this plat.
- Commissioner Poldrack replied that Cypress Grove appears to be the only access point.
- Mr. Tanner replied that another point of access will be added in Section Four.

**Action Taken:** Commissioner Parsons moved, seconded by Commissioner Casias, to recommend approval to City Council of the Final Plat of Brazos Town Center Section Three, a 17.5794 acre tract of land being a partial replat of Reserve "H", Block 4, The Villages at Rosenberg (Slide No. 1945 A&B; F.B.C.P.R.) conveyed to Figure Four Partners, Ltd. (F.B.C.C.F. No. 2013159055) in the Jane H. Long League, Abstract No. 55, and in the Simon Jones Survey, Abstract No. 271, City Of Rosenberg, Fort Bend County, Texas; 2 reserves, 62 lots, 3 blocks. The motion carried unanimously.

**11. REVIEW AND DISCUSS ORNAMENTAL STREET LIGHT POLICY, AND TAKE ACTION AS NECESSARY TO DIRECT STAFF.**

**Executive Summary:** Staff has received an inquiry from the developer of Summer Lakes/Waterford Park (Fort Bend County MUD No. 144) regarding ornamental street lights. They would like to install ornamental street lights, as opposed to the standard "cobra" lights, in the Summer Park portion of the development (the portion of MUD No. 144 south of Reading Road off of August Green Drive). They would also like the City to accept and maintain the street lights as with standard lights.

Currently, per City regulations (Code of Ordinances, Sec. 25-71; and Design Standards, Sec. 2.9), the location of street lighting systems are designed by CenterPoint Energy and approved by the City. The developer pays for the cost of installation of the lights plus three (3) year's maintenance. The developer can install, and the City will accept, standard lights. If the City were to accept non-standard or ornamental lights, it would require more lights to meet the same lighting standards because the ornamental lights are typically smaller. Therefore it would result in greater long-term costs to the City.

For example, in the subdivision for which this item is being discussed (Summer Park Section One), a standard street lighting system would require approximately thirty (30) lights. To utilize ornamental lights and still meet the same lighting standards would require approximately thirty-five (35) lights. If the lights cost approximately \$15 per light per month to maintain (a rough estimate), the ornamental lighting system would cost the City an additional \$900 annually if the City accepted the system. Under the current City Ordinance, however, there is the option to (1) use standard lighting or (2) have a private

system that the Homeowners Association (HOA), not the City, would be responsible for maintaining.

The developer requested that this item be placed on City Council and Planning Commission Agendas to discuss further options whereby the HOA would not have to take on the lighting system in order to have upgraded street lights. There are not numerous examples of other cities' policies addressing this particular issue. Possibly the best example from the research staff conducted was the City of Missouri City, which will enter into an agreement whereby the HOA is responsible for additional ongoing costs above and beyond the standard number of street lights. The only risk in this case may be reliance on an HOA for the long term maintenance costs. This Agenda item was discussed at the January 28, 2014 City Council Workshop meeting, at which City Council directed staff to move forward with an amendment provided it wouldn't result in any additional costs to the City.

Staff is now requesting direction from the Planning Commission as to whether the City should (1) keep the current Ordinance as it is, or (2) proceed with an Ordinance Amendment similar to Missouri City's (attached) that would allow the developer to install ornamental lights provided the HOA is responsible for the costs associated with the additional lights. The latter could be done through an Amendment to the "Subdivision" Ordinance, and potentially the Design Standards. Should the Planning Commission direct staff to move forward, an amendment could be prepared and placed on a future City Council Agenda.

***Key Discussion:***

- Mr. Tanner presented the item and reviewed the Executive Summary.
- Chairperson Pavlovsky inquired if that HOA disbands in twenty-five years, who would be responsible for maintenance? Would there be a way to shut down five lights and keep the rest up and running?
- Commissioner Urbish replied that he doubts that would be possible.
- Mr. Tanner replied that he is not sure who would be responsible in that case. That is a risk and that is why we would not want to be accepting reimbursement for those maintenance costs but rather have the HOA set up an account to cover those maintenance costs with CenterPoint on their own.
- Commissioner Urbish inquired if these ornamental pole lights 150W sodium lights or LEDs?
- Mr. Tanner replied they are the same power as the cobra lights being installed now but the only difference is that they are smaller and provide less light.
- Commissioner Urbish inquired if the \$15 maintenance covers the electricity and maintenance? We are on the edge of a revolution with these LEDs. High pressure sodium lights are on the way out. He feels that within five years high pressure sodium lights will be obsolete. If the developer would go in for the LED lighting now, he would be willing to take up the additional maintenance cost. A retrofit is very expensive. The electricity cost itself may be enough for CenterPoint to pick up the maintenance. If an HOA goes under, CenterPoint will not just cut five lights loose.
- Mr. Tanner replied that another concern would be if someone were to do a private system, which our ordinance currently allows, there is still a concern that if an HOA takes on those costs but then something happens to the HOA, would the City then be responsible for the whole system. Staff would need to review the current regulations carefully. In the Council meeting, there was not a clear understanding that the City takes on the maintenance for the standard lights already.
- Commissioner Parsons stated that Commissioner Urbish is in this business so his comments should go back to City Council as well as our reservations about HOAs.
- Commissioner Phipps inquired that if the developer goes through the added expense of putting in LED lights, we would just take them over as we normally do.
- Commissioner Urbish replied that CenterPoint would have to agree to maintain these and right now the 150W sodium with base is the standard. That will change and if anyone wants to see the LED lighting, I have it installed on the corners of my house. The typical LED replacement for 150W sodium would be a 44W LED vs. 200W sodium when the ballast load is calculated. With LEDs, the electricity would be substantially less than with the sodium lights, and the maintenance is minimal.
- Chairperson Pavlovsky inquired what the additional initial cost would be to the developer.
- Commissioner Urbish replied that the cost for LEDs is coming down everyday. The 44W, that would replace the 150W sodium, is around \$200 for the type of light. CenterPoint would be

- receiving better pricing for LEDs.
- Mr. Tanner stated that he would be interested to see what CenterPoint does since they have a "menu" of lighting options for developers.
- Commissioner Urbish stated that the current pricing is likely a bit high right now. The incandescent we are replacing in residential homes were \$44 a year ago and today they are \$10-\$12. Until the next great thing, LEDs are taking the place of incandescent.
- Chairperson Pavlovsky inquired what the Commission's recommendation is for this item.
- Commissioner Parsons replied that he thinks this Commission should take Commissioner Urbish's comments regarding LEDs back as well as our concerns about the longevity of HOAs to provide maintenance for these lighting systems.
- Commissioner Urbish stated that he does not think it would be split up that easily.
- Chairperson Pavlovsky stated that he believes that it would be a better requirement to go ahead and move to the new LED system. It would be to our advantage.
- Commissioner Parsons replied that Council has not considered that.
- Commissioner Poldrack inquired if Ms. Lenzsch is aware of any HOAs that have gone under.
- Ms. Lenzsch replied that it depends on the community where the HOAs are set up. She lives in the County where everyone is in an HOA. The HOAs are active and have a lot of fees to maintain the common areas. There is a dormant HOA here in Rosenberg and it does happen. It is not the norm that an HOA would lose its authority but it does happen.
- Commissioner Parsons stated that there would have been HOAs in older sections of Rosenberg but those have been dormant.
- Commissioner Poldrack stated that his HOA has a lien structure to ensure residents pay their HOA dues.
- Mr. Tanner stated that the Commissioners have brought up a valid concern and we need to find out what would happen if an HOA has an account but then defaults to CenterPoint. Our current design standards also allow for a decorative/private lighting system and we will need to research to find out what happens in those cases.

*No action taken.*

**12. CONSIDERATION OF AND ACTION ON A REVISED PLANNING COMMISSION MEETING SCHEDULE AND SUBMITTAL DEADLINES CALENDAR TO BE IMPLEMENTED BY JULY 2014.**

**Executive Summary:** On January 21, 2014, the Planning Commission (Commission) brought forward a Resolution to City Council regarding the continuation of Wednesday meetings. At that time, City Council opted to maintain the recent policy change on meetings and directed the Commission to create a new meeting calendar establishing new meeting dates and plat submittal deadlines. The current calendar, as approved in October 2013, will be utilized through June 2014.

Staff has prepared the attached revised meeting calendar and submittal deadlines, proposed to begin in July 2014. In order to accommodate staff availability, the proposed calendar would move the regular Commission meetings to the fourth Monday of each month. Staff recommends the Commission review and discuss the proposed revised calendar for adoption or propose an alternate meeting date.

**Key Discussion:**

- Chairperson Pavlovsky read the following prepared statement into the record:
  - "At the December meeting of the Rosenberg Planning Commission, a Resolution was approved by a five to one vote to ask our City Council to reconsider their vote and allow the Planning Commission and other Committees, Boards, and Commissions to meet at the time and date that they agreed to and working within the needs and requirements of City staff. On January 21, 2014, as Chairman of the Planning Commission, I presented that Resolution to Council, a copy being in their Council packets. After a short comment about the Resolution, I entertained questions about that document. One question was about the vote and my reply was that it was five to one in favor of presenting it to Council. I was rapidly advised that the vote now was three to three because two members of the Commission had retracted their affirmative vote. Retracting that vote

would be impossible and I knew that our Committee was not in session and it could not have been retracted. I was stunned by the misinformation. I also felt that this misinformation was disseminated knowingly and intentionally to mislead the Mayor, Council, members of staff, Planning Commission and everyone at that meeting. On January 22<sup>nd</sup>, the very next day, the following evening, the Rosenberg Planning Commission met at our regular monthly meeting and during our comments section, both Commissioners advised the Commission they did not retract their vote and would vote again the same way. I will allow the recordings of the meetings and the minutes of the three mentioned meetings to speak for themselves. I thank the Council for their time to investigate and discover the facts for themselves. Council did NOT get accurate information from their fellow Council members. I definitely want that to be part of the record to Council."

- Commissioner Parsons stated that at a subsequent City Council meeting, I spoke and outlayed what you just said to Council and suggested that this was not the first time we were misled by Council people in terms of issues that have to do with this Commission and our input. The other being that the comment was made that we did not have to worry about the "One-Way Pairs" Project because it was a "done deal". Along with Chairperson Pavlovsky, he thinks that Council has taken a couple of opportunities to mislead the input of this group and he does not like it. It is disappointing that Council has taken that direction.
- Chairperson Pavlovsky replied that he is extremely disappointed that our Council liaison is not present for tonight's meeting.
- Commissioner Parsons inquired when the term of this Commission is over.
- Commissioner Poldrack replied May 2015.
- Commissioner Parsons stated that he is burdened by having to meet on Mondays and would suggest that we meet on Thursday instead.
- Mr. Tanner replied that was our initial choice but the City Engineer has a conflict with Thursdays and would not be available. This was the reason we provided a draft schedule for Monday meetings. Chairperson Pavlovsky has suggested meeting during the day on Wednesdays instead of in the evenings.
- Chairperson Pavlovsky replied that he would not have any issues with meeting at 3:00 or 4:00 in the afternoon on Wednesdays. Staff would be present and would not have overtime.
- Commissioner Parsons replied that he thought we would not be able to meet on Wednesday no matter what time.
- Chairperson Pavlovsky replied that there are Planning Commissions that meet during the day.
- Commissioner Poldrack inquired if Commissioners Casias and Urbish would be available since they both work.
- Commissioner Urbish replied that he can meet whenever we decide to meet. He will make it happen.
- Chairperson Pavlovsky stated that when one looks back at the people that have served this Commission, by far the majority of them are either retired or self-employed and would be available during the day.
- Mr. Tanner replied that the City does have some Committees that meet during the day and the City of Houston's Planning Commission meets during the day. We do need to determine if Council's intent was to prohibit all meetings from Wednesdays or just from Wednesday evenings.
- Ms. Lenzsch replied that she did not think they meant to include Wednesday daytime.
- Mr. Tanner stated that we have a few months to make this change.
- Commissioner Parsons replied that he would join Chairperson Pavlovsky in meeting during the day on Wednesday.
- Commissioner Casias stated that since this meeting is only once a month, she would be able to work it into her schedule to meet during the day.
- Mr. Tanner stated that staff would prepare a meeting schedule to accommodate afternoon meetings and bring it back for consideration.
- Commissioner Parsons inquired that if Wednesday is not permissible, how would Thursday evening work?
- Mr. Tanner replied that Mr. Kalkomey has a conflict and would not be able to attend.

***The Commission reached a consensus to revise the regular meeting schedule to Wednesday afternoons***

*at 4:00 p.m. Staff will prepare a revised calendar for consideration and investigate if Wednesday afternoons would be acceptable to Council.*

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

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

At the meeting, staff will provide updates on the Comprehensive Plan update process and "Sign" Ordinance amendments, which are the main items the Planning Department is focused on at this time. A Professional Services/Engineering Project Review Committee (Committee) meeting was held on February 11, 2014, to discuss consultants' qualifications for the Comprehensive Plan update. The Committee unanimously recommended to City Council that Kendig Keast Collaborative be selected to complete the project. A contract must be approved by City Council to move forward. This is a budgeted project.

Staff continues to work on completing the "Sign" Ordinance amendments that have been prioritized by City Council. On February 18, 2014, an Ordinance was presented to City Council regarding maximum freestanding sign heights and sizes for Avenues H and I and State Highway 36. The Ordinance was tabled by City Council and will be reviewed at a future meeting.

**Key Discussion:**

- Mr. Tanner reviewed the item and stated that there was a Professional Services/Engineering Project Review Committee meeting on February 11<sup>th</sup> to review consultants for the Comprehensive Plan update and the Committee unanimously selected Kendig Keast Collaborative. This firm has done work for the City in the past, particularly the Parks Master Plan. That was the recommendation and staff will still need to iron out a contract to go to Council for consideration. We are working on that now. On the "Sign" Ordinance amendments, we brought those to Council on February 18<sup>th</sup> and they tabled the item to discuss as a future meeting.

**No action taken.**

**14. Announcements.**

- Chairperson Pavlovsky announced that the Knights of Columbus Fish Fry will begin next Friday. Tickets are available at the door and it is \$9.00 every Friday during Lent.

**15. Adjournment.**

There being no further discussion, Chairperson Pavlovsky adjourned the Rosenberg Planning Commission Meeting at 6:59 p.m.

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Renée LeLaurin  
Secretary II



# PLANNING COMMISSION COMMUNICATION

March 26, 2014

ITEM #	ITEM TITLE
2	Final Plat of Bonbrook Plantation North Section Ten

## MOTION

Consideration of and action on a Final Plat of Bonbrook Plantation North Section Ten, a subdivision of 12.205 acres of land situated in the Wiley Martin League, Abstract 56, Fort Bend County, Texas; 39 lots, 1 reserve (0.917 acre), 3 blocks.

## RECOMMENDATION

Staff recommends the Planning Commission recommend approval to City Council of the Final Plat of Bonbrook Plantation North Section Ten.

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

## SUPPORTING DOCUMENTS:

1. Final Plat of Bonbrook Plantation North Section Ten
2. Preliminary Plat of Bonbrook Plantation North Section Ten – 01-22-14
3. Land Plan for Bonbrook Plantation – 09-25-07
4. Planning Commission Meeting Minute Excerpt – 01-22-14

## APPROVAL

### Submitted by:

*Travis Tanner*

Travis Tanner, AICP  
Executive Director of  
Community Development

### Reviewed by:

Executive Director of Community Development

City Engineer *OK*

## EXECUTIVE SUMMARY

The Final Plat of Bonbrook Plantation North Section Ten is located off of Blossom Terrace Lane in the northeast part of Bonbrook Plantation. It is located in the Extraterritorial Jurisdiction (ETJ) and in Fort Bend County Municipal Utility District No. 155 (MUD No. 155). The Plat contains thirty-nine (39) residential lots and one (1) 0.917-acre landscape reserve.

The proposed lot size for the subdivision is predominantly sixty-five foot (65') lots in accordance with the approved Land Plan, although many lots are larger and a few (5) are slightly smaller due to being cul-de-sac lots that are less than fifty feet (50') wide as measured at the front property line. All lots are a minimum of 65' at the front building line. Overall, the lot layout is consistent with the Land Plan. It is also consistent with the Preliminary Plat, which was approved by the Planning Commission on January 22, 2014.

With the Final Plat being consistent with the approved Preliminary Plat and Land Plan, and not in conflict with any applicable regulations, staff recommends that the Planning Commission recommend approval to City Council of the Final Plat of Bonbrook Plantation North Section Ten.

STATE OF TEXAS  
COUNTY OF FORT BEND  
CITY OF ROSENBERG

WE, BEAZER HOMES TEXAS, L.P., A DELAWARE LIMITED PARTNERSHIP, ACTING BY AND THROUGH BRUCE CRAIG, DIVISION PRESIDENT AND GREG COLEMAN, AUTHORIZED AGENT, OF BEAZER HOMES TEXAS HOLDINGS, INC., GENERAL PARTNER OF BEAZER HOMES TEXAS, L.P., A DELAWARE LIMITED PARTNERSHIP, OWNERS OF THE 12.205 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING MAP BONBROOK PLANTATION NORTH SECTION TEN, 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 DESIGNED 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 DESIGNED 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 RESIDENTIAL DWELLING UNITS THEREON AND SHALL BE RESTRICTED FOR SAME UNDER THE TERMS AND CONDITIONS OF SUCH RESTRICTIONS FILED SEPARATELY.

FURTHER, WE DO HEREBY COVENANT AND AGREE THAT ALL OF THE PROPERTY WITHIN THE BOUNDARIES OF THIS PLAT SHALL BE RESTRICTED TO PREVENT THE DRAINAGE OF ANY SEPTIC TANKS INTO ANY PUBLIC OR PRIVATE STREET, ROAD OR ALLEY OR ANY DRAINAGE DITCH, EITHER DIRECTLY OR INDIRECTLY.

FURTHER, WE DO HEREBY DEDICATE TO THE PUBLIC A STRIP OF LAND TWENTY (20) FEET WIDE ON EACH SIDE OF THE CENTER LINE OF ANY AND ALL BAYOUS, CREEKS, GULLIES, RAVINES, DRAWS AND DRAINAGE DITCHES LOCATED IN SAID SUBDIVISION, AS EASEMENTS FOR DRAINAGE PURPOSES. FORT BEND COUNTY OR ANY OTHER GOVERNMENTAL AGENCY SHALL HAVE THE RIGHT TO ENTER UPON SAID EASEMENT AT ANY AND ALL TIMES FOR THE 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 ADJUTING 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 TEN 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, BEAZER HOMES TEXAS, L.P., A DELAWARE LIMITED PARTNERSHIP, HAS CAUSED THESE PRESENTS TO BE SIGNED BY BEAZER HOMES TEXAS HOLDINGS, INC., ITS GENERAL PARTNER, BY BRUCE CRAIG, DIVISION PRESIDENT, HEREUNTO AUTHORIZED, BY ITS AUTHORIZED AGENT, GREG COLEMAN, AND ITS COMMON SEAL HEREUNTO AFFIXED THIS DAY OF \_\_\_\_\_, 2014.

BEAZER HOMES TEXAS, L.P.  
A DELAWARE LIMITED PARTNERSHIP

BY: BEAZER HOMES TEXAS HOLDINGS, INC.  
GENERAL PARTNER

BY: \_\_\_\_\_  
BRUCE CRAIG, DIVISION PRESIDENT

ATTEST: \_\_\_\_\_  
GREG COLEMAN, AUTHORIZED AGENT

STATE OF TEXAS  
COUNTY OF HARRIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED BRUCE CRAIG, DIVISION PRESIDENT OF BEAZER HOMES TEXAS HOLDINGS, INC., GENERAL PARTNER OF BEAZER HOMES TEXAS, L.P., A DELAWARE LIMITED PARTNERSHIP, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGE TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN AND HEREIN SET OUT.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2014.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

STATE OF TEXAS  
COUNTY OF HARRIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED GREG COLEMAN, AUTHORIZED AGENT OF BEAZER HOMES TEXAS HOLDINGS, INC., GENERAL PARTNER OF BEAZER HOMES TEXAS, L.P., A DELAWARE LIMITED PARTNERSHIP, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGE TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN AND HEREIN SET OUT.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2014.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

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, ANGLES 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 PLASTIC 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 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.

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

THIS IS TO CERTIFY THAT THE PLANNING COMMISSION OF THE CITY OF ROSENBERG, TEXAS, HAS APPROVED THIS PLAT AND SUBDIVISION OF BONBROOK PLANTATION NORTH SECTION TEN IN CONFORMANCE WITH THE LAWS OF THE STATE OF TEXAS AND THE ORDINANCES OF THE CITY OF ROSENBERG AS SHOWN HEREON AND AUTHORIZES THE RECORDING OF THIS PLAT THIS DAY OF \_\_\_\_\_, 2014.

\_\_\_\_\_  
PETE PAVLOVSKY, CHAIRMAN

\_\_\_\_\_  
WAYNE POLDRACK, SECRETARY

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 TEN IN CONFORMANCE WITH THE LAWS OF THE STATE OF TEXAS AND THE ORDINANCES OF THE CITY OF ROSENBERG AS SHOWN HEREON AND AUTHORIZES THE RECORDING OF THIS PLAT THIS DAY OF \_\_\_\_\_, 2014.

\_\_\_\_\_  
VINCENT M. MORALES, JR., MAYOR

\_\_\_\_\_  
LINDA CERNOSEK, CITY SECRETARY

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

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; A.E. INDICATES AERIAL EASEMENT; D.E. INDICATES DRAINAGE EASEMENT.

2. BENCHMARK: 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 HIGHWAYS SURFACE.

ELEV.= 91.69 NAVD88 (1991 ADJ.)

3. TBM-INDICATES TEMPORARY BENCHMARK: SET 5/8 INCH 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.

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 AND FORT BEND COUNTY REQUIREMENTS.

6. THIS PLAT WAS PREPARED FROM INFORMATION FURNISHED BY STEWART TITLE COMPANY, FILE NO. 1415742484, DATED FEBRUARY 6, 2014. THE SURVEYOR HAS NOT ABSTRACTED THE ABOVE PROPERTY.

7. THIS PLAT LIES WHOLLY WITHIN FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 155, FORT BEND SUBSIDENCE DISTRICT, LAMAR CONSOLIDATED I.S.D., FORT BEND COUNTY DRAINAGE DISTRICT AND THE ETJ OF THE CITY OF ROSENBERG, AND FORT BEND COUNTY.

8. IN ACCORDANCE WITH THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP NUMBER 48157C 0240J, REVISED JANUARY 3, 1997, THIS PLAT DOES NOT LIE WITHIN THE 100-YEAR FLOOD PLAN AND LIES WHOLLY WITHIN ZONE "X".

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. THE PIPELINE AND/OR PIPELINE EASEMENTS WITHIN THE LIMITS OF THE SUBDIVISION ARE AS SHOWN.

11. FIVE-EIGHTHS INCH (5/8") IRON RODS WITH PLASTIC CAP MARKED "LJA ENG" THREE FEET (3') IN LENGTH WILL BE SET ON ALL PERIMETER BOUNDARY CORNERS, UNLESS OTHERWISE NOTED.

12. THE MINIMUM SLAB ELEVATION SHALL BE 85.50 FEET, TWELVE (12) INCHES ABOVE THE 100-YEAR FLOOD PLAIN ELEVATION AND MAXIMUM PONDING ELEVATION, EIGHTEEN (18) INCHES ABOVE NATURAL GROUND, OR TWELVE (12) INCHES ABOVE 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.

13. ALL LOTS SHALL HAVE A MINIMUM OF (5) 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. 2.

16. ALL EASEMENTS ARE CENTERED ON LOT LINES UNLESS OTHERWISE INDICATED.

17. THE COORDINATES SHOWN HEREON ARE TEXAS COORDINATES SYSTEM, SOUTH CENTRAL ZONE (GRID NAD 83) AND MAY BE BROUGHT TO SURFACE BY APPLYING THE FOLLOWING COMBINE SCALE FACTOR OF 0.99986482.

18. ONE-FOOT RESERVE DEDICATED TO THE PUBLIC IN FEE AS A BUFFER SEPARATION BETWEEN THE SIDE OR END OF STREETS WHERE SUCH STREETS ADJUT ADJACENT PROPERTY. THE CONDITION OF SUCH DEDICATION BEING THAT WHEN THE ADJUT 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 REST IN THE DEDICATOR, HIS HEIRS, ASSIGNS OR SUCCESSORS.

