

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, June 18, 2014
TIME: 4:00 p.m.
PLACE: Rosenberg City Hall
City Hall Council Chamber
2110 4th Street
Rosenberg, Texas 77471
PURPOSE: Rosenberg Planning Commission Meeting

Call to order: Council Chamber

AGENDA

1. Consideration of and action on minutes of the Regular Planning Commission Meeting of May 21, 2014. (LeLaurin)
2. Hold public hearing on a Preliminary Plat of Bayou Crossing Section Three, a subdivision of 8.670 acres of land located in the James Lowery 1/3 League, A-275, City of Rosenberg, Fort Bend County, Texas, also being a partial replat of Reserve "A-2", Block 1, Bayou Crossing Section Two Partial Replat No. One, recorded at Plat No. 20130258, F.B.C.P.R., and a partial replat of Lots 3 & 4, J.M. Donley Subdivision recorded at Vol. 1, Pg, 20, F.B.C.P.R. (Tanner)
3. Consideration of and action on a Preliminary Plat of Bayou Crossing Section Three, a subdivision of 8.670 acres of land located in the James Lowery 1/3 League, A-275, City of Rosenberg, Fort Bend County, Texas, also being a partial replat of Reserve "A-2", Block 1, Bayou Crossing Section Two Partial Replat No. One, recorded at Plat No. 20130258, F.B.C.P.R., and a partial replat of Lots 3 & 4, J.M. Donley Subdivision recorded at Vol. 1, Pg, 20, F.B.C.P.R. (Tanner)
4. Consideration of and action on a Preliminary Plat of Bonbrook Plantation North Section Thirteen, a subdivision of 19.476 acres of land situated in the Wiley Martin League, Abstract 56, Fort Bend County, Texas; 88 lots, 3 reserves (1.031 acres), 3 blocks. (Tanner)
5. Consideration of and action on a Preliminary Plat of Summer Lakes Section Seven, being a subdivision of 23.94 acres out of the W.M. Lusk Survey, A-276, in the City of Rosenberg, in Fort Bend County, Texas (Fort Bend County Municipal Utility District No. 144); 53 lots, 5 blocks, 10 reserves (7.4627 acres). (Tanner)
6. Consideration of and action on a Preliminary Plat of Summer Lakes Section Eight, being a subdivision of 8.5738 acres out of the W.M. Lusk Survey, A-276 and the Jane Long League, A-55, in the City of Rosenberg, in Fort Bend County, Texas (Fort Bend County Municipal Utility District No. 144); 36 lots, 2 blocks, 1 reserve (0.5214 acre). (Tanner)
7. Consideration of and action on a Preliminary Plat of Summer Park Section Two, being a subdivision of 16.479 acres out of the Robert E. Handy Survey, A-187, in the City of Rosenberg, Fort Bend County, Texas (Fort Bend County Municipal Utility District No. 144); 64 lots, 3 blocks, 3 reserves (0.6726 acre). (Tanner)
8. Consideration of and action on proposed amendments to the Parking Lot Standards and Specifications regarding parking of vehicles in residential front yards and outside display of merchandise. (Tanner)
9. Consideration of and action on the Staff Report of Current Activities and Requests for Future Agenda Items. (Tanner)
10. Announcements.
11. Adjournment.

The Planning Commission reserves the right to adjourn into Executive Session at any time during the course of this meeting to discuss any of the matters listed above, as authorized by Texas Government Code, Section 551.071 (Consultation with Attorney).

[EXECUTION PAGE TO FOLLOW]

DATED AND POSTED this the 17th day of June 2014, at 9:05 A. m. by
Linda Cernosek



Linda Cernosek
Attest:
Linda Cernosek, TRMC, City Secretary

Robert Gracia
Approved for Posting:
Robert Gracia, City Manager

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

ITEM 1

Minutes:

- 1. Regular Planning Commission Meeting Minutes for May 21, 2014.**

PLANNING COMMISSION MEETING MINUTES

DRAFT

On this the 21st day of May 2014, the Planning Commission of the City of Rosenberg, Fort Bend County, Texas, met in a regular meeting at the Rosenberg City Hall Council Chamber, 2110 4th Street, Rosenberg, Texas 77471.

COMMISSIONERS PRESENT

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

STAFF PRESENT

Cynthia McConathy	Councilor, At Large Position Two
Robert Gracia	City Manager
John Maresh	Assistant City Manager of Public Services
Joyce Vasut	Executive Director of Administrative Services
Travis Tanner	Executive Director of Community Services
Charles Kalkomey	City Engineer
Lora Lenzsch	City Attorney
Renée LeLaurin	Secretary II

OTHERS PRESENT

Tony Topping	Texas Masonry Council
Carol Redd	Edminster, Hinshaw, Russ & Associates

CALL TO ORDER

Chairperson Pavlovsky called the meeting to order at 4:01 p.m.

AGENDA

1. CONSIDERATION OF AND ACTION ON MINUTES OF THE REGULAR COMMISSION MEETING OF APRIL 23, 2014.

Key Discussion:

- Commissioner Poldrack stated that on page 8, near the bottom bullet where he was speaking about his confidence in TxDOT, he would like to add that the restriping of SH36 South and US 59 was "idiotic". He requests that his comment be added to the April 23rd minutes.
- Commissioner Parsons stated that he said the striping was to identify the three distinct lanes - one going left, one going straight or left, and one going right or straight, and requested those comments be added to the April 23rd minutes as well.

Action Taken: Commissioner Casias moved, seconded by Commissioner Parsons, to approve the minutes of the April 23, 2014 Planning Commission meeting with the additional comments from Commissioners Parsons and Poldrack. The motion carried unanimously.

2. CONSIDERATION OF AND ACTION ON A PRELIMINARY PLAT OF SUMMER LAKES SECTION SIX, BEING A SUBDIVISION OF 17.14 ACRES OUT OF THE JOSEPH KUYKENDAHL SURVEY, A-49 AND THE WILEY MARTIN SURVEY, A-56, IN THE CITY OF ROSENBERG, IN FORT BEND COUNTY, TEXAS (FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 144); 80 LOTS, 6 BLOCKS, 3 RESERVES.

Executive Summary: Summer Lakes Section Six Preliminary Plat contains 17.14 acres and 80 single-family

residential lots. It is located within the City Limits and in Fort Bend County MUD No. 144. Specifically, the proposed Plat is located off of Round Lake Drive in the northeast part of Summer Lakes. It consists of the following lot sizes:

- 52, or 65 percent, 50-foot lots
- 28, or 35 percent, 60-foot or greater lots

The above lot sizes are in accordance with the MUD No. 144 Planned Unit Development (PUD) Agreement (see attached Exhibit B, Land Use & Parcel Plan). The Land Use & Parcel Plan simply identifies single-family residential as the proposed use for the areas of the Plat. The Agreement calls for the lots to be a minimum of fifty (50) feet in width and 6,000 square feet. The average lot size is over 8,000 square feet and no lots are less than fifty (50) feet in width or 6,000 square feet.

The proposed Preliminary Plat is in conformance with the MUD No. 144 Planned Unit Development (PUD) Agreement. There being no further issues, staff recommends approval of the Preliminary Plat of Summer Lakes Section Six.

Key Discussion:

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

Action Taken: Commissioner Parsons moved, seconded by Commissioner Casias, to approve the Preliminary Plat of Summer Lakes Section Six, being a subdivision of 17.14 acres out of the Joseph Kuykendahl Survey, A-49 and the Wiley Martin Survey, A-56, in the City of Rosenberg, in Fort Bend County, Texas (Fort Bend County Municipal Utility District No. 144); 80 lots, 6 blocks, 3 reserves. The motion carried unanimously.

3. CONSIDERATION OF AND ACTION ON A RECOMMENDATION REGARDING THE PROPOSED FY2015 CAPITAL IMPROVEMENTS PROGRAM (CIP).

Executive Summary: Per the City Charter, Article VIII, Section 8.03 (d), the Planning Commission is required to submit annually, not less than ninety (90) days prior to the beginning of the budget year, a list of recommendations for capital improvements. Assistant City Manager of Public Services John Maresh will review staff recommendations for the proposed FY2015 Capital Improvement Program (CIP) and he, along with Joyce Vasut, Executive Director of Administrative Services, will be available to answer questions from the Commission. Detailed information on the proposed CIP is attached for reference.

Key Discussion:

- Mr. Maresh presented the item and stated that what was provided in the packet was the information that staff had previously reviewed in meetings with each of the Commissioners a few weeks ago which we discussed in detail.
- Commissioner Poldrack inquired if Project No. 7, road extension and drainage to serve FM 2218 for Rosenberg Business Park, would be completed before or after development begins.
- Mr. Maresh replied that he does not have the details for that project but the utilities, road, and drainage is under design and there are plans to move forward with construction at this time.
- Mr. Tanner replied that will need to be completed before construction begins there as it will provide all necessary infrastructure for that subdivision. In order for them to plat any reserves in the subdivision, they will need to have access to the street and utilities.
- Chairperson Pavlovsky inquired on Project No. 12 for traffic signals near Kroger and the US 59 frontage. When TxDOT widens US 59, what effect will that have on that intersection?
- Mr. Maresh replied that with the addition of the frontage roads, it will improve the traffic. But until it is actually constructed, we do not know what the final traffic patterns will look like. With the continued growth that is going to occur between now and the time they finish that construction. It should be an improvement. A signal may still be warranted at that intersection.

Action Taken: Commissioner Parsons moved, seconded by James Urbish, to recommend approval of the proposed FY2015 Capital Improvement Plan to City Council.

Additional Discussion:

- Commissioner Parsons stated that there is a huge amount of money being dedicated to roads and thoroughfares and he thinks that this has been in the making for a considerable amount of

time. As we grow, it is just the beginning of the expenditure of money for roads and thoroughfares in the greater City of Rosenberg.

Action Taken: Upon voting, the motion carried unanimously.

4. REVIEW AND DISCUSS OUTSIDE DISPLAY OF MERCHANDISE IN COMMERCIAL PARKING LOTS, AND TAKE ACTION AS NECESSARY TO DIRECT STAFF.

Executive Summary: On April 22, 2014, City Council discussed possible restrictions on the outside display of merchandise. Staff believes this issue could potentially be addressed in the "Parking" Ordinance and therefore should come before the Planning Commission.

To address this issue, Councilors requested that staff look at ordinances such as that of the City of Sugar Land, which is attached for reference. Sugar Land's Zoning Ordinance pertaining to their General Business (B-2) district provides for the following:

- Merchandise cannot be located on public property, in a required yard/setback, or in a required parking space.
- It cannot be displayed outside for more than 30 consecutive days or a total of 90 days in one (1) calendar year.
- It must be owned by the owner or lessee of the property.
- It cannot occupy an area greater than 10% of the area of the building or tenant space (the 10% restriction does not apply to landscaping materials in a fenced area).

It is important to keep in mind that certain items (e.g., landscaping materials, vehicles) should be exempted from this type of requirement. If not, it is anticipated that a similar ordinance would affect many existing businesses. The attached potential ordinance amendments exempt certain items. In order to avoid unintended consequences, other possible exemptions could be discussed by the Planning Commission.

If the Planning Commission believes this is a priority, the ordinance amendments prepared by staff could be recommended to City Council for future adoption following a thorough review. Input from the Planning Commission is requested for this Agenda item.

Key Discussion:

- Mr. Tanner presented the item and reviewed the executive summary. We are seeking a recommendation to take to Council. Are there any modifications on the setbacks or percentage of building area or any other exemptions that may be needed?
- Chairperson Pavlovsky replied on the 10% rule, the Lamar Plaza shopping center, 4310 Avenue H, periodically they will set up a tent for a flower shop or other use.
- Mr. Tanner replied that something like that would likely fit into this ordinance. Staff was directed to look at the City of Sugar Land's zoning on this type of issue and they typically allow that sort of thing.
- Chairperson Pavlovsky inquired about the golf cart dealer on SH36. Golf carts would be considered a vehicle.
- Mr. Tanner replied that vehicles such as golf carts, tractors, etc. may need an exception. Staff can investigate that further.
- Commissioner Parsons stated he was going to state the same. If cars are allowed, all motorized vehicles should be allowed. The other question is if it will be retrofitted to them? Will they still be able to put their golf carts out there?
- Mr. Tanner replied that if we do an exception for motorized vehicles, golf carts would be included.
- Commissioner Urbish stated that on a personal note, he sells creosote poles at his business and would not be able to move them inside. He is not actively selling them but storing them on the property. He is sure that there are other businesses that have outdoor storage, such as AT&T.
- Councilor McConathy replied that this was not their intent to restrict outdoor storage. Yours is a part of your business. We are focused on items for sale.
- Commissioner Urbish replied that his poles would meet the 10% requirement as well as the setback requirement where they are now. He can see what Council is trying to do.
- Chairperson Pavlovsky inquired if Council was looking at more flea market type establishments.
- Councilor McConathy replied yes.

- Commissioner Poldrack inquired if we can restrict the number of days they are allowed to have outdoor displays for sale?
- Mr. Tanner replied that he does not think that will work since the business Council has in mind only has their items out there on a temporary basis. But even if it is temporary, there are those that do not like the visual effect.
- Commissioner Poldrack inquired if we can restrict them to two or three displays per year.
- Mr. Tanner replied that we could. That is what Sugar Land does.
- Commissioner Poldrack replied that would be a tool to stop this action. Would garage sales fall under this?
- Commissioner Urbish replied that garage sales are already limited to three times per year but that does not stop them from doing it more often.
- Commissioner Poldrack inquired why Code Enforcement has not put a stop to that.
- Commissioner Urbish replied that it is on the weekend.
- Commissioner Poldrack replied that there should be a swing shift so Code Enforcement will be present on the weekends. It seems to him that we have some tools to work with but they stay in the tool box.
- Commissioner Parsons replied that it is an enforcement and penalty issue. As we have said, if speed limits are not enforced, people will speed. This is the same case.
- Mr. Tanner stated that one challenge we have is that we only have two Code Enforcement officers that deal with the whole City and while what we are discussing is an issue, they deal with more fundamental health and safety issues. It could be that if they can catch these issues in the field proactively they will but in many cases it is on a complaint basis.
- Chairperson Pavlovsky stated that the tire stores that have tires outside 24/7 could be a tremendous health issue when we get some rain.
- Mr. Tanner replied that he brings up tire shops because those are the types of businesses that may be affected by these regulations.
- Commissioner Parsons stated that in regards to Code Enforcement, if folks will report issues, Code can go and check on it but complaints do not get people to mow their lawn.
- Commissioner Casias inquired if staff is asking for tweaks to this recommendation and then you will return with a draft ordinance, correct? She agrees this is something that needs to be looked at.
- Mr. Tanner replied yes.
- Chairperson Pavlovsky stated, in regards to tire shops, he does not have a recommendation on handling them but he does not think it is the safest thing to have all those tires outside so far as health is concerned. There must be a demand for these tires because these places are still in business. They pay taxes and all but how to we address it?
- Commissioner Poldrack stated that he agrees with Chairperson Pavlovsky but the aesthetics of the City need to change.
- Commissioner Parsons replied that if one drives up SH 36, what we need is another convenience store or gas station that will close, yet we are building them.
- Commissioner Poldrack inquired if outdoor displays of tires are necessary to effectively sell tires.
- Commissioner Urbish replied that many of them have tire storage out back but they remove them fairly often these days. They are not saving them. If you wish to advertise, put one tire in front of your shop with a sign or something.
- Commissioner Poldrack stated that the tire shop next to Walgreens has a huge inventory of used tires but you hardly see them on the outside.
- Mr. Tanner replied that one thought would be to put them behind a building or a fence if they are going to be outside.

Action Taken: Commissioner Casias moved, seconded by Commissioner Urbish, to direct staff to return with a full ordinance and more information to the next regular meeting.

5. REVIEW AND DISCUSS THE PARKING OF VEHICLES ON UNIMPROVED SURFACES IN RESIDENTIAL FRONT YARDS, AND TAKE ACTION AS NECESSARY TO DIRECT STAFF.

Executive Summary: On April 22, 2014, City Council discussed possible regulations prohibiting long-term parking in residential yards. After some discussion, the consensus of City Council was to present the item to the Planning Commission for your review and recommendation.

Attached are staff recommendations for an ordinance amendment if Commissioners concur and believe this item is a priority. The amendment would require parking of vehicles to be on a paved surface, except in instances where an unimproved or gravel surface was in existence prior to the effective date of the ordinance. We believe that an exception is necessary for existing lots with unimproved drives due to the large number in existence in the City.

Staff believes this item should be reviewed carefully and welcomes recommendations from the Planning Commission to avoid potential issues with enforcement. It is believed that the attached ordinance would affect a number of properties within the City Limits even if parking on existing, unimproved drives is permitted.

Key Discussion:

- Mr. Tanner presented the item and reviewed the executive summary.
- Commissioner Parsons inquired what is meant by "long term parking". Did we not have an ordinance pertaining to used car lots?
- Mr. Tanner replied that this is not for car lots, it is for residential.
- Commissioner Parsons inquired what is meant by prohibiting long term parking in residential areas.
- Mr. Tanner replied that was the language on the Agenda item requested by Council. He thinks that this would apply if we want to do an ordinance for anything parked on the grass in a residential area being a violation.
- Chairperson Pavlovsky inquired if anything in these regulations would force people not to park on their property but to park on the side of the street.
- Mr. Tanner replied that it could. In some of the subdivisions, there are driveways with multiple vehicles and that could generate more on-street parking. For residences with unimproved driveways, this would not affect them as we cannot insist they pave. An increase in on-street parking could be an unintended consequence and Council did discuss that aspect as well.
- Commissioner Parsons stated that there are some residential areas that already have full driveways and cars parked on both sides of the street. They have to put them someplace. We do need to do something about our parking. One would be to come to an agreement on an ordinance that will increase the width of our streets to allow people to park on both sides of the street and still have room for emergency access. That is not going to stop it if there are ten adults living in a house and they each have a car.
- Commissioner Urbish stated that on Lawrence Street, it is 39 feet from curb to curb and you can go there right now and see people with two tires up in the grass.
- Commissioner Parsons replied that those people should be ticketed. If they are ticketed and made to pay, they will not do it again.
- Commissioner Urbish replied that the street is very wide and there is no reason for parking in the grass.
- Commissioner Parsons stated that he likes that this is being discussed because it is a degradation to the City to see all the cars parked in yards.
- Commissioner Poldrack stated that the City allows drive over curbs. Does that not encourage people to drive their yards?
- Mr. Tanner replied that he does not believe it encourages people. One could drive onto the grass from the driveway, too.
- Chairperson Pavlovsky agreed that he believes some regulation is needed however it should not encourage parking on the streets. There is too much of that already. Unless we can find the right language to prevent that, he thinks it will be detrimental to what we are trying to accomplish. Trailer parks require two spaces per trailer in off-street parking. When some of these parks were still coming in, there was language built in to prevent on-street parking.
- Mr. Tanner replied that the biggest challenge for this is the existing unimproved drives.
- Commissioner Poldrack inquired if the front setback is adequate to fit two cars into.
- Mr. Tanner replied that it depends on the width of the driveway and the length of the cars but he does not believe so. It takes about 18-20 feet per vehicle but they also have their garage to park in.
- Commissioner Poldrack replied that it would not be unreasonable to have two parking spaces in front of your garage, for single or double lane driveways.
- Commissioner Parsons stated that he could fit two Tahoes from his garage door to the curb.
- Councilor McConathy replied that some have an issue with blocking the sidewalks in that space.
- Commissioner Parsons replied that this goes back to enforcement. When one buys a house, it is

bought as is and if the family has four kids, some day that will be six cars. There is a problem in the old neighborhoods and maybe there is something we can do there.

- Mr. Tanner stated that this grandfathering runs with the land and if there is an unimproved driveway in place, they may continue to park on it. We cannot require someone to pave their driveway.

Action Taken: Commissioner Parsons moved, seconded by Vice Chairperson Phipps, that staff continues to investigate and bring back an Ordinance for review by the Planning Commission. The motion carried unanimously.

6. 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 May 6th City Council meeting, City Council adopted the "Sign" Ordinance revisions applicable to State Highway 36 and Avenues H and I that have been in progress for several months. The approved Ordinance is attached for Commissioners' reference. The Professional Services Agreement for the Comprehensive Plan update was also presented to City Council. It was tabled for further/future discussion at a Workshop.

Key Discussion:

- Mr. Tanner stated that the Sign Ordinance amendments that we have been working on for years were finally approved at the May 6th City Council Meeting and we are coordinating with the WFBMD for those regulations to take effect. The professional services agreement for the Comprehensive Plan was brought to Council and it was tabled for further discussion at a Workshop.
- Commissioner Parsons inquired if this is for the update of the 1995 plan and when did this project start?
- Mr. Tanner replied that it is for the same update and this project started about a year ago as far as scoping and the selection process.
- Commissioner Parsons stated that he honestly believes that we need a comprehensive plan and we need to figure it out soon.

