

## **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, July 16, 2014  
**TIME:** 4:00 p.m.  
**PLACE:** Rosenberg City Hall  
City Hall Council Chamber  
2110 4<sup>th</sup> Street  
Rosenberg, Texas 77471  
**PURPOSE:** Rosenberg Planning Commission Meeting

Call to order: Council Chamber

### **AGENDA**

1. Consideration of and action on minutes of the Regular Planning Commission Meeting of June 18, 2014. (LeLaurin)
2. Consideration of and action on a Final Plat of Summer Lakes Section Six, being a subdivision of 17.16 acres out of the Jane H. Long League, A-55 and the Wm. Lusk Survey, A-276, in the City of Rosenberg, in Fort Bend County, Texas (Fort Bend County Municipal Utility District No. 144); 80 lots, 6 blocks, 3 reserves (0.4624 ac.). (Tanner)
3. Hear and discuss a presentation by the Texas Masonry Council, and take action as necessary to direct staff. (Tanner)
4. Consideration of and action on the Staff Report of Current Activities and Requests for Future Agenda Items. (Tanner)
5. Announcements.
6. 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 10th. day of July 2014, at 2:40 p. m. by  
Christine Kralin for 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 June 18, 2014.**

# PLANNING COMMISSION MEETING MINUTES

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

On this the 18<sup>th</sup> day of June 2014, the Planning Commission of the City of Rosenberg, Fort Bend County, Texas met in a regular meeting at the Rosenberg City Hall Council Chamber, 2110 4<sup>th</sup> Street, Rosenberg, Texas 77471.

## COMMISSIONERS PRESENT

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

## COMMISSIONERS ABSENT

Alicia Casias	Planning Commissioner
Mike Parsons	Planning Commissioner

## STAFF PRESENT

Cynthia McConathy	Councilor, At Large Position Two
Travis Tanner	Executive Director of Community Services
Charles Kalkomey	City Engineer
Lora Lenzsch	City Attorney
Renée LeLaurin	Secretary II

## GUESTS PRESENT

Tracy M. Youngblood	Brown & Gay Engineers, Inc. (Bayou Crossing)
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## CALL TO ORDER:

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

## AGENDA

### 1. CONSIDERATION OF AND ACTION ON MINUTES OF THE MAY 21, 2014 REGULAR PLANNING COMMISSION MEETING.

**Action Taken:** Vice Chairperson Phipps moved, seconded by Commissioner Poldrack, to approve the minutes of the May 21, 2014 Regular Planning Commission Meeting as written. The motion carried unanimously by those present.

### 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.

**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.

**Chairperson Pavlovsky opened the public hearing at 4:03 p.m. After three calls for speakers, no one stepped forward. Chairperson Pavlovsky closed the public hearing at 4:03 p.m.**

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.**

**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 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.

**Key Discussion:**

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

**Action Taken:** Commissioner Urbish moved, seconded by Commissioner Poldrack, to approve the 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. The motion carried unanimously by those present.

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.**

**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.

**Key Discussion:**

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

**Action Taken:** Commissioner Poldrack moved, seconded by Commission Phipps, to approve the 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. The motion carried unanimously by those present.

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).**

**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.

**Key Discussion:**

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

**Action Taken:** Commissioner Phipps moved, seconded by Commissioner Urbish, to approve the 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).

**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).**

**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.

**Key Discussion:**

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

**Action Taken:** Commissioner Urbish moved, seconded by Commissioner Poldrack, to approve the 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). The motion carried unanimously by those present.

**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).**

**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.

**Key Discussion:**

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

**Action Taken:** Commissioner Poldrack moved, seconded by Commissioner Phipps, to approve the 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). The motion carried unanimously by those present.

**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.**

**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.

**Key Discussion:**

- Mr. Tanner presented the item and reviewed the Executive Summary.
- Vice Chairperson Phipps inquired if the ownership clause is to prohibit consignment shops from displaying items.
- Mr. Tanner replied that anyone that is not an owner or lessee tenant, would not be able to display items. Only the property owner and or the tenant may display items for sale that they themselves own.
- Chairperson Pavlovsky stated that he reviewed the proposed amendments and was looking for something that prohibits on-street parking. He likes the ordinance but does not wish to add to the on-street parking issue.
- Mr. Tanner replied that there would be some Code Enforcement ramifications for these amendments. It will need to be looked at carefully to prevent any unintended consequences. Staff attempted to include an exemption similar to Sugar Land for the folks that currently have unimproved driveways. The City would not force them to pave their driveways if they are currently unimproved. But if they park in the front yard in the grass, these amendments have the potential to push those cars into the street.
- Chairperson Pavlovsky inquired how City Council feels about this issue.
- Councilor McConathy replied that Council is struggling with the same issue. There are some areas, such as 8<sup>th</sup> Street, where parking in the street creates a real safety issue. There is also Greenwood Subdivision where there already is an issue with on-street parking.
- Mr. Tanner replied that the discussion at the time was to divide up the City into areas where this would apply

and not apply and that will take a good deal of time to research it.