19. ALL LOTS HAVE A SIDEWALK PARALLEL TO THE STREET IN FRONT OF THE HOME AND PARALLEL TO THE SIDE STREET ON CORNER LOTS. SAID SIDEWALKS SHALL INCLUDE HANDICAPPED RAMPS AS REQUIRED. IT IS FURTHER REQUIRED THAT THE SIDEWALKS AND RAMPS MUST CONFORM WITH ALL CITY OF ROSENBERG AND FORT BEND COUNTY CODES AND SPECIFICATIONS. THE INSTALLATION OF SIDEWALKS SHALL BE THE RESPONSIBILITY OF THE BUILDERS AND AS SET OUT IN THE GUIDELINES. LOT OWNER SHALL BE RESPONSIBLE FOR MAINTAINING THE SIDEWALKS ON THE LOT IN A SAFE AND NEAT MANNER.

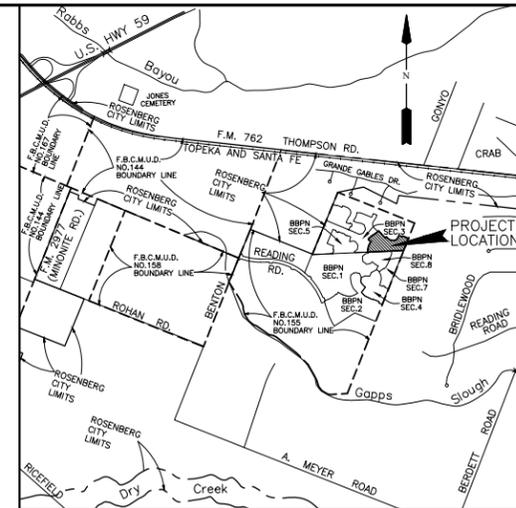
20. ALL DRAINAGE EASEMENTS TO BE KEPT CLEAR OF FENCES, BUILDINGS, VEGETATION AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF THE DRAINAGE FACILITY.

21. ALL PROPERTY TO DRAIN INTO THE DRAINAGE EASEMENT ONLY THROUGH AN APPROVED DRAINAGE STRUCTURE.

22. A MINIMUM DISTANCE OF TEN (10) FEET SHALL BE MAINTAINED BETWEEN RESIDENTIAL DWELLINGS.

23. 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 THE CONTIGUOUS RIGHT-OF-WAY OF ALL PERIMETER ROADS SURROUNDING SAID PLAT, IN ACCORDANCE WITH ADA REQUIREMENTS.

24. THIS PLAT IS SUBJECT TO RESTRICTIVE COVENANTS AS SET OUT UNDER CLERK'S FILE NO. 2005090986 AND 2005118188 OF OFFICIAL PUBLIC RECORDS OF FORT BEND COUNTY, TEXAS.



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

APPROVED BY THE COMMISSIONERS' COURT OF FORT BEND COUNTY, TEXAS, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2014.

\_\_\_\_\_  
RICHARD MORRISON  
PRECINCT 1, COUNTY COMMISSIONER

\_\_\_\_\_  
GRADY PRESTAGE  
PRECINCT 2, COUNTY COMMISSIONER

\_\_\_\_\_  
ROBERT E. HERBERT  
COUNTY JUDGE

\_\_\_\_\_  
W. A. (ANDY) MEYERS  
PRECINCT 3, COUNTY COMMISSIONER

\_\_\_\_\_  
JAMES PATTERSON  
PRECINCT 4, COUNTY COMMISSIONER

I, DIANNE WILSON, COUNTY CLERK IN AND FOR FORT BEND COUNTY, HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORDATION IN MY OFFICE ON \_\_\_\_\_, 2014 AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M. IN PLAT NUMBER \_\_\_\_\_ OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS.

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

\_\_\_\_\_  
DIANNE WILSON, COUNTY CLERK  
FORT BEND COUNTY, TEXAS

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

# BONBROOK PLANTATION NORTH SECTION TEN

A SUBDIVISION OF 12.205 ACRES OF LAND SITUATED IN THE WILEY MARTIN LEAGUE, ABSTRACT 56, FORT BEND COUNTY, TEXAS.

39 LOTS 1 RESERVE (0.917 ACRE) 3 BLOCKS  
MARCH 11, 2014 JOB NO. 1406-4210-310

OWNERS:  
**BEAZER HOMES TEXAS, L.P.**  
BY: **BEAZER HOMES TEXAS HOLDINGS, INC.**  
**BRUCE CRAIG, DIVISION PRESIDENT**  
10235 WEST LITTLE YORK, SUITE 200, HOUSTON, TEXAS 77040  
PH. (281) 560-6661

ENGINEER:  
**LJA Engineering, Inc.**  
2929 Briarpark Drive Suite 600 Houston, Texas 77042  
Phone 713.953.5200 Fax 713.953.5026 FRN - F-1386

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

MICHAEL WANG  
LICENSED PROFESSIONAL ENGINEER,  
TEXAS REGISTRATION NO. 92053

LOT AREA SUMMARY

LOT	LOT WIDTH AT B.L.	SQ. FT.
1	75'	9,624
2	65'	8,265
3	65'	8,112
4	65'	7,800
5	71'	8,336
6	72'	8,500

LOT	LOT WIDTH AT B.L.	SQ. FT.
1	79'	8,785
2	83'	9,756
3	75'	8,748
4	75'	8,411
5	75'	8,294
6	82'	8,437
7	86'	8,677
8	86'	8,677
9	84'	8,569
10	65'	7,475

LOT	LOT WIDTH AT B.L.	SQ. FT.
1	65'	7,886
2	65'	8,346
3	65'	9,414
4	65'	11,587
5	65'	13,004
6	65'	12,306
7	65'	9,716
8	65'	8,716
9	65'	8,741
10	68'	10,633
11	75'	8,323
12	70'	7,977
13	65'	8,682
14	65'	8,239
15	65'	8,867
16	75'	9,752
17	68'	9,118
18	75'	9,311
19	79'	9,774
20	65'	10,919
21	65'	10,817
22	65'	11,615
23	81'	10,174

TOTAL SQUARE FOOTAGE OF LOTS CONTAINED IN THIS PLAT 363,391 S.F. / 8.319 AC.  
AVERAGE LOT SIZE:  
# 50' LOTS = 5  
# 65' LOTS = 16  
# 70' LOTS = 3  
# 75' LOTS = 15  
TOTAL LOTS = 39

WILLIAM LUIS LEAGUE ABSTRACT 276  
WILEY MARTIN LEAGUE ABSTRACT 56  
JOSEPH KUYKENDALL LEAGUE ABSTRACT 49  
N. 41-12-33 W. 30 D. 25

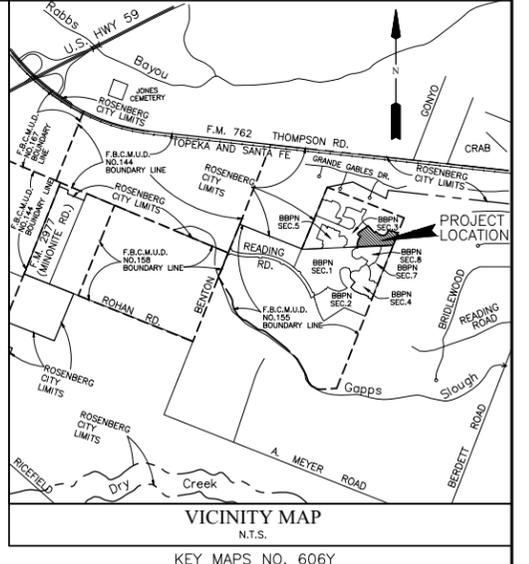
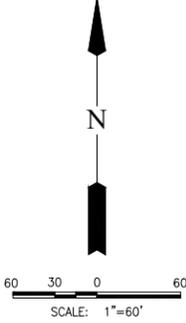
RESERVE "C"  
RESERVE "A"  
RESERVE "B"

RESERVE	QUALIFYING ACREAGE	PERCENTAGE	ALLOCATED PRIVATE PARK ACREAGE
"C"	6.77 AC.	25%	1.692 AC.
(SECTION ONE)			* SEE NOTES
REQUIRED PUBLIC PARK DEDICATION: 39 LOTS DIVIDED BY 160/LOT X .50 = 0.122 AC.			
REQUIRED PUBLIC PARK FEE: 39 LOTS X \$350.00/LOT X .50 = \$6,825.00			

Notes:  
1. The private park acreage of 1.692 acres indicated in the above chart lies within Bonbrook Plantation North Section One. The required private park acreage for Section One was 0.337, which leaves a 1.355 surplus to satisfy the park requirement for future sections.  
2. The private park acreage required for Section Two was 0.325. The surplus remaining after Section Two is 1.03 acres.  
3. The private park acreage required for Section Three was satisfied with park area designated on the Section Three plat.  
4. The private park acreage required for Section Four is 0.138. The surplus remaining after Section Four is 0.892 acres.  
5. The private park acreage required for Section Five was satisfied with park area designated on the Section Five plat.  
6. The private park acreage required for Section Six is 0.125. The surplus remaining after Section Six is 0.767 acres.  
7. The private park acreage required for Section Seven is 0.106. The surplus remaining after Section Seven is 0.661 acres.  
8. The private park acreage required for Section Eight is 0.088. The surplus remaining after Section Eight is 0.573 acres.  
9. The private park acreage required for Section Nine is 0.206. The surplus remaining after Section Nine is 0.367 acres.  
10. The private park acreage required for Section Ten is 0.122. The surplus remaining after Section Ten is 0.245 acres.  
11. 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.

RESERVE	TYPE	ACREAGE	SQ.FT.
A	RESTRICTED TO LANDSCAPE/OPEN SPACE	0.917	39,964
TOTAL		0.917	39,964

BEAZER HOMES TEXAS, L.P.  
CALLED 200.0000 ACRES  
FILE NO. 2004084781  
F.B.C.O.P.R.



CURVE	RADIUS	DELTA	ARC	TANGENT	CHORD	CHORD BEARING
C1	480.00	41-33-59	348.23	182.17	340.64	N 17-49-09 E
C2	670.00	0-07-33	1.47	0.74	1.47	S 47-00-17 W
C3	450.00	61-30-12	483.05	267.74	460.19	S 27-45-15 W
C4	700.00	11-26-18	139.74	70.11	139.51	N 52-47-13 E
C5	500.00	52-29-56	458.14	246.57	442.28	S 60-55-50 E
C6	300.00	71-01-49	371.91	214.11	348.55	N 57-18-17 E
C7	480.00	61-28-12	514.97	285.40	490.62	N 27-46-16 E
C8	670.00	11-26-18	133.76	67.10	133.53	N 52-47-13 E
C9	730.00	4-04-25	51.90	25.96	51.89	S 49-06-16 W
C10	25.00	85-49-21	37.45	23.24	34.04	S 08-13-49 W
C11	470.00	52-29-56	430.65	231.77	415.74	S 60-55-50 E
C12	270.00	71-01-49	334.72	192.70	313.70	N 57-18-17 E
C13	330.00	71-01-49	409.11	235.52	383.41	S 57-18-17 W
C14	530.00	20-04-41	185.73	93.83	184.78	N 77-08-27 W
C15	25.00	84-18-46	36.79	22.63	33.56	S 70-44-30 W
C16	25.00	24-57-05	10.89	5.53	10.80	S 16-06-35 W
C17	50.00	260-53-44	227.67	58.65	76.10	N 45-55-05 W
C18	25.00	55-56-39	24.41	13.28	23.45	N 56-33-27 E
C19	25.00	84-18-46	36.79	22.63	33.56	N 13-34-16 W
C20	530.00	21-02-47	194.68	98.45	193.59	N 45-12-15 W
C21	25.00	86-46-47	37.88	23.65	34.36	N 78-05-15 W
C22	420.00	15-08-52	111.04	55.85	110.72	S 50-55-55 W
C23	25.00	93-37-43	40.85	26.64	36.46	S 03-27-22 E
C24	50.00	163-36-49	142.78	347.27	98.98	S 31-32-10 W
C25	25.00	93-37-43	40.85	26.64	36.46	S 66-31-43 W
C26	420.00	22-44-59	166.77	84.50	165.67	S 08-20-22 W

LINE	BEARING	DISTANCE
L1	N 51-23-51 W	104.35
L2	N 07-40-17 W	21.68
L3	N 36-03-17 E	35.75
L4	N 50-30-34 E	52.90
L5	S 45-18-43 E	113.80
L6	S 71-54-05 E	119.03
L7	N 89-50-57 E	56.30
L8	N 70-17-29 E	54.21
L9	N 50-09-02 E	54.21
L10	N 29-57-30 E	55.11
L11	N 21-47-23 E	65.00
L12	S 68-12-37 E	115.00
L13	N 21-47-23 E	25.72
L14	S 58-27-50 E	99.15
L15	N 58-30-21 E	107.35
L16	S 34-40-52 E	66.32
L17	S 28-35-07 W	184.55
L18	N 61-24-53 W	13.00
L19	N 21-47-23 E	96.63
L20	N 58-30-21 E	107.35
L21	S 34-40-52 E	13.32
L22	N 21-47-23 E	96.63
L23	S 21-47-23 W	96.63
L24	S 28-35-07 W	100.65
L25	N 28-35-07 E	70.15
L26	N 34-40-52 W	13.21
L27	S 58-30-21 W	94.31
L28	S 50-16-14 E	46.94
L29	N 66-39-25 W	46.94
L30	S 71-29-08 E	75.72
L31	N 68-02-23 E	65.39
L32	S 39-46-57 E	32.59
L33	N 28-32-14 E	31.99
L34	N 71-14-46 E	20.33
L35	S 86-32-28 E	95.65
L36	S 83-27-56 W	20.00

**BONBROOK PLANTATION NORTH SECTION TEN**  
A SUBDIVISION OF 12.205 ACRES OF LAND SITUATED IN THE WILEY MARTIN LEAGUE, ABSTRACT 56, FORT BEND COUNTY, TEXAS.  
39 LOTS 1 RESERVE (0.917 ACRE) 3 BLOCKS  
MARCH 11, 2014 JOB NO. 1406-4210-310

OWNERS:  
**BEAZER HOMES TEXAS, L.P.**  
BY: BEAZER HOMES TEXAS HOLDINGS, INC.  
BRUCE CRAIG, DIVISION PRESIDENT  
10235 WEST LITTLE YORK, SUITE 200, HOUSTON, TEXAS 77040  
PH. (281) 560-6661

ENGINEER:  
**LJA Engineering, Inc.**  
2929 Briarpark Drive Suite 600 Houston, Texas 77042  
Phone 713.953.5200 Fax 713.953.5026 FRN - F-1386

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

MICHAEL WANG  
LICENSED PROFESSIONAL ENGINEER,  
TEXAS REGISTRATION NO. 92053

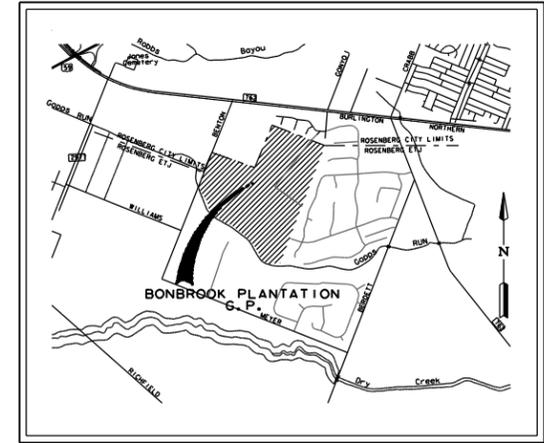


**NOTES:**

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

**LEGEND**

PHASE BOUNDARIES



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

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

**LOT DISTRIBUTION:**

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

**OVERALL LOT ANALYSIS**

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

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

**EXHIBIT "C"**

A DEVELOPMENT PLAN FOR

**BONBROOK PLANTATION**

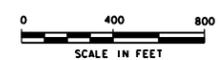
BEING 448.62 ACRES OF LAND OUT OF THE WILEY MARTIN LEAGUE, A-56  
FORT BEND COUNTY, TEXAS

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

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

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

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



BONBROOK TRACT  
JOB NO: 1406-4000  
AUGUST 2004

## PLANNING COMMISSION MEETING MINUTES

On this the 22<sup>nd</sup> day of January 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 4<sup>th</sup> Street, Rosenberg, Texas 77471.

### COMMISSIONERS PRESENT

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

### COMMISSIONERS ABSENT

Lester Phipps, Jr.	Planning Commission Vice Chairperson
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### STAFF PRESENT

Cynthia McConathy	Councilor, At Large Position Two
Travis Tanner	Planning Director
Charles Kaikomey	City Engineer
Renée LeLaurin-Moore	Secretary II

### GUESTS PRESENT

Taylor Gunn	Perry Homes (Reserve at Brazos Town Center)
Matt Tucker	Windrose Land Services (Our Lady of Guadalupe)
Rene R.	LJA Engineering (Bonbrook Plantation)
Geoff Freeman	Kerry R. Gilbert & Assoc. (Bonbrook and Reserve at BTC)
Carol Redd	EHRA (River Run at the Brazos)

### CALL TO ORDER

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

### AGENDA

#### 1. CONSIDERATION OF AND ACTION ON MINUTES OF THE REGULAR PLANNING COMMISSION MEETING ON DECEMBER 18, 2013.

**Action Taken:** Commissioner Parsons moved, seconded by Commissioner Casias, to approve the minutes of the December 18, 2013 Planning Commission meeting as written. The motion carried unanimously by those present.

#### 2. CONSIDERATION OF AND ACTION ON THE PRELIMINARY PLAT OF BONBROOK PLANTATION NORTH SECTION TEN, BEING 12.3 ACRES OF LAND CONTAINING 39 LOTS (65' X 115' TYP.) AND ONE RESERVE IN THE THREE BLOCKS OUT OF THE WILEY MARTIN LEAGUE, A-56, CITY OF ROSENBERG, FORT BEND COUNTY, TEXAS.

**Executive Summary:** The proposed Preliminary Plat of Bonbrook Plantation North Section Ten is located off of Blossom Terrace Lane in the northeast part of the overall Bonbrook Plantation Development. It is in the Extraterritorial Jurisdiction (ETJ) and in Fort Bend County MUD No. 155. The Plat contains approximately 12.3 acres and thirty-nine (39) single-family residential lots. There is also one (1) landscape reserve consisting of 0.92 acres and containing an existing pipeline easement.

The typical lot size for the subdivision is 65 feet in width. Each lot is a minimum of 65 feet in width at the front building line. In the lot summary table, some lots (5) are noted as being less than 65-foot lots due to being less than 50 feet at the right-of-way. The subdivision is in compliance with the approved Land Plan for Bonbrook Plantation. Per previous requests, the applicant also provided the number of lots in Bonbrook Plantation North (617) and the percentage of lots 60 feet or greater in width (53%) and less than 60 feet in width (47%).

The proposed Preliminary Plat is not in conflict with any applicable regulations or with the approved Land Plan for Bonbrook Plantation. That being said, staff recommends approval of the Preliminary Plat of Bonbrook Plantation North Section Ten.

**Key Discussion:**

- Mr. Tanner reviewed the Executive Summary.
- Chairperson Pavlovsky inquired how much of the development would be left to plat after tonight.
- Mr. Tanner replied that he believes there is a small section yet to be platted on the north side but that should be the last to be platted.

**Action Taken:** Commissioner Parsons moved, seconded by Commissioner Poldrack, to approve the Preliminary Plat of Bonbrook Plantation North Section Ten, being 12.3 acres of land containing 39 lots (65' x 115' typ.) and one reserve in the three blocks out of the Wiley Martin League, A-56, City of Rosenberg, Fort Bend County, Texas. The motion carried unanimously by those present.

**3. CONSIDERATION OF AND ACTION ON THE PRELIMINARY PLAT OF BONBROOK PLANTATION NORTH SECTION ELEVEN, BEING 8.9 ACRES OF LAND CONTAINING 35 LOTS (65' X 115' TYP.) IN THREE BLOCKS OUT OF THE WILEY MARTIN LEAGUE, A-56, CITY OF ROSENBERG, FORT BEND COUNTY, TEXAS.**

**Executive Summary:** The proposed Preliminary Plat of Bonbrook Plantation North Section Eleven is located off of Blossom Terrace Lane in the northeast part of the overall Bonbrook Plantation Development. It is in the Extraterritorial Jurisdiction (ETJ) and in Fort Bend County MUD No. 155. The Plat contains approximately 8.9 acres and thirty-five (35) single-family residential lots.

The typical lot size for the subdivision is 65 feet in width. Each lot is a minimum of 65 feet in width at the front building line. In the lot summary table, some lots (3) are noted as being less than 65-foot lots due to being less than 50 feet at the right-of-way. The subdivision is in compliance with the approved Land Plan for Bonbrook Plantation. As discussed in the previous Agenda item, the applicant provided the number of lots in Bonbrook Plantation North (617) and the percentage of lots 60 feet or greater in width (53%) and less than 60 feet in width (47%).

The proposed Preliminary Plat is not in conflict with any applicable regulations or with the approved Land Plan for Bonbrook Plantation. That being said, staff recommends approval of the Preliminary Plat of Bonbrook Plantation North Section Eleven.

**Key Discussion:**

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

**Action Taken:** Commissioner Parsons moved, seconded by Commissioner Poldrack, to approve the Preliminary Plat of Bonbrook Plantation North Section Eleven, being 8.9 acres of land containing 35 lots (65' x 115' typ.) 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.

**4. CONSIDERATION OF AND ACTION ON THE PRELIMINARY PLAT OF BONBROOK PLANTATION NORTH SECTION TWELVE, BEING 8.5 ACRES OF LAND CONTAINING 34 LOTS (65' X 115' TYP.) IN TWO BLOCKS OUT OF THE WILEY MARTIN LEAGUE, A-56, CITY OF ROSENBERG, FORT BEND COUNTY, TEXAS.**

**Executive Summary:** The proposed Preliminary Plat of Bonbrook Plantation North Section Twelve is located off



# PLANNING COMMISSION COMMUNICATION

March 26, 2014

ITEM #	ITEM TITLE
3	Final Plat of Bonbrook Plantation South Section Five

## MOTION

Consideration of and action on a Final Plat of Bonbrook Plantation South Section Five, a subdivision of 49.784 acres of land situated in the Wiley Martin League, Abstract 56, Fort Bend County, Texas; 115 lots, 7 reserves (18.984 acres), 2 blocks.

## RECOMMENDATION

Staff recommends the Planning Commission recommend approval to City Council of the Final Plat of Bonbrook Plantation South Section Five.

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

## SUPPORTING DOCUMENTS:

1. Final Plat of Bonbrook Plantation South Section Five
2. Preliminary Plat of Bonbrook Plantation South Section Five – 01-22-14
3. Land Plan for Bonbrook Plantation – Please refer to previous Agenda item
4. Planning Commission Meeting Minute Excerpt – 01-22-14

## APPROVAL

### Submitted by:

*Travis Tanner*

Travis Tanner, AICP  
Executive Director of Community  
Development

### Reviewed by:

\_\_\_ Executive Director of Community Services

X City Engineer *OK*

## EXECUTIVE SUMMARY

The Final Plat of Bonbrook Plantation South Section Five is a proposed subdivision located off of Reading Road in the southeast part of Bonbrook Plantation. It is in the Extraterritorial Jurisdiction (ETJ) and in Fort Bend County MUD No. 155. The plat contains the portion of Reading Road that connects Bonbrook Plantation to Bridlewood Estates. The latter is in accordance with the approved Land Plan for Bonbrook Plantation.

The plat consists of 115 lots and seven (7) reserves including a detention reserve ("A") containing over 14 acres. The plat consists of the following lots sizes:

- 18 x 50' lots
- 62 x 55' lots
- 35 x 65'+ lots

The proposed plat and lot layout reflects the approved Land Plan. This is the final subdivision in Bonbrook Plantation South and one of the final subdivisions in Bonbrook Plantation overall.

The Preliminary Plat of this subdivision was approved by the Planning Commission on January 22, 2014. The Final Plat is consistent with the approved Preliminary Plat and not in conflict with any applicable regulations. Staff recommends that the Planning Commission recommend approval to City Council of the Final Plat of Bonbrook Plantation South Section Five.