No action taken.

7. ANNOUNCEMENTS.

Commissioner Urbish stated that the Business Assistance Grant Program Review Committee has met three times and they have awarded three grants. There is another one that will have some questions but if anyone knows of any businesses on Avenue H that need improvement, please refer them to this program.

8. ADJOURNMENT.

There being no further business, Chairperson Pavlovsky adjourned the Rosenberg Planning Commission meeting at 4:41 p.m.

Renée LeLaurin
Secretary II



PLANNING COMMISSION COMMUNICATION

June 18, 2014

ITEM #	ITEM TITLE
2	Public Hearing on Preliminary Plat of Bayou Crossing Section Three

MOTION

Hold public hearing on a Preliminary Plat of Bayou Crossing Section Three, a subdivision of 8.670 acres of land located in the James Lowery 1/3 League, A-275, City of Rosenberg, Fort Bend County, Texas, also being a partial replat of Reserve "A-2", Block 1, Bayou Crossing Section Two Partial Replat No. One, recorded at Plat No. 20130258, F.B.C.P.R., and a partial replat of Lots 3 & 4, J.M. Donley Subdivision recorded at Vol. 1, Pg, 20, F.B.C.P.R.

RECOMMENDATION

Staff has no recommendation for this item.

MUD #	City/ETJ	ELECTION DISTRICT
N/A	City	3

SUPPORTING DOCUMENTS:

1. Preliminary Plat of Bayou Crossing Section Three – Please refer to next Agenda item

APPROVAL

Submitted by:

Travis Tanner

Travis Tanner, AICP
Executive Director of Community
Development

Reviewed by:

___ Executive Director of Community Development

X City Engineer *OK*

EXECUTIVE SUMMARY

The Preliminary Plat of Bayou Crossing Section Three is located off of Grand Cane Lane in the northeast part of Bayou Crossing, located in the northeast corner of Louise Street and Airport Avenue. The Plat consists of 8.67 acres and thirty-seven (37) residential lots. The proposed Plat is in not in conflict with the approved Land Plan dated September 2004.

The Plat also constitutes a partial replat of Reserve "A-2" of Block 1 of Bayou Crossing Section Two Partial Replat No. One. 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.



PLANNING COMMISSION COMMUNICATION

June 18, 2014

ITEM #	ITEM TITLE
3	Preliminary Plat of Bayou Crossing Section Three

MOTION

Consideration of and action on a Preliminary Plat of Bayou Crossing Section Three, a subdivision of 8.670 acres of land located in the James Lowery 1/3 League, A-275, City of Rosenberg, Fort Bend County, Texas, also being a partial replat of Reserve "A-2", Block 1, Bayou Crossing Section Two Partial Replat No. One, recorded at Plat No. 20130258, F.B.C.P.R., and a partial replat of Lots 3 & 4, J.M. Donley Subdivision recorded at Vol. 1, Pg, 20, F.B.C.P.R.

RECOMMENDATION

Staff recommends approval of the Preliminary Plat of Bayou Crossing Section Three.

MUD #	City/ETJ	ELECTION DISTRICT
N/A	City	3

SUPPORTING DOCUMENTS:

1. Preliminary Plat of Bayou Crossing Section Three
2. Land Plan for Bayou Crossing

APPROVAL

Submitted by:

Travis Tanner

Travis Tanner, AICP
Executive Director of Community
Development

Reviewed by:

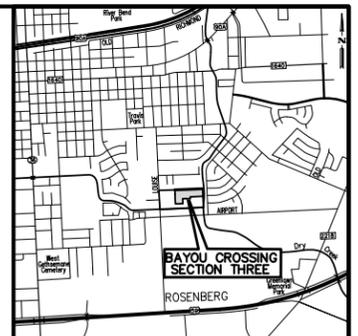
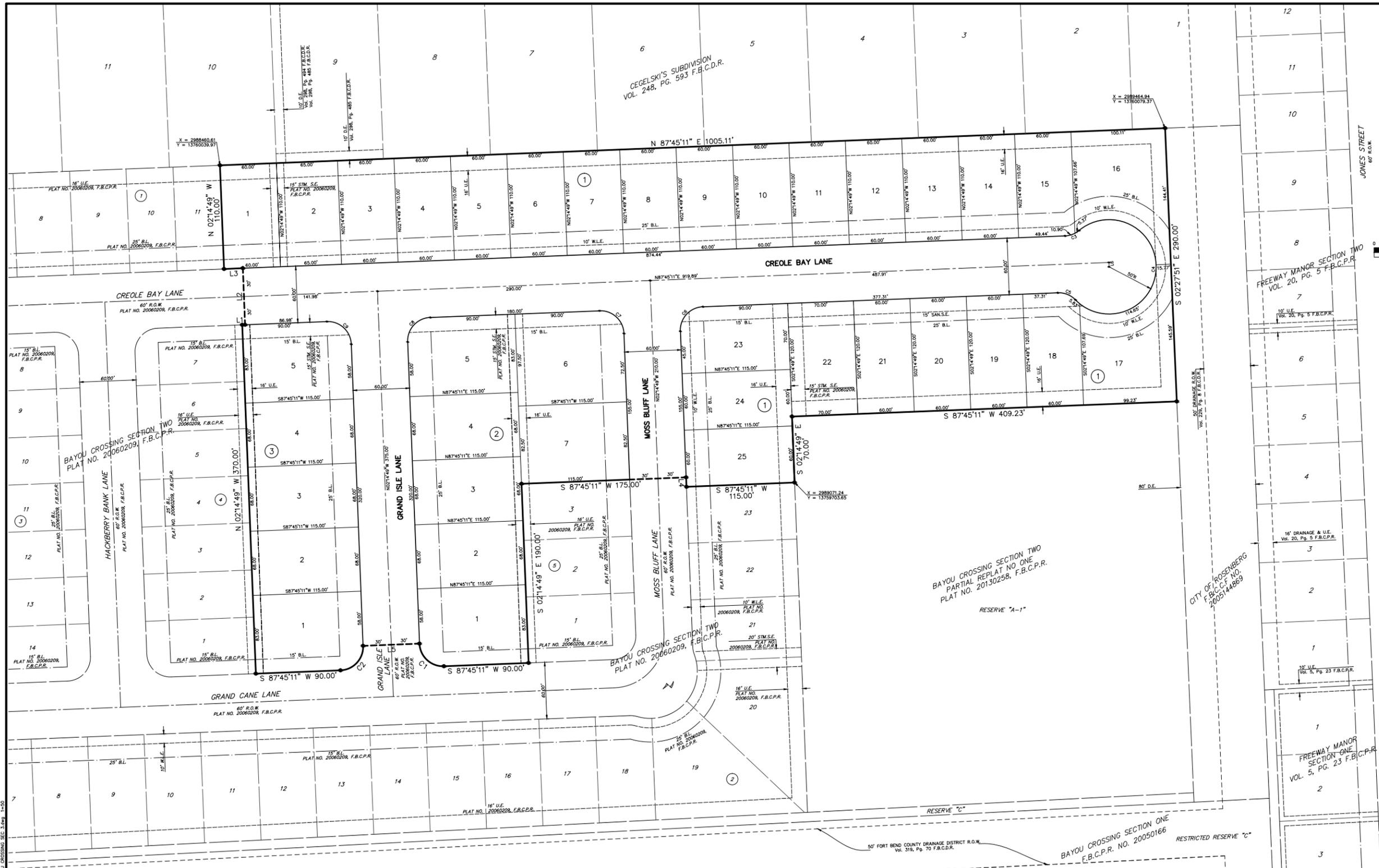
Executive Director of Community Development

City Engineer *OK*

EXECUTIVE SUMMARY

As discussed in the previous Agenda item, the Preliminary Plat of Bayou Crossing Section Three is located off of Grand Cane Lane in the northeast part of Bayou Crossing, located in the northeast corner of Louise Street and Airport Avenue. The Plat consists of 8.67 acres and thirty-seven (37) residential lots. The proposed Plat is in not in conflict with the approved Land Plan dated September 2004. In fact, the Land Plan, which is attached for reference, provides for fifty- and sixty-foot lots in this location. However, the proposed Plat provides for all sixty-foot lots in accordance with current regulations.

Because the Plat constitutes a partial replat of Reserve "A-2" of Block 1 of Bayou Crossing Section Two Partial Replat No. One, a public hearing was held per State law and the "Subdivision" Ordinance. There being no issues, staff recommends approval of the Preliminary Plat of Bayou Crossing Section Three.



VICINITY MAP
N.T.S.



LOT DATA		
BLOCK	LOT	SQUARE FEET
1	Lot 1	6600
	Lot 2	7150
	Lot 3	6600
	Lot 4	6600
	Lot 5	6600
	Lot 6	6600
	Lot 7	6600
	Lot 8	6600
	Lot 9	6600
	Lot 10	6600
	Lot 11	6600
	Lot 12	6600
	Lot 13	6600
	Lot 14	6600
	Lot 15	6592
2	Lot 16	10962
	Lot 17	7110
	Lot 18	7110
	Lot 19	7200
	Lot 20	7200
	Lot 21	7200
	Lot 22	8400
	Lot 23	7916
	Lot 24	6900
	Lot 25	6900
3	Lot 1	9411
	Lot 2	7820
	Lot 3	7820
	Lot 4	7820
	Lot 5	9411

PRELIMINARY PLAT
BAYOU CROSSING SECTION THREE

A SUBDIVISION OF 8.670 ACRES OF LAND LOCATED IN THE JAMES LOWERY 1/3 LEAGUE, A-275 CITY OF ROSENBERG FORT BEND COUNTY, TEXAS ALSO BEING A PARTIAL REPLAT OF RESERVE "A-2", BLOCK 1, BAYOU CROSSING SECTION TWO PARTIAL REPLAT NO ONE AND A PARTIAL REPLAT OF LOTS 3 & 4, J.M. DONLEY SUBDIVISION RECORDED AT VOL. 1, PG. 20, F.B.C.P.R.

REASON FOR REPLAT:
TO CREATE 37 SINGLE-FAMILY RESIDENTIAL LOTS
LOTS: 37 RESERVES: 0 BLOCKS: 3
SCALE: 1" = 50' DATE: MAY 30, 2014

OWNER:
STEPHENS/TINGLEY, L.P.
3331 CARYWAY ROAD, SUITE 100
MISSOURI CITY, TX 77459
(281) 281-1080

BROWN & GAY ENGINEERS, INC.
Brown & Gay Engineers, Inc.
10777 Westheimer, Suite 400, Houston, TX 77042
Tel: 281-558-8700 Fax: 281-558-9701
— Civil engineers and surveyors —
— TBPB Registration No. F-1046
— TPLS Licensed Surveying Firm No. 101065-00

CURVE DATA					
NUMBER	RADIUS (FT.)	DELTA ANGLE	ARC DISTANCE (FT.)	CHORD BEARING	CHORD DISTANCE (FT.)
C1	25.00	90°00'00"	39.27	N 47°14'49" W	35.36
C2	25.00	90°00'00"	39.27	S 42°45'11" W	35.36
C3	25.00	37°17'55"	16.27	N 69°06'14" E	15.99
C4	50.00	265°08'26"	231.38	S 03°01'29" W	73.64
C5	25.00	47°50'31"	20.88	N 68°19'33" W	20.27
C6	25.00	90°00'00"	39.27	S 42°45'11" W	35.36
C7	25.00	90°00'00"	39.27	N 47°14'49" W	35.36
C8	25.00	90°00'00"	39.27	S 42°45'11" W	35.36
C9	25.00	90°00'00"	39.27	N 47°14'49" W	35.36

LINE DATA		
NUMBER	BEARING	DISTANCE
L1	N 87°45'11" E	3.02
L2	N 02°14'49" W	60.00
L3	S 87°45'11" W	20.00
L4	N 02°14'49" W	10.00
L5	S 87°45'11" W	60.00
L6	S 02°14'49" E	4.66

Benchmark:
NGS Monument L-1219: Benchmark is brass disk set vertically in the north brick wall of the First Baptist Church building located on 1st Street (S.H. 36) midway between Avenues "I" and "J" in Rosenberg, TX. Benchmark is 0.70 feet east of the northwest corner of the church building, 36.7 feet east of the east curb line of 1st Street, about 4-feet higher than the street and 3.5-feet above natural ground.
Elevation: 106.13 Feet NGVD-29, 1987 Adjustment
(Elevation: 106.39 Feet NGVD-29, 1973 Adjustment)

Notes:
1. NOTE: TO CONVERT ELEVATIONS SHOWN ON THIS TOPO TO THE 1973 ADJUSTMENT ADD 0.26 FEET.
2. ALL ELEVATIONS SHOWN ON THIS PRELIMINARY TOPO ARE NGVD-29, 1987 ADJUSTMENT.
3. FIRM MAP REFERENCE: 48157C0220 J, MAP REVISED JANUARY 3, 1997.

TBM 172-28-1: Box cut on first "C" inlet north of Airport. on east side of Louise St. Elevation: 96.88 feet. 1987 Adjustment

TBM 172-27-1: Box cut on first "C" inlet north of Airport Ave. on side of Louise St. Elevation: 96.80 feet. 1987 Adjustment

- GENERAL NOTES
- "U.E." indicates "Utility Easement".
 - "B.L." indicates "Building Line".
 - "W.L.E." indicates "Water Line Easement".
 - "M.W.E." indicates "Water Meter Easement".
 - "F.H.E." indicates "Fire Hydrant Easement".
 - "SAN. S.E." indicates "Sanitary Sewer Easement".
 - "STM. S.E." indicates "Storm Sewer Easement".
 - "D.E." indicates "Drainage Easement".
 - "A.E." indicates "Aerial Easement".
 - "F.B.C.C.F. No." indicates Fort Bend County Clerk's File Number.
 - "F.B.C.P.R." indicates Plat Records of Fort Bend County.
 - "F.B.C.D.R." indicates Deed Records of Fort Bend County.
 - "O.P.R.O.R.P." indicates Official Public Records of Real Property.
 - The square footage value shown hereon is a mathematic value based upon the boundary data shown hereon. This value has no relation to the precision of closure of this survey or the position of corner monuments recovered or placed.

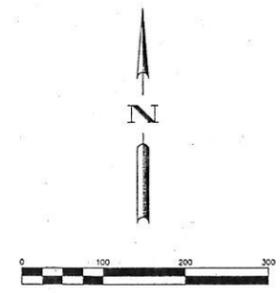
- The property lies in unshaded Zone "X" (areas determined to be outside the 500-year flood plain), shaded Zone "X" (areas of 500-year flood; areas of 100-year flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 100-year flood) and in Zone "AE" with base flood elevation ranges from 96 to 97 feet as delineated on the Flood Insurance Rate Map For Fort Bend County, Texas and Incorporated Areas, Map Number 48157C0220 J, revised January 3, 1997.
- The drainage system for the subdivision is designed in accordance with the Fort Bend County Drainage Criteria Manual, which allows street ponding with intense rainfall events.
- The top of all floor slabs shall be a minimum of 97.50 feet above mean sea level. The top of slab elevation at any point on the perimeter of the slab shall not be less than eighteen (18) inches above "natural ground," or twelve (12) inches above top of curb, whichever is higher.
- Sidewalks shall be built or caused to be built through restrictive covenants within all road rights-of-way dedicated to the public.
- The coordinates shown hereon are Texas South Central Zone No. 4204 State Plane Grid Coordinates (NAD83) and may be brought to surface by applying the following combined scale 1.00013017694.
- No building or other permit, except permits for construction of public improvements, will be issued by the City of Rosenberg, Texas, for construction within the subdivision until such time as the payment of money in lieu of park land required under the provisions of paragraph C of Ordinance No. 2003-52, passed and approved the 2nd day of September, 2003, has been submitted to and accepted by the city.

- To avoid disturbance and/or possible destruction to the project benchmark the project benchmark will be set upon completion of street construction and lot grading and prior to the final inspection and acceptance of the public improvements within the subdivision as per 2.10 of the City of Rosenberg Design Standards. U.S.C. & Datum, NVD-88 (1991 ADJ.).
- Elevations used for delineating contour lines are based upon U.S.C. & Datum, NVD-88 (1991 ADJ.).
- This plat was prepared to meet city of Rosenberg and Fort Bend County requirements.
- This plat was prepared from information furnished by _____ The surveyor has not abstracted the above property.
- This plat lies wholly within 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.
- The pipeline easements within the limits of the subdivision are as shown.
- All lots shall have a minimum of five (5) foot side building line.
- All easements are centered on lot lines unless otherwise indicated.

A. Statement of Surveyor: I, _____, a duly Licensed Professional Surveyor in the State of Texas, certify that I am the author of this plat and that the same is a true and correct representation of the field work done by me or under my direct supervision and that I am a duly Licensed Professional Surveyor in the State of Texas.

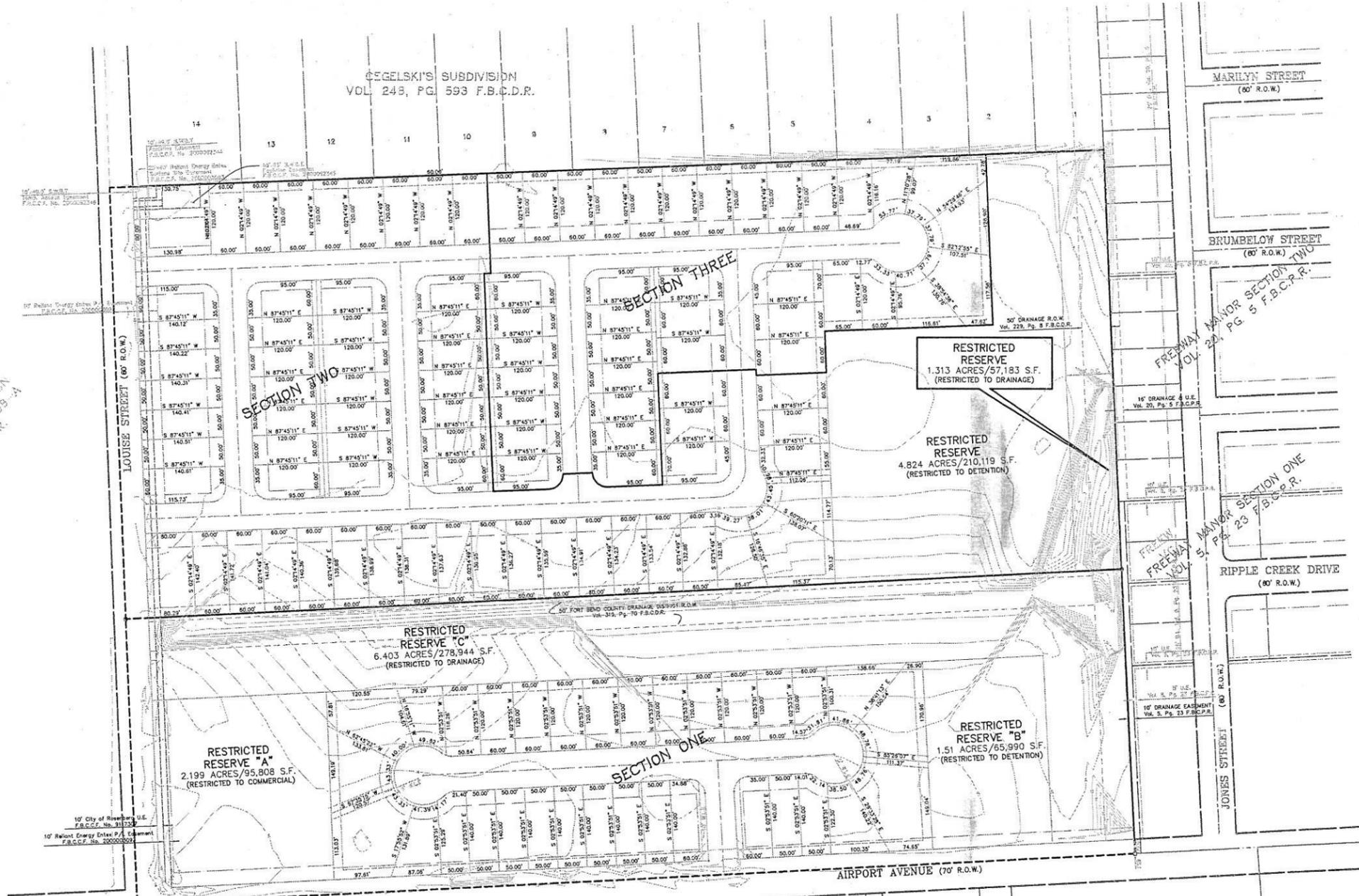


VICINITY MAP
N.T.S.



CEGELSKI'S SUBDIVISION
VOL. 243, PG. 593 F.B.C.D.R.