- Commissioner Urbish stated that in areas such as Lawrence Street where the streets are wide, he would prefer to see them park in the street than in their yards but areas like Greenwood would need to be exempted. Perhaps it could be written to apply to areas with a certain street width.
- Chairperson Pavlovsky stated that Lawrence Street does not have open ditches. There are many areas that have open ditches and for people to park on the side of the road will end up taking up much of the lane.
- Commissioner Urbish replied that parking next to an open ditch on the street is still preferable to an area with curb and gutter streets where folks are still parking in their yards.
- Chairperson Pavlovsky replied that if they park in the ditch, it can cause drainage issues. There was a bad situation in our neighborhood when LCISD built Bowie Elementary to accommodate 250 students but there are 750 students there now in portable buildings. They expanded for the students but did not do anything for traffic control. Eventually, LCISD built an internal driveway to get those cars off the street.
- Commissioner Poldrack inquired why tires and landscaping materials were excluded from these amendments.
- Mr. Tanner replied that for landscaping nurseries, there is no way they can keep their entire stock inside. That will require an exception. For tire shops, it would impact so many existing businesses that it is less intrusive to grandfather those businesses.
- Commissioner Poldrack replied that NTB, Discount Tire and Firestone do not stack tires outside. He has an issue with all the tires along the street. It is unsightly. In the past, we have discussed requiring wider residential streets. What impact, if any, would that have? Are the problem areas in the older parts of Rosenberg?
- Mr. Tanner replied that wider streets would only apply to new construction. Older subdivisions have narrower streets that do not meet current City standards.
- Commissioner Poldrack restated his support for wider street widths. The narrow streets and drive-over curbs are inviting people to park in their yards.
- Chairperson Pavlovsky inquired what it would take for the City to pass an ordinance for no parking on a street between two specific points.
- Ms. Lenzsch replied that the streets are public and you cannot really prohibit parking on a roadway. You could put it in areas for safety purposes such as visibility requirements. In residential neighborhoods, people have the right to park on the streets.
- Councilor McConathy replied that Council recently created a no parking zone on Ward Street since people were parking on the side of the street and causing a safety issue at the intersection.
- Ms. Lenzsch replied that this issue came up years ago and the biggest issue was the number of homes that could not accommodate the number of cars they had.
- Mr. Tanner added that a guest parking issue also exists.
- Ms. Lenzsch stated that there are many variables.
- Chairperson Pavlovsky inquired if the issue on Ward Street was due to the school.
- Councilor McConathy replied that it was due to a bakery on Avenue I at Ward Street. The bakery did have its own parking but as a matter of convenience, patrons would park in the street and creating a visibility issue.
- Ms. Lenzsch replied that many new developments have deed restrictions that prohibit cars from being left on the street for a specific period of time. That is another resource to consider for new developments with HOAs. Older subdivisions are the ones with the problem.
- Commissioner Poldrack stated that in addition to Greenwood, Cottonwood is another subdivision with parking issues.
- Mr. Tanner stated that there are some areas that are not so old but it is in mostly older neighborhoods. Staff can bring your recommendations to City Council and see if they want to discuss it further.

**Action Taken:** Vice Chairperson Phipps moved, seconded by Commissioner Urbish, to make a recommendation to City Council to approve the proposed amendments to the parking lot standards and specifications regarding parking of vehicles in residential front yards and outside display of merchandise. The motion carried unanimously by those present.

**Additional Key Discussion:**

- Ms. Lenzsch inquired if the Commission would like to include an exception for boats as well.
- Mr. Tanner replied that it could be included. The proposed amendments are based upon a Sugar Land ordinance.
- Ms. Lenzsch replied that it may be useful for Code Enforcement to exclude boats.
- Councilor McConathy inquired if that exception is for a business or residential.
- Mr. Tanner replied that this would apply to residential lots. It currently states that it shall be unlawful for any

person to park a recreational vehicle or trailer within the yard of a residential property. It would apply to residences.

- Commissioner Poldrack inquired if the vehicle is there for more than three days, would it be considered an abandoned vehicle?
- Ms. Lenzsch replied that it would not be if on private property. It would be if it is on the street for more than 30 days.
- Councilor McConathy stated that on the commercial side, as far as advertising, we are not including boats, correct?
- Mr. Tanner replied that the amendment states that merchandise shall mean items for sale, not including landscaping materials, tires, vehicles, or other motorized equipment.
- Ms. Lenzsch replied that in the state transportation code, boats are not considered motor vehicles.

## 9. 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.

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.

### **Key Discussion:**

- Mr. Tanner presented the item and stated that the "Sign" Ordinance amendments were approved by Council on May 6<sup>th</sup> and staff is coordinating with the West Fort Bend Management District (WFBMD) to implement the City standards on the WFBMD corridors, as has been the plan. The WFBMD will need to amend their standards but they have directed the City to begin enforcing our standards but we are working on the formal agreement. The Comprehensive Plan Update was tabled by City Council in May for further discussion. It will be discussed at the next Council workshop meeting to determine how they want to proceed.
- Chairperson Pavlovsky inquired when the next Planning Commission meeting takes place.
- Mr. Tanner replied that it would be July 16<sup>th</sup>.
- Commissioner Poldrack requested an Agenda item to discuss building standards for single family residences. What is the masonry requirement for a single family house?
- Mr. Tanner replied that the City does not have masonry standards for single family. There may be some deed restrictions that require it. The City has an Agreement for Brazos Town Center where they agreed to include 51% masonry construction in order to have 50-foot lots. City-wide, there is no requirement. We do have masonry requirements for multi-family and structures in the WFBMD for commercial construction.
- Commissioner Poldrack inquired if it would be unreasonable to establish a City standard of 51% masonry for single family?
- Mr. Tanner replied that would not be unreasonable. It would be a policy decision of the Commission and City Council. We do have the Texas Masonry Council who will come to a meeting to make a presentation if that is something the Commission would like.
- Commissioner Poldrack stated that he would like to see nicer homes in the City that have more masonry.
- Brief discussion was held on what constitutes masonry and if hardiplank siding would be considered masonry.
- Mr. Tanner stated that if the City wrote an ordinance on masonry requirements, you would be able to define what masonry is. Some cities include hardiplank and some cities do not. It is a choice.
- Commissioner Poldrack stated that hardiplank is fine but he prefers not to have homes that are 98% hardiplank with just a few bricks. He would like to see better construction.
- Chairperson Pavlovsky stated that he agrees with Commissioner Poldrack.
- Mr. Tanner stated that one thing to keep in mind, the planned subdivisions are vested. This would be for new construction.
- Councilor McConathy stated that this requirement should apply only to new subdivisions.
- Chairperson Pavlovsky stated that there is a house going up on Brooks Street that has very little masonry. This house is built about four feet off the ground; it is well done and looks good. But it is wood.
- Mr. Tanner stated that there are many examples of nice homes that do not have a lot of masonry but brick does offer architectural control. From an aesthetic viewpoint, hardiplank does require more maintenance

- and needs to be painted and that is not an issue with brick.
- Chairperson Pavlovsky requested that Mr. Tanner set up a presentation from the Texas Masonry Council for the next meeting.