STATE OF TEXAS  
COUNTY OF FORT BEND  
CITY OF ROSENBERG

WE, BONBROOK PLANTATION, L.P., A TEXAS LIMITED PARTNERSHIP, ACTING BY AND THROUGH TAYLOR & WEIDNER, L.L.C., ITS MANAGING GENERAL PARTNER, ACTING BY AND THROUGH JOHN N. TAYLOR, EXECUTIVE MANAGER OF TAYLOR & WEIDNER, L.L.C., ARE THE OWNERS OF THE HEREIN DESCRIBED 49.784 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING MAP OF BONBROOK PLANTATION SOUTH SECTION FIVE, DO HEREBY MAKE AND ESTABLISH SAID SUBDIVISION AND DEVELOPMENT PLAN 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 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 ADJUTING 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 SOUTH SECTION FIVE 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 \_\_\_\_\_, 2014.

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 \_\_\_\_\_, 2014.

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

I, KEITH W. MONROE, 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).

KEITH W. MONROE, R.P.L.S.  
REGISTERED PROFESSIONAL LAND SURVEYOR  
TEXAS REGISTRATION NO. 4797

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 SOUTH SECTION FIVE 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, CHAIRMAN

WAYNE FOLDRACK, SECRETARY

THIS IS TO CERTIFY THAT THE CITY COUNCIL OF THE CITY OF ROSENBERG, TEXAS HAS APPROVED THIS PLAT AND SUBDIVISION OF BONBROOK PLANTATION SOUTH SECTION FIVE 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.

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

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 \_\_\_\_\_, 2014.

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, DIANNE WILSON, COUNTY CLERK IN AND FOR FORT BEND COUNTY, HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORDATION IN MY OFFICE ON \_\_\_\_\_ 2014, AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M. IN PLAT NUMBER \_\_\_\_\_ OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS.

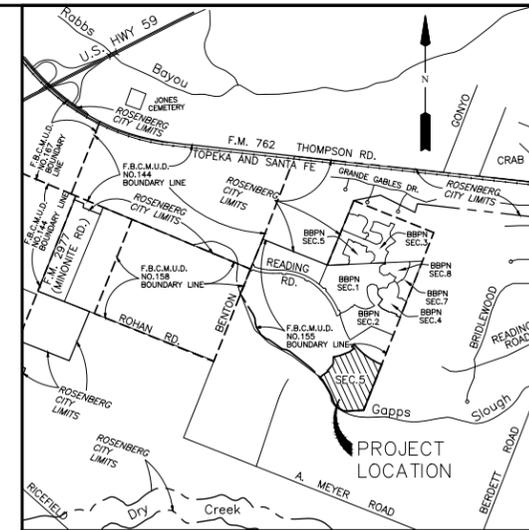
WITNESS MY HAND AND SEAL OF OFFICE, AT RICHMOND, TEXAS, THE DAY AND DATE LAST ABOVE WRITTEN.

DIANNE WILSON, COUNTY CLERK  
FORT BEND COUNTY, TEXAS

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

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; H.L. & P.E. INDICATES HOUSTON LIGHTING AND POWER EASEMENT; D.E. INDICATES DRAINAGE EASEMENT; P.L. INDICATES PROPERTY LINE.
- BENCHMARK: 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 HIGHWAYS SURFACE. NAVD-88 (1991 ADJ.) 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. 1415742368, DATED JANUARY 31, 2014. THE SURVEYOR HAS NOT ABSTRACTED THE ABOVE PROPERTY.
- THIS PLAT LIES WHOLLY WITHIN THE FORT BEND SUBSIDENCE DISTRICT, FORT BEND COUNTY DRAINAGE DISTRICT, FORT BEND COUNTY M.U.D. 155, THE CITY OF ROSENBERG ETI, FORT BEND COUNTY, AND LAMAR CONSOLIDATED I.S.D.
- IN ACCORDANCE WITH FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP NUMBERS 481570265J, REVISED JANUARY 3, 1997, THIS PLAT DOES NOT LIE WITHIN THE 100-YEAR FLOOD PLAIN AND LIES WHOLLY WITHIN 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.
- THERE ARE PIPELINES OR PIPELINE EASEMENTS WITHIN THE LIMITS OF THIS PLAT.
- FIVE-EIGHTHS INCH (5/8") IRON RODS WITH PLASTIC CAP MARKED "LJA ENG" AND THREE (3) FEET IN LENGTH ARE SET ON ALL PERIMETER BOUNDARY CORNERS, UNLESS OTHERWISE NOTED. BLOCK CORNERS OR STREET RIGHT-OF-WAYS HAVE NOT BEEN MONUMENTED.
- THE MINIMUM SLAB ELEVATION SHALL BE 82.70 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 FIVE-FOOT (5') SIDE YARD 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.
- 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 AN APPROVED DRAINAGE STRUCTURES.
- 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 SOUTH CENTRAL ZONE NO. 4204 STATE PLANE COORDINATES (GRID NAD 83) AND MAY BE BROUGHT TO SURFACE BY APPLYING THE FOLLOWING COMBINED SCALE FACTOR OF 0.99986482.
- ONE-FOOT RESERVE DEDICATED TO THE PUBLIC IN FEE AS A BUFFER SEPARATION BETWEEN THE SIDE OR END OF STREETS WHERE SUCH STREETS ABUT ADJACENT PROPERTY, THE CONDITION OF THIS DEDICATION BEING THAT WHEN THE ADJACENT PROPERTY IS SUBDIVIDED OR RE-SUBDIVIDED IN A RECORDED SUBDIVISION PLAT, THE ONE-FOOT RESERVE SHALL THEREUPON BECOME VESTED IN THE PUBLIC FOR STREET RIGHT-OF-WAY PURPOSES AND THE FEE TITLE THERETO SHALL REVERT TO AND REVEST IN THE DEDICATOR, HIS HEIRS, ASSIGNS OR SUCCESSORS.
- ALL LOTS MUST HAVE A SIDEWALK PARALLEL TO THE STREET IN FRONT OF THE HOME AND PARALLEL TO THE SIDE STREET ON CORNER LOTS. SAID SIDEWALKS SHALL INCLUDE HANDICAP RAMPS AS REQUIRED. IT IS FURTHER REQUIRED THAT THE SIDEWALKS AND RAMPS MUST CONFORM WITH ALL FORT BEND COUNTY CODES AND SPECIFICATIONS. THE INSTALLATION OF SIDEWALKS SHALL BE THE RESPONSIBILITY OF THE BUILDERS AND AS SET OUT IN THE GUIDELINES. THE LOT OWNER SHALL BE RESPONSIBLE FOR MAINTAINING THE SIDEWALKS ON THE LOT IN A SAFE AND NEAT MANNER.
- ALL LOTS ARE A MINIMUM OF 55.00 FEET WIDE AT THE BUILDING LINE.
- SIDEWALKS SHALL BE BUILT OR CAUSED TO BE BUILT THROUGH RESTRICTIVE COVENANTS, ON BOTH SIDES OF ALL STREETS DEDICATED TO THE PUBLIC IN ACCORDANCE WITH ADA REQUIREMENTS.
- RESERVE "A" SHALL BE MAINTAINED BY FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT. RESERVES "B", "C", "D", "F" AND "G" SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION. RESERVE "E" SHALL BE MAINTAINED BY FORT BEND COUNTY DRAINAGE DISTRICT.
- THIS PLAT IS SUBJECT TO RESTRICTIVE COVENANTS AS SET OUT UNDER CLERK'S FILE NO. 2005095086 AND 2005118188 OF OFFICIAL PUBLIC RECORDS OF FORT BEND COUNTY, TEXAS.



VICINITY MAP  
NO SCALE  
KEY MAPS NO. 606Y

# BONBROOK PLANTATION SOUTH SECTION FIVE

A SUBDIVISION OF 49.784 ACRES OF LAND SITUATED IN THE WILEY MARTIN LEAGUE, ABSTRACT 56, FORT BEND COUNTY, TEXAS.

115 LOTS 7 RESERVES (18.984 ACRES) 2 BLOCKS  
MARCH 11, 2014 JOB NO. 1799-1105-309

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

DIR. \_\_\_\_\_  
MPLAR CHECK: \_\_\_\_\_  
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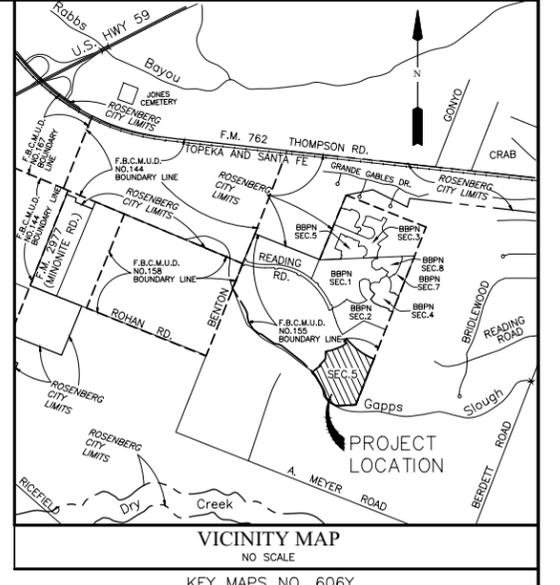
RESERVE TABLE			
RESERVE	ACREAGE	SQ. FT.	TYPE
A	14.328	624,123	RESTRICTED TO DRAINAGE
B	0.170	7,384	RESTRICTED TO LANDSCAPE/OPEN SPACE
C	0.250	10,907	RESTRICTED TO LANDSCAPE/OPEN SPACE
D	1.312	57,155	RESTRICTED TO LANDSCAPE/OPEN SPACE/DRAINAGE
E	2.621	114,186	RESTRICTED TO DRAINAGE/OPEN SPACE
F	0.209	9,095	RESTRICTED TO LANDSCAPE/OPEN SPACE
G	0.094	4,092	RESTRICTED TO DRAINAGE
TOTAL	18.984	826,942	

BLOCK 1			BLOCK 2		
LOT	LOT WIDTH AT B.L.	SQ. FT.	LOT	LOT WIDTH AT B.L.	SQ. FT.
1	55'	7,238	1	55'	7,009
2	55'	6,944	2	55'	7,007
3	55'	6,969	3	55'	7,007
4	55'	8,566	4	55'	6,951
5	50'	11,281	5	50'	9,379
6	50'	10,738	6	50'	13,208
7	50'	11,826	7	50'	8,234
8	55'	7,769	8	55'	6,875
9	55'	6,803	9	55'	6,875
10	55'	7,029	10	55'	8,200
11	55'	7,165	11	55'	6,875
12	55'	7,240	12	55'	6,875
13	55'	7,239	13	55'	6,875
14	55'	7,230	14	55'	6,875
15	55'	7,067	15	55'	6,875
16	55'	6,905	16	55'	6,875
17	50'	8,180	17	55'	6,875
18	50'	7,717	18	55'	6,874
19	55'	6,980	19	55'	6,874
20	55'	7,083	20	55'	7,282
21	55'	7,125	21	55'	6,652
22	55'	7,198	22	55'	14,334
23	55'	7,300	23	55'	12,813
24	55'	7,358	24	55'	13,847
25	55'	7,370	25	55'	14,400
26	55'	6,976	26	55'	9,245
27	55'	8,121	27	55'	10,086
28	50'	10,790	28	55'	10,257
29	50'	10,708	29	55'	11,886
30	50'	10,205	30	55'	13,348
31	55'	7,484	31	55'	13,288
32	55'	7,531	32	55'	13,576
33	55'	7,239	33	55'	12,699
34	55'	7,047	34	55'	11,314
35	55'	6,954	35	55'	9,564
36	55'	6,923	36	55'	8,324
37	55'	6,862	37	55'	8,444
38	55'	6,813	38	55'	8,604
39	55'	6,720	39	55'	8,337
40	50'	7,848	40	55'	8,125
41	50'	7,683	41	55'	8,125
42	55'	6,842	42	55'	8,125
43	55'	6,778	43	55'	8,125
44	55'	6,845	44	55'	8,133
45	55'	6,827	45	55'	8,161
46	55'	7,215	46	55'	8,485
47	50'	12,264	47	55'	9,455
48	50'	10,427	48	55'	9,455
49	50'	9,659	49	55'	9,901
50	55'	7,249	50	55'	7,249
51	55'	7,114	51	55'	7,114
52	55'	7,114	52	55'	7,114

LOT AREA SUMMARY			
LOT	LOT WIDTH AT B.L.	SQ. FT.	TYPE
1	55'	7,238	RESTRICTED TO DRAINAGE
2	55'	6,944	RESTRICTED TO LANDSCAPE/OPEN SPACE
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15	55'	7,067	RESTRICTED TO LANDSCAPE/OPEN SPACE
16	55'	6,905	RESTRICTED TO LANDSCAPE/OPEN SPACE
17	50'	8,180	RESTRICTED TO LANDSCAPE/OPEN SPACE
18	50'	7,717	RESTRICTED TO LANDSCAPE/OPEN SPACE
19	55'	6,980	RESTRICTED TO LANDSCAPE/OPEN SPACE
20	55'	7,083	RESTRICTED TO LANDSCAPE/OPEN SPACE
21	55'	7,125	RESTRICTED TO LANDSCAPE/OPEN SPACE
22	55'	7,198	RESTRICTED TO LANDSCAPE/OPEN SPACE
23	55'	7,300	RESTRICTED TO LANDSCAPE/OPEN SPACE
24	55'	7,358	RESTRICTED TO LANDSCAPE/OPEN SPACE
25	55'	7,370	RESTRICTED TO LANDSCAPE/OPEN SPACE
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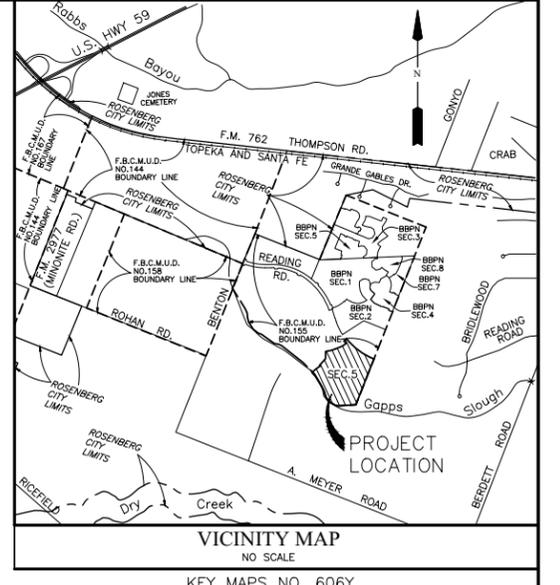
CURVE TABLE						
CURVE	RADIUS	DELTA	ARC	TANGENT	CHORD	CHORD BEARING
C1	1950.00	30-01-02	1021.60	522.81	1009.96	S 53-40-52 E
C2	1030.00	1-28-07	26.40	13.20	26.40	N 35-52-20 W
C3	2050.00	2-40-53	95.94	47.98	95.93	N 40-00-47 W
C4	2000.00	30-00-37	1047.56	536.09	1035.62	S 53-40-39 E
C5	2225.00	8-53-47	345.48	173.09	345.13	S 58-55-03 E
C6	55.00	84-57-09	81.55	50.36	74.28	N 20-53-22 W
C7	1500.00	18-31-07	484.81	244.54	482.71	S 59-09-15 E
C8	1800.00	6-05-16	191.25	95.72	191.16	S 65-22-10 E
C9	400.00	133-48-25	934.15	937.94	735.88	N 88-29-24 E
C10	1200.00	7-19-23	153.37	76.79	153.27	N 28-16-05 W
C11	1000.00	3-12-30	56.00	28.01	55.99	N 33-32-02 W
C12	2050.00	10-38-38	380.83	190.96	380.28	N 63-21-15 W
C13	25.00	88-28-51	38.61	24.35	34.88	S 77-43-38 W
C14	25.00	91-27-08	39.90	25.64	35.80	S 12-14-22 E
C15	2195.00	5-31-53	211.91	106.04	211.82	S 60-43-52 E
C16	25.00	27-08-47	11.84	6.04	11.73	S 77-04-12 E
C17	50.00	138-56-06	121.24	133.50	93.65	S 21-10-33 E
C18	25.00	26-42-17	11.65	5.93	11.55	S 34-56-21 W
C19	430.00	22-10-02	166.36	84.23	165.33	S 32-40-13 W
C20	25.00	80-30-44	35.13	21.17	32.31	S 03-29-52 W
C21	50.00	180-00-00	157.08	INFINITY	100.00	S 53-14-29 W
C22	25.00	80-30-44	35.13	21.17	32.31	N 77-00-53 W
C23	430.00	92-39-52	695.44	450.48	622.09	N 70-56-19 W
C24	1170.00	7-19-23	149.54	74.87	149.44	N 28-16-05 W
C25	970.00	3-12-30	54.32	27.17	54.31	N 33-32-02 W
C26	1030.00	3-12-30	57.68	28.85	57.67	S 33-32-02 E
C27	1230.00	7-19-23	157.21	78.71	157.10	S 28-16-05 E
C28	370.00	133-48-25	864.09	867.60	680.69	N 88-29-24 E
C29	25.00	90-00-00	39.27	25.00	35.36	N 23-24-48 W
C30	1830.00	4-29-20	143.37	71.72	143.34	N 66-10-08 W
C31	25.00	42-02-24	18.34	9.61	17.93	N 84-56-40 W
C32	50.00	265-39-16	231.83	53.94	73.34	N 26-51-46 E
C33	25.00	43-39-51	19.05	10.02	18.59	S 42-08-31 E
C34	1770.00	4-26-21	137.14	68.60	137.11	S 66-11-37 E
C35	25.00	90-00-00	39.27	25.00	35.36	N 66-35-12 E
C36	25.00	90-00-00	39.27	25.00	35.36	N 23-24-48 W
C37	1530.00	16-36-20	443.42	223.28	441.87	N 60-06-38 E
C38	25.00	41-53-08	18.28	9.57	17.87	N 72-45-02 W
C39	50.00	265-39-16	231.82	53.95	73.34	N 26-51-46 E
C40	25.00	43-39-51	19.13	10.06	18.66	S 29-57-43 E
C41	1470.00	16-32-02	424.20	213.59	422.73	S 60-08-47 E
C42	25.00	90-00-00	39.27	25.00	35.36	N 66-35-12 E
C43	25.00	64-57-09	37.07	22.89	33.76	N 20-53-22 W
C44	2255.00	8-53-47	350.14	175.42	349.79	N 58-55-03 E
C45	25.00	42-50-00	18.69	9.81	18.26	N 75-53-10 E
C46	50.00	265-40-01	231.84	53.93	73.33	N 26-51-46 E
C47	25.00	42-50-00	18.69	9.81	18.26	S 33-03-09 E
C48	2195.00	0-35-29	22.66	11.33	22.66	S 54-45-54 E
C49	25.00	91-27-08	39.90	25.64	35.80	N 79-12-47 E
C50	25.00	88-28-53	38.61	24.35	34.88	N 10-45-14 W
C51	2050.00	16-19-20	583.99	293.99	582.02	N 46-50-00 W

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 81-03-32 W	92.50
L2	N 81-54-28 E	71.33
L3	N 78-04-10 E	71.33
L4	N 74-13-52 E	71.33
L5	N 70-23-37 E	71.31
L6	N 58-11-51 E	83.19
L7	N 53-37-44 E	83.64
L8	S 68-51-35 W	3.54
L9	S 68-24-48 E	94.98
L10	S 68-24-48 E	156.00
L11	N 36-45-31 W	58.00
L12	N 24-36-23 W	113.21
L13	S 33-29-13 W	95.03
L14	S 36-45-31 E	9.22
L15	N 36-45-31 E	9.22
L16	N 24-36-23 W	113.21
L17	S 24-36-23 E	113.21
L18	N 21-35-12 E	68.13
L19	S 68-24-48 E	101.00
L20	S 68-24-48 E	101.00
L21	S 68-24-48 W	39.98
L22	S 68-24-48 E	39.98
L23	N 33-29-13 E	95.03
L24	S 42-20-51 W	20.00
L25	N 39-24-36 W	23.70
L26	N 76-55-42 W	21.21
L27	N 34-43-07 E	108.55
L28	N 09-59-44 W	21.32
L29	N 53-34-09 W	97.79
L30	N 62-14-57 W	108.81
L31	N 59-15-25 W	93.51
L32	S 76-33-33 W	21.47
L33	S 32-15-39 W	106.47
L34	S 81-03-32 E	65.15
L35	N 81-03-32 W	74.02
L36	N 81-54-28 E	64.89
L37	N 78-04-10 E	71.87
L38	N 74-13-52 E	71.87
L39	N 70-23-37 E	71.71
L40	N 58-11-51 E	84.23
L41	N 53-37-44 E	84.67



RESERVE	QUALIFYING ACREAGE	PERCENTAGE	ALLOCATED PRIVATE PARK ACREAGE
A	14.328	25%	3.582 AC.
B	0.170	10%	0.017 AC.
C	0.250	10%	0.025 AC.
D	1.312	10%	0.131 AC.
E	2.621	10%	0.262 AC.
F	0.209	10%	0.021 AC.
G	0.094	10%	0.009 AC.
TOTAL	18.984		4.047 AC.

MAXIMUM DEDICATED PRIVATE PARK ACREAGE 115 LOTS DIVIDED BY 160 LOTS/ACRE X 0.50 = 0.359  
 REQUIRED PUBLIC PARK F



RESERVE	QUALIFYING ACREAGE	PERCENTAGE	ALLOCATED PRIVATE PARK ACREAGE
A	14.328	25%	3.582 AC.
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F	0.209	10%	0.021 AC.
G	0.094	10%	0.009 AC.
TOTAL	18.984		4.047 AC.

MAXIMUM DEDICATED PRIVATE PARK ACREAGE: 115 LOTS DIVIDED BY 160 LOTS/ACRE X 0.50 = 0.359  
 REQUIRED PUBLIC PARK FEE: 115 LOTS X \$350.00/LOT X 0.50 = \$20,125.00

- NOTES:
- BONBROOK PLANTATION SOUTH SECTION FIVE CONTAINS A SURPLUS OF 14.40 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.

**PRELIMINARY PLAT**  
**BONBROOK PLANTATION SOUTH SECTION FIVE**

A SUBDIVISION OF 49.784 ACRES OF LAND SITUATED IN THE WILEY MARTIN LEAGUE, ABSTRACT 56, FORT BEND COUNTY, TEXAS.

115 LOTS 7 RESERVES (18.984 ACRES) 2 BLOCKS  
 JANUARY 7, 2014 JOB NO. 1799-1105-309

OWNERS:  
**BONBROOK PLANTATION, L.P.**  
 A TEXAS LIMITED PARTNERSHIP  
 BY: TAYLOR & WEIDNER, L.L.C.  
 MANAGING GENERAL PARTNER  
 JOHN N. TAYLOR, EXECUTIVE MANAGER  
 317 LOMBARDIA DRIVE, AUSTIN, TEXAS 78734  
 PH. (832) 338-8866

ENGINEER:  
**LJA Engineering, Inc.**  
 2929 Briarpark Drive Suite 600  
 Houston, Texas 77042  
 Phone 713.953.5200  
 Fax 713.953.5026  
 FRN - F-1386

of Blossom Terrace Lane in the northeast part of the overall Bonbrook Plantation Development. It is in the Extraterritorial Jurisdiction (ETJ) and in Fort Bend County MUD No. 155. The plat contains approximately 8.5 acres and thirty-four (34) single-family residential lots.

The typical lot size for the subdivision is 65 feet in width. Each lot is a minimum of 65 feet in width at the front building line. In the lot summary table, some lots (5) are noted as being less than 65-foot lots due to being less than 50 feet at the right-of-way. The subdivision is in compliance with the approved Land Plan for Bonbrook Plantation. As discussed in previous Agenda items, the applicant provided the number of lots in Bonbrook Plantation North (617) and the percentage of lots 60 feet or greater in width (53%) and less than 60 feet in width (47%).

The proposed Preliminary Plat is not in conflict with any applicable regulations or with the approved Land Plan for Bonbrook Plantation. That being said, staff recommends approval of the Preliminary Plat of Bonbrook Plantation North Section Twelve.