JIRICK SUBDIVISION
VOL. 177, PG. 199-A
F.B.C.D.R.



- GENERAL NOTES
- "U.E." Indicates "Utility Easement".
 - "B.L." Indicates "Building Line".
 - "W.L.E." Indicates "Water Line Easement".
 - "W.M.E." Indicates "Water Meter Easement".
 - "F.H.E." Indicates "Fire Hydrant Easement".
 - "SAN. S.E." Indicates "Sanitary Sewer Easement".
 - "STM. S.E." Indicates "Storm Sewer Easement".
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 - "F.B.C.D.R." Indicates Deed Records of Fort Bend County.
 - "O.P.R.O.R.P." Indicates Official Public Records of Real Property.

SECTION ONE	
TOTAL LOTS	32
50' LOTS	14
60' LOTS	18
% OF 50' LOTS	44
% OF 60' LOTS	56
SECTION TWO	
TOTAL LOTS	62
50' LOTS	31
60' LOTS	31
% OF 50' LOTS	50
% OF 60' LOTS	50
SECTION THREE	
TOTAL LOTS	38
50' LOTS	19
60' LOTS	19
% OF 50' LOTS	50
% OF 60' LOTS	50
OVERALL	
TOTAL LOTS	132
50' LOTS	64
60' LOTS	68
% OF 50' LOTS	48
% OF 60' LOTS	52

Called 2.0 Acres
Vol. 1917, Pg. 2102 O.R.F.B.C.

Called 81.2 Acres
Vol. 2319, Pg. 903 O.R.F.B.C.

Called 1.0 Acre
(Exh. "B")
Vol. 1267, Pg. 592
O.R.F.B.C.

Called 1.0 Acre (Exh. "A")
Vol. 1267, Pg. 592 O.R.F.B.C.

Called 1.0 Acre
F.B.C.C.F. No. 20040022787

Called 1.0 Acre
F.B.C.C.F. No. 20040022787

CITY OF ROSENBERG
CIVIC CENTER

BAYOU CROSSING GENERAL PLAN

A SUBDIVISION OF 47.50 ACRES OF LAND
BEING A PARTIAL REPLAT OF
LOTS 3 & 4, J.M. DONLEY SUBDIVISION
VOL 1, PG. 20, F.B.C.P.R.
LOCATED IN THE JAMES LOWERY 1/3 LEAGUE, A-275
CITY OF ROSENBERG
FORT BEND COUNTY, TEXAS

SCALE: 1"=100' DATE: SEPTEMBER, 2004

OWNER:
STEPHENS/TINGLEY, L.P.
3331 CARTWRIGHT ROAD, SUITE 100
MISSOURI CITY, TX 77459
281/261-1080

BROWN & GAY
CIVIL ENGINEERS & SURVEYORS
11490 WESTHEIMER, SUITE 700
HOUSTON, TEXAS 77077
(281) 558-8700



PLANNING COMMISSION COMMUNICATION

June 18, 2014

ITEM #	ITEM TITLE
4	Preliminary Plat of Bonbrook Plantation North Section Thirteen

MOTION

Consideration of and action on a Preliminary Plat of Bonbrook Plantation North Section Thirteen, a subdivision of 19.476 acres of land situated in the Wiley Martin League, Abstract 56, Fort Bend County, Texas; 88 lots, 3 reserves (1.031 acres), 3 blocks.

RECOMMENDATION

Staff recommends approval of the Preliminary Plat of Bonbrook Plantation North Section Thirteen.

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

SUPPORTING DOCUMENTS:

1. Preliminary Plat of Bonbrook Plantation North Section Thirteen
2. Land Plan for Bonbrook Plantation – 09-25-07

APPROVAL

Submitted by:

Travis Tanner

Travis Tanner, AICP
Executive Director of Community Services

Reviewed by:

___ Executive Director of Community Development

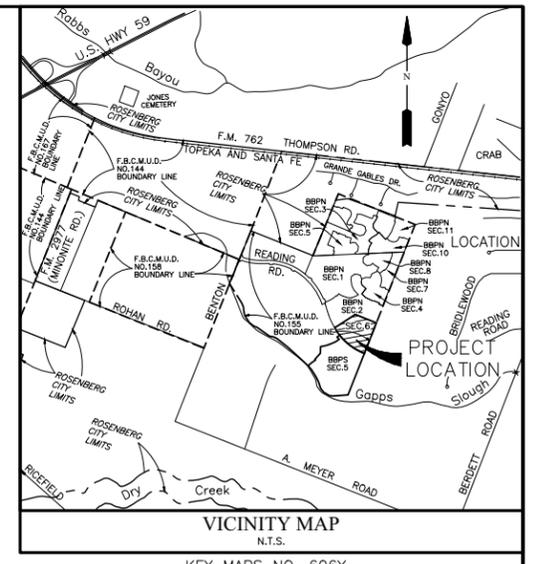
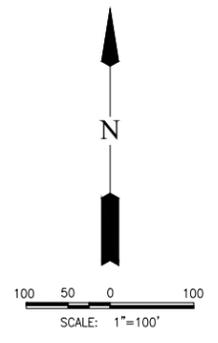
X City Engineer *OK*

EXECUTIVE SUMMARY

The Preliminary Plat of Bonbrook Plantation North Section Thirteen is located off of Reading Road, adjacent to Bridlewood Estates, in the east central part of Bonbrook Plantation. The proposed Plat contains 19.476 acres, 88 residential lots, and three (3) reserves consisting of 1.031 acres.

The proposed lots are a minimum of fifty feet (50') in width and 6,000 square feet in size. This is in accordance with the approved Land Plan for Bonbrook Plantation, which calls for fifty-foot (50') lots in this location of the development. The Land Plan is attached for reference.

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



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

RESERVE TABLE			
RESERVE	ACREAGE	SQ.FT.	TYPE
A	0.470	20,491	RESTRICTED TO LANDSCAPE/OPEN SPACE
B	0.236	10,273	RESTRICTED TO LANDSCAPE/OPEN SPACE
C	0.325	14,144	RESTRICTED TO LANDSCAPE/OPEN SPACE
TOTAL	1.031	44,908	

RESERVE	QUALIFYING ACREAGE	PERCENTAGE	ALLOCATED PRIVATE PARK ACREAGE
A	0.470	10%	0.047 AC.
B	0.236	10%	0.024 AC.
C	0.325	10%	0.033 AC.
TOTAL	1.031		0.104 AC.
MAXIMUM DEDICATED PRIVATE PARK ACREAGE		88 LOTS DIVIDED BY 160 LOTS/ACRE X 0.50 = 0.275	
REQUIRED PUBLIC PARK FEE:		88 LOTS X \$350.00/LOT X 0.50 = \$15,400	

- NOTES:
- BONBROOK PLANTATION SOUTH SECTION SIX CONTAINS A SURPLUS OF 0.927 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.

LOT AREA SUMMARY

BLOCK 1			BLOCK 2			BLOCK 3		
LOT	LOT WIDTH AT B.L.	SQ. FT.	LOT	LOT WIDTH AT B.L.	SQ. FT.	LOT	LOT WIDTH AT B.L.	SQ. FT.
1	50'	6,271	1	50'	6,252	1	58'	8,043
2	50'	6,384	2	50'	6,374	2	50'	6,000
3	50'	6,371	3	50'	6,424	3	50'	6,000
4	50'	6,390	4	53'	6,572	4	50'	6,000
5	50'	6,371	5	60'	15,823	5	50'	6,000
6	50'	6,390	6	51'	8,039	6	50'	6,000
7	50'	6,371	7	50'	6,238	7	50'	6,000
8	50'	6,390	8	50'	6,250	8	50'	6,000
9	50'	6,371	9	50'	6,250	9	50'	6,000
10	50'	6,434	10	50'	6,250	10	50'	6,000
11	52'	6,555	11	52'	6,250	11	45'	7,066
12	60'	10,244	12	60'	6,250	12	54'	6,480
13	52'	9,115	13	52'	6,250	13	51'	6,120
14	50'	6,829	14	50'	6,250	14	51'	6,198
15	50'	6,095	15	50'	6,250	15	70'	7,344
16	50'	6,091	16	50'	6,250	16	72'	7,551
17	50'	6,088	17	50'	6,250	17	72'	7,551
18	50'	6,084	18	50'	6,958	18	58'	6,594
19	50'	6,080	19	56'	11,254	19	51'	6,128
20	50'	6,205	20	56'	10,848	20	51'	6,147
21	50'	6,832	21	50'	7,122	21	51'	6,201
22	50'	7,536	22	50'	6,156	22	51'	6,255
23	50'	8,962	23	45'	6,981	23	58'	8,334
24	50'	9,252				24	45'	8,105
25	50'	7,854				25	50'	6,381
26	50'	6,892				26	50'	6,219
27	50'	6,307				27	50'	6,192
28	45'	7,005				28	45'	6,572
						29	54'	8,815
						30	53'	7,243
						31	56'	6,295
						32	60'	8,054
						33	55'	7,556
						34	49'	6,922
						35	45'	7,278
						36	57'	6,663
						37	62'	8,115

TOTAL SQUARE FOOTAGE OF LOTS CONTAINED IN THIS PLAT: 614,315 S.F./88 = 6,981 S.F. AVERAGE LOT SIZE

50' LOTS = 115

TOTAL LOTS = 115

CURVE TABLE

CURVE	RADIUS	DELTA	ARC	TANGENT	CHORD	CHORD BEARING
C1	1950.00	35-43-14	1215.71	628.34	1196.12	N 50-49-45 W
C2	1775.00	21-48-18	675.51	341.89	671.44	S 50-48-49 E
C3	1000.00	15-08-08	264.17	132.86	263.40	S 52-59-00 W
C4	55.00	58-07-31	55.80	30.57	53.43	S 89-36-49 W
C5	55.00	97-04-34	93.19	62.25	82.43	S 08-37-37 W
C6	300.00	54-25-19	284.95	154.25	274.36	S 84-22-33 W
C7	55.00	90-00-00	86.39	55.00	77.78	N 23-24-48 W
C8	55.00	96-41-50	92.82	61.84	82.19	N 69-56-07 E
C9	25.00	91-38-13	39.98	25.72	35.86	N 79-18-19 E
C10	25.00	88-16-41	38.52	24.26	34.82	N 10-39-08 W
C11	1805.00	15-06-48	476.12	239.45	474.74	N 47-14-04 W
C12	25.00	36-09-22	15.78	8.16	15.52	N 57-45-21 W
C13	50.00	162-55-30	142.18	333.07	98.89	N 05-37-44 E
C14	25.00	29-55-35	13.06	6.68	12.91	N 72-07-41 E
C15	330.00	54-25-19	313.45	169.68	301.80	N 84-22-33 E
C16	25.00	90-00-14	39.27	25.00	35.36	N 66-35-05 E
C17	25.00	89-59-46	39.27	25.00	35.35	S 23-24-55 E
C18	25.00	26-42-17	11.65	5.93	11.55	S 81-45-57 E
C19	50.00	143-24-35	125.15	151.23	94.95	S 23-24-48 E
C20	25.00	26-42-17	11.65	5.93	11.55	S 34-56-21 W
C21	25.00	26-42-17	11.65	5.93	11.55	S 08-14-03 W
C22	50.00	149-04-57	130.10	180.80	96.38	S 69-25-23 W
C23	25.00	26-10-27	11.42	5.81	11.32	N 49-07-21 W
C24	1805.00	3-58-26	125.19	62.62	125.17	N 60-13-22 W
C25	25.00	88-16-39	38.52	24.26	34.82	S 77-37-32 W
C26	25.00	91-38-15	39.98	25.72	35.86	S 12-19-55 E
C27	25.00	96-41-50	42.19	28.11	37.36	S 69-56-07 W
C28	1745.00	11-14-14	342.24	171.67	341.70	N 56-05-51 W
C29	25.00	99-32-15	43.43	29.55	38.17	N 00-42-36 W
C30	970.00	11-29-32	194.56	97.61	194.23	N 54-48-18 E
C31	25.00	58-07-31	25.36	13.89	24.29	N 89-36-49 E
C32	25.00	42-50-00	18.69	9.81	18.26	S 39-54-25 E
C33	50.00	265-40-01	231.84	53.93	73.33	N 28-40-35 E
C34	25.00	42-50-00	18.69	9.81	18.26	N 82-44-25 W
C35	85.00	58-07-31	86.23	47.24	82.58	S 89-36-49 W
C36	1030.00	12-17-53	221.08	110.97	220.66	S 54-24-07 W
C37	25.00	84-57-47	37.07	22.89	33.77	N 89-15-56 W
C38	1745.00	6-52-22	209.32	104.79	209.19	N 43-20-51 W
C39	25.00	97-04-34	42.36	28.30	37.47	N 08-37-37 E
C40	270.00	54-25-19	256.46	138.83	246.92	N 84-22-33 E
C41	25.00	90-00-00	39.27	25.00	35.36	S 23-24-48 E
C42	25.00	65-00-13	28.36	15.93	26.87	S 00-59-06 W
C43	25.00	65-00-13	28.36	15.93	26.87	N 65-59-19 E

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 33-29-13 E	175.00
L2	S 20-27-31 E	9.21
L3	N 83-39-15 W	16.23
L4	N 61-19-25 W	54.01
L5	S 21-34-59 W	148.79
L6	N 66-35-12 E	5.81
L7	N 33-29-13 E	95.04
L8	S 68-24-48 E	56.93
L9	N 21-34-59 E	93.89
L10	S 21-34-59 W	93.68
L11	S 68-24-48 E	95.97
L12	S 33-29-13 W	95.04
L13	S 61-19-25 E	3.02
L14	N 61-19-25 W	3.02
L15	S 08-08-01 E	129.32
L16	S 36-33-31 E	100.68
L17	S 42-54-02 E	52.82
L18	S 41-47-55 E	79.10
L19	S 44-55-45 E	105.47
L20	S 48-03-36 E	105.47
L21	S 51-11-27 E	96.68
L22	S 53-32-20 E	72.90
L23	N 80-40-42 E	20.92
L24	N 34-53-45 E	108.66
L25	S 32-04-40 W	107.94
L26	S 13-18-49 E	21.07
L27	S 58-42-18 E	37.73
L28	S 60-09-18 E	151.50
L30	N 52-07-55 E	104.90
L31	S 68-24-48 E	99.61
L32	S 21-35-12 W	123.75
L33	N 17-15-36 E	20.49
L34	N 68-24-48 W	20.00
L35	S 30-37-40 W	20.00
L36	S 51-28-02 W	57.38

PRELIMINARY PLAT
BONBROOK PLANTATION NORTH
SECTION THIRTEEN

A SUBDIVISION OF 19.476 ACRES OF LAND SITUATED IN THE WILEY MARTIN LEAGUE, ABSTRACT 56, FORT BEND COUNTY, TEXAS.

88 LOTS 3 RESERVES (1.031 ACRES) 3 BLOCKS

JUNE 4, 2014 JOB NO. 1799-1106-310

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

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

KEITH W. MONROE REGISTERED PROFESSIONAL LAND SURVEYOR, TEXAS REGISTRATION NO. 4797
MICHAEL WANG LICENSED PROFESSIONAL ENGINEER, TEXAS REGISTRATION NO. 92053

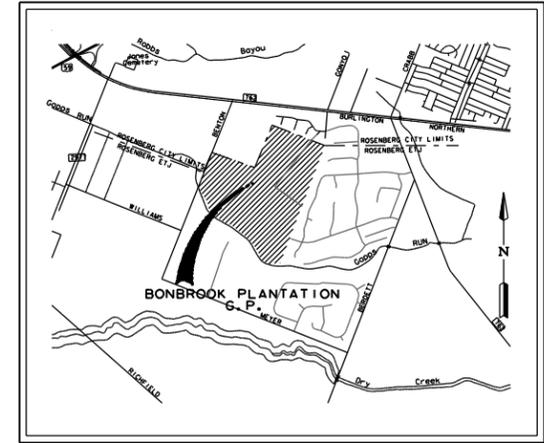
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NOTES:

- 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

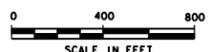
BEING 448.62 ACRES OF LAND OUT OF THE WILEY MARTIN LEAGUE, A-56
FORT BEND COUNTY, TEXAS

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 COMMUNICATION

June 18, 2014

ITEM #	ITEM TITLE
5	Preliminary Plat of Summer Lakes Section Seven

MOTION

Consideration of and action on a Preliminary Plat of Summer Lakes Section Seven, being a subdivision of 23.94 acres out of the W.M. Lusk Survey, A-276, in the City of Rosenberg, in Fort Bend County, Texas (Fort Bend County Municipal Utility District No. 144); 53 lots, 5 blocks, 10 reserves (7.4627 acres).

RECOMMENDATION

Staff recommends approval of the Preliminary Plat of Summer Lakes Section Seven.

MUD #	City/ETJ	ELECTION DISTRICT
144 (Summer Lakes/Waterford Park)	City	4

SUPPORTING DOCUMENTS:

1. Preliminary Plat of Summer Lakes Section Seven
2. Revised Land and Parcel Plan for MUD No. 144 PUD – 11-01-11

APPROVAL

Submitted by:

Travis Tanner

Travis Tanner, AICP
Executive Director of Community
Development

Reviewed by:

___ Executive Director of Community Development

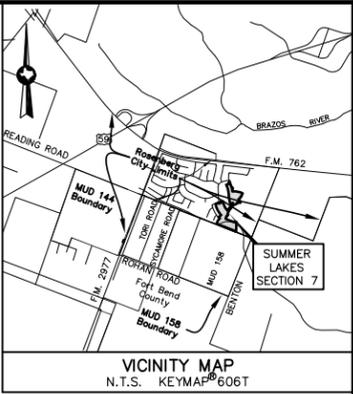
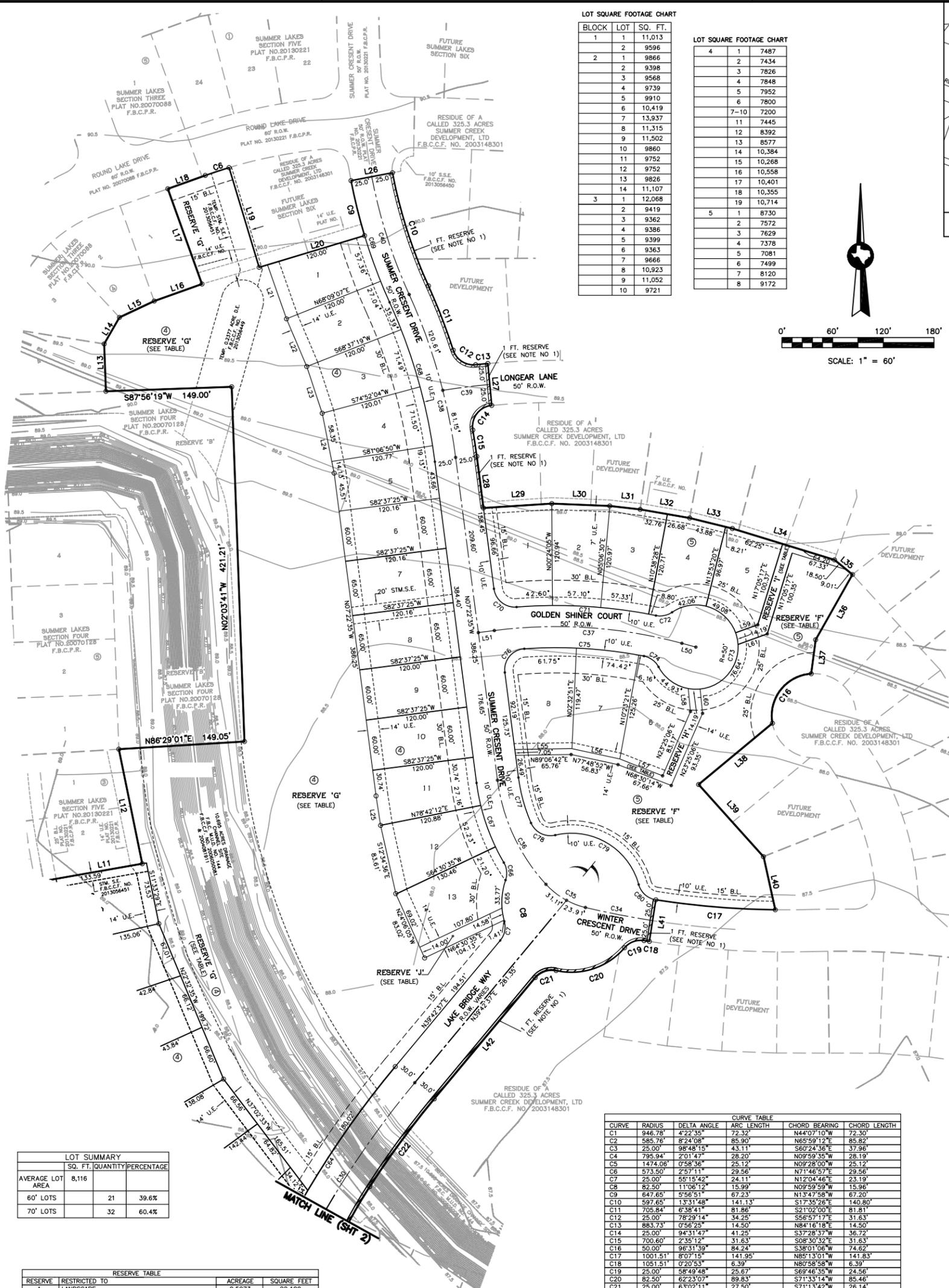
X City Engineer *OK*

EXECUTIVE SUMMARY

The Preliminary Plat of Summer Lakes Section Seven is located off of Reading Road and Round Lake Drive in the eastern portion of the Summer Lakes development. The Plat consists of 23.94 acres, 53 residential lots, and ten (10) reserves containing 7.4627 acres.