***No action taken.***

**10. ANNOUNCEMENTS.**

There were no announcements.

**11. ADJOURNMENT.**

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

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Renée LeLaurin  
Secretary II



# PLANNING COMMISSION COMMUNICATION

July 16, 2014

ITEM #	ITEM TITLE
2	Final Plat of Summer Lakes Section Six

## MOTION

Consideration of and action on a Final Plat of Summer Lakes Section Six, being a subdivision of 17.16 acres out of the Jane H. Long League, A-55 and the Wm. Lusk Survey, A-276, in the City of Rosenberg, in Fort Bend County, Texas (Fort Bend County Municipal Utility District No. 144); 80 lots, 6 blocks, 3 reserves (0.4624 ac.).

## RECOMMENDATION

Staff recommends a recommendation of approval to City Council of the Final Plat of Summer Lakes Section Six.

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

## SUPPORTING DOCUMENTS:

1. Final Plat of Summer Lakes Section Six
2. Preliminary Plat of Summer Lakes Section Six – 05-21-14
3. Revised Land and Parcel Plan for MUD No. 144 Planned Unit Development – 11-01-11
4. Planning Commission Meeting 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

X City Engineer *AK*

## EXECUTIVE SUMMARY

Summer Lakes Section Six Final Plat contains 17.16 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 Final Plat is consistent with the Preliminary Plat, which was approved by the Planning Commission on May 21, 2014. The Plat also conforms to the MUD No. 144 Planned Unit Development (PUD) Agreement. There being no further issues, staff recommends that the Commission recommend approval to City Council of the Final Plat of Summer Lakes Section Six.

STATE OF TEXAS
COUNTY OF FORT BEND

We, Forestar (USA) Real Estate Group, Inc., a Delaware Corporation (successor-by-merger to Summer Creek Development, Ltd., a Texas limited partnership), acting by and through Thomas H. Burleson, Executive Vice-President, owners of the 17.16 acre tract described in the above and foregoing map of Summer Lakes Section Six, do hereby make and establish said subdivision and development plot of said property according to all lines, dedications, restrictions and notations on said maps or plat and hereby dedicate to the use of the public forever, all streets (except those streets designated as private streets), alleys, parks, water courses, drains, easements and public places shown thereon for the purposes and considerations therein expressed; and do hereby bind ourselves, our heirs, successors and assigns to warrant and forever defend the title to the land so dedicated.

FURTHER, Owners have dedicated and by these presents do dedicate to the use of the public for public utility purposes forever unobstructed aerial easements. The aerial easements shall extend horizontally an additional five feet (5' 0"), for twenty feet (20' 0") ground easements or seven feet, (7' 0") for sixteen feet (16' 0") ground easements form a plane sixteen feet (16' 0") above ground level upward, located adjacent to and adjoining said public utility easements that are designated with aerial easements (U.E. & A.E.) as indicated and depicted, hereon, whereby the aerial easement totals thirty feet (30' 0") in width.

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

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

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

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

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

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

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

We further acknowledge that the dedications and/or exactions made herein are proportional to the impact of the subdivision upon the public services required in order that the development will conform with the present and future growth needs of the City and the County, we, our successors and assigns hereby waive any claim, damage, or cause of action that we may have as a result of the dedication or exactions made herein.

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

IN TESTIMONY WHEREOF, Forestar (USA) Real Estate Group, Inc., a Delaware Corporation, has caused these presents to be signed by Thomas H. Burleson, Executive Vice-President, hereto authorized this \_\_\_\_ day of \_\_\_\_\_, 2014.

OWNER
Forestar (USA) Real Estate Group, Inc.
a Delaware Corporation
(Successor by merger to Summer Creek Development, Ltd.,
a Texas limited partnership)

By: Thomas H. Burleson, Executive Vice-President

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

Charles Kennedy, Jr., Registered Professional Land Surveyor
Texas Registration No. 5708

This is to certify that the City Planning Commission of the City of Rosenberg, Texas has approved this plat and subdivision of SUMMER LAKES, SECTION SIX in conformance with the laws of the State of Texas, and the ordinances of the City of Rosenberg as shown hereon and authorizes the recording of this plat this \_\_\_\_ day of \_\_\_\_\_, 2014.

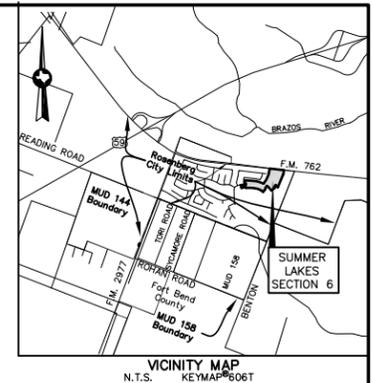
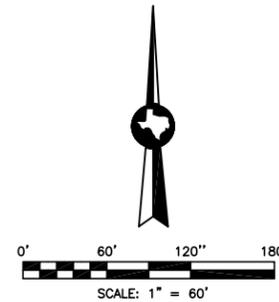
By: Pete Pavlovsky, Chairman
Wayne Poldrack, Secretary

This is to certify that the City Council of the City of Rosenberg, Texas has approved this plat and subdivision of SUMMER LAKES, SECTION SIX, in conformance with the laws of the State of Texas and the ordinances of the City of Rosenberg as shown hereon and authorizes the recording of this plat this \_\_\_\_ day of \_\_\_\_\_, 2014.