**Key Discussion:**

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

**Action Taken:** Commissioner Urbish moved, seconded by Commissioner Casias, to approve the Preliminary Plat of Bonbrook Plantation North Section Twelve, being 8.5 acres of land containing 34 lots (65' x 115' typ.) in two blocks out of the Wiley Martin League, A-56, City of Rosenberg, Fort Bend County, Texas. The motion carried unanimously by those present.

**5. CONSIDERATION OF AND ACTION ON THE PRELIMINARY PLAT OF BONBROOK PLANTATION SOUTH SECTION FIVE, A SUBDIVISION OF 49.784 ACRES OF LAND SITUATED IN THE WILEY MARTIN LEAGUE, ABSTRACT 56, FORT BEND COUNTY, TEXAS; 115 LOTS, 7 RESERVES (18.984 ACRES), 2 BLOCKS.**

**Executive Summary:** The proposed Preliminary Plat of Bonbrook Plantation South Section Five is located off of Reading Road in the southeast part of the overall Bonbrook Plantation Development. It is in the Extraterritorial Jurisdiction (ETJ) and in Fort Bend County MUD No. 155. The Plat contains approximately 49.784 acres and 115 single-family residential lots. There are also seven (7) reserves consisting of nineteen (19) acres, including a 14-acre reserve for detention.

The subdivision contains a number of lot sizes, ranging from 50-foot to 65-foot and greater lots. Mainly, it includes 65-foot and 55-foot lots per the approved Land Plan. Each lot is a minimum of 55 feet in width at the front building line; however, in the lot summary table, some cul-de-sac and "knuckle" lots (18) are noted as being only 50-foot lots due to being only approximately 40 feet wide as measured at the right-of-way line. The subdivision is in compliance with the approved Land Plan for Bonbrook Plantation. Bonbrook Plantation South Section Five is the final section in Bonbrook Plantation South.

The proposed Preliminary Plat is not in conflict with any applicable regulations or with the approved Land Plan for Bonbrook Plantation. That being said, staff recommends approval of the Preliminary Plat of Bonbrook Plantation South Section Five.

**Key Discussion:**

- Mr. Tanner presented the item and reviewed the Executive Summary.
- Commissioner Parsons inquired, as a matter of interest, how many lots are 50-foot lots and how many are 65-foot lots.
- Mr. Tanner referred to the lot summary table.
- Commissioner Parsons inquired how many 50-foot lots are in the total development.
- Mr. Tanner replied that he would need to look that up and bring it to the next meeting.

**Action Taken:** Commissioner Parsons moved, seconded by Commissioner Casias, to approve the Preliminary Plat of Bonbrook Plantation South Section Five, a subdivision of 49.784 acres of land situated in the Wiley Martin League, Abstract 56, Fort Bend County, Texas; 115 lots, 7 reserves (18.984 acres), 2 blocks. The motion carried unanimously by those present.



# PLANNING COMMISSION COMMUNICATION

March 26, 2014

ITEM #	ITEM TITLE
4	Final Plat of Walnut Creek Section Ten

## MOTION

Consideration of and action on a Final Plat of Walnut Creek Section Ten, a subdivision of 9.689 acres containing 42 lots, 2 blocks, 2 restricted reserves, out of the Eugene Wheat Survey, A-396, Fort Bend County, Texas.

## RECOMMENDATION

Staff recommends approval of the Final Plat of Walnut Creek Section Ten.

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

## SUPPORTING DOCUMENTS:

1. Final Plat of Walnut Creek Section Ten
2. Preliminary Plat of Walnut Creek Section Ten – 03-27-13
3. Land Plan for Walnut Creek
4. Planning Commission Meeting Minute Excerpt – 09-25-13
5. Planning Commission Meeting Minute Excerpt – 03-27-13

## APPROVAL

### Submitted by:

*Travis Tanner*

Travis Tanner, AICP  
Executive Director of Community  
Development

### Reviewed by:

Executive Director of Community Development

City Engineer *AK*

## EXECUTIVE SUMMARY

The Final Plat of Walnut Creek Section Ten is located off of Ricefield Road and Candle Oaks Lane, directly adjacent to Walnut Creek Sections Six and Eight. It is located in the City's Extraterritorial Jurisdiction (ETJ) and in Fort Bend County Municipal Utility District No. 152 (MUD No. 152). The plat consists of 9.689 acres, forty-two (42) single-family residential lots, and two (2) reserves consisting of 0.32 acres.

The approved Land Plan for Walnut Creek identifies fifty-five-foot (55') lot widths for this particular area of the development. All of the proposed lots in the Plat are a minimum of 55' as measured at the front building line. Twelve (12) of the lots in the proposed subdivision are sixty feet (60') or greater in width, and five (5) lots are identified as fifty-foot (50') lots due to their width at the right-of-way.

According to the approved Land Plan, at build-out, Walnut Creek will contain a minimum of 50 percent sixty-foot lots per the ordinance in effect at the time the development began. All subdivisions platted so far have been in accordance with the approved Land Plan.

The proposed Final Plat of Walnut Creek Section Ten is in compliance with the approved Land Plan for MUD No. 152, with applicable provisions of the "Subdivision" Ordinance, and with the Preliminary Plat, which was initially approved by the Planning Commission on March 27, 2013, and for which a six-month extension was granted on September 25, 2013. Staff recommends that the Planning Commission recommend approval to City Council of the Final Plat of Walnut Creek Section Ten.

STATE OF TEXAS  
COUNTY OF FORT BEND

We, LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD., a Texas Limited Partnership dba Friendswood Development Company, acting by and through John W. Hammond, Vice President of LENNAR TEXAS HOLDING COMPANY, a Texas Corporation, its General Partner, owner hereinafter referred to as Owners of the 9.689 acre tract described in the above and foregoing map of WALNUT CREEK SECTION TEN, do hereby make and establish said subdivision and development plat of said property according to all lines, dedications, restrictions and notations on said maps or plat and hereby dedicate to the use of the public forever, all streets (except those streets designated as private streets), alleys, parks, water courses, drains, easements and public places shown thereon for the purposes and considerations therein expressed, and do hereby bind ourselves, our heirs and assigns to warrant and forever defend the title to the land so dedicated.

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

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

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

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

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

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

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

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

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

Thereunto authorized, this \_\_\_\_\_ day of \_\_\_\_\_, 2013.

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

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

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

STATE OF TEXAS  
COUNTY OF FORT BEND

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this \_\_\_\_\_ day of \_\_\_\_\_, 2013.

Notary Public in and for the  
Fort Bend County, Texas

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

I, Douglas W. Turner, 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 having an outside diameter of not less than three quarter (3/4) inch and a length of not less than three (3) feet; and that the plat boundary corners have been tied to the nearest survey corner (and to the City of Houston survey marker system; to be added if the plat boundary is within a general area where such system has been developed) and NAD83 state plane projections.

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

This is to certify that the City Planning Commission of the City of Rosenberg, Texas, has approved this plat and subdivision of WALNUT CREEK SECTION TEN 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 \_\_\_\_\_, 2013.

By: \_\_\_\_\_  
Pete Pavlovsky, Chairman

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

This is to certify that the City Council of the City of Rosenberg, Texas, has approved this plat and subdivision of WALNUT CREEK SECTION TEN 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 \_\_\_\_\_, 2013.

\_\_\_\_\_  
Vincent M. Morales, Jr, Mayor

\_\_\_\_\_  
Linda Cernosek, Secretary

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

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

APPROVED by the Commissioners' Court of Fort Bend County, Texas, this \_\_\_\_\_ day of \_\_\_\_\_, 2013.

\_\_\_\_\_  
Richard Morrison  
Precinct 1, County Commissioner

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

\_\_\_\_\_  
Robert E. Hebert  
County Judge

\_\_\_\_\_  
Grady Prestage  
Precinct 2, County Commissioner

\_\_\_\_\_  
James Patterson  
Precinct 4, County Commissioner

I, Dianne Wilson, County Clerk in and for Fort Bend County, hereby certify that the foregoing instrument with its certificate of authentication was filed for recordation in my office on \_\_\_\_\_, 2013, at \_\_\_\_\_ o'clock \_\_\_\_\_ M. Filed in plat number(s) \_\_\_\_\_ of the plat records of Fort Bend County, Texas.

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

\_\_\_\_\_  
Dianne Wilson, County Clerk  
Fort Bend County, Texas

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

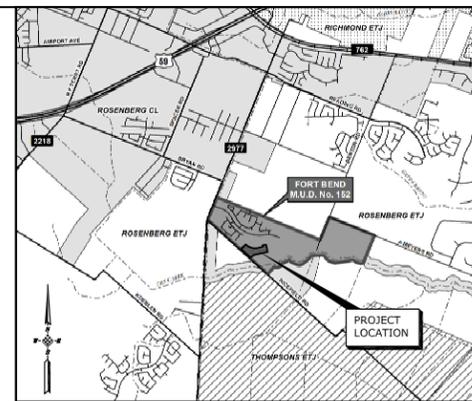
I, BRIAN D. GEROULD, A Professional Engineer licensed in the State of Texas do hereby certify that this plat meets the requirements of Fort Bend County to the best of my knowledge.

BRIAN D. GEROULD  
Licensed Professional Engineer, No. 108604

THIS DOCUMENT IS  
RELEASED FOR THE  
PURPOSE OF REVIEW  
UNDER THE AUTHORITY OF  
BRIAN D. GEROULD, P.E.  
108604 ON 09/26/13. IT  
IS NOT TO BE USED FOR  
RECORDATION PURPOSES.

NOTES

- B.L. indicates a building line  
A.E. indicates an aerial easement  
U.E. indicates a utility easement  
STM. S.E. indicates a storm sewer easement  
W.L.E. indicates a water line easement  
S.S.E. indicates a sanitary sewer easement  
VOL., PG. indicates Volume, Page  
F.B.C.P.R. indicates Fort Bend County Public Records  
F.B.C.M.R. indicates Fort Bend County Map Records  
F.B.C.D.R. indicates Fort Bend County Deed Records  
O.P.R.F.B.C. indicates Official Public Records of Fort Bend County  
ESMT. indicates an Easement  
H.L. & P. indicates Houston Lighting and Power  
F.H.E. indicates a fire hydrant easement  
D.E. indicates a drainage easement  
SQ. FT. indicates square feet  
AC. indicates acres  
R.O.W. indicates right-of-way  
• indicates a found 3/4" iron rod  
○ indicates a set 3/4" iron rod  
↵ indicates a street name change
- The coordinates shown hereon are Texas State Plane Zone No. 4204 Grid Coordinates (NAD83) and may be brought to surface by applying the following combined scale 1.000128.
- All non-perimeter easements on property lines are centered unless otherwise noted.
- All bearings are based on the Texas Coordinate System of 1983, South Central Zone
- Unless otherwise indicated, the building lines (B.L.) whether one or more, shown on this subdivision plat are established to evidence compliance with the applicable provisions of the City of Rosenberg, Texas, in effect at the time of this plat.
- The platted area is not located within the 100-year flood plain per Fema Flood Insurance Rate Map Panel 48157C0220J effective January 3, 1997. The nearest base Flood elevation is 79.41, NAVD 88.
- All property to drain into the drainage easement only through an approved drainage structure.
- The minimum slab elevation shall be 86.00' above mean sea level. The top of the slab elevation on the perimeter of the slab shall not be less than 18" above natural ground.
- The drainage system for this subdivision is designed in accordance with the "Fort Bend County Drainage Criteria Manual" which allows street ponding with intense rainfall events.
- All drainage easements are to be kept clear of fences, buildings, vegetation and other obstructions to the operation and maintenance by the drainage facility.
- Sidewalks shall be built or caused to be built through restrictive covenants within all road rights-of-way dedicated to the public.
- This plat lies within Fort Bend County lighting ordinance zone No. LZ2
- Lots are restricted to single family residential use.
- All restricted reserves are to be owned and maintained by the Home Owners Association. Restricted Reserves A and B are hereby dedicated for use as private open space
- BENCHMARK: An NGS disk, 13.0 Miles NE from Guy, 7.65 miles northeast along Farm Road 1994 from the junction of State Highway 36 at Guy, thence 5.35 miles northeast and northwest along Farm Road 762, at the junction of Smithers Lake Road Southeast, 49-1/2 feet southeast of the center line of the road, 42 feet southwest of the center line of Smithers Lake Road, 11-1/2 feet East-Southeast of a T junction telephone pole with a metal box and guy wire, 10 feet East-Southeast of a fence corner post, 3.0 feet Southwest of a fence, 8.9 feet Southeast of a fence, 8.9 feet Southeast of a witness post, about level with the road, and set in the top of a concrete post projecting 0.2 foot above the ground.  
NAVD 88 (2001 ADJ.) ELEVATION = 75.10
- PROJECT BENCHMARK: A Brass Disc will be set in concrete 233.35' northwest of the southeast corner of the Walnut Creek Sec. Ten tract in the center of the knuckle at the intersection of Trinity Trail Lane and Plum Rose Lane.
- Each lot shall have a minimum five (5) foot interior side lot set back line.
- A minimum distance of 10' shall be maintained between residential dwellings.
- Elevations used for delineating contour lines are based upon U.S.C. & G.S. Datum, NAVD 88 (2001 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. 1315741080, Effective Date August 21, 2013. The surveyor has not abstracted the above property.
- This plat lies wholly within Fort Bend County Municipal Utility District No. 152, Fort Bend Subsidence District, Fort Bend County Drainage District, Lamar Consolidated I.S.D., the ETJ of the City of Rosenberg, and Fort Bend County.
- 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.
- Three quarter inch (3/4") iron rods three feet (3') in length are set on all perimeter boundary corners, all angle points, all points of curvature and tangency, and all block corners, unless otherwise noted.
- There are no pipelines nor pipeline easements within the limits of the subdivision.
- Lot 26, Block 1 is denied access to Candle Oaks Lane. Lot 16, Block 2 is denied access to Plum Rose Lane.
- The tract shown hereon is subject to the blanket easement for electric distribution facilities and communication facilities as recorded under File No. 2011067575 in the Official Public Records of Fort Bend County, Texas.



VICINITY MAP

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

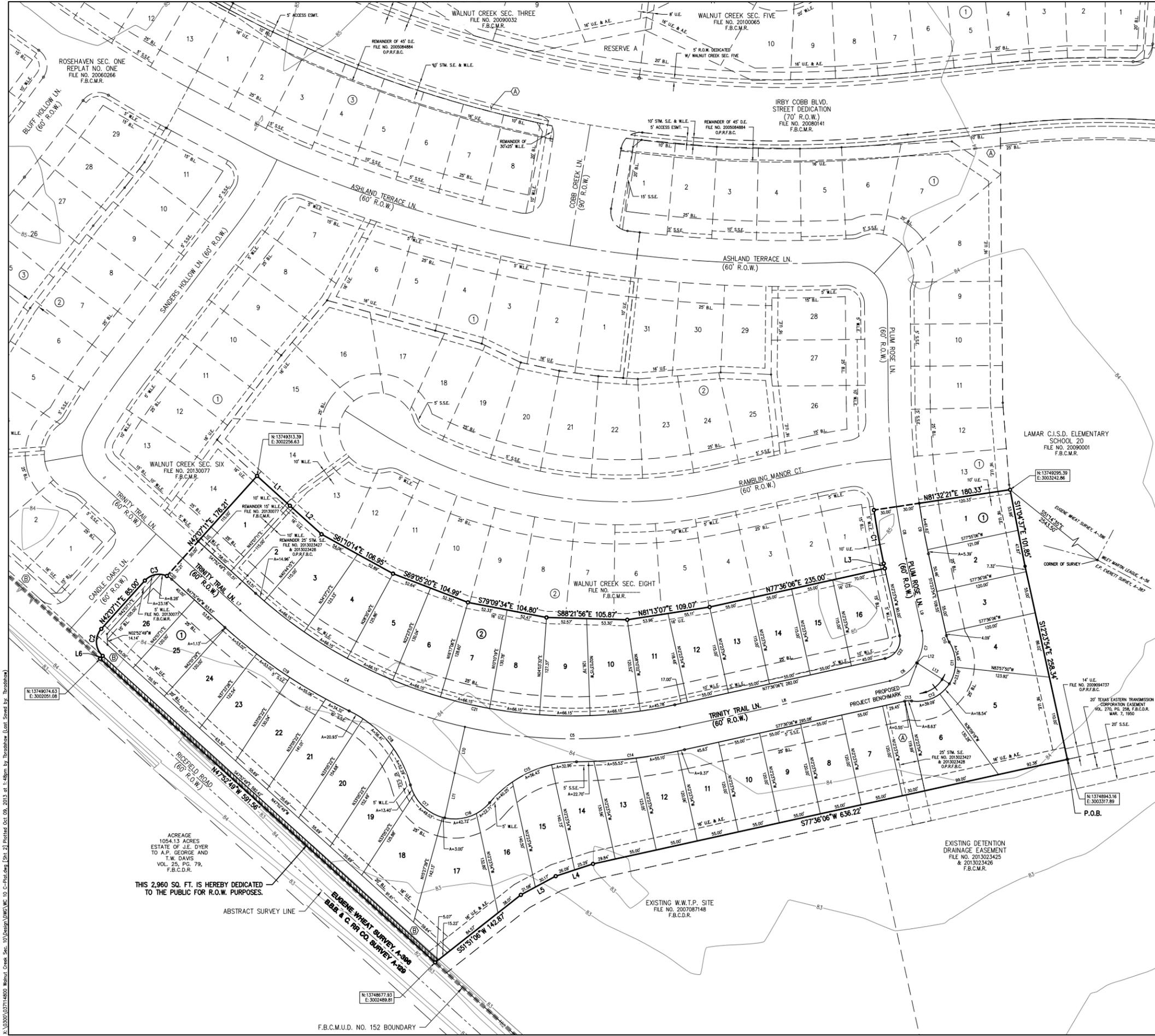
**WALNUT CREEK SECTION TEN**  
A SUBDIVISION OF  
**9.689 ACRES**  
CONTAINING  
**42 LOTS, 2 BLOCKS, 2 RESTRICTED RESERVES**  
OUT OF THE  
EUGENE WHEAT SURVEY, A-396  
FORT BEND COUNTY, TEXAS

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

LANDPLANNER: **KERRY R. GILBERT & ASSOCIATES, INC.**  
28501 CINCO RANCHO BOULEVARD, SUITE A-250 - KATY, TEXAS 77494 - (281) 579-0340

ENGINEER/SURVEYOR: **IDS Engineering Group**  
13333 NW. Freeway, Suite 300  
Houston, Tx. 77040  
713.462.3178  
TPEE F-002728 TSPLS 10110700

X:\0300\03711480\Walnut Creek Sec. 10\Design\DWG\WC\_10\_C-Plat.dwg [Sh.] Plotted Oct. 07, 2013 at 9:15am by: Treshawn (Last Saved by: Treshawn)



LINE	BEARING	LENGTH
L1	S47°52'49"E	58.00'
L2	S48°01'53"E	55.69'
L3	N12°23'54"W	6.48'
L4	S71°51'06"W	51.38'
L5	S61°51'06"W	51.75'
L6	N42°07'11"E	5.00'
L7	S47°52'49"E	101.51'
L8	N77°36'06"W	282.00'
L9	S12°23'54"E	96.48'
L10	S12°35'29"W	61.81'
L11	S12°35'29"W	60.00'
L12	S57°23'54"E	1.57'
L13	S57°23'54"E	50.00'

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD DISTANCE
C1	3°56'16"	1035.00'	71.13'	35.58'	N10°25'46"W	71.12'
C2	90°00'00"	25.00'	39.27'	25.00'	N2°52'49"W	35.36'
C3	72°06'44"	25.00'	31.46'	18.20'	N78°10'33"E	29.43'
C4	29°31'42"	650.00'	334.99'	171.30'	S62°38'40"E	331.29'
C5	24°59'23"	650.00'	283.50'	144.04'	S89°54'13"E	281.26'
C6	45°00'00"	55.00'	43.20'	22.78'	N55°06'06"E	42.10'
C7	45°00'00"	55.00'	43.20'	22.78'	S10°06'06"W	42.10'
C8	3°56'16"	1005.00'	69.07'	34.55'	S10°25'46"E	69.05'
C9	3°56'16"	975.00'	67.01'	33.52'	S10°25'46"E	66.99'
C10	21°02'22"	25.00'	9.18'	4.64'	S22°55'05"E	9.13'
C11	66°02'22"	50.00'	57.63'	32.49'	S02°55'05"E	54.49'
C12	66°02'22"	50.00'	57.63'	32.49'	S65°37'17"W	54.49'
C13	21°02'22"	25.00'	9.18'	4.64'	S88°07'17"W	9.13'
C14	12°01'22"	680.00'	142.69'	71.61'	S83°36'47"W	142.43'
C15	49°30'55"	150.00'	129.63'	69.18'	S64°52'00"W	125.63'
C16	62°28'56"	60.00'	65.43'	36.40'	S71°21'01"W	62.24'
C17	62°28'56"	60.00'	65.43'	36.40'	N46°10'03"W	62.24'
C18	49°30'55"	150.00'	129.63'	69.18'	N39°41'03"W	125.63'
C19	16°33'42"	680.00'	196.56'	98.97'	N56°09'39"W	195.87'
C20	17°53'16"	25.00'	7.81'	3.93'	N56°49'27"W	7.77'
C21	54°31'06"	620.00'	589.94'	319.45'	S75°08'21"E	567.94'
C22	90°00'00"	25.00'	39.27'	25.00'	N32°36'06"E	35.36'

LOT NO.	SQ. FT.	AC.
B1-1	6993	0.1605
B1-2	6688	0.1535
B1-3	8600	0.1515
B1-4	7783	0.1787
B1-5	15653	0.3593
B1-6	8563	0.1966
B1-7	8600	0.1515
B1-8	8600	0.1515
B1-9	8600	0.1515
B1-10	8600	0.1515
B1-11	8600	0.1515
B1-12	6665	0.1530
B1-13	6953	0.1596
B1-14	7476	0.1716
B1-15	7765	0.1783
B1-16	7440	0.1708
B1-17	12658	0.2906
B1-18	8645	0.1985
B1-19	7753	0.1780
B1-20	8546	0.1962
B1-21	8147	0.1870
B1-22	7433	0.1706
B1-23	7292	0.1674
B1-24	6978	0.1602
B1-25	6607	0.1517
B1-26	6526	0.1498
B2-1	6670	0.1531
B2-2	6568	0.1508
B2-3	7152	0.1642
B2-4	7439	0.1708
B2-5	7615	0.1748
B2-6	7687	0.1765
B2-7	7706	0.1769
B2-8	7674	0.1762
B2-9	7569	0.1738
B2-10	7390	0.1696
B2-11	6996	0.1606
B2-12	6421	0.1474
B2-13	6325	0.1452
B2-14	6325	0.1452
B2-15	6325	0.1452
B2-16	7916	0.1817