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

The Preliminary Plat of Summer Lakes Section Seven is not in conflict with any applicable regulations or with the Development Agreement for Fort Bend County MUD No. 144. There being no issues, staff recommends approval of the Preliminary Plat of Summer Lakes Section Seven.

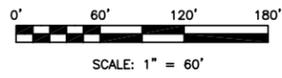


LOT SQUARE FOOTAGE CHART

BLOCK	LOT	SQ. FT.
1	1	11,013
2	2	9596
2	1	9866
2	3	9398
3	9568	
4	9739	
5	9910	
6	10,419	
7	13,937	
8	11,315	
9	11,502	
10	9860	
11	9752	
12	9752	
13	9826	
14	11,107	
3	1	12,068
2	2	9419
3	9362	
4	9386	
5	9399	
6	9363	
7	9666	
8	10,923	
9	11,052	
10	9721	

LOT SQUARE FOOTAGE CHART

LOT	SQ. FT.
4	7487
1	7434
2	7826
3	7848
4	7848
5	7952
6	7800
7-10	7200
11	7445
12	8392
13	8577
14	10,384
15	10,268
16	10,558
17	10,401
18	10,355
19	10,714
20	8730
21	7572
22	7629
23	7378
24	7081
25	7499
26	8120
27	9172



LINE TABLE

LINE	BEARING	DISTANCE
L1	N27°55'10"E	85.86'
L2	N27°07'18"E	70.35'
L3	N43°41'33"E	109.94'
L4	N48°04'08"E	130.00'
L5	N37°28'18"W	137.96'
L6	N29°19'47"W	139.07'
L7	N21°14'28"W	138.07'
L8	N17°20'14"W	108.29'
L9	N61°47'09"E	18.82'
L10	N78°59'31"E	60.00'
L11	N87°02'43"E	128.59'
L12	S11°53'29"E	138.71'
L13	S22°02'41"E	108.29'
L14	N29°48'41"E	36.33'
L15	N64°47'45"E	45.54'
L16	S70°18'21"W	60.00'
L17	N19°41'59"W	120.00'
L18	S59°42'37"W	187.04'
L19	N16°46'24"W	123.58'
L20	S73°13'56"W	130.33'
L21	N11°15'27"W	72.48'
L22	N18°15'04"W	58.38'
L23	N22°58'30"W	61.44'
L24	N19°18'50"W	67.97'
L25	N73°13'56"E	120.00'
L26	N79°10'28"E	50.00'
L27	S05°15'29"E	50.00'
L28	S07°22'35"E	61.80'
L29	N86°19'22"E	81.04'
L30	S87°39'50"E	68.70'
L31	S83°28'34"E	36.24'
L32	S89°11'25"E	59.44'
L33	S76°04'22"E	52.09'
L34	S72°54'43"E	126.44'
L35	S50°40'53"E	27.51'
L36	S29°23'43"W	88.85'
L37	S07°24'12"W	40.60'
L38	S50°12'00"W	113.66'
L39	S41°52'20"E	115.25'
L40	S12°23'20"E	64.33'
L41	S08°50'36"W	50.00'
L42	S39°42'37"W	187.04'
L43	S20°28'10"W	26.17'
L44	S27°38'19"W	60.00'
L45	S66°42'20"E	149.54'
L46	S69°42'45"E	173.84'
L47	S79°04'20"E	77.54'
L48	S87°04'07"E	84.56'
L49	S74°48'36"E	17.10'
L50	S82°37'25"W	19.08'
L51	S32°15'33"W	55.82'
L52	S58°29'35"E	36.74'
L53	N76°50'41"E	27.47'
L54	N89°06'42"E	67.65'
L55	S77°48'52"E	57.91'
L56	S68°30'14"E	54.45'
L57	N05°46'54"W	27.37'
L58	N70°08'03"E	27.89'
L59	N05°46'54"W	29.02'
L60	N70°08'03"E	36.88'

LOT SUMMARY

AVERAGE LOT AREA	SQ. FT. QUANTITY	PERCENTAGE
8,116	21	39.6%
60' LOTS	21	39.6%
70' LOTS	32	60.4%

RESERVE RESTRICTED TO RESERVE TABLE

RESERVE	RESTRICTED TO	ACREAGE	SQUARE FEET
A	LANDSCAPE	0.5073	22,100
B	LANDSCAPE	0.3152	13,729
C	LANDSCAPE	0.0318	1,387
D	LANDSCAPE	0.1365	5,944
E	LANDSCAPE	0.1493	6,529
F	LANDSCAPE AND RECREATION	1.1789	51,551
G	LANDSCAPE, RECREATION, DRAINAGE, DETENTION	4.9889	217,316
H	LANDSCAPE	0.0671	2,922
I	LANDSCAPE	0.0531	2,314
J	LANDSCAPE	0.0340	1,480

THE SUBJECT PROPERTY LIES WITHIN ZONE "X" (UNSHADED), DEFINED AS AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAIN, AS DEPICTED ON FLOOD INSURANCE RATE MAP NO. 481570285 L, DATED APRIL 2, 2014 ISSUED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, BASED ON A SCALED LOCATION OF THE SUBJECT PROPERTY ON THE REFERENCED MAP ON PAGES 2 & 3, HEREIN.

BENCH MARK: NCS W 865, DISK 0.6 MILES EAST OF CRABB, 0.6 MILES EAST ALONG THE GULF, COLORADO AND SANTA FE RAILWAY FROM THE STATION AT CRABB, FORT BEND COUNTY, NEAR MILE POLE 58, OPPOSITE RAILROAD BRIDGE SB A, AT A CONCRETE BRIDGE ON PAVED ROAD PARALLELING THE TRACK, IN TOP OF THE SOUTH WALL, 2.2 FEET WEST OF THE EAST END, 22 FEET SOUTH OF THE CENTERLINE OF THE ROAD, 1.5 FEET HIGHER THAN THE ROAD.

ELEVATION = 81.66 FEET, NGVD 29

PROJECT TBM: SQUARE CUT ON BACK OF CURB AT NOSE OF ESPLANADE AT THE EXISTING EASTERLY END OF READING ROAD AT THE WEST RIGHT-OF-WAY LINE OF F.M. 2977.

ELEVATION = 95.80 FEET, NGVD 29

GENERAL NOTES

- One-foot reserve dedicated to the public in fee as a buffer separation between the side or end of streets in subdivisions where such streets abut adjacent acreage. The condition of such dedication being that when the adjacent property is subdivided or resubdivided 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 dedicatory, his heirs, assigns, or successors.
- B.L. indicates Building Line.
F.B.C.C.F. NO. indicates Fort Bend County Clerk's File Number
F.B.C.P.R. indicates Fort Bend County Plat Records
O.P.R.O.P. indicates Official Public Records of Real Property
P.U.D. indicates Planned Unit Development
R.O.W. indicates Right-Of-Way
S.S.E. indicates Sanitary Sewer Easement
S.T.M.S.E. indicates Storm Sewer Easement
U.E. indicates Utility Easement
W.L.E. indicates Waterline Easement
S.T. indicates Street Name Change.
- All side lot lines are either perpendicular or radial to street frontage unless otherwise noted.
- All lots shall be restricted to single family residential use.
- All easements are centered on lot lines unless otherwise noted.

CURVE TABLE

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	946.78'	4°22'35"	72.32'	N44°07'10"W	72.30'
C2	585.76'	8°24'08"	85.90'	N65°59'12"E	85.82'
C3	25.00'	98°48'15"	43.11'	S60°24'36"E	37.96'
C4	795.94'	2°01'47"	28.20'	N09°59'35"W	28.19'
C5	1474.06'	0°58'36"	25.12'	N09°28'00"W	25.12'
C6	573.50'	2°57'11"	29.56'	N71°46'57"E	29.56'
C7	25.00'	55°15'42"	24.11'	N12°04'46"E	23.19'
C8	82.50'	11°06'12"	15.99'	N09°59'59"W	15.98'
C9	647.65'	6°56'51"	67.23'	N13°47'58"W	67.20'
C10	597.65'	1°31'48"	141.13'	S17°35'26"E	140.80'
C11	705.84'	6°38'41"	81.86'	S21°02'00"E	81.81'
C12	25.00'	78°29'14"	34.25'	S56°57'17"E	31.63'
C13	883.73'	0°56'25"	14.50'	N84°16'18"E	14.50'
C14	25.00'	94°31'47"	41.25'	S37°28'37"W	36.72'
C15	700.60'	2°35'12"	31.63'	S08°30'32"E	31.63'
C16	50.00'	96°31'39"	84.24'	S38°01'06"W	74.62'
C17	1001.51'	8°07'15"	141.95'	N85°13'01"W	141.83'
C18	1051.51'	0°20'53"	6.39'	N80°58'58"W	6.39'
C19	25.00'	58°49'48"	25.87'	S69°46'35"W	24.54'
C20	82.50'	6°23'07"	89.83'	S71°33'14"W	85.46'
C21	25.00'	63°02'11"	27.50'	S71°13'42"W	26.14'
C22	1073.90'	6°53'46"	129.26'	S36°15'44"W	129.17'
C23	607.54'	1°22'24"	131.25'	S26°37'31"W	131.00'
C24	25.00'	94°31'47"	41.25'	S37°28'37"W	36.72'
C25	973.43'	0°30'29"	8.63'	S62°06'42"E	8.63'
C26	25.00'	94°21'10"	41.17'	S70°27'29"W	36.67'
C27	5548.61'	1°08'44"	110.95'	S22°42'32"W	110.95'
C28	971.78'	2°32'47"	396.97'	S56°00'36"E	394.21'
C29	688.03'	1°34'57"	81.79'	S37°12'39"E	81.79'
C30	1103.90'	14°40'10"	282.63'	S32°22'32"W	281.86'
C31	513.30'	20°30'49"	183.78'	N48°32'36"E	182.80'
C32	825.94'	2°16'43"	393.23'	S24°38'50"E	389.53'
C33	1003.43'	3°33'56"	62.44'	S60°34'58"E	62.43'
C34	1026.51'	4°31'51"	81.08'	S30°53'38"E	81.08'
C35	92.18'	34°11'57"	55.02'	S59°31'54"E	54.21'
C36	226.11'	3°03'20"	138.34'	N24°54'15"E	136.20'
C37	568.73'	2°23'59"	224.00'	N86°05'36"W	222.55'
C38	680.84'	16°58'45"	201.76'	S15°51'59"W	201.02'
C39	688.84'	17°15'19"	34.93'	S82°52'20"W	56.03'
C40	622.65'	1°33'14"	147.03'	S17°35'26"E	146.69'
C41	25.00'	90°00'00"	39.27'	N67°11'11"E	35.36'
C42	25.00'	86°37'36"	37.80'	S24°24'01"E	34.30'
C43	25.00'	97°27'54"	42.52'	S68°39'01"W	37.58'
C44	25.00'	77°25'36"	33.78'	N15°41'34"W	31.27'
C45	996.78'	7°05'33"	123.39'	S66°09'58"E	123.31'
C46	946.78'	7°50'59"	129.71'	S65°47'15"E	129.61'
C47	25.00'	48°11'23"	21.03'	N45°37'03"W	20.41'
C48	50.00'	27°22'46"	241.19'	N20°17'15"E	66.67'
C49	25.00'	48°11'23"	21.03'	N86°11'34"E	20.41'
C50	25.00'	82°49'45"	36.14'	S20°26'53"E	33.08'
C51	25.00'	103°14'52"	45.05'	N75°19'17"E	39.20'
C52	946.78'	6°44'49"	111.49'	S49°40'52"E	111.43'
C53	996.78'	8°09'54"	140.89'	N20°17'15"E	66.67'
C54	8657.36'	0°47'42"	120.11'	S22°37'23"W	120.11'
C55	8657.36'	1°27'18"	219.84'	S24°25'30"W	219.83'
C56	5548.61'	2°18'54"	224.20'	S22°07'27"W	224.19'
C57	25.00'	77°13'54"	33.70'	N13°27'48"W	31.20'
C58	543.30'	1°34'57"	81.79'	N45°10'58"E	130.47'
C59	855.94'	2°16'43"	407.51'	S24°38'50"E	403.68'
C60	795.94'	2°51'28"	350.41'	S25°35'12"E	347.59'
C61	483.30'	11°13'06"	94.63'	S43°45'05"E	94.48'
C62	25.00'	98°22'51"	42.93'	N81°26'57"E	37.84'
C63	620.08'	2°40'57"	29.03'	N30°55'03"E	29.03'
C64	1133.90'	1°08'03"	200.56'	S34°38'35"W	200.30'
C65	82.50'	34°33'25"	49.76'	S01°43'38"W	49.01'
C66	25.00'	49°19'56"	21.53'	N05°39'38"W	20.87'
C67	251.11'	2°23'00"	100.58'	S18°51'07"E	99.91'
C68	688.84'	1°15'19"	34.93'	N15°50'32"W	186.77'
C69	647.65'	1°32'42"	151.63'	S17°31'58"E	151.28'
C70	25.00'	87°08'09"	38.02'	S50°56'40"E	34.46'
C71	593.73'	16°00'09"	165.83'	N86°30'40"W	165.29'
C72	25.00'	49°47'57"	19.98'	N78°35'28"E	19.46'
C73	201.11'	8°58'57"	56.93'	S15°50'32"W	56.93'
C74	25.00'	80°03'40"	34.93'	S63°24'12"E	32.16'
C75	543.73'	14°59'54"	142.33'	N53°29'46"W	21.50'
C76	25.00'	93°25'00"	40.76'	S39°19'55"W	36.39'
C77	201.11'	8°58'57"	56.93'	S15°50'32"W	56.93'
C78	25.00'	80°03'40"	34.93'	S63°24'12"E	32.16'
C79	82.50'	88°14'35"	127.06'	N59°18'45"W	114.87'
C80	25.00'	65°57'57"	28.78'	S48°10'26"E	27.22'

SUMMER LAKES SECTION SEVEN (PRELIMINARY PLAT)
 BEING A SUBDIVISION OF 23.94 ACRES OUT OF THE W.M. LUSK SURVEY, A-276 IN THE CITY OF ROSENBERG, IN FORT BEND COUNTY, TEXAS.

(FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 144)
 53 LOTS 5 BLOCKS 10 RESERVES(7.4627 ACRES)

OWNER
 FORESTAR (USA) REAL ESTATE GROUP, INC.
 1500 CITY WEST BLVD.
 HOUSTON, TEXAS 77042
 PHONE: (713) 783-0308
 FAX: (713) 783-0704

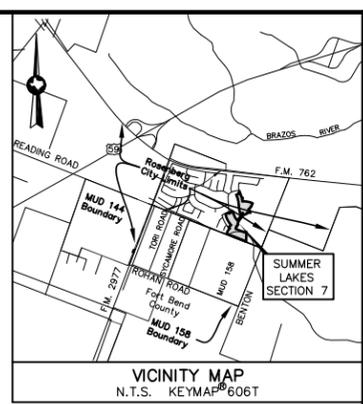
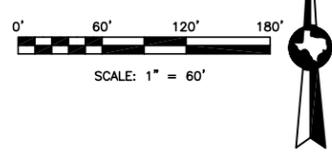
JUNE 4, 2014

EHRA
 10555 Westoffice Drive
 Houston, Texas 77042
 713.784.4500
 EHR@ehra.com
 TPL No. F-72
 TPLs No. 10092300

XXXX



LOT SUMMARY			
AVERAGE LOT AREA	SQ. FT.	QUANTITY	PERCENTAGE
60' LOTS	8,116	21	39.6%
70' LOTS		32	60.4%



LINE TABLE		
LINE	BEARING	DISTANCE
L1	N22°55'10"E	85.86'
L2	N27°07'18"E	50.35'
L3	N43°41'32"E	109.94'
L4	N48°04'08"E	130.00'
L5	N37°28'18"W	137.96'
L6	N29°19'47"W	139.07'
L7	N21°12'28"W	139.07'
L8	N14°20'14"W	106.29'
L9	N61°47'09"E	18.82'
L10	N78°59'31"E	60.00'
L11	N80°02'43"E	128.59'
L12	S11°33'29"E	138.71'
L13	S02°03'41"E	56.28'
L14	N29°48'41"E	36.33'
L15	N64°47'45"E	45.54'
L16	S70°18'21"W	60.00'
L17	N19°41'39"W	120.00'
L18	S70°18'21"W	47.17'
L19	N16°46'24"W	123.58'
L20	S75°13'36"W	130.33'
L21	N11°15'27"W	72.48'
L22	N18°15'04"W	58.84'
L23	N22°59'30"W	61.44'
L24	N19°18'50"W	67.97'
L25	N75°13'36"E	120.00'
L26	N79°10'28"E	50.00'
L27	S05°15'29"E	50.00'
L28	S07°22'35"E	61.80'
L29	N86°19'22"E	81.04'
L30	S87°39'50"E	68.70'
L31	S83°28'24"E	36.24'
L32	S80°11'25"E	59.44'
L33	S76°04'27"E	52.09'
L34	S72°54'43"E	126.44'
L35	S50°40'53"E	27.51'
L36	S29°33'43"W	88.85'
L37	S07°24'12"W	40.60'
L38	S50°12'00"W	113.66'
L39	S41°52'20"E	115.25'
L40	N12°23'20"E	64.33'
L41	S08°50'36"W	120.00'
L42	S39°42'37"W	187.04'
L43	S20°26'10"W	26.17'
L44	S27°38'19"W	60.00'
L45	S66°42'20"E	149.54'
L46	S69°42'45"E	173.84'
L47	S79°04'20"E	77.54'
L48	S87°04'07"E	84.56'
L50	S74°48'36"E	17.10'
L51	S82°37'25"W	19.08'
L52	S12°15'51"W	54.45'
L53	S58°29'38"E	36.74'
L54	N76°50'41"E	27.47'
L55	N89°06'42"E	67.65'
L56	S77°48'52"E	57.91'
L57	S68°50'14"E	54.45'
L58	N05°46'54"W	27.37'
L59	N70°08'03"E	27.89'
L60	N05°46'54"W	29.02'
L61	N70°08'03"E	36.88'

LOT SQUARE FOOTAGE CHART

BLOCK	LOT	SQ. FT.
1	1	11,013
1	2	9,996
2	1	9,866
2	2	9,998
3	3	9,568
4	4	9,739
5	5	9,910
6	6	10,419
7	7	13,937
8	8	11,315
9	9	11,502
10	10	9,860
11	11	9,752
12	12	9,752
13	13	9,826
14	14	11,107
3	1	12,068
2	2	9,419
3	3	9,362
4	4	9,386
5	5	9,399
6	6	9,363
7	7	9,666
8	8	10,923
9	9	11,052
10	10	9,721
4	1	7,487
2	2	7,434
3	3	7,826
4	4	7,848
5	5	7,952
6	6	7,800
7-10	7200	
11	11	7,445
12	12	8,392
13	13	8,577
14	14	10,384
15	15	10,288
16	16	10,558
17	17	10,401
18	18	10,355
19	19	10,714
5	1	8,730
2	2	7,572
3	3	7,629
4	4	7,378
5	5	7,081
6	6	7,499
7	7	8,120
8	8	9,172