By: Vincent M. Morales, Jr., Mayor
Linda Cenosek, City Secretary

GENERAL NOTES

- (1) 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 adjoin 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 revest in the dedicatior, his heirs, assigns, or successors.
(2) 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
P.U.D. indicates Planned Unit Development.
R.O.W. indicates Right-Of-Way.
S.S.E. indicates Sanitary Sewer Easement.
S.I.M.S.E. indicates Storm Sewer Easement.
U.E. indicates Utility Easement.
W.L.E. indicates Waterline Easement.
indicates Street Name Change.
(3) All lots shall be restricted to single family residential use.
(4) All easements are centered on lot lines unless otherwise noted.
(5) 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 factor of 0.999869565.
(6) Bearings shown hereon refer to the Texas Coordinate System of 1983, South Central Zone, as determined by GPS measurements.
(7) TBM indicates temporary benchmark.
(8) Elevations used for delineating contour lines are based upon U.S.C. & G.S. Datum, NVD-88 (1991 Adj.)
(9) This plat was prepared to meet City of Rosenberg and Fort Bend County and "MUD 144 P.U.D." requirements (10-26-2011).
(10) 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.
(11) There are no pipelines nor pipeline easements within the limits of the subdivision.
(12) Five-eighths inch (5/8") iron rods three feet (3') in length are set on all perimeter boundary corners, all angle points, all points of curvature and tangency, and all block corners, unless otherwise noted.
(13) The minimum slab elevation shall be 91.00 feet, twelve inches (12") above the 100-year flood plain elevation and maximum ponding elevation, eighteen inches (18") above the natural ground, or twelve inches (12") above the top of curb at the front of the lot, whichever is higher.
(14) All lots shall have a minimum of five (5) foot side building line.
(15) The drainage system for this subdivision shall be designed to meet the requirements of the Fort Bend County Drainage Criteria Manual which allows street ponding during intense rainfall events.
(16) Sidewalks shall be built or caused to be built through restrictive covenants within all road right-of-ways dedicated to the public.
(17) Terms and provisions of that certain Waiver Agreement dated January 1, 2005 recorded under Fort Bend County Clerk's File No. 2005009668 and amended in F.B.C.C.F. No. 2007015282.
(18) Side building lines for 50' Rights-of-way on a corner lot are 20 feet and side building line for 60' Rights-of-way on a corner lot are 15 feet as approved in accordance with the Summer Lakes, General Plan. At the approval of the General Plan it was agreed that every effort would be made to comply with the 20' requirement; however, it was noted and agreed at that time that certain lots, such as those mentioned herein, may not comply and those would be kept to a minimum.
(19) Variance for 50' ROW's in lieu of 60' ROW's and front building setbacks of 30' in lieu of 25' as approved in the regular Rosenberg City Council meeting on September 16, 2003.
(20) This plat lies within Fort Bend County Lighting Ordinance Zone No. LZZ.
(21) A project benchmark will be installed and documented per City of Rosenberg requirements prior to final acceptance of streets.
(22) All of the property subdivided in the foregoing plat is wholly within the incorporated limits of the City of Rosenberg, Texas.
(23) This subdivision is within the City of Rosenberg, Lamar Consolidated Independent School District, Fort Bend County MUD 144, Fort Bend County Subsidence District, Fort Bend County Drainage District, and Fort Bend County Taxing Jurisdictions.
(24) All side lot lines are either perpendicular or radial to street frontage unless otherwise noted.
(25) This plat was prepared from information furnished by Old Republic National Title Insurance Company, G.F. No. HT075186, effective date May 29, 2014. The surveyor has not abstracted the above property.



STATE OF TEXAS
COUNTY OF FORT BEND

I, Dianne Wilson, County Clerk in and for Fort Bend County, hereby certify that the foregoing instrument with its certificate of authentication was filed for recordation in my office on \_\_\_\_\_, 2014, at \_\_\_\_\_ o'clock \_\_\_\_\_ M. in Plat Number(s) \_\_\_\_\_ of the Plat Records of Fort Bend County, Texas. Witness my hand and seal of office, at Richmond, Texas, the day and date last above written.

Dianne Wilson, County Clerk
Fort Bend County, Texas

By: Deputy

SUMMER LAKES SECTION SIX

BEING A SUBDIVISION OF 17.16 ACRES
OUT OF THE JANE H. LONG LEAGUE, A-55
AND THE WM. LUSK SURVEY, A-276
IN THE CITY OF ROSENBERG,
IN FORT BEND COUNTY, TEXAS.

(FORT BEND COUNTY
MUNICIPAL UTILITY DISTRICT NO. 144)

80 LOTS 6 BLOCKS 3 RESERVES (0.4624 AC)

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

JULY 1, 2014



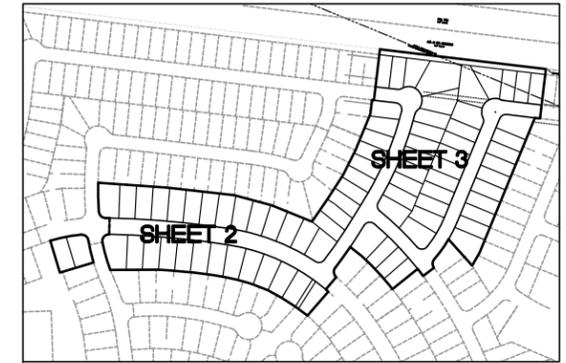
10555 Westoffice Drive
Houston, Texas 77042
713.784.4500
EHRAinc.com
TBP# No. F726
TBL# No. 10097300

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared Thomas H. Burleson, Executive Vice-President of Forestar (USA) Real Estate Group, Inc., a Delaware Corporation, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledge to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein and herein stated, and as the act and deed of said limited liability company.