LOT WIDTH TABLE	
WIDTH 50'-54'	5 LOTS (12%)
WIDTH 55'-59'	25 LOTS (59%)
WIDTH 60'+	12 LOTS (29%)
TOTAL LOTS: 42	

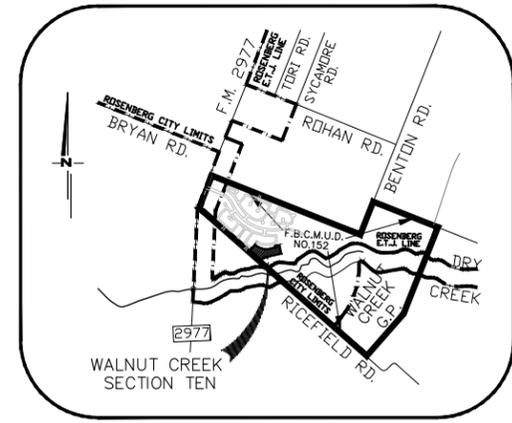
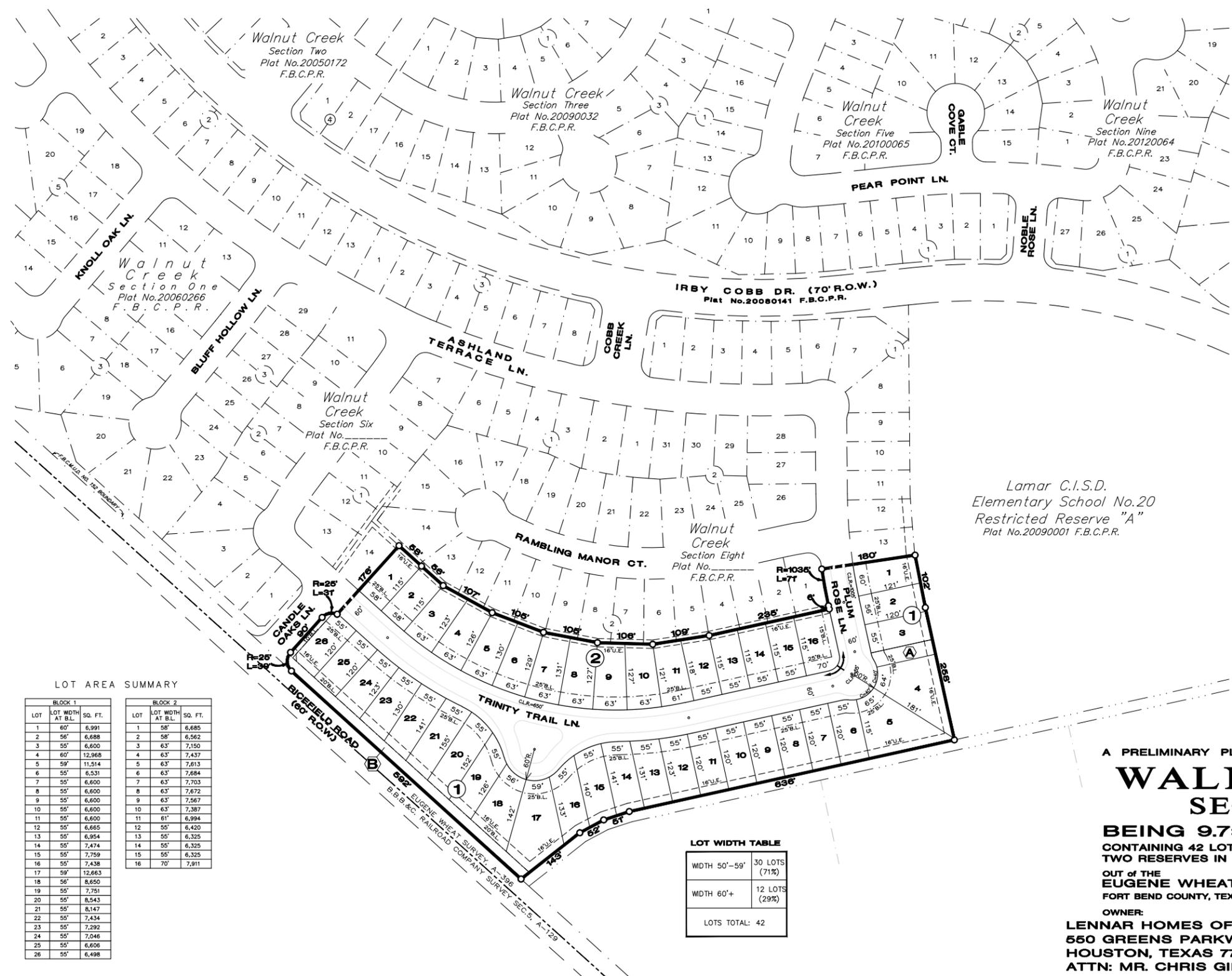
- (A) RESTRICTED RESERVE A  
3,600 SQ. FT.  
0.0826 AC.  
RESTRICTED TO LANDSCAPE, OPEN SPACE AND DRAINAGE
- (B) RESTRICTED RESERVE B  
10,286 SQ. FT.  
0.2361 AC.  
RESTRICTED TO LANDSCAPE AND OPEN SPACE

**WALNUT CREEK SECTION TEN**  
 A SUBDIVISION OF  
**9.689 ACRES**  
 CONTAINING  
**42 LOTS, 2 BLOCKS, 2 RESTRICTED RESERVES**  
 OUT OF THE  
 EUGENE WHEAT SURVEY, A-396  
 FORT BEND COUNTY, TEXAS

**OWNER:** LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD.  
 A TEXAS LIMITED PARTNERSHIP  
 AND FREEDOMSHIP DEVELOPMENT COMPANY  
 550 GREENS PARKWAY, SUITE 200 - HOUSTON, TEXAS 77067 - PHONE: 281-975-1000  
**LANDPLANNER:** KERRY R. GILBERT & ASSOCIATES, INC.  
 28501 CINCO RANCH BOULEVARD, SUITE A-250 - KATY, TEXAS 77494 - (281) 879-0340

**ENGINEER/SURVEYOR:** **IDS** Engineering Group  
 13333 NW Freeway, Suite 300  
 Houston, TX 77040  
 713.462.3178  
 TPE F-00278 TPLS 1010700

X:\0350\037114801\Walnut Creek Sec. 10\Design\DWG\WC 10 C-Plan.dwg (Sh. 2) Plotted Oct. 09, 2013 at 1:48pm by Theodoros (Last Saved by: Theodoros)



Vicinity Map

- GENERAL NOTE:
- "B.L." INDICATES BUILDING LINE.
  - "U.E." INDICATES UTILITY EASEMENT.
  - "1' RES." INDICATES ONE FOOT RESERVE.  
dedicated to the public in fee as a buffer separation between the side or end of streets where such streets abut adjacent acreage tracts, the condition of such dedication being that when the adjacent property is subdivided in a recorded plat, the one foot reserve shall thereupon become vested in the public for street right-of-way purposes and the fee title thereto shall revert to and revest in the dedicant, his heirs assigns, or successors.
  - ALL PROPERTY LINE DIMENSIONS ARE APPROXIMATE.
  - LOTS BACKING OR SIDING RICEFIELD ROAD ARE HEREBY DENIED DIRECT DRIVEWAY ACCESS TO AND FROM AFOREMENTIONED STREET.
  - ALL LOT WIDTH AND DEPTH DIMENSIONS ARE APPROXIMATE, AND LOT WIDTHS ARE MEASURED AT THE FRONT BUILDING LINE, AND OR THE REAR BUILDING PAD LINE. ALL RADIAL LOTS HAVE A WIDTH OF FORTY FEET AT THE RIGHT OF WAY LINE.
  - IN ACCORDANCE WITH THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP NO.48157C0220J, FORT BEND COUNTY, TEXAS MAP REVENED JANUARY 3, 1997, THE PROPERTY CONTAINED WITHIN THE BOUNDARIES OF THIS PRELIMINARY PLAT LIES WITHIN ZONE "X" AND IS OUTSIDE OF THE 100 YEAR FLOOD PLAN.
  - ALL LOTS CONTAINED WITHIN THIS PRELIMINARY PLAT ARE HEREBY RESTRICTED TO SINGLE FAMILY RESIDENTIAL USE.



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

LOT AREA SUMMARY

BLOCK 1			BLOCK 2		
LOT	LOT WIDTH AT B.L.	SQ. FT.	LOT	LOT WIDTH AT B.L.	SQ. FT.
1	60'	6,991	1	58'	6,685
2	56'	6,688	2	58'	6,562
3	55'	6,600	3	63'	7,150
4	60'	12,968	4	63'	7,437
5	59'	11,514	5	63'	7,613
6	55'	6,531	6	63'	7,684
7	55'	6,600	7	63'	7,703
8	55'	6,600	8	63'	7,672
9	55'	6,600	9	63'	7,567
10	55'	6,600	10	63'	7,387
11	55'	6,600	11	61'	6,994
12	55'	6,665	12	55'	6,420
13	55'	6,954	13	55'	6,325
14	55'	7,474	14	55'	6,325
15	55'	7,759	15	55'	6,325
16	55'	7,438	16	70'	7,911
17	59'	12,663			
18	56'	8,650			
19	55'	7,761			
20	55'	8,543			
21	55'	8,147			
22	55'	7,434			
23	55'	7,292			
24	55'	7,046			
25	55'	6,606			
26	55'	6,498			

LOT WIDTH TABLE

WIDTH 50'-59'	30 LOTS (71%)
WIDTH 60'+	12 LOTS (29%)
LOTS TOTAL: 42	

PARK LAND DEDICATION TABLE

TOTAL NUMBER OF LOTS:	42 LOTS
PUBLIC PARK REQUIREMENT:	42 LOTS/160=0.26 AC.
PUBLIC PARK DEDICATION:	0
PRIVATE PARK CREDIT PROVIDED WITH THE RECREATION CENTER. RECREATION SITE IS ±3.9 ACRES.	
NO. OF PLATTED LOTS THUS FAR (SEC.1,2,3,4,5,6,8,9&10)=471 LOTS. 471/2 = 235 LOTS	
235 LOTS/160 = 1.47 ACRES OF CREDIT USED.	
MONEY IN LIEU OF PUBLIC PARK LAND DEDICATION:	42 LOTS/2=21 LOTS 21 LOTS X \$350.00/LOT=\$7,350.00

NOTE:

- A** RESTRICTED RESERVE "A" LANDSCAPE/OPEN SPACE/DRAINAGE ±0.08 ACRE
- B** RESTRICTED RESERVE "B" LANDSCAPE/OPEN SPACE ±0.31 ACRE

DISCLAIMER AND LIMITED WARRANTY

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

A PRELIMINARY PLAT OF  
**WALNUT CREEK SECTION TEN**  
BEING 9.7± ACRES OF LAND  
CONTAINING 42 LOTS (65' X 115' TYP.) AND  
TWO RESERVES IN TWO BLOCKS.

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

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

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

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

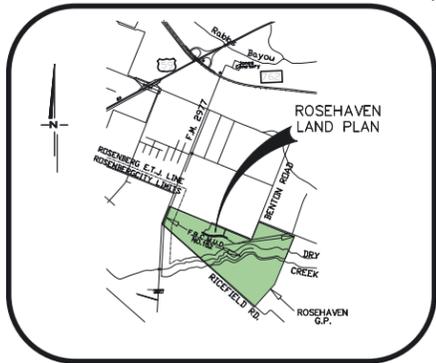
SCALE: 1" = 100'  
0 50 100 200

MARCH 13, 2013  
KGA# 06604

**LOT ANALYSIS**

ENTIRE PROJECT	SUB TOTAL	
(TYP.50'X120')	450 LOTS	752 LOTS (50%)
(TYP.55'X110')	302 LOTS	
(TYP.60'X110'/120')	757 LOTS	757 LOTS (50%)

**1,509 TOTAL LOTS**



Vicinity Map NTS

**ROW WIDTH**  
60' (PATIO HOME ACCESS RD.)  
60' (OTHER)  
70'

**PAVING WIDTH**  
36'  
27'  
39'

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

**ROSEHAVEN PARKLAND ANALYSIS (Revised 2008)**

Park	Area (Ac.)	Credit (%)	Park Area	Park Area Status
Pocket Park 1	0.27	10%	0.03	Completed
Pocket Park 2	0.48	10%	0.05	Completed
Pocket Park 3	0.22	10%	0.02	To Be Completed
Pocket Park 4	0.36	10%	0.04	To Be Completed
Open Space	1.1	50%	0.5	To Be Completed
Neighborhood Park 1	4.5	50%	2.25	To Be Completed
Neighborhood Park 2	3.2	50%	1.6	To Be Completed
Linear Park	5.70	10%	0.57	14% Completed
Detention (NE)	3.0	25%	0.75	To Be Completed
Detention (SW)	10.05	25%	2.51	To Be Completed
Detention (SE)	7.95	25%	1.99	To Be Completed
Detention (NW)	25.1	25%	6.27	25% Completed

Total Private Park Provided = 16.58 Ac.

Total Parkland Required= 1509 Lots/160 Lots/Ac. = 9.43 Ac.  
Total Private Parkland Required= 9.43 Ac. \* 50% = 4.71 Ac.  
Amount of Parkland Remaining (Money in Lieu of Land) = 4.71 Ac.  
Payment Required = 4.71 Ac. \* 160 Lots/Ac. \* \$350 = \$263,760

- Notes:**
- Maintenance Responsibility for Pocket Parks, Neighborhood Park, and Open Space will be the Homeowner's Association.
  - Maintenance Responsibility for Detention Areas NW, NE, SW, & SE will be proposed FBMD No.152.
  - Neighborhood Park 1 shall contain the following improvements:
    - \*Swimming Pool
    - \*Cabana
    - \*Playground
    - \*Parking

a general plan for  
**WALNUT CREEK**  
BEING ± 527.3 ACRES of LAND

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

**OWNER:**  
LENNAR HOMES OF TEXAS LAND CONSTRUCTION  
550 GREENS PARKWAY, #100  
HOUSTON, TEXAS 77067  
ATTN: MR. JAVIER MARTINEZ (281) 874-4467

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

**PLANNER:**

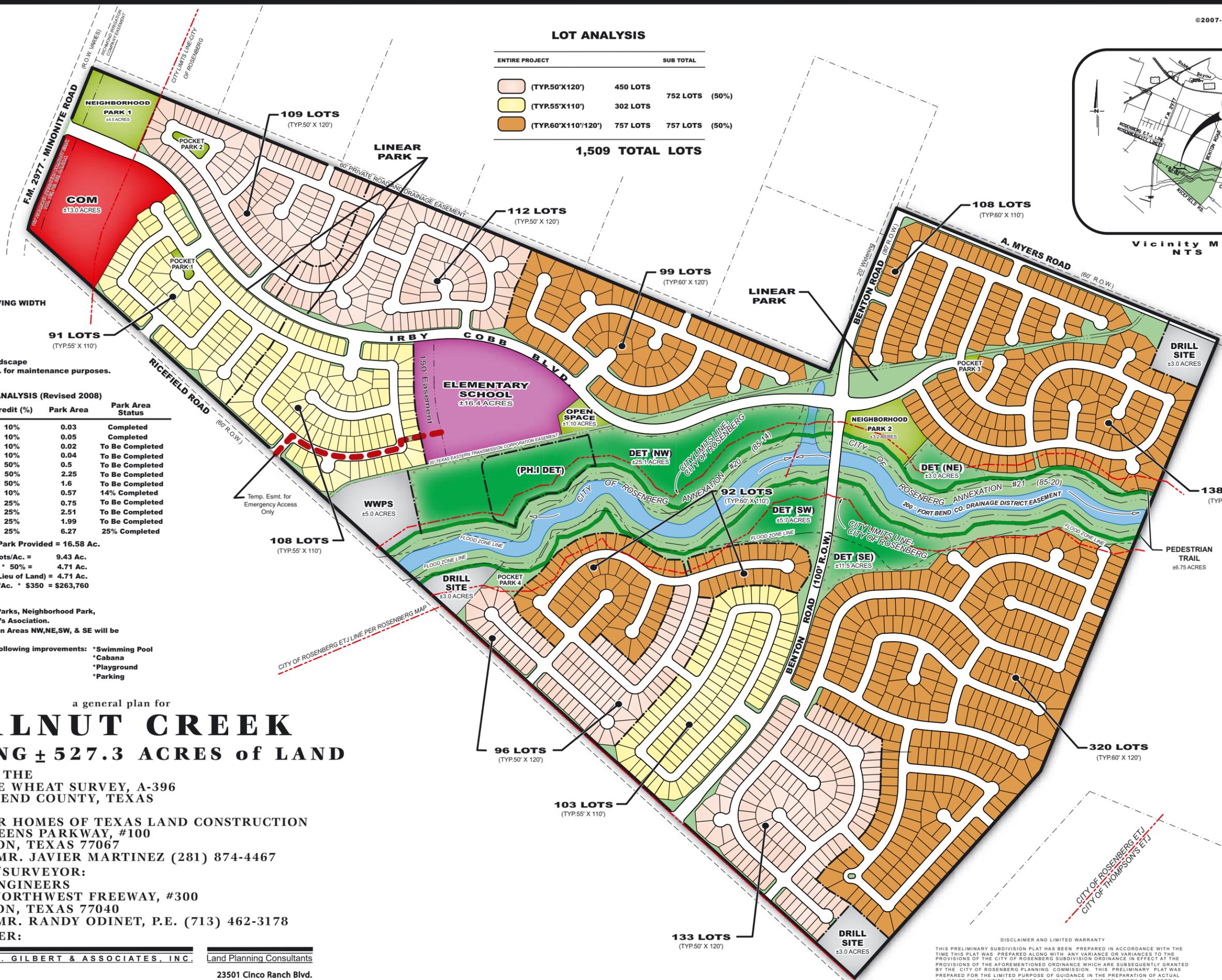
KERRY R. GILBERT & ASSOCIATES, INC.

Land Planning Consultants

23501 Cinco Ranch Blvd.  
Suite A-250  
Katy, Texas 77494  
(281) 579-0340  
Fax (281) 579-8212



JANUARY 09, 2008  
KGA #05504



**DISCLAIMER AND LIMITED WARRANTY**

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

Ordinance at the time the development was initiated and, so far, all subdivisions in the development have been in accordance with the approved Land Plan.

The proposed Final Plat is consistent with the Land Plan, with the "Subdivision" Ordinance of the City of Rosenberg, and with the Preliminary Plat as approved by the Planning Commission on July 24, 2013. Staff recommends that the Planning Commission recommend approval to City Council of the Final Plat of River Run at the Brazos Section Five.

**Key Discussion:**

- Mr. Tanner presented the item and reviewed the executive summary.

**Action Taken:** Commissioner Parsons moved, seconded by Commissioner Casias, to approve the Final Plat of River Run at the Brazos Section Five, being a subdivision of 8.3492 acres out of the Wm. Lusk Survey, A-276, in Fort Bend County, Texas (Fort Bend County Municipal Utility District No. 159); 39 lots, 2 blocks. The motion carried unanimously.

**4. CONSIDERATION OF AND ACTION ON A FINAL PLAT OF STRIPES ON SOUTHGATE, A SUBDIVISION OF 6.835 ACRES OF 297,731 SQUARE FEET OF LAND BEING A PARTIAL REPLAT OF LOTS 1 AND 2 AND THE EAST 100 FEET OF LOT 3, KOVAR SUBDIVISION, RECORDED UNDER VOL. 196, PG. 36, PLAT RECORDS OF FORT BEND COUNTY, IN THE HENRY SCOTT LEAGUE, ABSTRACT NO. 81, CITY OF ROSENBERG, FORT BEND COUNTY, TEXAS; 1 BLOCK 2 RESERVES.**

**Executive Summary:** The Final Plat of Stripes on Southgate is a proposed replat of Lots 1, 2, and 3 of the Kovar Subdivision. The property was originally platted in 1941. The Plat is located in the City, at the intersection of Southgate and State Highway 36. It consists of two (2) proposed reserves and 6.8 acres. The purpose of the Plat is to develop a convenience store with fueling stations on Reserve "A" at the hard corner.

While a convenience store with fueling stations can be developed on this tract, it must comply with all applicable regulations including, but not limited to, parking, parking setbacks, landscaping, building setbacks, etc. It is important to note, however, that this Agenda item is for the approval of the subdivision and not any subsequent development. The Plat and creation of two (2) reserves will also require the extension of a water line from State Highway 36 to Reserve "B".

The proposed Plat complies with all applicable regulations of the City of Rosenberg. A Preliminary Plat of this subdivision was approved by the Planning Commission on July 24, 2013, following a public hearing, as required by state law. Staff recommends that the Planning Commission recommend approval to City Council of the Final Plat of Stripes on Southgate.

**Key Discussion:**

- Mr. Tanner presented the item and reviewed the executive summary.

**Action Taken:** Commissioner Casias moved, seconded by Vice Chairperson Phipps, to approve the Final Plat of Stripes on Southgate, a subdivision of 6.835 acres or 297,731 square feet of land being a partial replat of Lots 1 and 2 and the east 100 feet of Lot 3, Kovar Subdivision, recoded under Vol. 196, Pg. 36, Plat Records of Fort Bend County, in the Henry Scott League, Abstract No. 81, City of Rosenberg, Fort Bend County, Texas; 1 block, 2 reserves. The motion carried by a vote of five "ayes" and one abstention.

**Ayes:** Chairperson Pavlovsky, Vice Chairperson Phipps, Commissioners Casias, Poldrack and Urbish.  
**Abstention:** Commissioner Parsons.

**5. CONSIDERATION OF AND ACTION ON A REQUEST BY KERRY R. GILBERT AND ASSOCIATES, INC., TO EXTEND THE PRELIMINARY PLAT APPROVAL OF WALNUT CREEK SECTION TEN.**

**Executive Summary:** The Preliminary Plat of Walnut Creek Section Ten is located off of Ricefield Road at Candle Oaks Lane, in the northwest portion of the Walnut Creek Development. It is south of and adjacent to Walnut Creek Section Eight. It is located in the City's Extraterritorial Jurisdiction (ETJ) and in Fort Bend County Municipal Utility District No. 152 (MUD No. 152). The plat consists of 9.7 acres, forty-two (42) single-family residential lots, and 0.39 acres in landscape and drainage reserves. This Preliminary Plat was approved by the Planning Commission on March 27, 2013. That approval will expire on September 27, 2013.

The City is in receipt of a request from Kerry R. Gilbert & Associates, Inc., to extend the Preliminary Plat approval for Walnut Creek Section Ten for an additional six (6) months to allow additional time for their engineer to prepare the final plat and construction drawings for this section. Should the Planning Commission approve of this request, the Preliminary Plat approval for Walnut Creek Section Ten would then expire on March 22, 2014.

Staff has no objections and recommends extending the Preliminary Plat approval for Walnut Creek Section Ten by one hundred eighty (180) days.

**Key Discussion:**

- Mr. Tanner presented the item and reviewed the executive summary.
- Commissioner Parsons inquired what their reason is for the request.
- Mr. Tanner replied that they need more time. Our timeline for expiration on preliminary plats is a bit shorter than most cities – ours is six months but in many areas it is one year. They have requested the extension to allow for their engineers to finish the infrastructure. There have been no changes to the plat.
- Commissioner Parsons inquired if they are aware that they only have a one-time extension for six months.
- Mr. Tanner replied that they are aware that this is a one-time extension. Their request letter documents their understanding. Should they go beyond the extended expiration date, then they would need to start again with the preliminary plat process.

**Action Taken:** Commissioner Casias moved, seconded by Commissioner Urbish, to approve the request by Kerry R. Gilbert & Associates, Inc., to extend the Preliminary Plat approval for Walnut Creek Section Ten, for six months (180 days) to now expire on March 22, 2014. The motion carried by a vote of five "ayes" and one abstention. **Ayes: Chairperson Pavlovsky, Vice Chairperson Phipps, Commissioners Casias, Poldrack, and Urbish. Abstention: Commissioner Parsons.**

**6. CONSIDERATION OF AND ACTION ON A REQUEST BY MR. JOE GURECKY FOR THE CITY TO ABANDON A .01-ACRE TRACT OF RIGHT-OF-WAY ON THE SOUTH SIDE OF AVENUE F IMMEDIATELY WEST OF ITS INTERSECTION WITH SECOND STREET.**

**Executive Summary:** Approximately one (1) year ago, Mr. Joe Gurecky approached the City regarding property he owns at 812 2nd Street in the Downtown area. The property is specifically located at the southwest corner of Avenue F and 2nd Street. Mr. Gurecky is currently renovating the property and proposed the following:

1. That the City abandon a .01-acre portion of right-of-way abutting the north side of the property ("Tract 1" in the attached survey)
2. That the City accept a nearly equal portion of the property that has a public sanitary sewer line in it on the west side of the property ("Tract 2")

The City investigated the request at the time and found no issues. The abandonment of the .01 acres of right-of-way would serve the purpose of making Mr. Gurecky's north property line parallel to the south property line, and the acquisition of the tract by the City would facilitate access and maintenance of the sewer line. What is being proposed to take place is perhaps best explained in the attached vicinity map.

While City staff does not foresee any issues in particular with the project, per Section 24-1 of the Code of Ordinances (see attached), it requires the review of the Planning Commission and approval by City Council to abandon City right-of-way. Additionally, because there are CenterPoint facilities in the right-of-way (overhead utilities), the request must undergo a review by CenterPoint and the dedication of an easement if necessary. This process has been initiated at the direction of staff. Finally, because there is a slight difference in the size of the properties (96.23 square feet in favor of the property Mr. Gurecky would be receiving), the property is being appraised and Mr. Gurecky has agreed to compensate the City for any difference in value of the properties.