CURVE TABLE					
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	946.78'	4°22'35"	72.32'	N44°07'10"W	72.30'
C2	585.76'	8°24'08"	85.90'	N65°59'12"E	85.82'
C3	25.00'	98°48'15"	43.11'	S60°24'36"E	37.96'
C4	795.94'	2°01'47"	28.20'	N09°59'35"W	28.19'
C5	1474.06'	0°58'36"	25.12'	N09°28'00"W	25.12'
C6	573.50'	2°57'11"	29.56'	N71°46'57"E	29.56'
C7	25.00'	55°15'42"	24.11'	N12°04'46"E	23.19'
C8	82.50'	11°06'12"	15.99'	N09°59'59"W	15.96'
C9	647.65'	5°56'51"	67.23'	N13°47'58"W	67.20'
C10	597.65'	13°31'48"	141.13'	S17°35'26"E	140.80'
C11	705.84'	6°38'41"	81.86'	S21°02'00"E	81.81'
C12	25.00'	78°29'14"	34.25'	S56°57'17"E	31.63'
C13	883.73'	0°56'25"	14.50'	N84°16'18"E	14.50'
C14	25.00'	94°31'42"	41.25'	S37°28'52"W	36.72'
C15	700.60'	2°35'12"	31.63'	S08°30'32"E	31.63'
C16	50.00'	96°31'39"	84.24'	S38°01'06"W	74.62'
C17	1001.51'	8°07'15"	141.95'	N85°13'01"W	141.83'
C18	1051.51'	0°20'53"	6.30'	N80°58'58"W	6.34'
C19	25.00'	58°49'48"	25.87'	S69°46'35"E	24.56'
C20	82.50'	62°23'07"	89.83'	S71°33'14"W	85.46'
C21	25.00'	63°02'11"	27.50'	S71°13'42"W	26.14'
C22	1073.90'	6°53'46"	129.25'	S36°15'44"W	129.17'
C23	607.54'	12°22'41"	131.25'	S26°32'51"W	131.00'
C24	25.00'	94°31'42"	41.25'	S20°42'39"E	37.96'
C25	973.43'	0°30'29"	8.63'	S62°06'42"E	8.63'
C26	25.00'	94°21'10"	41.17'	S70°27'29"W	36.67'
C27	5548.61'	1°08'44"	110.95'	S22°42'32"W	110.95'
C28	971.78'	23°24'13"	396.97'	S58°00'36"E	394.21'
C29	6888.03'	3°38'52"	441.17'	S23°12'31"W	441.10'
C30	1103.90'	14°40'10"	282.63'	S32°22'32"W	281.86'
C31	513.30'	20°30'49"	183.78'	N48°32'36"E	182.80'
C32	825.94'	27°16'43"	393.23'	S24°38'50"E	389.53'
C33	1003.43'	3°33'58"	62.44'	N60°34'58"E	62.43'
C34	1028.51'	4°31'51"	81.08'	S78°53'38"E	81.06'
C35	92.18'	34°11'57"	55.02'	S59°31'54"E	54.21'
C36	226.11'	35°03'20"	138.34'	N24°54'15"E	136.20'
C37	568.73'	22°33'59"	224.00'	N86°05'36"W	222.55'
C38	680.84'	16°58'43"	201.76'	S15°11'58"E	201.02'
C39	858.73'	3°44'21"	56.04'	S82°52'20"W	56.03'
C40	622.65'	13°31'48"	147.03'	S17°35'26"E	146.69'
C41	25.00'	90°00'00"	39.27'	N67°17'11"E	35.36'
C42	25.00'	86°37'36"	37.80'	S24°24'01"E	34.30'
C43	25.00'	97°27'34"	42.52'	S88°39'01"W	37.58'
C44	25.00'	77°25'36"	33.78'	N15°41'34"W	31.27'
C45	996.78'	7°05'33"	123.39'	S66°09'58"E	123.31'
C46	946.78'	7°50'59"	129.71'	S65°47'15"E	129.61'
C47	25.00'	48°11'23"	21.03'	N45°37'03"W	20.41'
C48	50.00'	45°47'54"	241.19'	N20°17'15"E	66.67'
C49	25.00'	48°11'23"	21.03'	N86°11'34"E	20.41'
C50	25.00'	82°49'45"	36.14'	S20°26'53"E	33.08'
C51	25.00'	103°14'52"	45.05'	N75°19'17"E	39.20'
C52	946.78'	6°44'49"	111.49'	S49°40'52"E	111.43'
C53	996.78'	8°59'43"	140.89'	S52°12'25"E	140.77'
C54	865.73'	0°47'42"	120.11'	S22°57'23"W	120.11'
C55	865.73'	1°27'18"	219.84'	S24°25'30"W	219.83'
C56	5548.61'	2°18'54"	224.20'	S22°07'27"W	224.19'
C57	25.00'	77°13'54"	33.70'	N13°27'48"W	31.20'
C58	543.30'	13°47'34"	130.79'	N45°10'58"E	130.47'
C59	855.94'	27°16'43"	403.51'	S24°38'50"E	403.68'
C60	795.94'	25°13'28"	350.41'	S25°38'12"E	347.59'
C61	483.30'	11°13'06"	94.63'	S43°45'05"E	94.48'
C62	25.00'	96°22'51"	42.93'	N81°26'57"E	37.84'
C63	620.08'	2°40'57"	29.03'	N15°50'32"E	28.97'
C64	1133.90'	10°08'03"	200.56'	S34°38'50"E	200.30'
C65	82.50'	34°33'25"	49.76'	S01°43'38"W	49.01'
C66	25.00'	49°19'56"	21.53'	N05°39'38"W	20.87'
C67	251.11'	22°57'00"	100.58'	S18°51'07"E	99.91'
C68	658.94'	17°15'19"	197.51'	N15°50'32"E	196.77'
C69	647.65'	13°24'52"	151.63'	S17°31'58"E	151.28'
C70	25.00'	87°08'09"	38.02'	S50°56'40"E	34.46'
C71	593.73'	16°00'09"	165.83'	N86°30'40"W	165.29'
C72	50.00'	45°47'54"	19.86'	N13°17'15"E	19.86'
C73	50.00'	27°16'38"	241.10'	N13°49'50"E	66.73'
C74	25.00'	50°55'49"	22.22'	N53°29'46"W	21.50'
C75	543.73'	14°59'54"	142.33'	N86°27'38"W	141.93'
C76	25.00'	93°25'00"	40.76'	S39°19'55"W	36.39'
C77	201.11'	45°47'54"	56.15'	N13°17'15"E	56.15'
C78	25.00'	80°03'40"	34.93'	S63°24'12"E	31.16'
C79	82.50'	88°14'35"	127.06'	N59°18'45"W	114.87'
C80	25.00'	65°57'57"	28.78'	S48°10'26"E	27.22'

RESERVE TABLE			
RESERVE	RESTRICTED TO	ACREAGE	SQUARE FEET
A	LANDSCAPE	0.5073	22,100
B	LANDSCAPE	0.3152	13,729
C	LANDSCAPE	0.0318	1,387
D	LANDSCAPE	0.1365	5,944
E	LANDSCAPE	0.1499	6,529
F	LANDSCAPE AND RECREATION	1.1789	51,361
G	LANDSCAPE, RECREATION, DRAINAGE, DETENTION	4.9889	217,316
H	LANDSCAPE	0.0671	2,922
I	LANDSCAPE	0.0531	2,314
J	LANDSCAPE	0.0340	1,480



SUMMER LAKES SECTION SEVEN (PRELIMINARY PLAT)

BEING A SUBDIVISION OF 23.94 ACRES OUT OF THE W.M. LUSK SURVEY, A-276 IN THE CITY OF ROSENBERG, IN FORT BEND COUNTY, TEXAS.

(FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 144)

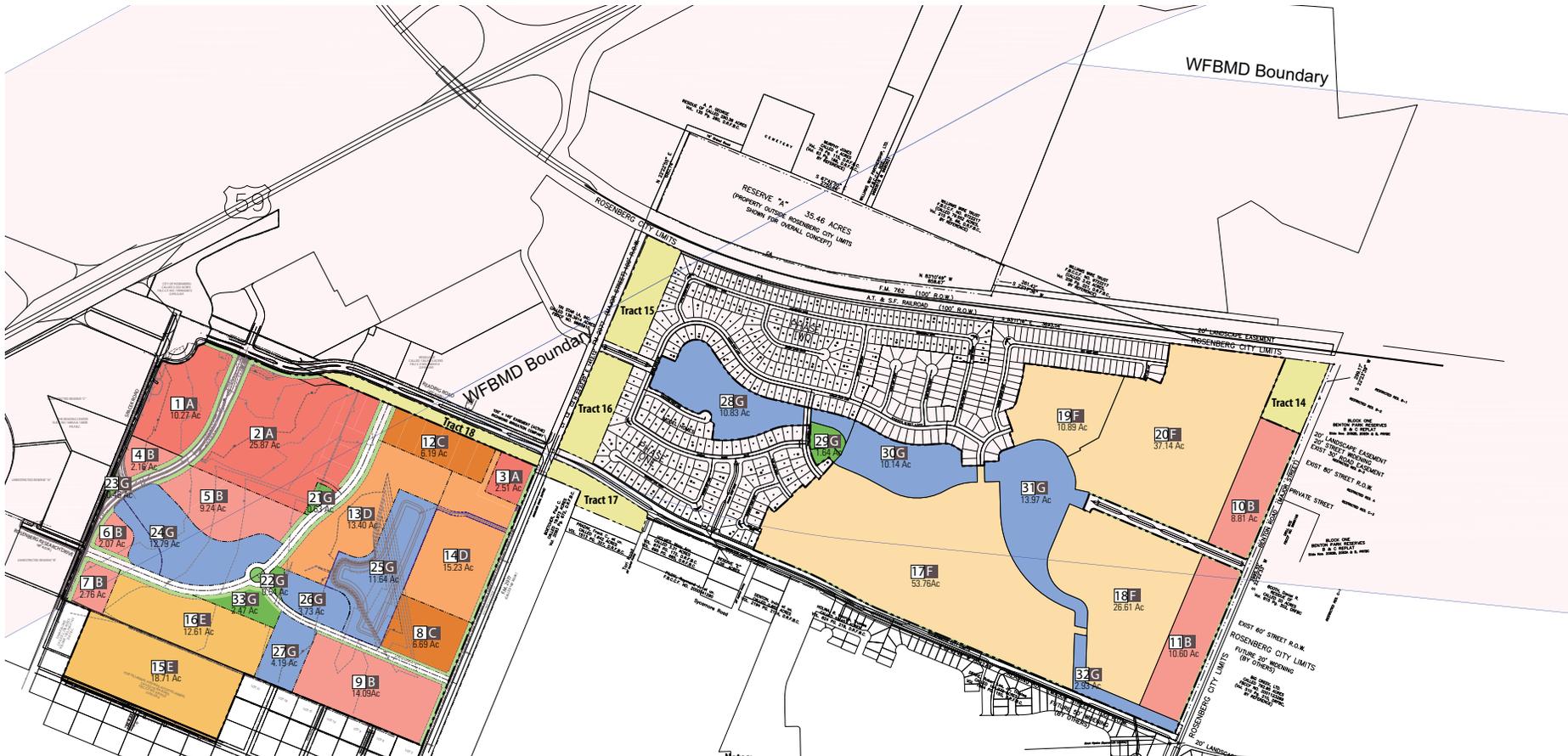
53 LOTS 5 BLOCKS 10 RESERVES(7.4627 ACRES)

OWNER
FORESTAR (USA) REAL ESTATE GROUP, INC.
 1500 CITY WEST BLVD.
 HOUSTON, TEXAS 77042
 PHONE: (713) 783-0308
 FAX: (713) 783-0704

JUNE 4, 2014



10555 Westoffice Drive
 Houston, Texas 77042
 713.784.4500
 EHRAinc.com
 IBE No. 1776
 IBPLS No. 10092900



Notes:

*Note 1: Tracts 14, 15, 16, 17 & 18 depicted on Exhibit "A" on the MUD 144 PUD (hereinafter referred to as "Limited Control Tracts") are included within the PUD boundary for the sole purpose of applying Exhibit "H", Exhibit "T" and Table "5" PUD standards to the Limited Control Tracts.

** Note 2: Tract 18 (depicted on Exhibit "A" of the MUD 144 PUD) is encumbered by easements (including but not limited to landscaping, signage, access and other easements) for the benefit of the "Adjacent Parcel" referred to as the "Summer Creek Subdivision Tract" (identified as Tract 1, 2, 3, 4 and 5 as depicted on Exhibit "A" to the MUD 144 PUD heretofore filed under Fort Bend County Clerk's File No's 2006155450 and 2010079053 ("Easements"). A Benefitted Party of the Summer Creek Subdivision Tract shall be entitled to meet the requirements Exhibit "H", Exhibit "T" and Table "5" of the MUD 144 PUD in connection with and subject to said Easement rights on Tract 18.

*** Note 3: The ±2 acre difference between the PUD Tract total acreage and the Parcel sums listed on Exhibit B is attributable to a portion of Lake Commons Drive in Summer Lakes that is included in the Tract summary but excluded from the Land Use inventory.

Parcel Key

Parcel Number
Land Use Key

MUD 144 Limited Controlled Tracts	
Tract #	Tract Area Acres
14	4.56
15	6.2395
16	5.8758
17	3.78
18**	4.1667
	24.622 Acres

Legend		Land Uses Permitted										Parcel Areas
Land Use Key		SF	DUP	PH	TH	MF	COM	RET	CH	SCH	OPF*	
■	A Commercial											38.65
■	B Commercial/Residential	✓			✓		✓	✓	✓	✓	✓	49.74
■	C Multi-family/Commercial	✓				✓	✓		✓	✓	✓	12.90
■	D Multi-family/Residential				✓	✓						28.63
■	E Residential	✓	✓	✓	✓				✓	✓	✓	31.32
■	F Residential	✓		✓								128.40
■	G Park Space/Detention								✓	✓	✓	75.96
* OPF - Other public city, county, state & federal facilities												365.60 Acres
CH - Church												
SCH - School												

Land Use & Parcel Plan: Exhibit B



Fort Bend County Municipal Utility District No. 144 PUD
SY1902
April 8, 2010
Revised June 18, 2010
Revised July 22, 2010
Revised October 26, 2011



PLANNING COMMISSION COMMUNICATION

June 18, 2014

ITEM #	ITEM TITLE
6	Preliminary Plat of Summer Lakes Section Eight

MOTION

Consideration of and action on a Preliminary Plat of Summer Lakes Section Eight, being a subdivision of 8.5738 acres out of the W.M. Lusk Survey, A-276 and the Jane Long League, A-55, in the City of Rosenberg, in Fort Bend County, Texas (Fort Bend County Municipal Utility District No. 144); 36 lots, 2 blocks, 1 reserve (0.5214 acre).

RECOMMENDATION

Staff recommends approval of the Preliminary Plat of Summer Lakes Section Eight.

MUD #	City/ETJ	ELECTION DISTRICT
144 (Summer Lakes/Waterford Park)	City	4

SUPPORTING DOCUMENTS:

1. Preliminary Plat of Summer Lakes Section Eight
2. Revised Land and Parcel Plan for MUD No. 144 PUD – 11-01-11 – Please refer to previous Agenda item

APPROVAL

Submitted by:

Travis Tanner

Travis Tanner, AICP
Executive Director of Community
Development

Reviewed by:

Executive Director of Community Development

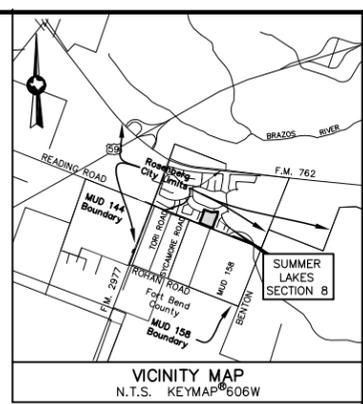
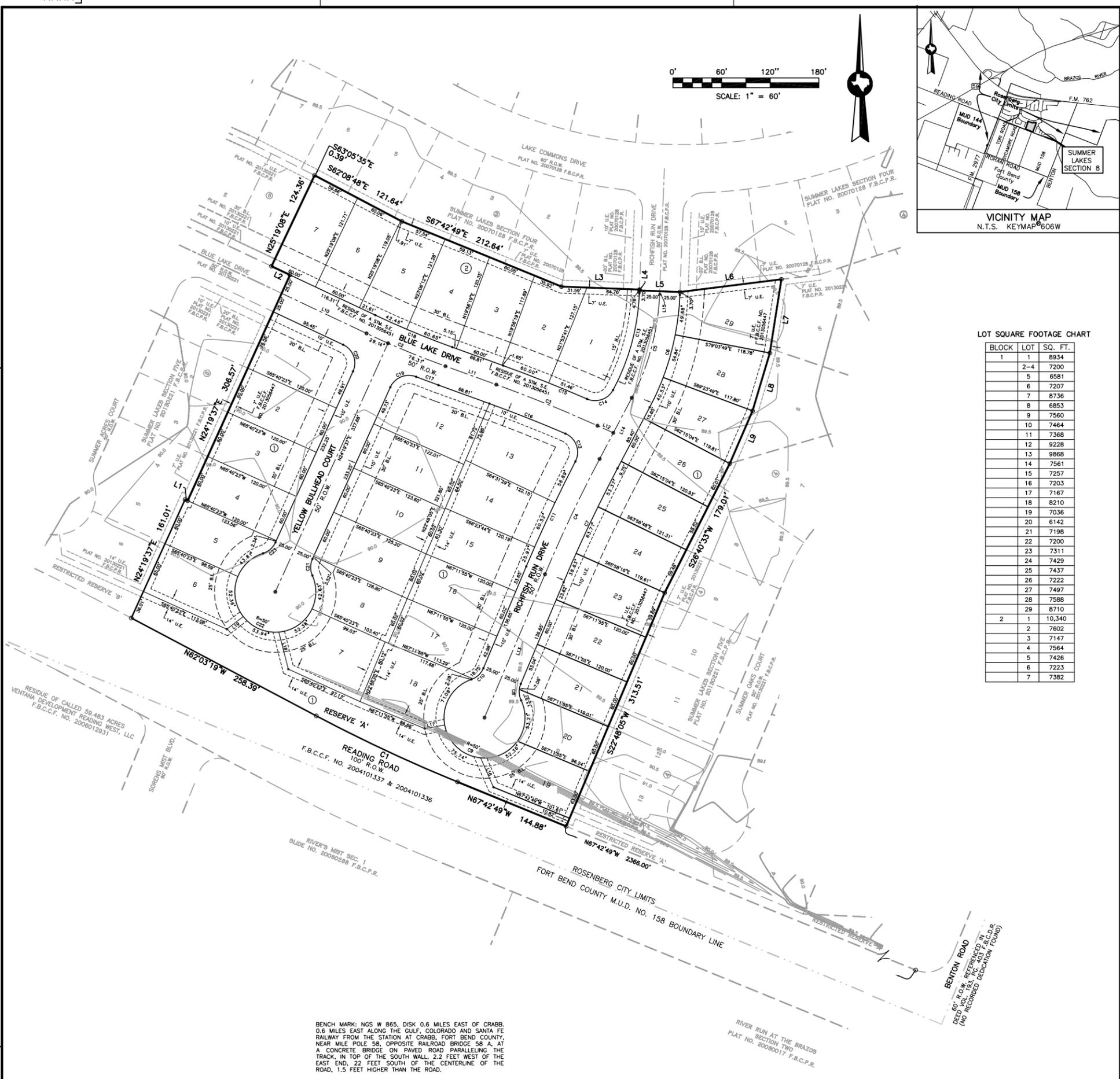
City Engineer *OK*

EXECUTIVE SUMMARY

The Preliminary Plat of Summer Lakes Section Eight is located off of Lake Commons and Blue Lake Drives in the south central portion of the Summer Lakes development. The Plat consists of 8.57 acres, 36 residential lots, and one (1) reserve containing 0.5 acres.

All proposed lots are a minimum of sixty feet (60') in width as measured at the front building line. The Plat complies with the Development Agreement and approved Land Plan for Fort Bend County MUD No. 144. The Land Plan, which is attached for reference, identifies the area of the Plat as single-family residential development. The Development Agreement calls for a minimum lot width of fifty feet (50') and minimum size of 6,000 square feet. All proposed lots meet these requirements.

The Preliminary Plat of Summer Lakes Section Eight is not in conflict with any applicable regulations or with the Development Agreement for Fort Bend County MUD No. 144. There being no issues, staff recommends approval of the Preliminary Plat of Summer Lakes Section Eight.



LOT SQUARE FOOTAGE CHART

BLOCK	LOT	SQ. FT.
1	1	8934
2-4		7200
5		6581
6		7207
7		8736
8		6853
9		7560
10		7464
11		7368
12		9228
13		9868
14		7561
15		7257
16		7203
17		7167
18		8210
19		7036
20		6142
21		7198
22		7200
23		7311
24		7429
25		7437
26		7222
27		7497
28		7588
29		8710
2	1	10,340
2	2	7602
3		7147
4		7564
5		7426
6		7223
7		7382

BENCH MARK: NGS W 865, DISK 0.6 MILES EAST OF CRABB, 0.6 MILES EAST ALONG THE GULF, COLORADO AND SANTA FE RAILWAY FROM THE STATION AT CRABB, FORT BEND COUNTY, NEAR MILE POLE 58, OPPOSITE RAILROAD BRIDGE 58 A, AT A CONCRETE BRIDGE ON PAVED ROAD PARALLELING THE TRACK, IN TOP OF THE SOUTH WALL, 2.2 FEET WEST OF THE EAST END, 22 FEET SOUTH OF THE CENTERLINE OF THE ROAD, 1.5 FEET HIGHER THAN THE ROAD.