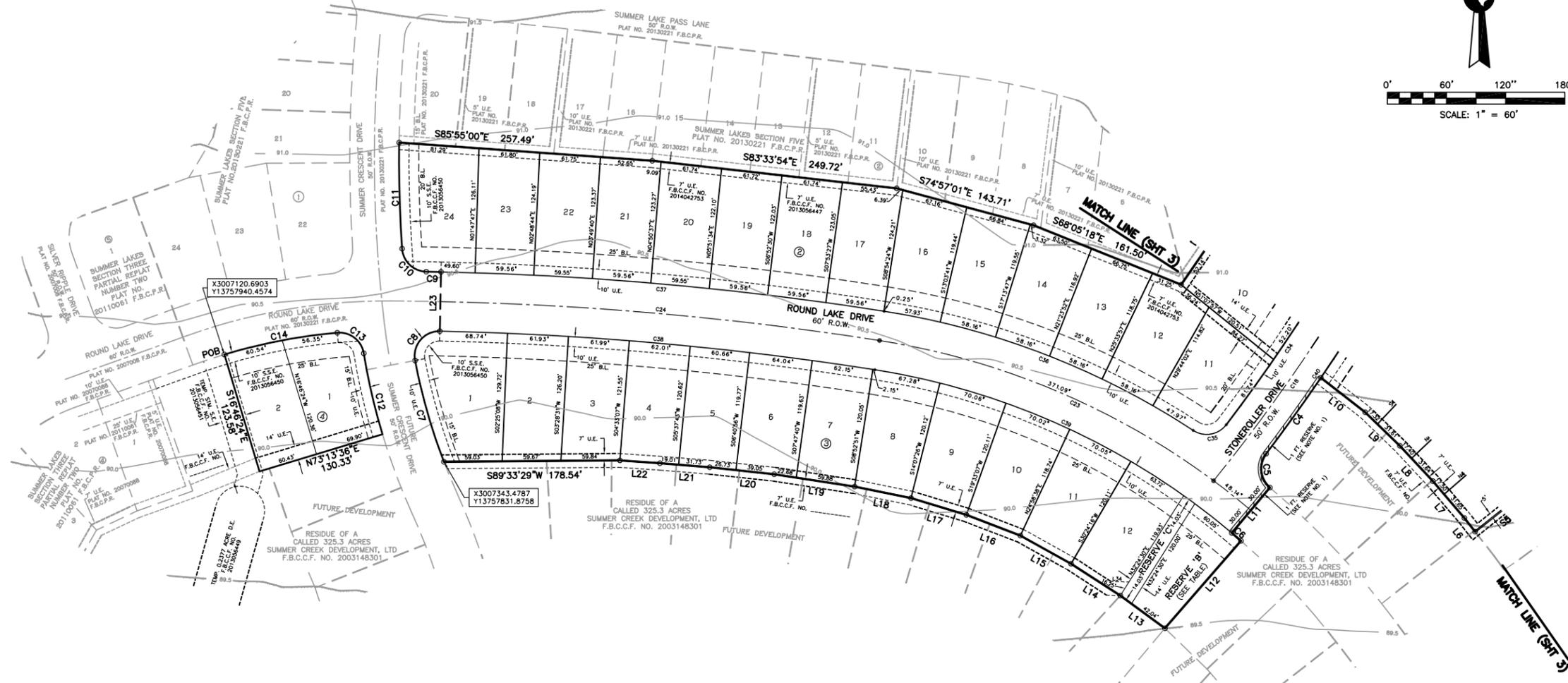
GIVEN UNDER MY HAND AND SEAL OF OFFICE, this \_\_\_\_ day of \_\_\_\_\_, 2014.

Notary Public in and for the
State of T E X A S



BLOCK	LOT	SQ. FT.
1	1	6000
1	2	6168
1	3	7129
1	4	15836
1	5	9391
1	6	6785
1	7	6247
1	8	6012
1	9	6120
1	10	6087
1	11	6012
1	12	6247
1	13	7880
1	14	8649
1	15	6788
1	16-22	6000
1	23	8293
1	24	11390
1	25	9169
1	26	6003
2	1	6000
2	2	6521
2	3	6070
2	4	6139
2	5	6160
2	6	6000
2	7	6000
2	8	6014
2	9	6082
2	10	6256
2	11	8409
2	12	7426
2	13	7331
2	14	7371
2	15	7442
2	16	7597
2	17	7519
2	18	7425
2	19	7396
2	20	7434
2	21	7483
2	22	7592
2	23	7587
2	24	9852
3	1	10510
3	2	7779
3	3	7541
3	4	7372
3	5	7152
3	6	7513
3	7	7318
3	8	7704
3	9	7759
3	10	7714
3	11	7717
3	12	7420
3	13	7744
4	1	8259
4	2	7402
5	1	10169
5	2	6276
5	3	6224
5	4	6215
5	6	8495
2-8	6000	
9	6003	
10	9637	