Staff recommends that the Planning Commission recommend approval of the requested right-of-way abandonment. The item will go to City Council when CenterPoint has given their approval and the appraisal of the property has been completed. There are no City utilities in this section of Avenue F and it is an approximately 90-foot wide right-of-way. No portion of the street or sidewalk would be affected by

and Koeblen Road. The City's hands are somewhat tied as it is more a County issue than City issue.

- Commissioner Parsons inquired on the status of the emergency access road for the elementary school.
- Mr. Kalkomey replied that the next Agenda item for Section 10 will make that access road a full road.
- Commissioner Parsons inquired if there is any plan for when that will be completed.
- Mr. Kalkomey replied that he believes they should follow the platting with construction plans shortly thereafter.
- Vice Chairperson Sulak inquired if the 60-foot ROW means it is 30 feet to the centerline or is that existing ROW.
- Mr. Kalkomey replied that is existing ROW.

**Action Taken:** Commissioner Casias moved, seconded by Vice Chairperson Sulak, to approve the Preliminary Plat of Walnut Creek Section Eight, being 9.8 acres of land containing 44 lots (55' x 115' typ.) and one reserve in two blocks out of the Eugene Wheat Survey, A-396, Fort Bend County, Texas. The motion carried unanimously.

**4. CONSIDERATION OF AND ACTION ON A PRELIMINARY PLAT OF WALNUT CREEK SECTION TEN, BEING 9.7 ACRES OF LAND CONTAINING 42 LOTS (55' X 115' TYP.) AND TWO RESERVES IN TWO BLOCKS OUT OF THE EUGENE WHEAT SURVEY, A-396, FORT BEND COUNTY, TEXAS.**

**Executive Summary:** The Preliminary Plat of Walnut Creek Section Ten is located off of Ricefield Road at Candle Oaks Lane, in the northwest portion of the Walnut Creek Development. It is south of and adjacent to Walnut Creek Section Eight, the prior agenda item. It is located in the City's Extraterritorial Jurisdiction (ETJ) and in Fort Bend County Municipal Utility District No. 152 (MUD No. 152). The plat consists of 9.7 acres, forty-two (42) single-family residential lots, and 0.39 acres in landscape and drainage reserves.

The approved Land Plan for Walnut Creek identifies fifty-five-foot (55') lot widths for this particular area of the development. All of the proposed lots in the plat are a minimum of 55'. Five (5) of the lots in the proposed subdivision are corner or cul-de-sac lots and are larger (generally 60'+).

At this time, in Walnut Creek there have been 187 (60%) fifty-foot lots, 73 (24%) fifty-five-foot lots, and 51 (16%) sixty-foot lots for a total of 311 recorded lots in the development. According to the approved Land Plan, at build-out, the development will contain 450 (30%) fifty-foot lots, 302 (20%) fifty-five-foot lots, and 757 (50%) sixty-foot lots for a total of 1,509 lots. All lots so far have been in accordance with the approved Land Plan. Lot sizes will generally be larger further east in the development where there is not currently access.

The proposed Preliminary Plat of Walnut Creek Section Ten is in compliance with the approved Land Plan for MUD No. 152 (Walnut Creek) and with applicable provisions of the "Subdivision" Ordinance. Staff recommends approval of the Preliminary Plat of Walnut Creek Section Ten.

**Key Discussion:**

- Mr. Tanner presented the item.
- Commissioner Parsons inquired if the access road to the school is on this plat.
- Mr. Kalkomey replied that Candle Oaks Lane turns into Trinity Trail Lane that then becomes Plum Rose Lane. Access will come from Ricefield Road and Candle Oaks and go between lots 3 and 4 of block 1. Note that there are 12 lots that are 60-foot wide or greater so they have added some wider lots to this section.
- Commissioner Parsons stated that is his estimation, most of the lots currently being platted are of the smaller variety. For Rosenberg as a whole, he believes there are more smaller lots being platted than larger and he does not believe that is in the best interest of Rosenberg.
- Mr. Kalkomey replied that in the past six to seven months, we have seen more of the larger lots, but prior to that he agrees with Commissioner Parsons.
- Commissioner Parsons replied that he is looking at Rosenberg ten years from now and wants to encourage this Commission to look at increasing the lot size even larger so future developments we leave are larger homes for the betterment of the long range plan for the City.
- Chairperson Pavlovsky inquired what the current minimum lot size requirement is.
- Mr. Tanner replied 60 feet. Many of these developments were begun prior to that requirement. This

agenda tonight has a subdivision of 50-foot lots, two subdivisions of 55-foot lots, and one subdivision of 65-foot lots. There is a variety. The smaller lots were begun before that requirement came into play.

**Action Taken:** Commissioner Casias moved, seconded by Commissioner Phipps, to approve the Preliminary Plat of Walnut Creek Section Ten, being 9.7 acres of land containing 42 lots (55' x 115' typ.) and two reserves in two blocks out of the Eugene Wheat Survey, A-396, Fort Bend County, Texas. The motion carried unanimously.

5. **CONSIDERATION OF AND ACTION ON A FINAL PLAT OF BONBROOK PLANTATION NORTH SECTION SEVEN, A SUBDIVISION OF 9.109 ACRES OF LAND SITUATED IN THE WILEY MARTIN LEAGUE, ABSTRACT 56, FORT BEND COUNTY, TEXAS; 34 LOTS, 1 RESERVE, 2 BLOCKS.**

**Executive Summary:** The proposed Final Plat of Bonbrook Plantation North Section Seven is located off of Bonbrook Bend Lane, in the northeastern portion of the Bonbrook Plantation development. It is in the Extraterritorial Jurisdiction (ETJ) and in Fort Bend County Municipal Utility District No. 155 (MUD No. 155).

The proposed subdivision contains thirty-four (34) single-family residential lots and one (1) landscape reserve consisting of 0.12 acres. The approved Land Plan for Bonbrook Plantation, last updated in 2007, is attached for your reference and indicates minimum 65'x115' lots for this part of the development. Accordingly, the minimum lot size for the proposed subdivision is 65'x115'. All proposed lots meet or exceed the minimum requirements of the Land Plan.

At this time, in Bonbrook Plantation there have been 111 (14.6%) fifty-foot lots, 258 (33.9%) fifty-five-foot lots, and 392 (51.5%) sixty-five-foot lots, and a total of 761 recorded lots in the development. According to the approved Land Plan, at build-out, the development will contain 216 (18%) fifty-foot lots, 489 (40%) fifty-five-foot lots, and 515 (42%) sixty-five-foot lots, and a total of 1,220 lots. All lots so far have been in accordance with or above and beyond the expectations of the Land Plan. The existing percentage of the larger lots is greater than what was expected at build-out.

The proposed Final Plat is not in conflict with the Development Agreement for MUD No. 155 or with the Subdivision Ordinance (Ch. 25, Code of Ordinances). Further, it is consistent with the Preliminary Plat, which was approved by the Planning Commission on January 23, 2013. Staff recommends that the Planning Commission recommend approval of the Final Plat of Bonbrook Plantation North Section Seven to City Council.

**Key Discussion:**

- Mr. Tanner presented the item.

**Action Taken:** Commissioner Parsons moved, seconded by Vice Chairperson Sulak, to recommend approval to City Council of the Final Plat of Bonbrook Plantation North Section Seven, a subdivision of 9.109 acres of land situated in the Wiley Martin League, Abstract 56, Fort Bend County, Texas; 34 lots, 1 reserve, 2 blocks. The motion carried unanimously.

6. **CONDUCT A PUBLIC HEARING FOR THE SHORT FORM FINAL PLAT OF TOWN CENTER RESERVE F-2, 0 LOTS, 1 BLOCK, 1 RESERVE, BEING 0.91 ACRE IN THE JAMES LOWERY 1/3 LEAGUE, ABSTRACT 275, CITY OF ROSENBERG, FORT BEND COUNTY, TEXAS, BEING PARTIAL REPLAT OF RESIDENTIAL RESERVE "F" OF TOWN CENTER SECTION ONE.**

**Executive Summary:** This is a public hearing on the *Short Form Final Plat of Town Center Reserve F-2*, located at the southwest corner of Reading Road and Town Center Boulevard and being a partial replat of Residential Reserve "F" of Town Center Section One. The proposed plat is located in Fort Bend County Municipal Utility District No. 94 (MUD No. 94) and consists of only one (1), 0.91-acre reserve (commercial). All of the adjoining property that was originally part of Reserve "F" of Town Center Section One has been platted and developed as the Villages of Town Center residential development and related recreation facility to the immediate south and west. This is a remaining tract that has not been platted. The proposed plat is attached.



# PLANNING COMMISSION COMMUNICATION

March 26, 2014

ITEM #	ITEM TITLE
5	Revised 2014 Meeting Schedule and Submittal Deadlines Calendar

## MOTION

Consideration of and action on a revised Planning Commission Meeting Schedule and Submittal Deadlines Calendar to be implemented by July 2014.

## RECOMMENDATION

Staff has no recommendation for this item.

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

## SUPPORTING DOCUMENTS:

1. Planning Commission Meetings and Submittal Deadlines 2014 – Revised Start Time
2. Planning Commission Meetings and Submittal Deadlines 2014 – Revised Date and Start Time
3. City Council Meeting Minute Excerpt – 01-21-14
4. Planning Commission Meeting Draft Minute Excerpt – 02-26-14
5. Planning Commission Meeting Minute Excerpt – 12-18-13
6. Planning Commission Meeting Minute Excerpt – 11-20-13

## APPROVAL

### Submitted by:

*Travis Tanner*

Travis Tanner, AICP  
Executive Director of Community  
Development

### Reviewed by:

\_\_\_ Executive Director of Community Development

\_\_\_ City Engineer

## EXECUTIVE SUMMARY

On January 21, 2014, the Planning Commission (Commission) brought forward a Resolution to City Council regarding the continuation of Wednesday meetings. At that time, City Council opted to maintain the recent policy change on meetings and directed the Commission to create a new meeting calendar establishing new meeting dates and plat submittal deadlines. The current calendar, as approved in October 2013, could be utilized through June 2014.

Following discussion from the November 20<sup>th</sup>, December 18<sup>th</sup> and February 26<sup>th</sup> Planning Commission meetings, staff has prepared the attached revised meeting calendar and submittal deadlines, proposed to begin as early as April 2014 but no later than July 2014. In order to accommodate staff availability, the first proposed calendar would keep the regular Commission meetings on the fourth Wednesday of each month, but would advance the meeting start time from 6:00 p.m. to 4:00 p.m. A second option would be to meet on the third Wednesday of each month at 4:00 p.m. After further discussions following the February Planning Commission meeting, in addition to City staff, the third Wednesday would accommodate the schedules of both the City Engineer and City Attorney. Staff recommends the Commission review and discuss the proposed revised calendar options for adoption or propose an alternate meeting date/time.

## City of Rosenberg Planning Commission Meetings and Submittal Deadlines 2014

### Planning Commission Deadlines

Initial Submittal	Revised Submittal from Applicant	Planning Commission Meeting - 4:00 p.m.
Friday, December 27, 2013	The Revised Submittal deadline will be communicated to applicants with the Initial Submittal Report.	Wednesday, January 22, 2014
Friday, January 31, 2014		Wednesday, February 26, 2014
Friday, February 28, 2014		Wednesday, March 26, 2014
Friday, March 28, 2014		Wednesday, April 23, 2014
Friday, May 02, 2014		Wednesday, May 28, 2014
Friday, May 30, 2014		Wednesday, June 25, 2014
Friday, June 27, 2014		Wednesday, July 23, 2014
Friday, August 01, 2014		Wednesday, August 27, 2014
Friday, August 29, 2014		Wednesday, September 24, 2014
<i>Monday, September 29, 2014</i>		Wednesday, October 22, 2014
Friday, October 24, 2014		<i>Wednesday, November 19, 2014</i>
<i>Monday, November 24, 2014</i>		<i>Wednesday, December 17, 2014</i>

### Notes

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

### City Council Deadlines

City Council Submittal	City Council Meeting
Thursday, December 19, 2013	Tuesday, January 07, 2014
Thursday, January 02, 2014	Tuesday, January 21, 2014
Thursday, January 16, 2014	Tuesday, February 04, 2014
Thursday, January 30, 2014	Tuesday, February 18, 2014
Thursday, February 13, 2014	Tuesday, March 04, 2014
Thursday, February 27, 2014	Tuesday, March 18, 2014
Thursday, March 13, 2014	Tuesday, April 01, 2014
Thursday, March 27, 2014	Tuesday, April 15, 2014
Thursday, April 17, 2014	Tuesday, May 06, 2014
Thursday, May 01, 2014	Tuesday, May 20, 2014
Thursday, May 15, 2014	Tuesday, June 03, 2014
Thursday, May 29, 2014	Tuesday, June 17, 2014
Thursday, June 12, 2014	Tuesday, July 01, 2014
Thursday, June 26, 2014	Tuesday, July 15, 2014
Thursday, July 17, 2014	Tuesday, August 05, 2014
Thursday, July 31, 2014	Tuesday, August 19, 2014
Thursday, August 14, 2014	Tuesday, September 02, 2014
Thursday, August 28, 2014	Tuesday, September 16, 2014
Thursday, September 18, 2014	Tuesday, October 07, 2014
Thursday, October 02, 2014	Tuesday, October 21, 2014
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<i>Friday, July 25, 2014</i>		<i>Wednesday, August 20, 2014</i>
<i>Friday, August 22, 2014</i>		<i>Wednesday, September 17, 2014</i>
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Thursday, November 13, 2014	Tuesday, December 02, 2014
<i>Wednesday, November 26, 2014</i>	Tuesday, December 16, 2014

## REGULAR AGENDA

2. **RECEIVE PUBLIC COMMENT FROM FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 162 REGARDING INCREASE IN MONTHLY FIRE PROTECTION FEE PURSUANT TO THE RESTATED AND AMENDED FIRE PROTECTION AGREEMENT.**

**Executive Summary:** The Board of Directors for Municipal Utility District No. 162 (MUD No. 162) has requested an Agenda item to address City Council regarding the Restated and Amended Fire Protection Agreement (2012) as it relates to Resolution No. R-1701, which extended the compliance deadline for the provision of fire services to September 30, 2016.

**Key discussion points:**

- Lora Lenzsch, City Attorney stated that a representative from the MUD was supposed to be here to address Council.
- No one from the MUD was present at the meeting.
- No action was taken.

3. **CONSIDERATION OF AND ACTION ON A RESOLUTION OF THE ROSENBERG PLANNING COMMISSION SUPPORTING THE CONTINUATION OF THE COMMISSION'S ESTABLISHED MEETING SCHEDULE OF THE FOURTH WEDNESDAY OF EACH MONTH, EXCLUDING NOVEMBER AND DECEMBER; AND, SUPPORTING THE ABILITY OF CITIZEN VOLUNTEERS SERVING EACH CITY BOARD, COMMITTEE, COMMISSION, AND TASK FORCE TO DETERMINE THE BEST MEETING DATE AND TIME TO PERFORM THE BUSINESS OF SAID BOARD, COMMITTEE, COMMISSION, AND TASK FORCE.**

**Executive Summary:** Rosenberg Planning Commission (Commission) is one volunteer group impacted by this change in policy as it meets on the fourth Wednesday of each month. In deference to the Commission's published meeting schedule and plat submittal deadlines, City Council has allowed the Commission to continue to meet as scheduled until June 2014.

In light of City Council's decision, staff scheduled a Commission Agenda item for November 20, 2013, for the Commission to consider alternative meeting days and times. The Commission discussed this policy change at its November meeting, and on December 18, 2013, and has prepared the attached Resolution in support of continuing to meet on its established meeting schedule and in support of all citizen volunteers serving the City to determine mutually agreeable meeting schedules for each group.

The Commission, while cognizant that its members serve at the pleasure of City Council, respectfully submits the attached Resolution and requests that the City Council revisit this policy change and let citizen volunteers determine their own group's meeting schedule.

**Speakers:**

- The following citizens spoke at the meeting:
- **Mike Parsons, 2635 Sequoia, Rosenberg, Texas.**
- On the topic of assigned non-meeting dates, once again, at the probable risk of not being re-elected to the Planning Commission for the next term, I will suggest that City Council extend their focus to what the City of Rosenberg will be 20 to 25 years from now, rather than micro-manage Volunteer Committees. We all realize that various religious organizations meet on various days. That being said, you regularly schedule workshops on Saturday where citizens of Jewish preference attend services. You continue to hold Council Meetings on Tuesday where the Knights of Columbus, a Catholic Organization meets.
- Why not simply leave the decisions of meeting dates to the volunteers themselves and allow the majority rule. That appears to be the feelings of four of the six members on Council trend with regards to the One Way Pairs....Council we simply see some consistency in your directions?
- With regards to growth, like it or not the City will grow. There is absolutely no question to that fact. How it grows is somewhat dependent on the foresight of Council. I understand that some Council Members scoff at the growth of Katy, Fulshear, Sugar Land and/or Pearland in their emails. If that is not what you want for Rosenberg I would assume at the next election you might inform us exactly what you would like it to be 20-25 years from now and how that is in contrast to

those that may be running against you.

- If you want Rosenberg to stay like it is please have the intestinal fortitude to make that public if and when you run again. Thank you.
- **Pete Pavlovsky, Planning Commission Chairman.**
- He stated there is a copy of the resolution in the packet for the record. The Planning Commission is asking that they be allowed to set a date, preferably maintain what they have been doing for years and years and years, meeting on Wednesday night except in November and December depending on how the holidays fall on those two months. He asked Council to let them serve when they feel like they can do the best job for the City.

**Key discussion points:**

- Councilor Euton asked what the vote was with the Commission. Pete Pavlovsky stated it was five to one. Five in favor and the other said it didn't matter to him.
- Councilor Pena stated he thought this had already been resolved. We voted to change the date and his vote will stay the same.
- Councilor Bolf stated that she appreciates people wanting to serve but when citizens came to present this, it would open the door for more. She understands the controversy but she believes that we agreed with Mr. Kalkomey's request that this could meet on Wednesday because of due dates to the end of May so things could be adjusted. Pete Pavlovsky stated until the end of June. Councilor Bolf stated this has been discussed and she thinks it opens the door for more. She does not understand why it is such an issue. She does not think they are micromanaging. She believes City meetings should not be on Wednesday.
- Councilor Benton stated he talked to Commissioners Urbish, Phipps and Poldrack and they have recanted their support of the proclamation. We no longer have five out of six. You have three out of six and the liaison that wishes that we consider folks that would go to church on Wednesday. As he reflects back with the City on committees we all served at the will of Council. When he joined the Image Committee in 2001 there were times we did not have a meeting. It was not a Council decision; it was Councilor Hopkins' decision. He was Chairman of the Committee. If he did not want to meet we did not meet. We didn't go to Council and get a representative to come up here. It was his decision. He thinks this Council has done due diligence in doing their best in letting Council make a decision. We have already reviewed this and voted. If we revisit every item we discuss twice we will have to start paying overtime. He would suggest that no action be taken on the item and uphold the policy we debated.
- Councilor McConathy stated we as a Council appreciate everybody voicing their opinion but she stands by her decision.
- Mayor Morales stated he thinks each committee should make their own decisions for meeting times.
- Lora Lenzsch stated since there are opposing positions regarding the item she suggested voting on it and putting it to rest.
- Councilor Benton disagreed. We have a policy in place.

**Action:** Councilor Benton made a motion, seconded by Councilor McConathy to uphold the decision made earlier and take no action. The motion carried by a vote of 5 to 2 as follows: **Yeses: Councilors Benton, McConathy, Pena and Euton. Noes: Mayor Morales and Councilor Grigar.**

4. **CONSIDERATION OF AND ACTION ON ORDINANCE NO. 2014-03, AN ORDINANCE AMENDING THE CODE OF ORDINANCES BY DELETING ALL OF SECTION 29-269 (E), OF ARTICLE VI OF CHAPTER 29, SERVICE UNITS; AND SUBSTITUTING THEREFOR A NEW SECTION 29-269 (E) OF ARTICLE VI OF CHAPTER 29, ESTABLISHING THE NUMBER OF LIVING UNIT EQUIVALENTS (LUES) FOR WATER METER (TAPS) EXCLUSIVELY FOR LANDSCAPE IRRIGATION SYSTEMS AS ZERO AND NO FEES SHALL BE COLLECTED; AND PROVIDING FOR SEVERABILITY.**

**Executive Summary:** On January 07, 2014, City Council considered Ordinance No. 2014-01 that would adopt the updated land use assumptions, capital improvements plan and both the maximum and effective water and wastewater impact fees. After discussion regarding the collection of water impact fees for landscape irrigation meters, City Council took action to table the Ordinance.

- receiving better pricing for LEDs.
- Mr. Tanner stated that he would be interested to see what CenterPoint does since they have a "menu" of lighting options for developers.
- Commissioner Urbish stated that the current pricing is likely a bit high right now. The incandescent we are replacing in residential homes were \$44 a year ago and today they are \$10-\$12. Until the next great thing, LEDs are taking the place of incandescent.
- Chairperson Pavlovsky inquired what the Commission's recommendation is for this item.
- Commissioner Parsons replied that he thinks this Commission should take Commissioner Urbish's comments regarding LEDs back as well as our concerns about the longevity of HOAs to provide maintenance for these lighting systems.
- Commissioner Urbish stated that he does not think it would be split up that easily.
- Chairperson Pavlovsky stated that he believes that it would be a better requirement to go ahead and move to the new LED system. It would be to our advantage.
- Commissioner Parsons replied that Council has not considered that.
- Commissioner Poldrack inquired if Ms. Lenzsch is aware of any HOAs that have gone under.
- Ms. Lenzsch replied that it depends on the community where the HOAs are set up. She lives in the County where everyone is in an HOA. The HOAs are active and have a lot of fees to maintain the common areas. There is a dormant HOA here in Rosenberg and it does happen. It is not the norm that an HOA would lose its authority but it does happen.
- Commissioner Parsons stated that there would have been HOAs in older sections of Rosenberg but those have been dormant.
- Commissioner Poldrack stated that his HOA has a lien structure to ensure residents pay their HOA dues.
- Mr. Tanner stated that the Commissioners have brought up a valid concern and we need to find out what would happen if an HOA has an account but then defaults to CenterPoint. Our current design standards also allow for a decorative/private lighting system and we will need to research to find out what happens in those cases.

**No action taken**

**12. CONSIDERATION OF AND ACTION ON A REVISED PLANNING COMMISSION MEETING SCHEDULE AND SUBMITTAL DEADLINES CALENDAR TO BE IMPLEMENTED BY JULY 2014.**

**Executive Summary:** On January 21, 2014, the Planning Commission (Commission) brought forward a Resolution to City Council regarding the continuation of Wednesday meetings. At that time, City Council opted to maintain the recent policy change on meetings and directed the Commission to create a new meeting calendar establishing new meeting dates and plat submittal deadlines. The current calendar, as approved in October 2013, will be utilized through June 2014.

Staff has prepared the attached revised meeting calendar and submittal deadlines, proposed to begin in July 2014. In order to accommodate staff availability, the proposed calendar would move the regular Commission meetings to the fourth Monday of each month. Staff recommends the Commission review and discuss the proposed revised calendar for adoption or propose an alternate meeting date.

**Key Discussion:**

- Chairperson Pavlovsky read the following prepared statement into the record:
  - "At the December meeting of the Rosenberg Planning Commission, a Resolution was approved by a five to one vote to ask our City Council to reconsider their vote and allow the Planning Commission and other Committees, Boards, and Commissions to meet at the time and date that they agreed to and working within the needs and requirements of City staff. On January 21, 2014, as Chairman of the Planning Commission, I presented that Resolution to Council, a copy being in their Council packets. After a short comment about the Resolution, I entertained questions about that document. One question was about the vote and my reply was that it was five to one in favor of presenting it to Council. I was rapidly advised that the vote now was three to three because two members of the Commission had retracted their affirmative vote. Retracting that vote

would be impossible and I knew that our Committee was not in session and it could not have been retracted. I was stunned by the misinformation. I also felt that this misinformation was disseminated knowingly and intentionally to mislead the Mayor, Council, members of staff, Planning Commission and everyone at that meeting. On January 22<sup>nd</sup>, the very next day, the following evening, the Rosenberg Planning Commission met at our regular monthly meeting and during our comments section, both Commissioners advised the Commission they did not retract their vote and would vote again the same way. I will allow the recordings of the meetings and the minutes of the three mentioned meetings to speak for themselves. I thank the Council for their time to investigate and discover the facts for themselves. Council did NOT get accurate information from their fellow Council members. I definitely want that to be part of the record to Council."