ELEVATION = 81.66 FEET, NGVD 29

PROJECT TBM: SQUARE CUT ON BACK OF CURB AT NOSE OF ESPLANADE AT THE EXISTING EASTERLY END OF READING ROAD AT THE WEST RIGHT-OF-WAY LINE OF F.M. 2977.

ELEVATION = 95.80 FEET, NGVD 29

THE SUBJECT PROPERTY LIES WITHIN ZONE "X" (UNSHADED), DEFINED AS AREAS DETERMINED TO BE OUTSIDE 500-YR FLOOD PLAIN, AS DEPICTED ON FLOOD INSURANCE RATE MAP NO. 48157C0265 L, DATED APRIL 2, 2014, ISSUED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, BASED ON A SCALED LOCATION OF THE SUBJECT PROPERTY ON THE REFERENCED MAP ON PAGES 2 & 3, HEREIN.

GENERAL NOTES

- (1) B.L. indicates Building Line.
- F.B.C.C.F. NO. indicates Fort Bend County Clerk's File Number
- F.B.C.P.R. indicates Fort Bend County Plat Records
- O.P.R.O.R.P. indicates Official Public Records of Real Property
- P.U.D. indicates Planned Unit Development
- R.O.W. indicates Right-Of-Way
- S.S.E. indicates Sanitary Sewer Easement
- STW.S.E. indicates Storm Sewer Easement
- TBM indicates Temporary Benchmark
- U.E. indicates Utility Easement
- W.L.E. indicates Waterline Easement
- indicates Street Name Change
- (2) All side lot lines are either perpendicular or radial to street frontage unless otherwise noted.
- (3) All easements are centered on lot lines unless otherwise noted.
- (4) All lots shall be restricted to single family residential use.

LINE	BEARING	DISTANCE
L1	S65°40'23"E	3.56'
L2	N64°40'52"W	25.30'
L3	S87°49'19"E	96.35'
L4	S02°10'41"W	1.08'
L5	S87°49'19"E	50.00'
L6	N82°52'10"E	126.09'
L7	S08°55'03"W	92.31'
L8	S16°30'55"W	74.71'
L9	S23°20'44"W	70.95'
L10	S64°40'52"E	115.87'
L11	S70°03'41"E	66.81'
L12	S65°36'11"E	21.53'
L13	N22°48'05"E	192.50'
L14	S27°44'56"W	85.40'
L15	S02°10'41"W	3.70'
L16	N23°36'45"W	39.48'
L17	N79°32'08"E	25.00'
L18	S14°12'48"E	47.40'
L19	S52°18'48"W	25.60'

	SQ. FT.	QUANTITY	PERCENTAGE
AVERAGE LOT AREA	8,116		
60' LOTS		23	100%

RESERVE	RESTRICTED TO	ACREAGE	SQUARE FEET
A	RESTRICTED TO LANDSCAPE	0.5214	22,711

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	1950.00'	9°39'30"	192.58'	S64°33'04"E	192.50'
C2	1123.02'	5°22'49"	105.46'	S67°22'17"E	105.42'
C3	1732.33'	4°27'30"	134.80'	S67°49'56"E	134.77'
C4	1828.28'	4°56'51"	157.87'	S25°16'31"W	157.82'
C5	300.00'	25°34'15"	133.89'	N14°57'49"E	132.78'
C6	325.00'	29°34'15"	145.05'	N14°57'49"E	143.85'
C7	1803.28'	4°56'51"	155.71'	S25°16'31"W	155.66'
C8	25.00'	48°11'23"	21.03'	S01°17'36"E	20.41'
C9	50.00'	27°22'46"	24.19'	S67°11'55"E	23.67'
C10	25.00'	48°11'23"	21.03'	N46°53'47"E	20.41'
C11	1853.28'	4°25'57"	143.38'	S25°01'04"W	143.34'
C12	25.00'	93°54'27"	40.97'	N19°43'11"W	36.54'
C13	275.00'	26°01'44"	124.93'	N15°11'33"E	123.86'
C14	25.00'	85°21'55"	37.25'	N70°53'23"E	33.90'
C15	1757.33'	3°38'03"	111.46'	N68°14'40"W	111.44'
C16	1707.33'	3°23'17"	100.96'	N68°22'03"W	100.94'
C17	1148.02'	1°28'16"	29.48'	S69°19'33"E	29.48'
C18	1098.02'	5°22'49"	103.11'	S67°22'17"E	103.07'
C19	25.00'	87°04'58"	38.00'	S67°52'06"W	34.44'
C20	25.00'	89°00'29"	38.84'	N20°10'38"W	35.05'
C21	25.00'	48°11'23"	21.03'	S00°13'55"W	20.41'
C22	50.00'	27°22'46"	24.19'	S65°40'23"E	23.67'
C23	25.00'	48°11'23"	21.03'	N48°25'18"E	20.41'

SUMMER LAKES SECTION EIGHT (PRELIMINARY PLAT)

BEING A SUBDIVISION OF 8.5738 ACRES OUT OF THE W.M. LUSK SURVEY, A-276 AND THE JANE LONG LEAGUE, A-55 IN THE CITY OF ROSENBERG, IN FORT BEND COUNTY, TEXAS.

(FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 144)

OWNER
 FORESTAR (USA) REAL ESTATE GROUP, INC.
 c/o 1500 CITY WEST BLVD.
 HOUSTON, TEXAS 77042
 PHONE: (713) 783-0308
 FAX: (713) 783-0704

JUNE 4, 2014



PLANNING COMMISSION COMMUNICATION

June 18, 2014

ITEM #	ITEM TITLE
7	Preliminary Plat of Summer Park Section Two

MOTION

Consideration of and action on a Preliminary Plat of Summer Park Section Two, being a subdivision of 16.479 acres out of the Robert E. Handy Survey, A-187, in the City of Rosenberg, Fort Bend County, Texas (Fort Bend County Municipal Utility District No. 144): 64 lots, 3 blocks, 3 reserves (0.6726 acre).

RECOMMENDATION

Staff recommends approval of the Preliminary Plat of Summer Park Section Two.

MUD #	City/ETJ	ELECTION DISTRICT
144 (Summer Lakes/Waterford Park)	City	4

SUPPORTING DOCUMENTS:

1. Preliminary Plat of Summer Park Section Two
2. Revised Land and Parcel Plan for MUD No. 144 PUD – 11-01-11 – Please refer to Item No. 5

APPROVAL

Submitted by:

Travis Tanner

Travis Tanner, AICP
Executive Director of Community
Development

Reviewed by:

___ Executive Director of Community Development

X City Engineer *OK*

EXECUTIVE SUMMARY

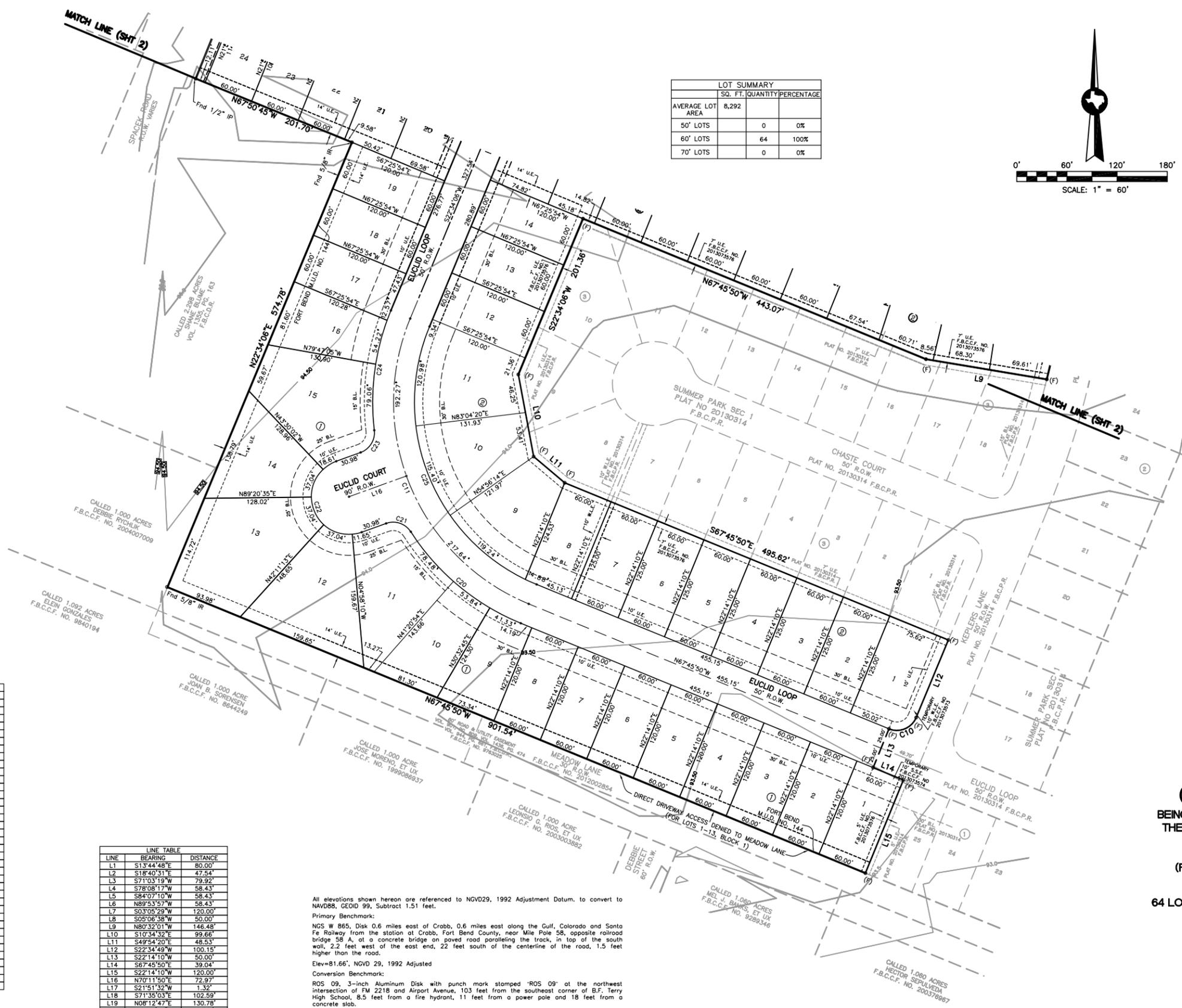
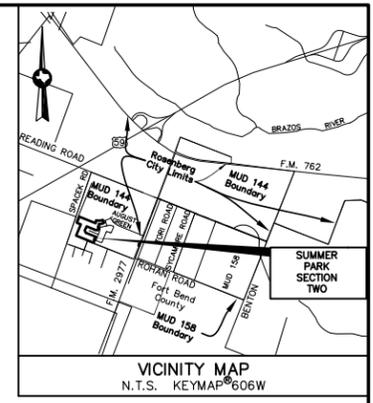
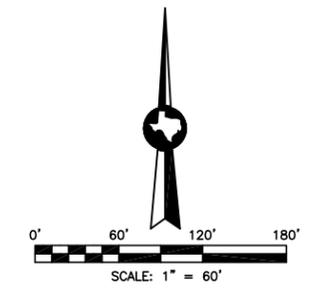
The Preliminary Plat of Summer Park Section Two is located off of Park Place Boulevard in the southwest portion of the Summer Park development. The Plat consists of 16.479 acres, 64 residential lots, and three (3) reserves containing 0.67 acres.

All proposed lots are a minimum of sixty feet (60') in width as measured at the front building line. The Plat complies with the Development Agreement and approved Land Plan for Fort Bend County MUD No. 144. The Land Plan, which is attached for reference, identifies the area of the plat as single-family residential development. The Development Agreement calls for a minimum lot width of fifty feet (50') and minimum size of 6,000 square feet. All proposed lots meet these requirements.

The Preliminary Plat of Summer Park Section Two is not in conflict with any applicable regulations or with the Development Agreement for Fort Bend County MUD No. 144. There being no issues, staff recommends approval of the Preliminary Plat of Summer Park Section Two.

BLOCK	LOT	SQUARE FEET
1	1-8	7200
1	9	7791
1	10	8799
1	11	12,629
1	12	13,697
1	13	16,841
1	14	10,201
1	15	15,024
1	16	8391
1	17-17	7201
1	18-19	7200
2	20	9311
2	21	8005
2	22	7977
2	23	7206
2	24	7031
2	25	6623
2	26	6841
2	27-29	7689
2	30	7569
2	31	7490
2	32	7703
2	33	7335
2	34	7161
2	35	7175
2	36	7189
2	37	7202
2	38	8966
3	1	9273
3	2-7	7500
3	8	7498
3	9	10,434
3	10	10,812
3	11	12,265
3	12-14	7200
3	15	8618
3	16	7328
3	17	7443
3	18	7457
3	19	7468
3	20	7478
3	21	7488
3	22	7904
3	23	8321
3	24	8322
3	25	9514
3	26	9963

LOT SUMMARY		
AVERAGE LOT AREA	SQ. FT.	QUANTITY PERCENTAGE
50' LOTS	0	0%
60' LOTS	64	100%
70' LOTS	0	0%



CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	25.00'	98°12'57"	42.85'	S32°00'17"E	37.80'
C2	1077.15'	13°07'41"	246.81'	N82°49'03"E	246.27'
C3	680.00'	3°42'05"	43.93'	S69°46'31"E	43.92'
C4	873.34'	0°13'02"	24.91'	S82°36'15"E	24.91'
C5	997.15'	17°07'46"	298.11'	N84°49'05"E	297.00'
C6	25.00'	85°04'17"	37.12'	S61°12'39"E	33.80'
C7	680.00'	2°01'43"	24.08'	N85°53'39"W	24.07'
C8	25.00'	92°16'14"	40.26'	S38°45'15"E	36.05'
C9	951.72'	6°36'03"	109.65'	S10°40'54"W	109.59'
C10	25.00'	89°39'22"	39.12'	S67°24'30"W	35.25'
C11	280.00'	90°19'55"	409.91'	S22°35'52"E	368.76'
C12	343.98'	3°26'35"	20.67'	S69°51'46"E	20.67'
C13	1222.53'	3°39'35"	78.09'	N69°45'16"W	78.08'
C14	705.00'	16°57'21"	208.63'	S76°24'08"E	207.87'
C15	903.31'	15°37'36"	246.36'	S12°49'31"E	245.60'
C16	25.00'	80°42'28"	35.22'	S49°01'59"W	32.38'
C17	25.00'	91°11'02"	39.79'	N36°11'42"W	35.72'
C18	913.34'	0°14'25"	27.16'	S82°38'21"E	27.16'
C19	1037.15'	17°11'27"	311.19'	N84°50'56"E	310.02'
C20	285.00'	34°54'39"	173.65'	S50°18'30"E	170.98'
C21	25.00'	76°56'59"	33.58'	N71°19'40"W	31.11'
C22	45.00'	180°00'00"	141.37'	S19°48'10"E	90.00'
C23	25.00'	76°56'59"	33.58'	N31°43'21"E	31.11'
C24	285.00'	29°19'14"	145.85'	S07°54'29"W	144.26'
C25	235.00'	90°19'55"	370.50'	S22°35'52"E	333.30'
C26	25.00'	90°42'34"	39.58'	N22°47'11"W	35.57'
C27	25.00'	46°49'16"	20.43'	S88°28'54"W	18.87'
C28	50.00'	276°21'03"	241.16'	S23°12'47"W	66.69'
C29	25.00'	49°31'47"	21.61'	S43°22'35"E	20.94'
C30	318.98'	3°26'35"	19.17'	S69°51'46"E	19.17'
C31	1247.53'	3°39'35"	79.69'	N69°45'16"W	79.67'
C32	25.00'	85°50'51"	37.46'	S65°29'31"W	34.05'
C33	1197.53'	3°39'35"	76.49'	N69°45'16"W	76.48'
C34	730.00'	16°57'22"	216.04'	S76°24'09"E	215.25'
C35	680.00'	3°48'03"	44.71'	S82°59'46"E	44.70'
C36	25.00'	90°59'10"	39.70'	N63°02'15"E	35.66'
C37	873.31'	8°10'21"	124.57'	N13°28'15"E	124.46'
C38	933.31'	8°25'47"	137.31'	N12°53'18"E	137.19'

LINE	BEARING	DISTANCE
L1	S13°44'48"E	80.00'
L2	S18°40'31"E	47.54'
L3	S71°03'19"W	79.92'
L4	S78°08'17"W	58.43'
L5	S84°07'10"W	58.43'
L6	N89°53'57"W	58.43'
L7	S03°05'29"W	120.00'
L8	S05°06'58"W	50.00'
L9	N80°32'01"W	146.48'
L10	S10°34'32"E	99.66'
L11	S49°54'20"E	48.53'
L12	S22°34'49"W	100.15'
L13	S22°14'10"W	50.00'
L14	S67°45'50"E	39.04'
L15	S22°14'10"W	120.00'
L16	N70°11'50"E	72.97'
L17	S21°51'32"W	1.32'
L18	S71°35'03"E	102.59'
L19	N08°12'47"E	130.78'
L20	S75°33'59"W	25.59'
L21	N32°05'14"W	24.21'
L22	N83°11'13"W	72.70'

All elevations shown hereon are referenced to NGVD29, 1992 Adjustment Datum, to convert to NAVD88, GEOID 99, Subtract 1.51 feet.

Primary Benchmark:
 NGS W 865, Disk 0.6 miles east of Crabb, 0.6 miles east along the Gulf, Colorado and Santa Fe Railway from the station at Crabb, Fort Bend County, near Mile Peis 58, opposite railroad bridge 58 A, at a concrete bridge on paved road paralleling the track, in top of the south wall, 2.2 feet west of the east end, 22 feet south of the centerline of the road, 1.5 feet higher than the road.

Elv=81.66', NGVD 29, 1992 Adjusted

Conversion Benchmark:
 ROS 09, 3-inch Aluminum Disk with punch mark stamped "ROS 09" at the northwest intersection of the station at Crabb, Fort Bend County, near Mile Peis 58, opposite railroad bridge 58 A, at a concrete bridge on paved road paralleling the track, in top of the south wall, 2.2 feet west of the east end, 22 feet south of the centerline of the road, 1.5 feet higher than the road.

Elv=94.817', NAVD 88, GEOID 99 Adjusted

Temporary Benchmarks:
 TBM 57, Railroad spike set in power pole on the westerly right-of-way line of F.M. 2977, approximately 1869 feet south of the southerly right-of-way line of Reading Road.

Elv=92.26' (NGVD29) 1992 Adjusted

TBM 58- 5/8-inch iron rod with blue cap stamped "E.H.R.&A. T.P." set approximately 11.8 feet from the easterly right-of-way line of F.M. 2977 and from the south 69°42'22" East, 110.57 feet from TBM 57.