LOT SUMMARY			
AVERAGE LOT AREA	SQ. FT.	QUANTITY	PERCENTAGE
8,116			
50' LOTS	52	65.0%	
60' LOTS	28	35.0%	



CURVE TABLE					
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	500.89	10°25'43"	91.17	S35°46'47" W	91.04
C2	25.00	78°01'52"	34.05	S01°58'43" W	31.48
C3	1279.89	01°28'45"	33.04	N37°46'43" W	33.04
C4	1821.53	2°59'05"	94.89	S35°49'51" W	94.88
C5	25.00	87°11'50"	38.05	S08°16'51" E	34.48
C6	739.50	0°57'20"	12.33	S49°23'46" E	12.33
C7	597.65	10°14'10"	106.77	N15°56'37" W	106.63
C8	25.00	102°01'55"	44.52	N40°11'25" E	38.87
C9	3359.34	0°15'21"	15.01	N88°55'18" W	15.01
C10	25.00	85°11'29"	37.17	N42°27'15" W	33.84
C11	1362.23	4°31'03"	107.40	N01°35'59" W	107.38
C12	647.65	7°26'46"	84.17	N13°03'01" W	84.11
C13	25.00	85°44'11"	37.41	N52°11'43" W	34.02
C14	573.50	3°14'03"	116.88	S79°05'52" W	116.68
C15	50.00	97°30'50"	85.10	N34°25'51" W	75.19
C16	1196.48	18°09'32"	379.21	N23°24'20" E	377.62
C17	1943.11	1°34'21"	53.33	S31°41'56" W	53.33
C18	1796.53	8°08'09"	255.10	N34°58'50" E	254.89
C19	1064.50	10°20'39"	192.19	N48°13'46" W	191.92
C20	1304.24	6°01'14"	137.05	N47°02'50" W	136.98
C21	475.89	2°32'27"	195.53	N34°08'47" E	194.16
C22	50.00	74°26'10"	64.96	S59°35'39" W	60.49
C23	769.50	3°11'25"	419.23	N65°28'54" W	414.06
C24	3329.31	7°42'17"	447.70	N85°56'29" W	447.37
C25	25.00	37°53'49"	16.54	N77°51'49" E	16.24
C26	50.00	1°17'54'57"	150.02	N35°07'37" W	99.75
C27	25.00	36°35'14"	15.96	S32°32'15" W	15.69
C28	25.00	97°30'50"	42.55	N34°25'51" W	37.60
C29	1171.48	18°09'32"	371.28	N23°24'20" E	369.73
C30	1221.48	16°39'45"	365.23	N22°33'26" E	353.98
C31	25.00	81°55'12"	35.74	S10°04'18" E	32.78
C32	1089.50	7°58'28"	151.64	N47°02'40" W	151.51
C33	1968.11	1°34'21"	54.02	S31°41'56" W	54.02
C34	1771.53	8°26'57"	199.40	N34°08'47" E	199.30
C35	25.00	85°48'37"	37.44	N01°16'01" E	34.04
C36	799.50	24°15'40"	338.54	N68°57'31" W	336.01
C37	3359.34	7°42'17"	451.74	N84°56'29" W	451.40
C38	3399.34	7°42'17"	443.67	N84°56'29" W	443.34
C39	739.50	3°11'25"	402.88	N65°28'54" W	397.92
C40	1821.53	2°59'05"	189.78	N34°20'19" E	189.69
C41	25.00	98°20'39"	42.91	S80°31'33" W	37.83
C42	1039.50	7°31'49"	136.62	N48°32'13" W	136.52
C43	1279.89	5°47'08"	129.24	S45°22'22" W	129.18
C44	1328.25	14°23'58"	39.68	N42°12'08" W	39.68
C45	25.00	99°59'43"	43.63	N88°38'20" E	38.30
C46	450.89	16°16'55"	128.13	N30°31'01" E	127.70
C47	25.00	48°11'23"	21.03	N01°43'08" W	20.41
C48	50.00	142°22'23"	124.24	S45°22'22" W	94.66
C49	25.00	19°44'49"	8.52	S31°18'11" E	8.57
C50	25.00	74°26'10"	32.48	S59°35'39" W	30.24
C51	500.89	18°37'05"	162.76	N31°41'06" E	162.05

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S51°48'44" W	19.80
L2	N83°11'16" W	19.05
L3	S29°49'00" W	56.22
L4	N41°56'34" W	130.74
L5	S52°57'40" W	50.00
L6	N38°10'05" W	17.52
L7	N40°35'52" W	49.15
L8	N43°05'47" W	49.04
L9	N46°04'08" W	48.93
L10	N52°07'01" W	56.90
L11	S40°07'34" W	60.00
L12	S41°04'54" W	117.46
L13	N53°50'01" W	56.07
L14	N57°11'45" W	59.51
L15	N60°58'12" W	58.73
L16	N69°04'30" W	58.71
L17	N73°10'04" W	58.66
L18	N78°30'33" W	58.42
L19	N81°16'11" W	82.56
L20	N83°50'05" W	65.78
L21	N85°23'04" W	50.74
L22	N85°59'38" W	40.73
L23	N01°12'22" E	60.00
L24	N34°37'19" E	101.11
L25	N33°03'03" E	106.99
L26	N39°40'20" E	199.30
L27	N22°28'08" E	54.59
L28	N22°22'33" E	91.64
L29	N06°48'44" E	52.01
L30	S83°11'16" E	7.10
L31	N65°28'54" W	101.08
L32	S54°52'52" W	11.08
L33	N49°15'14" W	2.68
L34	S88°06'30" E	18.35
L35	N70°34'17" W	19.19
L36	N65°02'20" W	16.58
L37	S64°06'34" E	22.40
L38	S59°42'22" E	13.68
L39	S57°13'17" E	22.66
L40	S57°50'08" E	31.97

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 1 & 2, HEREIN.