- Commissioner Parsons stated that at a subsequent City Council meeting, I spoke and outlayed what you just said to Council and suggested that this was not the first time we were misled by Council people in terms of issues that have to do with this Commission and our input. The other being that the comment was made that we did not have to worry about the "One-Way Pairs" Project because it was a "done deal". Along with Chairperson Pavlovsky, he thinks that Council has taken a couple of opportunities to mislead the input of this group and he does not like it. It is disappointing that Council has taken that direction.
- Chairperson Pavlovsky replied that he is extremely disappointed that our Council liaison is not present for tonight's meeting.
- Commissioner Parsons inquired when the term of this Commission is over.
- Commissioner Poldrack replied May 2015.
- Commissioner Parsons stated that he is burdened by having to meet on Mondays and would suggest that we meet on Thursday instead.
- Mr. Tanner replied that was our initial choice but the City Engineer has a conflict with Thursdays and would not be available. This was the reason we provided a draft schedule for Monday meetings. Chairperson Pavlovsky has suggested meeting during the day on Wednesdays instead of in the evenings.
- Chairperson Pavlovsky replied that he would not have any issues with meeting at 3:00 or 4:00 in the afternoon on Wednesdays. Staff would be present and would not have overtime.
- Commissioner Parsons replied that he thought we would not be able to meet on Wednesday no matter what time.
- Chairperson Pavlovsky replied that there are Planning Commissions that meet during the day.
- Commissioner Poldrack inquired if Commissioners Casias and Urbish would be available since they both work.
- Commissioner Urbish replied that he can meet whenever we decide to meet. He will make it happen.
- Chairperson Pavlovsky stated that when one looks back at the people that have served this Commission, by far the majority of them are either retired or self-employed and would be available during the day.
- Mr. Tanner replied that the City does have some Committees that meet during the day and the City of Houston's Planning Commission meets during the day. We do need to determine if Council's intent was to prohibit all meetings from Wednesdays or just from Wednesday evenings.
- Ms. Lenzsch replied that she did not think they meant to include Wednesday daytime.
- Mr. Tanner stated that we have a few months to make this change.
- Commissioner Parsons replied that he would join Chairperson Pavlovsky in meeting during the day on Wednesday.
- Commissioner Casias stated that since this meeting is only once a month, she would be able to work it into her schedule to meet during the day.
- Mr. Tanner stated that staff would prepare a meeting schedule to accommodate afternoon meetings and bring it back for consideration.
- Commissioner Parsons inquired that if Wednesday is not permissible, how would Thursday evening work?
- Mr. Tanner replied that Mr. Kalkomey has a conflict and would not be able to attend.

***The Commission reached a consensus to revise the regular meeting schedule to Wednesday afternoons***

**at 4:00 p.m. Staff will prepare a revised calendar for consideration and investigate if Wednesday afternoons would be acceptable to Council.**

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

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

At the meeting, staff will provide updates on the Comprehensive Plan update process and "Sign" Ordinance amendments, which are the main items the Planning Department is focused on at this time. A Professional Services/Engineering Project Review Committee (Committee) meeting was held on February 11, 2014, to discuss consultants' qualifications for the Comprehensive Plan update. The Committee unanimously recommended to City Council that Kendig Keast Collaborative be selected to complete the project. A contract must be approved by City Council to move forward. This is a budgeted project.

Staff continues to work on completing the "Sign" Ordinance amendments that have been prioritized by City Council. On February 18, 2014, an Ordinance was presented to City Council regarding maximum freestanding sign heights and sizes for Avenues H and I and State Highway 36. The Ordinance was tabled by City Council and will be reviewed at a future meeting.

**Key Discussion:**

- Mr. Tanner reviewed the item and stated that there was a Professional Services/Engineering Project Review Committee meeting on February 11<sup>th</sup> to review consultants for the Comprehensive Plan update and the Committee unanimously selected Kendig Keast Collaborative. This firm has done work for the City in the past, particularly the Parks Master Plan. That was the recommendation and staff will still need to iron out a contract to go to Council for consideration. We are working on that now. On the "Sign" Ordinance amendments, we brought those to Council on February 18<sup>th</sup> and they tabled the item to discuss as a future meeting.

**No action taken.**

**14. Announcements.**

- Chairperson Pavlovsky announced that the Knights of Columbus Fish Fry will begin next Friday. Tickets are available at the door and it is \$9.00 every Friday during Lent.

**15. Adjournment.**

There being no further discussion, Chairperson Pavlovsky adjourned the Rosenberg Planning Commission Meeting at 6:59 p.m.

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Renée LeLaurin  
Secretary II

does expect an extension until June 2014 to be sufficient, however. The overall project continues to move forward, as the original Municipal Utility District for Wind Meadows (Fort Bend County MUD No. 150) was officially dissolved on Thursday, December 5, 2013. There being no further issues, staff recommends approval of the extension.

**Key Discussion:**

- Mr. Tanner presented the item and reviewed the executive summary.
- Commissioner Parsons inquired how long the extension would be.
- Mr. Tanner replied six months.

**Action Taken:** Vice Chairperson Phipps moved, seconded by Commissioner Parsons, to approve the request by IDS Engineering Group to grant a one-time extension of the Preliminary Plat approval of Business Park Drive and Park Court Street Dedication Plat/Rosenberg Business Park Street Dedication Plat for six (6) months, to now expire on June 21, 2014. The motion carried unanimously.

**6. CONSIDERATION OF AND ACTION ON A RESOLUTION OF THE ROSENBERG PLANNING COMMISSION SUPPORTING THE CONTINUATION OF THE COMMISSION'S ESTABLISHED MEETING SCHEDULE OF THE FOURTH WEDNESDAY OF EACH MONTH, EXCLUDING NOVEMBER AND DECEMBER; AND, SUPPORTING THE ABILITY OF CITIZEN VOLUNTEERS SERVING EACH CITY BOARD, COMMITTEE, COMMISSION, AND TASK FORCE TO DETERMINE THE BEST MEETING DATE AND TIME TO PERFORM THE BUSINESS OF SAID BOARD, COMMITTEE, COMMISSION, AND TASK FORCE.**

**Executive Summary:** At the regular November 18, 2013 Planning Commission Meeting, the Commission voted unanimously to present a Resolution to City Council regarding the newly adopted policy to discontinue City meetings on Wednesdays.

Staff has drafted the attached Resolution for the Commission's review and approval. Should the Commissioners approve the Resolution, this item will be placed on a January City Council Meeting Agenda. Staff recommends that a representative be selected to present said Resolution to City Council at a future meeting.

**Key Discussion:**

- Mr. Tanner presented the item and stated that the Commission had requested this item at the last meeting and staff recommends the Commission select a representative to present this Resolution to City Council at a future meeting.
- Vice Chairperson Phipps stated that when he originally applied for this Commission, he was not aware of what days the meetings were held. He agreed to serve at the pleasure of the City and the City Council. He is not in favor of trying to dictate to the City of when we can meet. There are also considerations of short-handedness and overworking of City employees and that needs to be taken into consideration as well.
- Commissioner Parsons replied that when he applied for his fourth term on this Commission, he was aware of when the meeting days were and took care to schedule around those dates. This Commission could agree to meet on any day that we want to meet but the point is that this Committee, a Charter Committee, does not need to be directed by Council as to when we can meet and when we cannot.

**Action Taken:** Commissioner Parsons moved, seconded by Commissioner Casias, to approve the Resolution of the Planning Commission regarding the continuation of the established meeting schedule of the fourth Wednesday of each month, excluding November and December, and supporting the ability of citizen volunteers to determine a mutually agreeable meeting schedule.

**Additional Discussion:**

- Chairperson Pavlovsky stated that he does not think we are dictating to Council as to when we meet, this Resolution is a recommendation and not a dictation.

Upon voting, the motion carried by a vote of five "ayes" to one "no". **Ayes: Chairperson Pavlovsky, Commissioners Casias, Parsons, Poldrack, and Urbish. No: Vice Chairperson Phipps.**

## PLANNING COMMISSION MEETING MINUTES

On this the 20<sup>th</sup> day of November 2013, the Planning Commission of the City of Rosenberg, Fort Bend County, Texas, met in a regular meeting at the Rosenberg City Hall Council Chamber, 2110 4<sup>th</sup> Street, Rosenberg, Texas 77471.

### COMMISSIONERS PRESENT

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

### STAFF PRESENT

Cynthia McConathy	Councilor, At Large Position Two
Travis Tanner	Planning Director
Charles Kalkomey, P.E.	City Engineer
Lora Lenzsch	City Attorney
Renée LeLaurin-Moore	Secretary II

### CALL TO ORDER

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

### AGENDA

#### 1. CONSIDERATION OF AND ACTION ON MINUTES OF THE REGULAR PLANNING COMMISSION MEETING OF OCTOBER 23, 2013.

**Action Taken:** Commissioner Urbish moved, seconded by Commissioner Parsons, to approve the minutes of the October 23, 2013, Planning Commission meeting as written. The motion carried unanimously.

#### 2. REVIEW AND DISCUSS FUTURE PLANNING COMMISSION MEETING DATES AND TIMES, AND TAKE ACTION AS NECESSARY.

**Executive Summary:** The City Council recently approved a request to discontinue meetings of City Boards, Committees, and Commissions on Wednesdays. This Agenda item has been included to allow the Planning Commission to consider alternate meeting dates and requisite plat submittal deadlines for same.

City Council has provided for the Planning Commission to continue meeting as scheduled through June 2014.

#### **Key Discussion:**

- Mr. Tanner reviewed the Executive Summary.
- Commissioner Parsons distributed copies to the Commissioners and read the following prepared statement into the record:
  - *"I find myself somewhat dismayed the City Council made the arbitrary decision to eliminate Wednesday as meeting day for voluntary Committees, Task Forces, and Commissions. It is my understanding that this was done at the request of a minority of the Parks Committee. It is also my understanding that when that request was posed at a Parks Committee Meeting the vote was 6 to 3 against changing the meeting day. Finally it is my understanding that this change may eliminate the ability of two longtime members to serve.*

*It should be, in my humble opinion, that voluntary Committees, Task Forces and Commissions should be able, by majority vote, to establish when they should meet and after they are appointed, stick to that decision. Thereby making sure that those individuals who volunteer know when that will be for their term. City Council, who often praise the work of these volunteers, improving the quality of life for Rosenberg citizens (present and future), should not be micro managing their tasks.*

*Let's conclude that Mondays and Fridays are not really good travel days for those that travel. Let's then assume that Tuesday is out because of City Council Meetings and the inability of those Council persons who act as liaisons to the various groups to attend. You have now banned Wednesdays, which leaves Thursday as the only day left.*

*In addition, I feel that the City Charter calls for the Planning Commission to determine their own procedures (8.03(b)). Thus, setting the day and time of the meeting should be determined by a majority vote of that Commission before the term starts as stated in the aforementioned section. I therefore would request that the Planning Committee resolve, by majority vote, to allow them to establish the day of their meeting and not be subjected to an arbitrary vote of Council. All the current members knew that the meeting day has been Wednesday for years without a complaint or suggestion to change it.*

*I fully realize that some individuals have church or religious gatherings on Wednesday. That however is not the only day of the week that this occurs. Other than Saturday and Sunday where Jewish and Christian groups gather, there are other days where that occurs. As an example, the Knights of Columbus meet on Tuesdays. In equal deference to all religions, should Council eliminate Tuesday as a meeting date as well to treat all religions equally? I think not.*

*I have no idea what City Council was thinking when they made the decision they did regarding banning Wednesday as a meeting day without speaking to those that have met on Wednesday for years, but they should strongly consider revisiting that idea and allow volunteers to establish their own meeting dates, excluding Tuesday evenings due to regular City Council Meetings."*

- Commissioner Parsons further stated that he would like the Commissioners to consider a Resolution from this group suggesting to Council that this Commission continue to be able to meet on Wednesdays as stated in the Charter. The Charter states that this Commission has the duty and ability and a right to set our own procedures. We can argue procedures but his interpretation is that this Commission is a separate group from the City Council and advises Council.
- Ms. Lenzsch replied that the Charter Section 8.03(b) is for rules and procedures. Granted, there can be various interpretations but it appears that the rules of procedures deal more with how the meetings are conducted. The only reference to meetings is that the Commission shall meet no less than once per month at City Hall unless published in a newspaper of general circulation. The Charter does not specifically reference a particular meeting date.
- Commissioner Parsons inquired who sets the dates and times of our meetings.
- Ms. Lenzsch replied that is a policy question. If Council makes that determination, it is up to them. If Council wants to delegate to another committee, it may also do that.
- Commissioner Parsons replied that after volunteers are appointed to the Commission, City Council has a right to change that body's meeting date at will which may inconvenience some of the people who serve.
- Ms. Lenzsch replied that the issue is purely policy, and is not a legal issue at all.
- Commissioner Parsons replied that he would suggest when City Council solicits members to be on volunteer committees, they should tell them that the date and time of such committee's meetings are subject to their approval.
- Councilor McConathy stated that the item before you is to set new meeting dates after June 2014. It does not affect the current term and appointments until June of next year.
- Commissioner Parsons replied that his issue is not how it affects this group, but the principle of the

determination. The other committees have agreed to serve, and at least two long serving members of the Parks Committee are impacted. One of which has already resigned and another has stated that it is impossible for her to meet on another date. What he is trying to establish and communicate to Council is that to arbitrarily change those dates is not in the best interest of getting candidates to serve on these committees. Council lauds these volunteers as part of the backbone of improving the City.

- Councilor McConathy replied that she acknowledges Commissioner Parsons's objection.

**Action Taken:** Commissioner Parsons moved, seconded by Commissioner Casias, to send a Resolution to City Council stating the Planning Commission's desire to retain Wednesdays as the regular meeting date for this body; and, in support of volunteer members' ability to determine the meeting schedule that best suits their availability.

**Additional Discussion:**

- Commissioner Poldrack stated that he agrees with Commissioner Parsons. If someone is unable to meet on the established meeting date, then they should not be on that committee. He does not believe that City Council should be micro-managing these committees. Each committee should sit down when they start the year to determine what meeting date is going to work with everyone's schedule rather than City Council making that decision for them.
- Commissioner Urbish stated that he believes part of the problem is that Council members and citizens that are church goers that attend Wednesday services who may wish to serve on committees. If someone has business before this Commission or wants to attend a meeting, they can miss church one day out of the month. He will meet on any night the Commission agrees to.
- Commissioner Parsons stated that this is not about Wednesday meetings but the principle that it should be the volunteers deciding when to meet and not have that decision made by Council.
- Commissioner Casias stated that she supports what Commissioner Parsons is saying as far as the Commission being able to set and attend our own meetings. It was said at the City Council meeting that volunteers submit their applications for committees knowing when the meetings are being held.
- Chairperson Pavlovsky stated that we would basically have two choices for meeting dates – Mondays or Thursdays. Thursday night is not a good night for him and he has other volunteer commitments on Thursday nights. Monday would work with his schedule. He also checked with Lamar CISD and there are many meetings at many schools each week; there are seven schools in this district that have meetings on Wednesday nights. The district allows each school to pick their own nights and the only caveat is that one night per week, they shut the school down to conserve energy but that is the only restriction. Each school has its choice of meeting nights with the exception of Tuesday nights for school board meetings. In his opinion, Wednesday nights work for this Commission. The only people who attend these meetings outside of staff are those that have business with the Commission. He would like to leave the meeting dates unchanged.
- Commissioner Phipps stated that he understands the point Commissioner Parsons is making but also understands that we serve at the pleasure of City Council. However, we should still be able to decide which date to meet on.

**Action:** Upon voting, the motion carried unanimously.

**Additional Discussion:**

- Ms. Lenzsch inquired if the motion for a Resolution means that something is presented in writing to City Council or a letter is prepared and each Commissioner signs it.
- Commissioner Parsons replied that all that is required is that City Council gets an official notice from this Commission that we have voted unanimously to retain Wednesday as the regular meeting date and supporting the ability of each volunteer committee to determine their preferred meeting date.
- Mr. Tanner replied that the advantage this group has is that a change is not needed until next June. Based on the legal opinion we have heard, it does not appear that more can be done.
- Commissioner Parsons replied that whether we have the extension through June or not, this body wants to retain Wednesdays.
- Chairperson Pavlovsky inquired how staff would be impacted by changing the meeting night.
- Mr. Tanner replied that part of the reason for granting the Planning Commission an extension

through June was to keep the adopted plat submittal deadlines. Plat submittal deadlines are not arbitrary and are determined by state law. The development community has this published schedule and they base their work and submittals by that date. From what we have heard from legal counsel, City Council may have the ability to determine our meeting dates but that does not mean we cannot submit your request to continue meeting on Wednesdays.

- Commissioner Parsons replied that when volunteers apply to serve, they know the established meeting dates and if those dates meet their own schedules. They should have the expectation that those dates are not arbitrarily changed by Council for whatever reason.
- Ms. Lenzsch stated that appropriate mechanism to get this before Council would be for a member of the Commission to present it to the City Council as a regular Agenda item. The minutes of this discussion would be included for additional support and information.
- Councilor McConathy stated that these minutes would need to be approved first before using them for supporting documentation.
- Commissioner Parsons stated that he would request that this group meet for ten minutes to approve the minutes from this meeting before the next regularly scheduled Council meeting.
- Councilor McConathy replied that would mean the item would be for a January City Council meeting. The minutes could be approved at the regular December meeting.

**No further discussion.**

### **3. REVIEW AND DISCUSS PLANNING COMMISSION PRIORITIES, AND TAKE ACTION AS NECESSARY.**

**Executive Summary:** On October 23, 2013, the Planning Commission was given a list of items to rank in terms of priority. The items were proposed future agenda items that had been brought up by Commissioners in the past, but that have not been addressed by City staff at this time. The point of the exercise was to determine the order in which the Commission's priorities would be addressed and to try to address them on a quarterly basis.

We received a number of comments that Commissioners were dissatisfied with the list or with the overall process that is in place, which staff has taken into consideration. The Commissioner rankings were averaged anyway and are provided below for your information:

1. Subdivision Ordinance revisions – points of access & block length: 2.2 (avg. ranking)
2. Discussion of residential redevelopment incentives: 2.4
3. Residential street load limits – oversized vehicle parking: 3.6
4. Review of Parkland Dedication requirements: 3.8
5. Discussion of masonry ordinance: 4
6. Recommendation to City Council to revisit zoning: 5

Given the apparent issues with the items and with ranking them, staff would recommend that Commissioners compile their own priorities and contribute them during the Comprehensive Plan update process. The fact that the Comprehensive Plan must be approved by City Council would ensure the items staff is working on are priorities of both the Planning Commission and City Council.

#### **Key Discussion:**

- Mr. Tanner presented the item and stated that staff understands there was some dissatisfaction with some of the items that were brought forward. These items were brought up by Commissioners in the past. In consideration of the dissatisfaction, he suggests that the Commissioners compile their own areas of interest and staff will apply those to the Comprehensive Plan update process, which will be getting underway soon. The update the Comprehensive Plan will need to be approved by both the Planning Commission and the City Council. In this way, staff can focus on the priorities of this body and the Council and incorporate that work into the Comprehensive Plan.
- Commissioner Parsons stated that rather than do these priority rankings individually and then come up with an average, he would prefer that these items be discussed in an open meeting that the rankings are established in that open meeting. We can listen to each other and discuss items and reach a consensus. He would like to see these items discussed by the entire committee either in open or closed session, and then a consensus be reached for priorities.



# PLANNING COMMISSION COMMUNICATION

March 26, 2014

ITEM #	ITEM TITLE
6	<b>Selection of Planning Commission Representative for the Business Assistance Grant Review Committee</b>

## MOTION

Consideration of and action on appointment of a Planning Commission representative to serve on the Business Assistance Grant Review Committee.

## RECOMMENDATION

Staff recommends the Commissioners select a representative to serve on the Business Assistance Grant Review Committee.

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

## SUPPORTING DOCUMENTS:

1. Resolution No. R-1770 – 03-18-14

## APPROVAL

### Submitted by:

*Travis Tanner*

Travis Tanner, AICP  
Executive Director of Community  
Development

### Reviewed by:

Executive Director of Community Development

Assistant Economic Development Director **RK/rl**

## EXECUTIVE SUMMARY

At the Regular City Council Meeting on March 18, 2014, the City Council adopted revisions to the Business Assistance Grant Program (Program), formerly known as the Avenue H Business Assistance Grant Program. The Program was expanded to include all businesses within the City Limits and also increased the reimbursement grant maximum from \$2,500 to \$10,000 for qualifying improvements.

Another component of the Program is the establishment of the Business Assistance Grant Review Committee (Review Committee) to evaluate grant applications and select grant award recipients based on the Guidelines and Criteria, attached as Exhibit "A" to Resolution No. R-1770. The Review Committee is to be comprised of a representative from the City Council, Rosenberg Development Corporation, Rosenberg Image Committee, West Fort Bend Management District, and the Rosenberg Planning Commission. The meetings are anticipated to be held on a monthly basis, depending on the applications received, and the meeting date and time will be determined once the Review Committee members have been selected.

This Agenda item gives the Planning Commission an opportunity to review the Program and nominate a representative to serve on the Business Assistance Grant Review Committee.

RESOLUTION NO. R-1770

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ROSENBERG, TEXAS, REGARDING THE GUIDELINES AND CRITERIA, GRANT APPLICATION AND APPLICATION FOR APPEAL REQUEST FOR THE CITY OF ROSENBERG BUSINESS ASSISTANCE GRANT PROGRAM.

\* \* \* \* \*

BE IT RESOLVED BY THE COUNCIL OF THE CITY OF ROSENBERG:

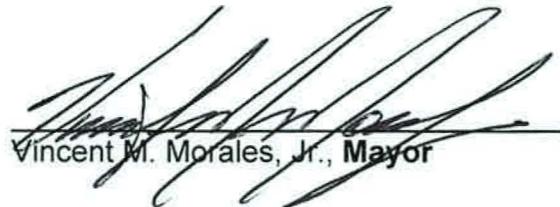
Section 1. The Guidelines and Criteria, Grant Application, and Application for Appeal Request for the City of Rosenberg Business Assistance Program are hereby approved. Copies of such documents are attached hereto as Exhibit "A", Exhibit "B", and Exhibit "C", and made a part hereof for all purposes.

PASSED, APPROVED, AND RESOLVED this 18<sup>th</sup> day of March 2014.

ATTEST:

  
Linda Cernosek, City Secretary

APPROVED:

  
Vincent M. Morales, Jr., Mayor



**BUSINESS ASSISTANCE GRANT PROGRAM**  
**GUIDELINES AND CRITERIA**

**Section 1. Sponsor**

City of Rosenberg.

**Section 2. Purpose**

The purpose of this Program is to enhance the economic vitality of the City of Rosenberg by encouraging visually appealing physical improvements to local business establishments.

**Section 3. Grant Type**

Grants provided are Reimbursement Grants, such grants being a cash match for funds disbursed by an Applicant, and are in amounts not to exceed those provided under Section 6, "Type of Grants" below. In-kind contributions may not be used as a part or whole of an Applicant's match. Only Applicant's cash expenditures may be used as a grant match.

**Section 4. Funding Cycle**

Funding cycles shall be October 1<sup>st</sup> through September 30<sup>th</sup>. For each funding cycle, the City shall designate an amount of funding for that cycle. Upon depletion of those funds, the City will be under no obligation to fund additional grants. Likewise, the City is under no obligation to establish future cycles.

**Section 5. Eligibility**

- A. Any new or existing business within the Rosenberg City Limits.
- B. Business facilities also serving as a residence are not eligible.
- C. Business facilities and/or properties which have outstanding financial obligations to the City of Rosenberg, such as liens, court fines, City utility bills, or delinquent property taxes are not eligible.
- D. Business facilities and/or property owners which have an ongoing lawsuit or are in any way parties to litigation against the City of Rosenberg are not eligible.