Elv=94.52' (NGVD29) 1992 Adjusted

SUMMER PARK SECTION TWO (PRELIMINARY PLAT)
 BEING A SUBDIVISION OF 16.479 ACRES OUT OF THE ROBERT E. HANDY SURVEY, A-187, IN THE CITY OF ROSENBERG, FORT BEND COUNTY, TEXAS. (FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 144)

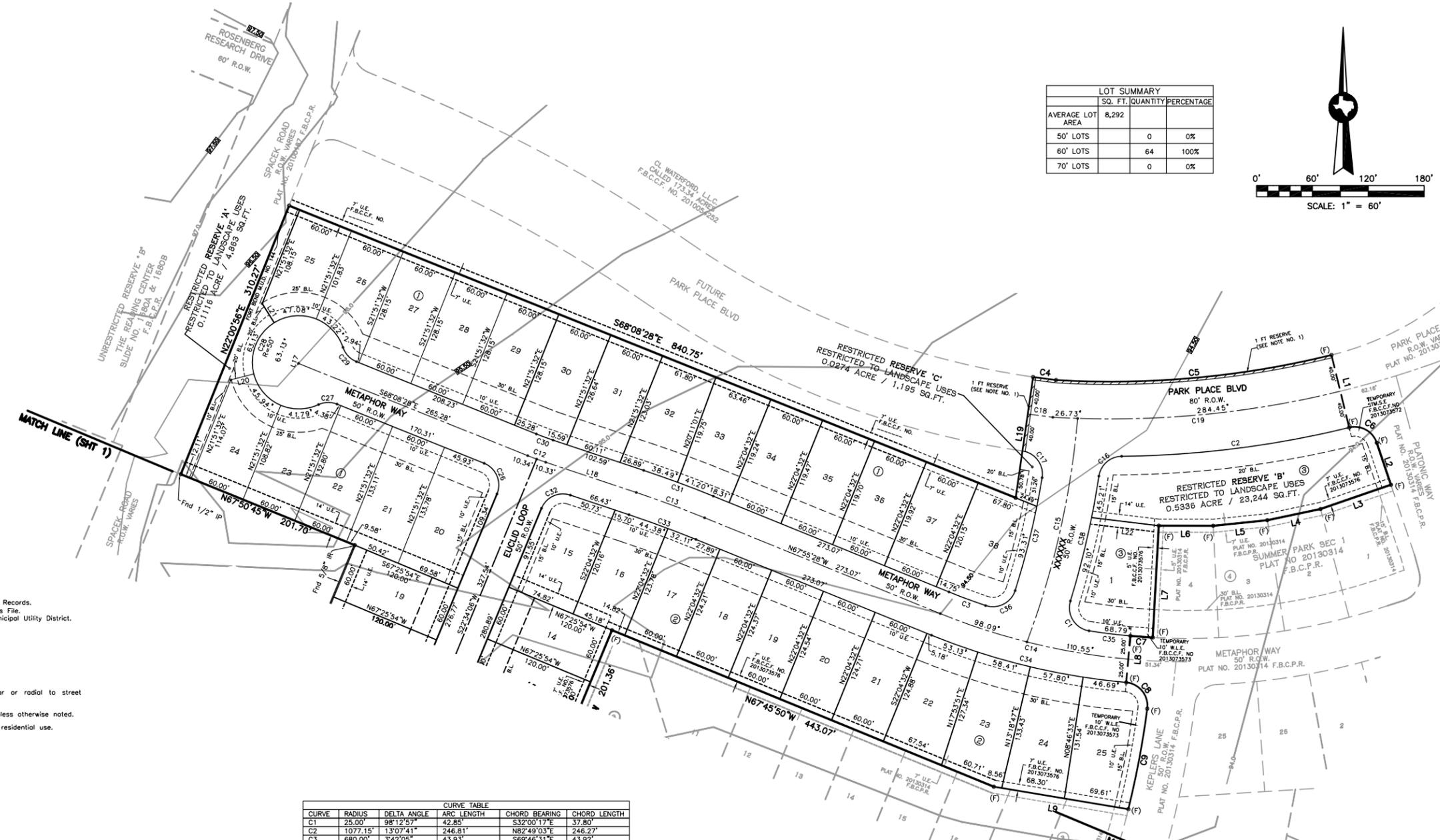
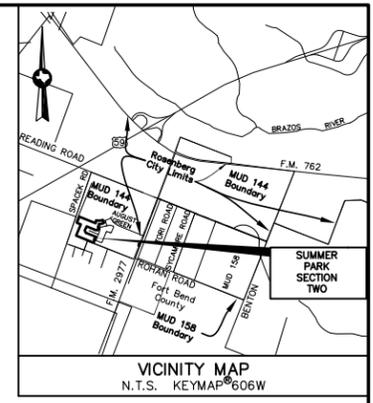
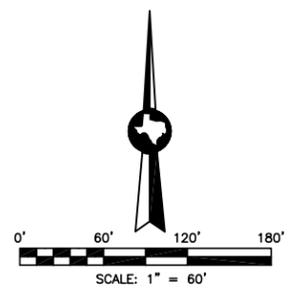
64 LOTS 3 BLOCKS 3 RESERVES(0.6726 ACRE)

OWNER
 CL WATERFORD L.L.C.
 A TEXAS LIMITED LIABILITY COMPANY
 C/O SAM YAGER INC.
 1500 CITY WEST BLVD.
 HOUSTON, TEXAS 77042
 PH (713) 783-0308
 FAX (713) 783-0704

JUNE 4, 2014

LOT	SQUARE FEET	
1-8	7200	
9	7791	
10	8799	
11	12,629	
12	13,697	
13	16,841	
14	10,201	
15	15,024	
16	8391	
12-17	7201	
18-19	7200	
20	9311	
21	8005	
22	7977	
23	7206	
24	7031	
25	6623	
26	6841	
27-29	7689	
30	7669	
31	7490	
32	7703	
33	7335	
34	7161	
35	7175	
36	7189	
37	7202	
38	8966	
2	1	9273
2-7	7500	
8	7498	
9	10,434	
10	10,812	
11	12,265	
12-14	7200	
15	8618	
16	7328	
17	7443	
18	7457	
19	7468	
20	7478	
21	7488	
22	7904	
23	8321	
24	8322	
25	9514	
3	1	9963

LOT SUMMARY		
AVERAGE LOT AREA	SQ. FT.	QUANTITY PERCENTAGE
8,292		
50' LOTS	0	0%
60' LOTS	64	100%
70' LOTS	0	0%



- GENERAL NOTES**
- B.L. indicates Building Line
F.B.C.D.R. indicates Fort Bend County Deed Records.
F.B.C.C.F. indicates Fort Bend County Clerk's File.
F.B.C.M.U.D. indicates Fort Bend County Municipal Utility District.
VOL. indicates Volume.
P.C. indicates Page.
P.U.D. indicates Planned Unit Development.
R.O.W. indicates Right-Of-Way
S.M.S.E. indicates Storm Sewer Easement
S.S.E. indicates Sanitary Sewer Easement
U.E. indicates Utility Easement
W.L.E. indicates Waterline Easement
 - All side lot lines are either perpendicular or radial to street frontage unless otherwise noted.
 - All easements are centered on lot lines unless otherwise noted.
 - All lots shall be restricted to single family residential use.

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	25.00	98°12'57"	42.85	S32°00'17"E	37.80
C2	1077.15	1°37'41"	248.81	N82°49'03"E	248.27
C3	680.00	3°42'05"	43.93	S69°46'31"E	43.92
C4	873.34	0°13'02"	24.91	S82°36'15"E	24.91
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C7	680.00	2°01'43"	24.08	N85°53'39"W	24.07
C8	25.00	92°16'14"	40.26	S38°45'15"E	36.05
C9	951.72	6°36'03"	109.65	S10°40'54"W	109.59
C10	25.00	89°39'22"	39.12	S67°24'30"W	35.25
C11	260.00	90°19'55"	409.91	S22°35'52"E	368.76
C12	343.98	3°26'35"	20.67	S69°51'46"E	20.67
C13	1222.53	3°39'35"	78.09	N69°45'16"W	78.08
C14	705.00	16°57'21"	208.63	S76°24'08"E	207.87
C15	903.31	15°37'36"	246.36	S12°49'31"E	245.60
C16	25.00	80°42'28"	35.22	S49°01'39"W	32.38
C17	25.00	91°11'02"	39.79	N36°11'42"W	35.72
C18	913.34	0°14'21"	27.16	S82°38'21"E	27.16
C19	1037.15	1°17'27"	311.19	N84°50'56"E	310.02
C20	285.00	3°45'39"	173.65	S50°18'30"E	170.98
C21	25.00	76°56'59"	33.58	N71°19'40"W	31.11
C22	45.00	180°00'00"	144.37	S19°48'10"E	90.00
C23	25.00	76°56'59"	33.58	N31°43'21"E	31.11
C24	285.00	2°19'14"	145.85	S07°54'29"W	144.26
C25	235.00	90°19'55"	370.50	S22°35'52"E	333.30
C26	25.00	90°42'34"	39.58	N22°47'11"W	35.57
C27	25.00	46°49'16"	20.43	S89°29'51"W	19.87
C28	50.00	276°21'03"	241.16	S23°12'47"W	66.69
C29	25.00	49°31'47"	21.61	S43°22'35"E	20.94
C30	318.98	3°26'35"	19.17	S69°51'46"E	19.17
C31	1247.53	3°39'35"	79.69	N69°45'16"W	79.67
C32	25.00	85°50'51"	37.46	S69°29'51"W	34.05
C33	1197.53	3°39'35"	76.49	N69°45'16"W	76.48
C34	730.00	16°57'22"	216.04	S76°24'09"E	215.25
C35	680.00	3°46'03"	44.71	S82°59'46"E	44.70
C36	25.00	90°59'10"	39.70	N63°02'15"E	35.66
C37	873.31	8°10'21"	124.57	N12°53'18"E	124.46
C38	933.31	8°25'47"	137.31	N12°53'18"E	137.19

LINE	BEARING	DISTANCE
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L6	N89°53'57"W	58.43'
L7	S03°05'29"W	120.00'
L8	S05°06'38"W	50.00'
L9	N80°32'01"W	146.48'
L10	S10°34'32"E	99.66'
L11	S49°54'20"E	48.53'
L12	S22°34'49"W	100.15'
L13	S22°14'10"W	50.00'
L14	S67°45'50"E	39.04'
L15	S22°14'10"W	120.00'
L16	N70°11'50"E	72.97'
L17	S21°51'32"W	1.32'
L18	S71°35'03"E	102.59'
L19	N08°12'47"E	130.78'
L20	S75°33'59"W	25.59'
L21	N32°05'14"W	24.21'
L22	N83°11'13"W	72.70'

All elevations shown hereon are referenced to NGVD29, 1992 Adjustment Datum, to convert to NAVD88, GEOID 99, Subtract 1.51 feet.

Primary Benchmark:
NGS W 865, Disk 0.6 miles east of Crabb, 0.6 miles east along the Gulf, Colorado and Santa Fe Railway from the station at Crabb, Fort Bend County, near Mile Pole 58, opposite railroad bridge 58 A, at a concrete bridge on paved road paralleling the track, in top of the south wall, 2.2 feet west of the east end, 22 feet south of the centerline of the road, 1.5 feet higher than the road.

Elev=81.66', NGVD 29, 1992 Adjusted

Conversion Benchmark:
ROS 09, 3-inch Aluminum Disk with punch mark stamped "ROS 09" at the northwest intersection of FM 2218 and Airport Avenue, 103 feet from the southeast corner of B.F. Terry High School, 8.5 feet from a fire hydrant, 11 feet from a power pole and 18 feet from a concrete slab.

Elev=94.817', NAVD 88, GEOID 99 Adjusted

Temporary Benchmarks:
TBM 57- Railroad spike set in power pole on the westerly right-of-way line of F.M. 2977, approximately 1889 feet south of the southerly right-of-way line of Reading Road.
Elev=92.26' (NGVD29) 1992 Adjusted

TBM 58- 5/8-inch iron rod with blue cap stamped "E.H.R.&A. T.P." set approximately 11.8 feet from the easterly right-of-way line of F.M. 2977 and being South 69°42'22" East, 110.57 feet from TBM 57.
Elev=94.52' (NGVD29) 1992 Adjusted

SUMMER PARK SECTION TWO (PRELIMINARY PLAT)
BEING A SUBDIVISION OF 16.479 ACRES OUT OF THE ROBERT E. HANDY SURVEY, A-187, IN THE CITY OF ROSENBERG, FORT BEND COUNTY, TEXAS. (FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 144)

64 LOTS 3 BLOCKS 3 RESERVES(0.6726 ACRE)

OWNER
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C/O SAM YAGER INC.
1500 CITY WEST BLVD.
HOUSTON, TEXAS 77042
PH (713) 783-0308
FAX (713) 783-0704

JUNE 4, 2014



PLANNING COMMISSION COMMUNICATION

June 18, 2014

ITEM #	ITEM TITLE
8	Proposed Ordinance Amendments – Parking Lot Standards and Specifications

MOTION

Consideration of and action on proposed amendments to the Parking Lot Standards and Specifications regarding parking of vehicles in residential front yards and outside display of merchandise.

RECOMMENDATION

Staff recommends that the Planning Commission recommend approval to City Council of the proposed Ordinance amendments.

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

SUPPORTING DOCUMENTS:

1. Code Excerpt – Proposed Amendment to Chapter 6, Article I – Redlined
2. Code Excerpt – Proposed Amendment to Chapter 6, Article XVI – Redlined
3. City Council Meeting Minute Excerpt – 04-22-14
4. Planning Commission Meeting Draft Minute Excerpt – 05-21-14

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 April 22, 2014, City Council discussed possible regulations prohibiting long-term parking in residential yards and restricting the outside display of merchandise in commercial areas. After some discussion, the consensus of City Council was to present the item to the Planning Commission for your review and recommendation.

To address these issues, Councilors requested that staff look at ordinances such as that of the City of Sugar Land. Sugar Land’s Zoning Ordinance pertaining to their General Business (B-2) District provides for the following:

- Merchandise cannot be located on public property, in a required yard/setback, or in a required parking space.
- It cannot be displayed outside for more than 30 consecutive days or a total of 90 days in one (1) calendar year.
- It must be owned by the owner or lessee of the property.
- It cannot occupy an area greater than 10% of the area of the building or tenant space (the 10% restriction does not apply to landscaping materials in a fenced area).

It is important to keep in mind that certain items (e.g., landscaping materials, vehicles) should be exempted from this type of requirement. If not, it is anticipated that a similar ordinance would affect many existing businesses. The attached potential ordinance amendments exempt certain items. In order to avoid unintended consequences, other possible exemptions could be recommended by the Planning Commission. At the May 21, 2014 Planning Commission meeting, City staff discussed exempting tire sales and motorized equipment from the provisions of the ordinance. Those recommendations are incorporated in the attached ordinance amendments.

Also included in the ordinance amendments is a provision that would require parking of vehicles in residential areas to be on a paved surface, except in instances where an unimproved or gravel surface was in existence prior to the effective date of the ordinance. We believe that an exception is necessary for existing lots with unimproved drives due to the large number in existence in the City.

Staff recommends that the Planning Commission recommend approval to City Council of the proposed ordinance amendments. If recommended by the Planning Commission, this item will be placed on a future City Council Agenda.

PART II - CODE OF ORDINANCES
Chapter 6 - BUILDINGS AND BUILDING REGULATIONS

ARTICLE I. IN GENERAL

ARTICLE I. IN GENERAL

[Sec. 6-1. Violations; penalties.](#)

[Sec. 6-2. Definitions.](#)

[Sec. 6-3. Review of decisions of building official.](#)

[Sec. 6-4. Appeals; procedure.](#)

[Secs. 6-5—6-25. Reserved.](#)

Sec. 6-1. Violations; penalties.

Any person violating any of the provisions of this chapter shall upon conviction be subject to the penalty in section 1-13 for each offense. This penalty shall be cumulative of any other provision of this chapter relative to revocation, suspension or cancellation of licenses issued hereunder.

[\(Ord. No. 2013-30, § 1, 6-18-13 \)](#)

Sec. 6-2. Definitions.

Building official shall mean the building official or their designee.

Improved surface shall mean an area used for the parking of vehicles that is paved with asphalt or concrete.

Merchandise shall mean items for sale, not including landscaping materials, tires, vehicles, or other motorized equipment.

Unimproved driveway shall mean an area used for the parking of vehicles that is constructed of gravel, crushed stone, or other equivalent materials.

[\(Ord. No. 2013-30, § 1, 6-18-13 \)](#)

PART II - CODE OF ORDINANCES
Chapter 6 - BUILDINGS AND BUILDING REGULATIONS

ARTICLE XVI. PARKING LOT STANDARDS AND SPECIFICATIONS

ARTICLE XVI. PARKING LOT STANDARDS AND SPECIFICATIONS ^[18]

[Sec. 6-416. Off-street parking regulations.](#)

[Sec. 6-417. Off-street parking landscaping \(twenty-five \(25\) spaces or more\).](#)

[Sec. 6-418. Schedule of parking regulations.](#)

[Sec. 6-419. Special exceptions for parking and landscaping for commercial uses with frontage on Avenue H, Avenue I, and State Highway 36 only.](#)

[Sec. 6-420. Outdoor displays of motor vehicles; paving requirements.](#)

[Secs. 6-421—6-424. Reserved.](#)

Sec. 6-416. Off-street parking regulations.

It is the intent of this section to ensure that adequate off-street parking is provided.

- (1) Required off-street parking spaces should be on the same lot, tract, parcel, or premises as the use being served.
- (2) Any existing use that is enlarged, structurally altered, or remodeled to the extent of increasing or changing the use by more than fifty (50) percent as it existed at the effective date of this article shall be accompanied by off-street parking for the entire building, or use in accordance with the required off-street parking regulations set forth in the section 6-418, schedule of parking regulations. Exemption may be permitted for a business that existed prior to the passage of this ordinance and requires less than twenty-five (25) spaces, and is rebuilt due to fire, storm, or other acts of God.
- (3) Existing parking spaces may not be used to satisfy additional off-street parking requirements unless the existing spaces proposed for use in meeting the requirements of the associated use exceed the number of spaces required for the building or use for which the existing spaces are associated. All parking associated with a building or use from which the spaces are drawn must meet all requirements of this article.
- (4) Off-street parking areas shall provide parking spaces with a minimum stall width of nine (9) feet (as measured from centerline to centerline) and a minimum length of twenty (20) feet. Off-street parking spaces shall be clearly marked with striping to indicate the location of the individual spaces.
- (5) All parking and paving areas shall meet the following setbacks:
 - a. Parking and paving areas shall be setback a minimum of ten (10) feet from any property line that abuts a street right-of-way or an access easement as defined in Article 1, of Chapter 25, Subdivisions, Section 25-1
 - b. Parking and paving areas shall be setback a minimum of five (5) feet from any side property line. For corner lots, parking and paving areas shall provide the minimum five (5) foot setback on both interior side yards, regardless of whether one (1) yard is considered a rear yard.
 - c. There shall be no parking or paving setback on the rear of a lot. Parking spaces abutting an adjoining property line in the rear shall be provided with wheel guards or bumper guards located so that no part of a normally parking vehicle shall extend beyond the property line.

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ARTICLE XVI. PARKING LOT STANDARDS AND SPECIFICATIONS

- d. Parking and paving areas shall be setback a minimum of five (5) feet from any alley.
 - e. For interior side property lines in commercial developments with shared parking, no setback from the interior property lines are required.
 - f. Single family residential parking shall be exempt from these setback requirements.
 - g. *Nonconforming parking and paving areas:*
 - i. Parking and paving areas which are in existence on the effective date of this ordinance, and which are nonconforming as it relates to the provisions of subsection 6-416(5), may be repaired or renovated provided that repairs or renovations do not exceed fifty (50) percent of the replacement cost of the parking or paving area as determined by two (2) or more independent estimates from licensed contractors.
 - ii. Repairs or renovations exceeding fifty (50) percent of the replacement cost of a nonconforming parking or paving area must result in conformance with subsection 6-416(5).
- (6) Approval of the parking area layout and design of all off-street parking areas shall be by the planning director or such designee. The planning director or such designee shall determine that spaces provided are useable and that the circulation pattern of the area is adequate.
- (7) All off-street parking areas shall be paved with a permanent all-weather surface of asphalt concrete or Portland cement concrete approved by the planning director.
- (8) All off-street parking areas within commercial or multi-family projects shall be provided with exterior lighting, which meets the following minimum standards:
- a. Proper illumination shall be provided for safety, which at a minimum, shall be the equivalent of one-foot candle average of illumination throughout the parking area. In commercial parking lots, lights should be operable at a minimum of one (1) hour before the business is open to a period at least one (1) hour after the business has closed.
 - b. All lighting shall be on a time clock or photo sensor system.
 - c. All lighting shall be designed to confine direct rays to the premises. No spill over beyond the property line shall be permitted, except onto public thoroughfares provided, however, that such light shall not cause hazard to motorists.
- (9) Access to parking areas for commercial or multi-family projects shall be provided as follows:
- a. Two-way access driveways shall have a width of no less than twenty (20) feet nor greater than forty-four (44) feet. In cases where one-way access drives are approved, a minimum width of twelve (12) feet is required.
 - b. The parking area shall be designed so that a vehicle within the parking area will not have to enter a public street to move from one (1) location to any other location within the parking area. (Businesses requiring twenty-five (25) spaces or less are exempt from this provision.)
 - c. Under no circumstances will spaces be approved that require a vehicle to back into a public right-of-way. (Businesses requiring twenty-five (25) spaces or less are exempt from this provision.)
 - d. This section relating to access for commercial or multi-family projects shall not be applicable for single-family residential parking requirements.
- (10) Access to parking area for single-family residential units shall be provided as follows:

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- a. The driveway shall be a minimum nine (9) feet wide and connect to all parking areas including garage.
- b. The driveway can permit a vehicle to safely back into a public right-of-way.
- c. The access drive may be of like material of the city street, but in no case less than an asphalt material. It does not have to match the parking space material.
- d. The design criteria shall be approved by the building official and be properly tied into the city street.

e. It shall be unlawful for any person to park a motor vehicle, recreational vehicle, or trailer within the front yard of a residential property upon any surface other than an improved surface except on an unimproved driveway in existence prior to the effective date of this ordinance.

(11) The Downtown Area, as defined in this chapter, shall be exempt from the parking regulations set forth in this article.

(Ord. No. 2011-24, § 1, 12-20-11; Ord. No. 2011-34, § 1, 12-20-11; [Ord. No. 2012-41, § 1, 11-20-2012](#))

Sec. 6-421. Outside display of merchandise.