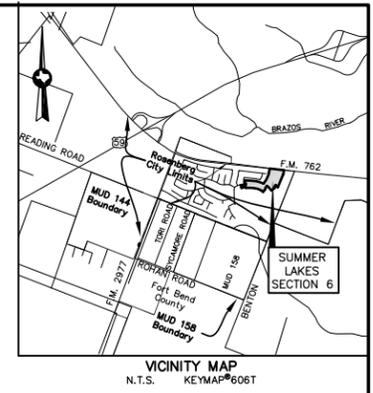
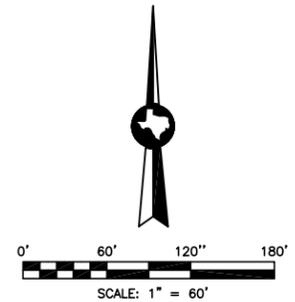
BENCH MARK: NGS W 865, DISK 0.6 MILES EAST OF CRABB, 0.6 MILES EAST ALONG THE GULF, COLORADO AND SANTA FE RAILWAY FROM THE STATION AT CRABB, FORT BEND COUNTY, NEAR MILE POLE 58, OPPOSITE RAILROAD BRIDGE 58 A, AT A CONCRETE BRIDGE ON PAVED ROAD PARALLEL TO THE TRACK, IN TOP OF THE SOUTH WALL, 2.2 FEET 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 ESPRANADE 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

RESERVE TABLE			
RESERVE	RESTRICTED TO	ACREAGE	SQUARE FEET
A	LANDSCAPE & AMENITIES	0.2846	12,396
B	LANDSCAPE & AMENITIES & DRAINAGE	0.1392	6,064
C	LANDSCAPE & AMENITIES	0.0386	1,680



**SUMMER LAKES SECTION SIX**  
 BEING A SUBDIVISION OF 17.16 ACRES  
 OUT OF THE JANE H. LONG LEAGUE, A-55  
 AND THE WM. LUSK SURVEY, A-276  
 IN THE CITY OF ROSENBERG,  
 IN FORT BEND COUNTY, TEXAS.  
 (FORT BEND COUNTY  
 MUNICIPAL UTILITY DISTRICT NO. 144)  
 80 LOTS 6 BLOCKS 3 RESERVES (0.4624 AC)  
 OWNER  
 FORESTAR (USA) REAL ESTATE GROUP, INC.  
 1500 CITY WEST BLVD.  
 HOUSTON, TEXAS 77042  
 PHONE: (713) 783-0308  
 FAX: (713) 783-0704

JULY 1, 2014  
  
 10555 Westoffice Drive  
 Houston, Texas 77042  
 713.784.4500  
 EHRAinc.com  
 TBE No. F-725  
 TBL No. 10692300

LOT SQUARE FOOTAGE CHART

BLOCK	LOT	SQ. FT.
1	1	6000
1	2	6168
1	3	7129
1	4	15836
1	5	9391
1	6	6785
1	7	6247
1	8	6012
1	9	6120
1	10	6087
1	11	6012
1	12	6247
1	13	7880
1	14	8649
1	15	6788
16-22	6000	
23	8293	
24	11390	
25	9169	
26	6003	
27-28	6000	
2	1	6652
2	2	6590
2	3	6070
2	4	6139
2	5	6160
2	6	6000
2	7	6000
2	8	6014
2	9	6082
2	10	6256
2	11	8409
2	12	7426
2	13	7331
2	14	7371
2	15	7442
2	16	7597
2	17	7519
2	18	7425
2	19	7396
2	20	7434
2	21	7483
2	22	7592
2	23	7587
2	24	9852
3	1	10510
3	2	7779
3	3	7541
3	4	7372
3	5	7152
3	6	7513
3	7	7318
3	8	7704
3	9	7759
3	10	7714
3	11	7717
3	12	7420
3	13	7744
4	1	8259
4	2	7402
5	1	10169
5	2	6276
5	3	6224
5	4	6215
6	1	8495
2-8	6000	
9	6003	
10	9637	

LINE	BEARING	DISTANCE
L1	S51°48'44"W	19.80
L2	N83°11'16"W	19.05
L3	S29°49'00"W	56.22
L4	N41°56'34"W	130.74
L5	S52°57'40"W	50.00
L6	N38°10'05"W	17.52
L7	N40°35'52"W	49.15
L8	N43°05'47"W	49.04
L9	N46°04'08"W	48.93
L10	N52°07'01"W	56.90
L11	S40°07'34"W	60.00
L12	S41°04'54"W	117.46
L13	N53°50'01"W	56.07
L14	N57°11'45"W	59.51
L15	N60°58'12"W	58.73
L16	N69°04'30"W	58.71
L17	N73°10'04"W	58.66
L18	N78°30'33"W	58.42
L19	N81°16'11"W	82.56
L20	N83°50'05"W	65.78
L21	N85°23'04"W	50.74
L22	N85°59'38"W	40.73
L23	N01°12'22"E	60.00
L24	N31°03'19"E	101.19
L25	N33°03'03"E	106.99
L26	N26°34'57"E	101.08
L27	N22°28'08"E	54.99
L28	N22°22'33"E	91.64
L29	N06°48'44"E	52.01
L30	S83°11'16"W	7.10
L31	N83°11'16"W	82.17
L32	S54°52'52"W	11.08
L33	N49°15'14"W	2.68
L34	S88°06'30"E	18.35
L35	N70°14'17"W	98.19
L36	N65°02'20"W	18.58
L37	S64°06'34"E	22.40
L38	S59°42'22"E	13.68
L39	S57°13'17"E	22.86
L40	S57°50'08"E	31.97