**Section 6. Type of Grants**

- A. **FAÇADE IMPROVEMENT:** Improvements to storefronts, including, but not limited to, items such as painting, reconstruction, and remodeling.  
**Up to a 50% matching grant with maximum of \$10,000.**
- B. **SIGN IMPROVEMENTS:** New signs, and renovation or removal of existing signs.  
**Up to a 50% matching grant with a maximum of \$10,000.**

- C. **PROPERTY IMPROVEMENT:** Items such as landscaping (if irrigated and maintained or warranted for one year), lighting, sidewalk and driveway improvements, parking lot improvements.
- Up to a 50% matching grant with a maximum of \$10,000.**
- D. **DEMOLITION:** Demolition of abandoned signs and structures.
- Up to a 50% matching grant with a maximum of \$10,000.**

### Section 7. Guidelines

- A. Proof of ownership will be required of Applicants operating a business in an owned facility or owners of a business facility.
- B. An Applicant operating in a leased facility must apply jointly with property owner. Copies of a lease agreement and proof of ownership will be required.
- C. Grant funding will be limited to one (1) grant to any one (1) Applicant during a calendar year.
- D. Improvements shall be made in accordance with project drawings, specifications, and/or information provided in the application, such having been previously approved by the City. Failure to do so will render the Applicant ineligible to receive grant funding. Any modifications must first receive the written approval of the City or its designee. Failure to do so will likewise render the Applicant ineligible to receive grant funding.
- E. Applicant is obligated to obtain all applicable permits related to the improvement project. Failure to do so will render the Applicant ineligible for grant funding.
- F. The improvements, as presented in the application, must be completed in their entirety. Incomplete improvements will render the Applicant ineligible for grant funding.
- G. Upon approval of a grant application, and during the implementation of the improvements, a representative or representatives of the City shall have the right of access to inspect the work in progress.
- H. Improvements may not commence prior to having received written approval for a grant from the City.
- I. In order to be eligible to receive the grant funding, improvements must be completed within six (6) months of receiving grant approval from the City.
- J. All landscaping installed in the scope of the project must be irrigated and maintained or warranted by the Applicant for minimum of one (1) year from the date of installation.
1. If landscaping is considered as part of the grant request, an underground irrigation system shall be employed and said landscaping shall be irrigated and maintained. Trees, plants,

shrubs, or groundcover, as approved in the grant proposal, shall be replaced if they become diseased, damaged, or die.

- K. All applications must contain a cost estimate (bid) from a minimum of two (2) qualified contractors or suppliers.
- L. Labor provided by the Applicant or his/her employees may not be included in the cost estimate of the project and is not reimbursable through this Program.

### **Section 8. Application & Approval**

1. Applications must be made on a form provided by the City, and may be obtained at the Rosenberg City Hall, 2110 4th Street, Rosenberg, Texas 77471, or on the City website at [www.ci.rosenberg.tx.us](http://www.ci.rosenberg.tx.us).
2. Applications will be considered on a monthly basis and must be submitted by the last day of each month.
3. Monthly consideration of applications may be delayed in the event the City elects for any reason not to consider grant applications for any particular month.
4. One (1) original and one (1) copy of an application must be submitted.
5. The City reserves the right to utilize whatever outside resources it deems necessary for assistance in its decision-making process.
6. Applicants must score a minimum of sixty (60) points on the evaluation guidelines to be eligible for approval.
7. Applicants will be notified in writing of the City's approval or disapproval of an application.

Applicants who have been denied grant funding may appeal the Review Committee's decision to City Council. Applicants who choose to appeal the Committee's decision must complete the Application to Appeal and submit the Application to Appeal to the Economic Development Director, within ten (10) days from the date of the grant denial. The Committee will, (within 15 days of receipt of the completed Application to Appeal), submit the appeal to City Council for their review, and the appeal will be placed on City Council's calendar at the first available date. Applicant will be notified as to when the appeal will be heard by City Council, and the applicant will have the opportunity to address City Council at that time. Applicant will be notified in writing of the City Council's decision.

8. The City may award Applicant a grant with certain provisions, conditions, or other requirements as it may from time to time deem appropriate.
9. The City of Rosenberg reserves unto itself the absolute right of discretion in deciding whether or not to approve a grant relative to this application. The Applicant accepts that the all decisions relating to the award of grant funds involves subjective judgments on the part of the decision-making entity related to the aesthetics of the proposed project and the granting of award funds for said project.

10. The City reserves the right to waive any requirement(s) herein contained, and/or add any requirements(s) it deems to appropriate in making its determination of approval or disapproval of a grant(s) application.
11. Application shall include photos of the existing conditions to be improved.

**Section 9. Evaluation Criteria Standards**

The following factors shall be considered in determining whether or not to award a grant. Grant applications must score a minimum of sixty (60) points to be considered for funding. A score of sixty (60) or more points does not guarantee funding. All funding is contingent on remaining funds availability.

The evaluation matrix is a guide to assist the Review Committee in the evaluation process. The business Applicant does not need to address each criterion in the impact standard to receive the total number of allotted points. The criteria within each impact standard are examples of the types of criteria the Review Committee may consider:

<b>Visual Impact</b>	<b>Possible Points</b>	<b>Awarded Points</b>
<ul style="list-style-type: none"> <li>• Improvement in the attractiveness of the location and the level of blight or deterioration removed;</li> <li>• Paint color/sign chosen are tasteful and consistent with surrounding businesses;</li> <li>• Paint chips/sign materials/landscaping materials are submitted with application and final project reflects what was submitted and approved;</li> <li>• Level of improvements' impact on overall appearance of facility.</li> <li>• Productive life of improvements.</li> </ul>	<b>30</b>	
<p><b>Economic Impact</b></p> <ul style="list-style-type: none"> <li>• Amount of additional funding expended by business;</li> <li>• Appropriateness of business to overall economic development in the surrounding neighborhood;</li> <li>• Traffic level of roadways adjacent to improvement;</li> <li>• Mitigation of health and safety issues;</li> <li>• Reuse of vacant or underutilized property.</li> </ul>	<b>25</b>	
<p><b>Historical/Community Impact</b></p> <ul style="list-style-type: none"> <li>• Level of historical significance of building/area being improved;</li> <li>• Level of value added to the community by the business;</li> <li>• Level of interest/desire for business in the community;</li> <li>• Level of attention to historical architecture (if applicable).</li> </ul>	<b>25</b>	
<p><b>Location Impact</b></p> <ul style="list-style-type: none"> <li>• Business located on Avenue H (between Bamore Road and Lane Drive).</li> </ul>	<b>20</b>	

## **Section 10. Funding**

- A. Funding will only be provided on a reimbursement basis upon the completion of the project in accordance with Section 7D above and following an on-site inspection of the improvements.
- B. The City shall be granted the right to inspect the improvement work in progress and upon completion.
- C. Applicant shall provide the City with written notification of project completion. Such notification shall include a letter signed by the Applicant stating that all improvements have been completed in accordance with the application and/or approved modifications, and that full payments has been made for all labor and materials involved in the project. Also included in such notification shall be such documents as, but not limited to, paid receipts for materials and labor, permits, inspection reports, project photographs, or any other items the City may reasonably deem necessary for determining the successful completion of the project.
- D. Upon receipt of a notification of completion, an on-site inspection shall be made by a representative or representatives of the City to confirm, completion in accordance with the application and/or approved modifications, such inspection shall not be considered in any way as a reflection of the City's approval on the quality, safety, or reliability of the improvements, such being the sole responsibility of Applicant.
- E. At the next regular Review Committee meeting following the on-site inspection, a written statement by the city representatives shall be provided to the Review Committee testifying either to (1) compliant project completion, or (2) non-compliant project completion. In the event of a "non-compliant report", the Review Committee will review the findings, and if in agreement with the report, a letter shall be issued to the Applicant stating the area/areas of non-compliance. The project shall be subject to re-inspection to confirm the successful completion of the project. Failure to correct the area/areas of non-compliance within thirty (30 ) days of the date of the "non-compliant letter" shall be cause for cancellation of the grant.
- F. At the regular meeting at which a "compliant" inspection report is provided, a motion to authorize funding will be adopted. Issuance of payment shall take place within ten (10) days of the funding authorization.
- G. In order to receive approval of a reimbursement, all projects should be completed by August 15 of the budget year in which the grant was approved.

## **Section 11. Review Committee**

The Business Assistance Grant Review Committee (Review Committee) will review and score all applications. Said Review Committee will be comprised of five (5) members, with a representative from each of the following: Rosenberg City Council, the Rosenberg Image Committee, the Rosenberg Development Corporation, the West Fort Bend Management District, and the Rosenberg Planning Commission. The Economic Development Director for the City will serve as the staff liaison for the Review Committee. Each member shall be chosen by the entity on which they currently serve.

## **Section 12. Amendment**

The City Council reserves unto itself the right to amend these Guidelines and Criteria as it may from time to time find desirable.

**Section 13. Notice**

- A. THE PROVISION OR DELIVERY OF THESE GUIDELINES AND CRITERIA TO AN INTERESTED PARTY DOES NOT CONSTITUTE AN OFFER OF AN IMPROVEMENT GRANT TO THAT PARTY.
- B. THE ADOPTION OF THESE GUIDELINES AND CRITERIA DOES NOT LIMIT THE DISCRETION OF THE CITY TO DECIDE WHETHER TO PROVIDE OR NOT PROVIDE A GRANT TO AN APPLICANT, WHICH ABSOLUTE RIGHT OF DISCRETION THE CITY RESERVES UNTO ITSELF, WHETHER OR NOT SUCH DISCRETION MAY BE DEEMED ARBITRARY OR WITHOUT BASIS IN FACT.
- C. THE ADOPTION OF THESE GUIDELINES AND CRITERIA DOES NOT CREATE ANY PROPERTY, CONTRACT, OR OTHER LEGAL RIGHTS IN ANY PERSON TO HAVE THE CITY PROVIDE GRANT FUNDING.
- D. THE LAWS OF THE STATE OF TEXAS SHALL GOVERN THE INTERPRETATION, VALIDITY, PERFORMANCE, AND ENFORCEMENT OF THIS BUSINESS ASSISTANCE GRANT PROGRAM. IF ANY PROVISION OF THIS PROGRAM SHALL BE HELD TO BE INVALID OR UNENFORCEABLE, THE VALIDITY AND ENFORCEABILITY OF THE REMAINING PROVISIONS OF THIS PROGRAM SHALL NOT BE AFFECTED THEREBY.
- E. THE CITY, ITS EMPLOYEES, AND ITS AGENTS, DO NOT ATTEST TO THE QUALITY, SAFETY, OR CONSTRUCTION OF A PROJECT ELIGIBLE FOR, OR RECEIVING GRANT FUNDING. THEREFORE, THE CITY, ITS EMPLOYEES, AND AGENTS SHALL BE HELD HARMLESS BY THE APPLICANT/APPLICANTS FOR ANY AND ALL DAMAGES ASSOCIATED WITH THE PLANNING, CONSTRUCTION, AND SUBSEQUENT EXISTENCE OF ANY PROJECT WHOSE APPLICATION HAS BEEN APPROVED, OR HAS RECEIVED ACTUAL GRANT FUNDING.

**Business Assistance Grant Program Agreement**

The Rosenberg City Council has adopted policies to implement reasonable measures, as are permitted by law, to attract and promote the development of new and expanded business enterprises within the City, including a Business Assistance Grant Program. The City ("Grantor") hereby enters into an agreement with <BUSINESS NAME> ("Grantee") for an economic development grant in the amount of <\$GRANT AMOUNT>, in exchange for improvements made to property, as specified in the attached application. The terms of this agreement are as follows:

1. The Company and/or its contractors shall perform all project work in accordance with the Business Assistance Grant Project Guidelines and Criteria as well as within the parameters enumerated in the submitted grant application.
2. Upon completion of the project and verification by the grant committee or a committee designee of the improvement's adherence to the project Guidelines and Criteria and submitted application, the City will reimburse the business owner as per the terms of the project guidelines.
3. The program Guidelines and Criteria as well as a copy of the submitted grant application are included as attachments to this agreement.
4. The Grantee understands and agrees that if the Grantee is convicted of a violation under 8 U.S.C. Section 1324a(f), the Grantee will reimburse the Grantor the total amount of any payment or incentive made to, or on behalf of, the Grantee within one hundred twenty (120) days after the conviction and City of Rosenberg's notification to the Grantee of the exercise of City's reimbursement remedy.

The Grantee certifies that the above information, and all information contained in the grant application are correct and accurate, and furthermore, the Grantee understand that if he/she has misrepresented anything on this form or grant application, the City of Rosenberg is under no obligation to provide reimbursement funds. Furthermore, if reimbursement funds have already been distributed, the Grantee will be liable to reimburse the City of Rosenberg for any amount reimbursed to it, and that it will forfeit any future eligibility for grant funds. The Grantor certifies that the funds approved are available and have been reserved solely for the purpose provided in this agreement.

**PLEASE SUBMIT A COMPLETED W-9 FORM WITH YOUR EXECUTED GRANT AGREEMENT.**

**For the Grantee:**

Signed: \_\_\_\_\_ Date: \_\_\_\_\_

Printed Name: \_\_\_\_\_ Title: \_\_\_\_\_

**For the Grantor:**

Signed: \_\_\_\_\_ Date: \_\_\_\_\_

Printed Name: \_\_\_\_\_ Title: \_\_\_\_\_

## Business Assistance Grant Program

APPLICATION  
TO  
CITY OF ROSENBERG

*Please Note:*

1. *Please review the Business Assistance Grant Program guidelines and criteria prior to the submission of a grant application.*
2. *Submit the original and one (1) copy of the completed application.*
3. *All parties having an ownership in the business or facility must be parties to this application.*
4. *Applications must be submitted jointly by both the lessee and the lessor for businesses operating in leased facilities.*
5. *Applications must be submitted by the last business day of the quarter in order to be eligible for consideration the following month.*
6. *Applications must contain a minimum of two (2) cost estimates from qualified contractors and/or suppliers.*
7. *Applications may be submitted to and additional information obtained from:*

Interim Economic Development Director  
City of Rosenberg  
P.O. Box 32  
Rosenberg, TX 77471-0032  
Office: 832.595.3330  
[rachellek@ci.rosenberg.tx.us](mailto:rachellek@ci.rosenberg.tx.us)



(PLEASE PRINT IN BLUE/BLACK INK OR TYPE)

1. Applicant/Applicants' name(s) \_\_\_\_\_

2. Type of grant(s) being requested (check all that apply):

Façade  Sign  Property Improvement  Demolition

3. Business name \_\_\_\_\_

4. Mailing address \_\_\_\_\_

5. Applicant contact: Phone \_\_\_\_\_ Fax \_\_\_\_\_

E-mail \_\_\_\_\_

6. Physical address of property for which grant is being requested

\_\_\_\_\_

7. This business is a: Sole proprietorship  Partnership  Corporation   
Other \_\_\_\_\_  
(Please state)

A. Please provide applicable business documentation such as DBA, Partnership Agreement, Corporate Charter, etc.

8. Brief description of business activity (Attach additional sheets, if necessary)

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

9. Is the property owned or leased by the Applicant? Owned  Leased

A. If owned, please provide proof of ownership

B. If leased:

a. Please provide a copy of the lease agreement

b. Name of lessor \_\_\_\_\_

c. Address of lessor \_\_\_\_\_

d. Lessor contact: Phone \_\_\_\_\_ E-mail \_\_\_\_\_

10. Date business established in Rosenberg, TX \_\_\_\_\_

11. Number of employees \_\_\_\_\_

***City of Rosenberg Business Assistance Grant Program***



12. Please provide a description of the proposed project

(Attach additional sheets, if necessary, and please consider review criteria to ensure the committee has all relevant information on your project)

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A. For Façade Improvements: Please list the colors you plan to use and provide color chip samples from a paint supply store (such as Sherwin Williams, Benjamin Moore, etc.)

Colors: \_\_\_\_\_

B. For Sign Improvements: Please list the colors you plan to use and provide color chip samples

Colors: \_\_\_\_\_

C. For Property Improvements: Please provide any additional information which would further help describe this project.

D. For Demolitions: Please provide any additional information which would further describe this project.

E. General: Please provide any additional materials which will assist with the description of your project (photographs, plans, etc.).

13. Amount of grant funds requested (Maximum of \$10,000) \_\_\_\_\_

14. Total cost of the project \_\_\_\_\_

A. Labor cost \_\_\_\_\_

B. Materials Cost \_\_\_\_\_

15. Estimated start date of project \_\_\_\_\_

16. Estimated completion date of project \_\_\_\_\_

17. Please attach photos of the existing conditions.

18. Please provide any additional information you believe to be important concerning this grant application on pages attached for that purpose.

***City of Rosenberg Business Assistance Grant Program***



I (we) the undersigned do hereby acknowledge and/or certify the following:

1. Prior to the submission of this application, a copy of the "Guidelines and Criteria" for the Business Assistance Grant program has been obtained, reviewed and clearly understood.

\_\_\_\_ Initials

2. The submission of this Application does not create any property, contract or other legal rights in any person or entity to have the Grantor provide grant funding.

\_\_\_\_ Initials

3. If the grant funding is approved, full compliance will be maintained with all the provisions of the "Guidelines and Criteria", and/or special provisions attached as part of the grant. Failure to do so can be grounds for ineligibility to receive previously approved grant funding.

\_\_\_\_ Initials

4. If grant funding is approved, a designee(s) of the City of Rosenberg shall have the right to inspect the work in progress, as well as the completed improvements.

\_\_\_\_ Initials

5. All grant funding is contingent upon the continued availability of grant funds. The City of Rosenberg reserves the right to decrease funding or cancel the grant program at its sole discretion.

\_\_\_\_ Initials

6. The City of Rosenberg reserves unto itself its absolute right of discretion in deciding whether or not to approve a grant relative to this application. The Applicant accepts that the all decisions relating to the award of grant funds involve subjective judgments, on the part of the decision-making entity, related to the aesthetics of the proposed project and the granting of award funds for said project. The City of Rosenberg reserves the right to waive or add to any of the requirements of a grant application as it deems necessary.

\_\_\_\_ Initials

7. The City of Rosenberg, its employees and its agents shall be held harmless for any damages, both personal and property, which may result directly or indirectly from any incident associated with subject project of this Application both during and after construction, and that the City of Rosenberg, its employees, and its agents shall not be liable for any debts incurred in association with the execution and completion of the subject project of this Application, and further that I (we) the Applicant/Applicants assume all responsibility for any and all of the aforementioned liabilities.

\_\_\_\_ Initials

8. The laws of the State of Texas shall govern the interpretation, validity, performance and enforcement of the "Guidelines and Criteria", and this Application, and that if any provision or provisions of these should be held invalid or unenforceable, the validity and enforceability of the remaining provisions shall not be affected thereby.

\_\_\_\_ Initials

9. The information provided in this Application has been provided voluntarily, and may be relied on as being true and correct, and that the City of Rosenberg may rely on the signatures affixed hereto as if the same had been signed by Applicant(s) before a Notary Public or other authorized officer to administer oaths and to take acknowledgements.

\_\_\_\_ Initials

***City of Rosenberg Business Assistance Grant Program***



10. State law requires that, by signing and submitting this application, you certify that the company, its branches, divisions and departments (company) do not and will not knowingly employ an undocumented worker. An agreement with the company will require the company to repay the total amount of the public benefit received with interest at the rate and according to the terms of the agreement if the company is convicted of a violation under 8 U.S.C. Section 1324a (f). Repayment will be due no later than the 120<sup>th</sup> day after the date the City notifies the company of the violation as provided in the agreement.

An undocumented worker is an individual who, at the time of employment, is not:

- a. lawfully admitted for permanent residence to the United States; or
- b. authorized under law to be employed in that manner in the United States.

\_\_\_\_ Initials



APPLICANT SIGNATURES

Signed this \_\_ day of \_\_\_\_\_, 201\_\_

\_\_\_\_\_  
(Print Applicant Signature)

\_\_\_\_\_  
(Applicant Signature)

Signed this \_\_ day of \_\_\_\_\_, 201\_\_

\_\_\_\_\_  
(Print Property Owner Signature)

\_\_\_\_\_  
(Property Owner Signature)



APPLICATION CHECKLIST

- 1. Original and one copy of application \_\_\_\_\_
- 2. All owners as parties to the application \_\_\_\_\_
- 3. Lessor and lessee as parties to the application \_\_\_\_\_
- 4. Business documentation (DBA, Corp. Charter, etc.) \_\_\_\_\_
- 5. Property proof of ownership \_\_\_\_\_
- 6. Copy of lease agreement \_\_\_\_\_
- 7. Project plans, specifications, photographs, etc. \_\_\_\_\_
- 8. Project cost estimates (2 Bids) \_\_\_\_\_
- 9. Photos of existing conditions \_\_\_\_\_



## Business Assistance Grant Program *Appeal Request*

Applicant/Applicants' Name(s) \_\_\_\_\_

Business Name \_\_\_\_\_

Mailing Address \_\_\_\_\_

Applicant Contact: Phone \_\_\_\_\_ Fax \_\_\_\_\_

E-mail \_\_\_\_\_

Physical address of property for which grant was being requested:

\_\_\_\_\_

Date of Grant Application: \_\_\_\_\_ Date Grant Denied: \_\_\_\_\_

Amount of Requested Award: \_\_\_\_\_

*I filed a grant application, under the conditions outlined in the Rosenberg Business Assistance Grant Application and Guidelines, with the Rosenberg Business Assistance Grant Review Committee. My grant was denied. With my signature below, I request my grant application be appealed to City Council for their consideration. (Please initial each statement and sign below)*

\_\_\_\_\_ I understand City Council's decision is final and may not be appealed further.

\_\_\_\_\_ I understand I have 10 business days from the date the grant was denied to request an appeal (via email date or postmarked date).

\_\_\_\_\_ I understand the Economic Development Director has 15 business days from the date of receipt to submit my appeal to City Council, and my appeal will be placed on City Council calendar for review at the first available meeting date as determined by the City Manager's Office.

\_\_\_\_\_ I understand I will be informed by City staff in writing of the date of the appeal review by City Council, and I will be given an opportunity to address Council if I so choose.

\_\_\_\_\_ I have included all documents as described on page two of this appeal application and my Application to Appeal is complete and timely.

\_\_\_\_\_  
Applicant's Signature

\_\_\_\_\_  
Date



***Please submit the following with your request for appeal:***

1. Initial application for Business Assistance Grant Program (with all attachments and included documentation)
2. Letter of Denial from the City of Rosenberg's Business Assistance Grant Program Review Committee.
3. A personal statement from you as to why you believe your grant application should be approved. Please address each area outlined in the Letter of Denial from the Review Committee.

2

Applications for Appeal should be mailed, delivered, or emailed to:  
Interim Economic Development Director  
City of Rosenberg  
PO Box 32, 2110 4th Street  
Rosenberg, Texas 77471  
Email [rachellek@ci.rosenberg.tx.us](mailto:rachellek@ci.rosenberg.tx.us)



# PLANNING COMMISSION COMMUNICATION

March 26, 2014

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

## MOTION

Consideration of and action on the Staff Report of Current Activities and requests for future agenda items.

## RECOMMENDATION

N/A

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

## SUPPORTING DOCUMENTS:

1. None

## APPROVAL

Submitted by:

*Travis Tanner*

Travis Tanner, AICP  
Executive Director of Community  
Development

Reviewed by:

\_\_\_ 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 updates on the Comprehensive Plan update process and "Sign" Ordinance amendments, which are the main items the Planning Department is focused on at this time. As discussed at the last Planning Commission meeting, a Professional Services/Engineering Project Review Committee (Committee) meeting was held on February 11, 2014, to discuss consultants' qualifications for the Comprehensive Plan update. The Committee unanimously recommended to City Council that Kendig Keast Collaborative be selected to complete the project. A contract must be approved by City Council to move forward. This is a budgeted project. Staff has been coordinating with the consultant and expects the item to go to City Council in the April/May timeframe.

Staff continues to work on completing the "Sign" Ordinance amendments that have been prioritized by City Council. As previously discussed, on February 18, 2014, an Ordinance was presented to City Council regarding maximum freestanding sign heights and sizes for Avenues H and I and State Highway 36. The Ordinance was tabled by City Council and will be reviewed at a future meeting.

# **ITEM 8**

**Announcements.**

# **ITEM 9**

**Adjournment.**