Merchandise, as defined in this chapter, shall not be displayed or stored outside of a fully enclosed building, except under the following circumstances:

- (1) It is not located within 25' of the public street right-of-way;
- (2) It is not located in a drive aisle or parking space that is designated for any business at any time;
- (3) It is owned by the owner or lessee of the property on which it is displayed or stored; and
- (4) It does not occupy a contiguous area in excess of 10 percent of the floor area of the building or tenant space, whichever is less, of the business displaying or storing the merchandise.

- A copy of an invitation to a reception we will be doing with the businesses May 1st was provided to Council. This will allow staff to solicit their feedback on a three day event downtown.

Questions/Comments:

- Councilor McConathy stated it sounds good and if Council approves this we would have to budget for it. It's a great idea and she would support it.
- Councilor Benton likes the idea but we need to see what the cost would be. Is the three day event on one weekend? He would support it.
- Darren McCarthy stated the event would be held on Thursday, Friday and Saturday.
- Councilor Bolf stated she likes the idea. Would it replace the gazebo tree lighting?
- Darren McCarthy stated yes.
- Councilor Grigar agreed with it and he likes the Thursday, Friday and Saturday.
- Councilor Pena likes the idea and replacing the one day event would be a good thing.
- Councilor Euton agreed and if the downtown merchants agree with it then it would be great.
- Mayor Morales stated he is in favor of Thursday, Friday and Saturday. We need the feedback from the downtown merchants. He likes the idea of bringing it together to attract people to Rosenberg. We need to get the cost and look at doing sponsorships as well.
- No action was taken on the item.

RECESS SESSION, RECONVENE SESSION.

Mayor Morales recessed the Session at 8:18 p.m. and reconvened the Session at 8:28 p.m.

5. REVIEW AND DISCUSS MERCHANDISE PROMINENTLY DISPLAYED AT THE SITE OF SALE, AND TAKE ACTION AS NECESSARY TO DIRECT STAFF.

Executive Summary: This item has been added to the Agenda to offer City Council the opportunity to discuss regulations that might govern merchandise prominently displayed at the site of sale on a regular or long term basis.

A copy of the current Code regarding garage sales was included in the agenda packet.

Additionally, it was requested that City staff research the City of Sugar Land's ordinance related to this issue. Sugar Land's Zoning Ordinance provides for merchandise to be temporarily displayed or stored outside the Building on the same premises if the merchandise:

- Is not located on public property or within a required Parking Space or Yard;
- Is not displayed or stored outside for more than 30 consecutive days or for more than 90 days within one calendar year;
- Is owned by the owner or lessee of the building; and
- Does not occupy a contiguous area in of excess of 10% of the ground Floor Area of the Building or tenant space of the business displaying or storing the merchandise. The 10% restriction does not apply to landscaping materials for retail nurseries or lawn and garden supply stores, if displayed within a fenced area.

Key discussion points:

- Councilor Benton stated he requested this item be placed on the agenda for discussion and input from Council. There are concerns with people selling merchandise at the road and suggested requiring a setback or buffer.

Questions/Comments:

- Councilor Euton cautioned on how Council would want to handle this. There are a lot of vendors that have outdoor merchandise displays. She knows what this is geared towards and she would like to see it addressed through an existing code. She does not want to limit people from displaying wares outside.
- Councilor Pena asked if this is referring to panhandling. What is the ordinance regarding trash cans? He agrees this needs to be looked at and the trash can standards might be a

good one to go with.

- Councilor Grigar stated he has some of the same concerns Councilor Euton has. What about car lots, farmers markets, etc? He thinks this needs to be looked at and there needs to be a setback. He has a concern regarding the type of merchandise.
- Councilor Bolf agreed with Councilor Grigar. The Avenue H area looks like a full time rummage sale. She would like staff to see what can be done to get it cleaned up.
- Councilor McConathy stated the Avenue H area is what we are talking about and the resale businesses. She suggested looking for a solution within those boundaries. We are not saying we don't want resale shops. We are saying we don't want items from inside now on the front lawn and looking cluttered and not representing Rosenberg businesses. We may need to look at setbacks. It is more of a safety issue than not liking this particular business.
- Travis Tanner stated there are some restrictions we could add such as setback, amount of outside storage and require screening that would discourage that type of thing. We need clarification on if we can actually do it based on the type of item such as a resale item. We would have to investigate that before staff could bring it back to Council.
- Councilor Euton asked if we could restrict them on parking with the existing ordinances.
- Travis Tanner stated we already do that and you are not allowed to take up any required parking for the business. There are situations where we have enforced that and we try to monitor it. We don't allow items in the right-of-way and are covered in our current Ordinance.
- Councilor Euton stated she would like to see a strengthening and Code Enforcement making a priority to show they are in violation and letting the owners know they are not in compliance with parking and easements to see if that helps before we do more ordinances.
- Councilor Grigar suggested that it be limited to only a certain percentage of the wares outside the business to display. He has a concern with utilizing parking spaces for merchandise.
- Mayor Morales stated the consensus from Council is to tighten up the highlighted items as stated in the Executive Summary without adding an ordinance.
- No action was taken on the item.

6. **REVIEW AND DISCUSS A COMPREHENSIVE STOP SIGN PLAN FOR THE CITY, AND TAKE ACTION AS NECESSARY TO DIRECT STAFF.**

Executive Summary: This item has been added to the Agenda to offer City Council the opportunity to discuss the potential of establishing a comprehensive stop sign plan. A copy of the applicable Code Section and examples of policies from several other cities was included in the agenda packet.

Key discussion points:

- Councilor Benton had the item placed on the agenda for discussion and input
- A brief discussion was held regarding the existing guidelines that are in place. The use of traffic calming devices in areas of the City could be beneficial.
- Staff will provide a list of types and pricing of traffic calming devices to be considered during the budget process.
- No action was taken on the item.

7. **REVIEW AND DISCUSS "LONG-TERM" PARKING OF VEHICLES IN FRONT YARDS OF AREA RESIDENCES, AND TAKE ACTION AS NECESSARY TO DIRECT STAFF.**

Executive Summary: This item has been added to the Agenda to offer City Council the opportunity to discuss "long-term" parking of vehicles in front yards of area residences, and the potential addition of guidelines regarding same.

It was requested that City staff research the City of Sugar Land's ordinance related to this issue. Sugar Land prohibits the parking of vehicles on unimproved surfaces in front and side yards in residential zoning districts. There is an exception to the ordinance for cases where the vehicle has been parked on an unimproved surface prior to the effective date of the ordinance.

Key discussion points:

- Councilor Benton had the item placed on the agenda for consideration and discussion.
- A brief discussion was held on the item.
- Councilor Grigar stated the item needs to be taken to the Planning Commission for discussion.
- Mayor Morales stated there is a concern with this but not to the degree of over restricting the neighborhood. He agrees the item needs to be taken to the Planning Commission.
- The general consensus of Council was to have the Planning Commission review.
- No action was taken on the item.

8. **REVIEW AND DISCUSS PROPOSED AMENDMENT TO SECTION 6-367 OF THE CODE OF ORDINANCES PROVIDING RULES AND REGULATIONS GOVERNING THE PAINTING OF STREET NUMBERS ON CURBS, AND TAKE ACTION AS NECESSARY TO DIRECT STAFF.**
Executive Summary: On April 01, 2014, City Council held discussions regarding the potential of amending the City's curb-painting regulations to include the Texas flag.

This item has been added to the agenda to offer City Council the opportunity to discuss the potential amendment of the rules and regulations governing the painting of street numbers on curbs. A copy of the current Code Section 6-367 was attached in the agenda packet.

Key discussion points:

- Councilor Benton placed the item on the agenda for consideration and discussion.
- Discussion was held and concerns expressed regarding the size of lettering and restriction to only the Texas flag.
- Lora Lenzsch reiterated the fact that it is unconstitutional to restrict it to the Texas flag. You cannot hold people criminally liable for painting other flags. The County Attorney would have to seek an Attorney General opinion on this.
- Councilor Grigar stated his intention was for staff to research it to see what kind of situation we are looking at. He expressed concern that the item was brought back by a Council Member and no backup provided. He would like to leave the ordinance the way it is currently.
- Mayor Morales stated the general consensus of Council is for staff to bring the item back with the Austin ordinance criteria. We can review this potential ordinance again after the budget process.
- No action was taken on the item.

9. **ADJOURNMENT.**

There being no further business Mayor Morales adjourned the meeting at 9:40 p.m.


Linda Cernosek, TRMC, City Secretary

time. As we grow, it is just the beginning of the expenditure of money for roads and thoroughfares in the greater City of Rosenberg.

Action Taken: Upon voting, the motion carried unanimously.

4. REVIEW AND DISCUSS OUTSIDE DISPLAY OF MERCHANDISE IN COMMERCIAL PARKING LOTS, AND TAKE ACTION AS NECESSARY TO DIRECT STAFF.

Executive Summary: On April 22, 2014, City Council discussed possible restrictions on the outside display of merchandise. Staff believes this issue could potentially be addressed in the "Parking" Ordinance and therefore should come before the Planning Commission.

To address this issue, Councilors requested that staff look at ordinances such as that of the City of Sugar Land, which is attached for reference. Sugar Land's Zoning Ordinance pertaining to their General Business (B-2) district provides for the following:

- Merchandise cannot be located on public property, in a required yard/setback, or in a required parking space.
- It cannot be displayed outside for more than 30 consecutive days or a total of 90 days in one (1) calendar year.
- It must be owned by the owner or lessee of the property.
- It cannot occupy an area greater than 10% of the area of the building or tenant space (the 10% restriction does not apply to landscaping materials in a fenced area).

It is important to keep in mind that certain items (e.g., landscaping materials, vehicles) should be exempted from this type of requirement. If not, it is anticipated that a similar ordinance would affect many existing businesses. The attached potential ordinance amendments exempt certain items. In order to avoid unintended consequences, other possible exemptions could be discussed by the Planning Commission.

If the Planning Commission believes this is a priority, the ordinance amendments prepared by staff could be recommended to City Council for future adoption following a thorough review. Input from the Planning Commission is requested for this Agenda item.

Key Discussion:

- Mr. Tanner presented the item and reviewed the executive summary. We are seeking a recommendation to take to Council. Are there any modifications on the setbacks or percentage of building area or any other exemptions that may be needed?
- Chairperson Pavlovsky replied on the 10% rule, the Lamar Plaza shopping center, 4310 Avenue H, periodically they will set up a tent for a flower shop or other use.
- Mr. Tanner replied that something like that would likely fit into this ordinance. Staff was directed to look at the City of Sugar Land's zoning on this type of issue and they typically allow that sort of thing.
- Chairperson Pavlovsky inquired about the golf cart dealer on SH36. Golf carts would be considered a vehicle.
- Mr. Tanner replied that vehicles such as golf carts, tractors, etc. may need an exception. Staff can investigate that further.
- Commissioner Parsons stated he was going to state the same. If cars are allowed, all motorized vehicles should be allowed. The other question is if it will be retrofitted to them? Will they still be able to put their golf carts out there?
- Mr. Tanner replied that if we do an exception for motorized vehicles, golf carts would be included.
- Commissioner Urbish stated that on a personal note, he sells creosote poles at his business and would not be able to move them inside. He is not actively selling them but storing them on the property. He is sure that there are other businesses that have outdoor storage, such as AT&T.
- Councilor McConathy replied that this was not their intent to restrict outdoor storage. Yours is a part of your business. We are focused on items for sale.
- Commissioner Urbish replied that his poles would meet the 10% requirement as well as the setback requirement where they are now. He can see what Council is trying to do.
- Chairperson Pavlovsky inquired if Council was looking at more flea market type establishments.
- Councilor McConathy replied yes.

- Commissioner Poldrack inquired if we can restrict the number of days they are allowed to have outdoor displays for sale?
- Mr. Tanner replied that he does not think that will work since the business Council has in mind only has their items out there on a temporary basis. But even if it is temporary, there are those that do not like the visual effect.
- Commissioner Poldrack inquired if we can restrict them to two or three displays per year.
- Mr. Tanner replied that we could. That is what Sugar Land does.
- Commissioner Poldrack replied that would be a tool to stop this action. Would garage sales fall under this?
- Commissioner Urbish replied that garage sales are already limited to three times per year but that does not stop them from doing it more often.
- Commissioner Poldrack inquired why Code Enforcement has not put a stop to that.
- Commissioner Urbish replied that it is on the weekend.
- Commissioner Poldrack replied that there should be a swing shift so Code Enforcement will be present on the weekends. It seems to him that we have some tools to work with but they stay in the tool box.
- Commissioner Parsons replied that it is an enforcement and penalty issue. As we have said, if speed limits are not enforced, people will speed. This is the same case.
- Mr. Tanner stated that one challenge we have is that we only have two Code Enforcement officers that deal with the whole City and while what we are discussing is an issue, they deal with more fundamental health and safety issues. It could be that if they can catch these issues in the field proactively they will but in many cases it is on a complaint basis.
- Chairperson Pavlovsky stated that the tire stores that have tires outside 24/7 could be a tremendous health issue when we get some rain.
- Mr. Tanner replied that he brings up tire shops because those are the types of businesses that may be affected by these regulations.
- Commissioner Parsons stated that in regards to Code Enforcement, if folks will report issues, Code can go and check on it but complaints do not get people to mow their lawn.
- Commissioner Casias inquired if staff is asking for tweaks to this recommendation and then you will return with a draft ordinance, correct? She agrees this is something that needs to be looked at.
- Mr. Tanner replied yes.
- Chairperson Pavlovsky stated, in regards to tire shops, he does not have a recommendation on handling them but he does not think it is the safest thing to have all those tires outside so far as health is concerned. There must be a demand for these tires because these places are still in business. They pay taxes and all but how to we address it?
- Commissioner Poldrack stated that he agrees with Chairperson Pavlovsky but the aesthetics of the City need to change.
- Commissioner Parsons replied that if one drives up SH 36, what we need is another convenience store or gas station that will close, yet we are building them.
- Commissioner Poldrack inquired if outdoor displays of tires are necessary to effectively sell tires.
- Commissioner Urbish replied that many of them have tire storage out back but they remove them fairly often these days. They are not saving them. If you wish to advertise, put one tire in front of your shop with a sign or something.
- Commissioner Poldrack stated that the tire shop next to Walgreens has a huge inventory of used tires but you hardly see them on the outside.
- Mr. Tanner replied that one thought would be to put them behind a building or a fence if they are going to be outside.

Action Taken: Commissioner Casias moved, seconded by Commissioner Urbish, to direct staff to return with a full ordinance and more information to the next regular meeting.

5. REVIEW AND DISCUSS THE PARKING OF VEHICLES ON UNIMPROVED SURFACES IN RESIDENTIAL FRONT YARDS, AND TAKE ACTION AS NECESSARY TO DIRECT STAFF.

Executive Summary: On April 22, 2014, City Council discussed possible regulations prohibiting long-term parking in residential yards. After some discussion, the consensus of City Council was to present the item to the Planning Commission for your review and recommendation.

Attached are staff recommendations for an ordinance amendment if Commissioners concur and believe this item is a priority. The amendment would require parking of vehicles to be on a paved surface, except in instances where an unimproved or gravel surface was in existence prior to the effective date of the ordinance. We believe that an exception is necessary for existing lots with unimproved drives due to the large number in existence in the City.

Staff believes this item should be reviewed carefully and welcomes recommendations from the Planning Commission to avoid potential issues with enforcement. It is believed that the attached ordinance would affect a number of properties within the City Limits even if parking on existing, unimproved drives is permitted.

Key Discussion:

- Mr. Tanner presented the item and reviewed the executive summary.
- Commissioner Parsons inquired what is meant by "long term parking". Did we not have an ordinance pertaining to used car lots?
- Mr. Tanner replied that this is not for car lots, it is for residential.
- Commissioner Parsons inquired what is meant by prohibiting long term parking in residential areas.
- Mr. Tanner replied that was the language on the Agenda item requested by Council. He thinks that this would apply if we want to do an ordinance for anything parked on the grass in a residential area being a violation.
- Chairperson Pavlovsky inquired if anything in these regulations would force people not to park on their property but to park on the side of the street.
- Mr. Tanner replied that it could. In some of the subdivisions, there are driveways with multiple vehicles and that could generate more on-street parking. For residences with unimproved driveways, this would not affect them as we cannot insist they pave. An increase in on-street parking could be an unintended consequence and Council did discuss that aspect as well.
- Commissioner Parsons stated that there are some residential areas that already have full driveways and cars parked on both sides of the street. They have to put them someplace. We do need to do something about our parking. One would be to come to an agreement on an ordinance that will increase the width of our streets to allow people to park on both sides of the street and still have room for emergency access. That is not going to stop it if there are ten adults living in a house and they each have a car.
- Commissioner Urbish stated that on Lawrence Street, it is 39 feet from curb to curb and you can go there right now and see people with two tires up in the grass.
- Commissioner Parsons replied that those people should be ticketed. If they are ticketed and made to pay, they will not do it again.
- Commissioner Urbish replied that the street is very wide and there is no reason for parking in the grass.
- Commissioner Parsons stated that he likes that this is being discussed because it is a degradation to the City to see all the cars parked in yards.
- Commissioner Poldrack stated that the City allows drive over curbs. Does that not encourage people to drive their yards?
- Mr. Tanner replied that he does not believe it encourages people. One could drive onto the grass from the driveway, too.
- Chairperson Pavlovsky agreed that he believes some regulation is needed however it should not encourage parking on the streets. There is too much of that already. Unless we can find the right language to prevent that, he thinks it will be detrimental to what we are trying to accomplish. Trailer parks require two spaces per trailer in off-street parking. When some of these parks were still coming in, there was language built in to prevent on-street parking.
- Mr. Tanner replied that the biggest challenge for this is the existing unimproved drives.
- Commissioner Poldrack inquired if the front setback is adequate to fit two cars into.
- Mr. Tanner replied that it depends on the width of the driveway and the length of the cars but he does not believe so. It takes about 18-20 feet per vehicle but they also have their garage to park in.
- Commissioner Poldrack replied that it would not be unreasonable to have two parking spaces in front of your garage, for single or double lane driveways.
- Commissioner Parsons stated that he could fit two Tahoes from his garage door to the curb.
- Councilor McConathy replied that some have an issue with blocking the sidewalks in that space.
- Commissioner Parsons replied that this goes back to enforcement. When one buys a house, it is

bought as is and if the family has four kids, some day that will be six cars. There is a problem in the old neighborhoods and maybe there is something we can do there.

- Mr. Tanner stated that this grandfathering runs with the land and if there is an unimproved driveway in place, they may continue to park on it. We cannot require someone to pave their driveway.

Action Taken: Commissioner Parsons moved, seconded by Vice Chairperson Phipps, that staff continues to investigate and bring back an Ordinance for review by the Planning Commission. The motion carried unanimously.

6. 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 May 6th City Council meeting, City Council adopted the "Sign" Ordinance revisions applicable to State Highway 36 and Avenues H and I that have been in progress for several months. The approved Ordinance is attached for Commissioners' reference. The Professional Services Agreement for the Comprehensive Plan update was also presented to City Council. It was tabled for further/future discussion at a Workshop.

Key Discussion:

- Mr. Tanner stated that the Sign Ordinance amendments that we have been working on for years were finally approved at the May 6th City Council Meeting and we are coordinating with the WFBMD for those regulations to take effect. The professional services agreement for the Comprehensive Plan was brought to Council and it was tabled for further discussion at a Workshop.
- Commissioner Parsons inquired if this is for the update of the 1995 plan and when did this project start?
- Mr. Tanner replied that it is for the same update and this project started about a year ago as far as scoping and the selection process.
- Commissioner Parsons stated that he honestly believes that we need a comprehensive plan and we need to figure it out soon.

No action taken.

7. ANNOUNCEMENTS.

Commissioner Urbish stated that the Business Assistance Grant Program Review Committee has met three times and they have awarded three grants. There is another one that will have some questions but if anyone knows of any businesses on Avenue H that need improvement, please refer them to this program.

8. ADJOURNMENT.

There being no further business, Chairperson Pavlovsky adjourned the Rosenberg Planning Commission meeting at 4:41 p.m.

Renée LeLaurin
Secretary II



PLANNING COMMISSION COMMUNICATION

June 18, 2014

ITEM #	ITEM TITLE
9	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.

The scope of the Comprehensive Plan update project will be discussed at the June 24, 2014 City Council Workshop Meeting. The item was tabled at a previous meeting for further discussion. Additionally, given that the Sign Ordinance amendments pertaining to the West Fort Bend Management District corridors have been completed and approved by City Council, staff is coordinating with the District for them to formally recognize the City's regulations for freestanding sign height and size.

ITEM 10

Announcements.

ITEM 11

Adjournment.