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	500.89	10°25'43"	91.17	S35°46'47"W	91.04
C2	25.00	78°01'52"	34.05	S01°58'43"W	31.48
C3	1279.89	01°28'05"	32.04	N37°46'43"W	33.04
C4	1821.53	2°59'05"	94.89	S35°49'51"W	94.88
C5	25.00	87°11'50"	38.05	S06°16'31"E	34.48
C6	739.50	0°57'20"	12.33	S49°23'46"E	12.33
C7	597.65	10°14'10"	106.77	N15°56'37"W	106.63
C8	25.00	102°01'55"	44.52	N40°11'25"E	38.87
C9	3359.34	01°21'21"	15.01	N89°55'18"W	15.01
C10	25.00	85°11'29"	37.17	N46°27'15"W	33.84
C11	1362.23	4°31'03"	107.40	N01°35'59"W	107.38
C12	647.65	7°26'46"	84.17	N1°03'01"W	84.11
C13	25.00	85°44'11"	37.41	N57°11'43"W	34.02
C14	573.50	11°40'39"	116.89	S79°05'52"W	116.68
C15	50.00	97°30'50"	85.10	N34°25'51"W	75.19
C16	1196.48	18°09'32"	379.21	N23°24'20"E	377.62
C17	1943.11	1°34'21"	53.33	S31°41'56"W	53.33
C18	1796.53	8°08'09"	255.10	N34°58'50"E	254.89
C19	1064.50	10°20'39"	192.19	N48°13'46"W	191.92
C20	1304.24	6°01'14"	137.05	N40°02'50"W	136.98
C21	475.89	2°32'27"	195.53	N34°08'47"E	194.16
C22	50.00	74°26'10"	84.96	S59°35'39"W	80.49
C23	769.50	31°12'54"	419.23	N65°28'54"W	414.06
C24	3329.31	742°17"	447.70	N84°56'29"W	447.37
C25	25.00	37°53'49"	16.54	N77°51'49"E	16.24
C26	50.00	171°54'57"	150.02	N35°07'37"W	99.75
C27	25.00	36°35'14"	15.96	S32°32'15"W	15.69
C28	25.00	97°30'50"	42.55	N34°25'51"W	37.60
C29	1171.48	18°09'32"	371.28	N23°24'20"E	369.73
C30	1221.48	16°39'45"	355.23	N22°33'26"E	353.98
C31	25.00	81°55'12"	35.74	S10°04'18"E	32.78
C32	1089.50	7°58'28"	151.64	N47°02'40"W	151.51
C33	1968.11	1°34'21"	54.02	S31°41'56"W	54.02
C34	1771.53	6°26'57"	199.40	N34°08'14"E	199.30
C35	25.00	85°48'37"	37.44	N80°16'01"E	34.04
C36	799.50	24°15'40"	338.54	N68°57'31"W	336.01
C37	3359.34	742°17"	451.74	N84°56'29"W	451.40
C38	3299.34	742°17"	443.67	N84°56'29"W	443.34
C39	739.50	31°12'54"	402.88	N65°28'53"W	397.92
C40	1821.53	5°58'10"	189.78	N34°20'19"E	189.69
C41	25.00	98°20'39"	42.91	S80°31'33"W	37.83
C42	1039.50	7°31'49"	136.62	N46°32'13"W	136.52
C43	1279.89	5°47'08"	129.24	N35°55'54"W	129.18
C44	1329.25	142°38"	39.68	N42°12'08"W	39.68
C45	25.00	99°59'43"	43.63	N88°39'20"E	38.30
C46	450.89	16°16'55"	128.13	N30°31'01"E	127.70
C47	25.00	48°11'23"	21.03	N01°43'08"W	20.41
C48	50.00	142°22'23"	124.24	S45°22'22"W	94.66
C49	25.00	18°44'49"	8.62	S73°18'51"E	8.57
C50	25.00	74°26'10"	32.48	S59°35'39"W	30.24
C51	500.89	18°37'05"	162.76	N31°41'06"E	162.05

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 1 & 2, HEREIN.

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 PARALLEL TO 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



LOT SUMMARY		
AVERAGE LOT AREA	SQ. FT.	QUANTITY PERCENTAGE
50' LOTS	52	65.0%
60' LOTS	28	35.0%

RESERVE TABLE			
RESERVE	RESTRICTED TO	ACREAGE	SQUARE FEET
A	LANDSCAPE & AMENITIES	0.2846	12,396
B	LANDSCAPE & AMENITIES & DRAINAGE	0.1392	6,064
C	LANDSCAPE & AMENITIES	0.0386	1,680

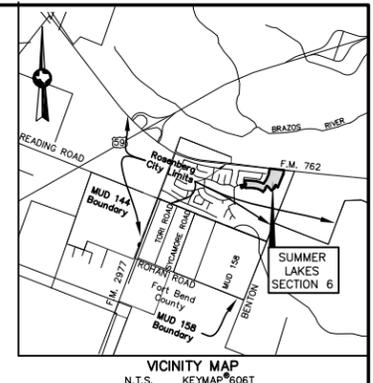
**SUMMER LAKES SECTION SIX**  
 BEING A SUBDIVISION OF 17.16 ACRES  
 OUT OF THE JANE H. LONG LEAGUE, A-55  
 AND THE WM. LUSK SURVEY, A-276  
 IN THE CITY OF ROSENBERG,  
 IN FORT BEND COUNTY, TEXAS.

(FORT BEND COUNTY  
 MUNICIPAL UTILITY DISTRICT NO. 144)

80 LOTS 6 BLOCKS 3 RESERVES (0.4624 AC)

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

**JULY 1, 2014**  
 10555 Westoffice Drive  
 Houston, Texas 77042  
 713.784.4500  
 EHRAinc.com  
 TBP No. F-726  
 TPLS No. 10092300

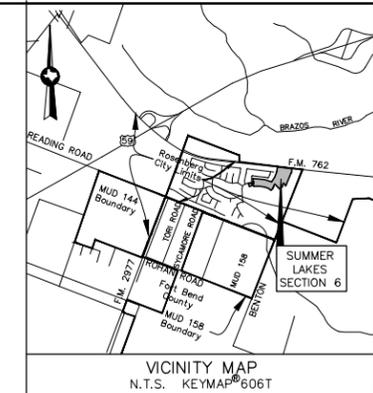
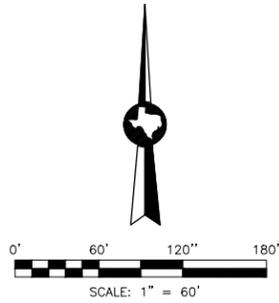
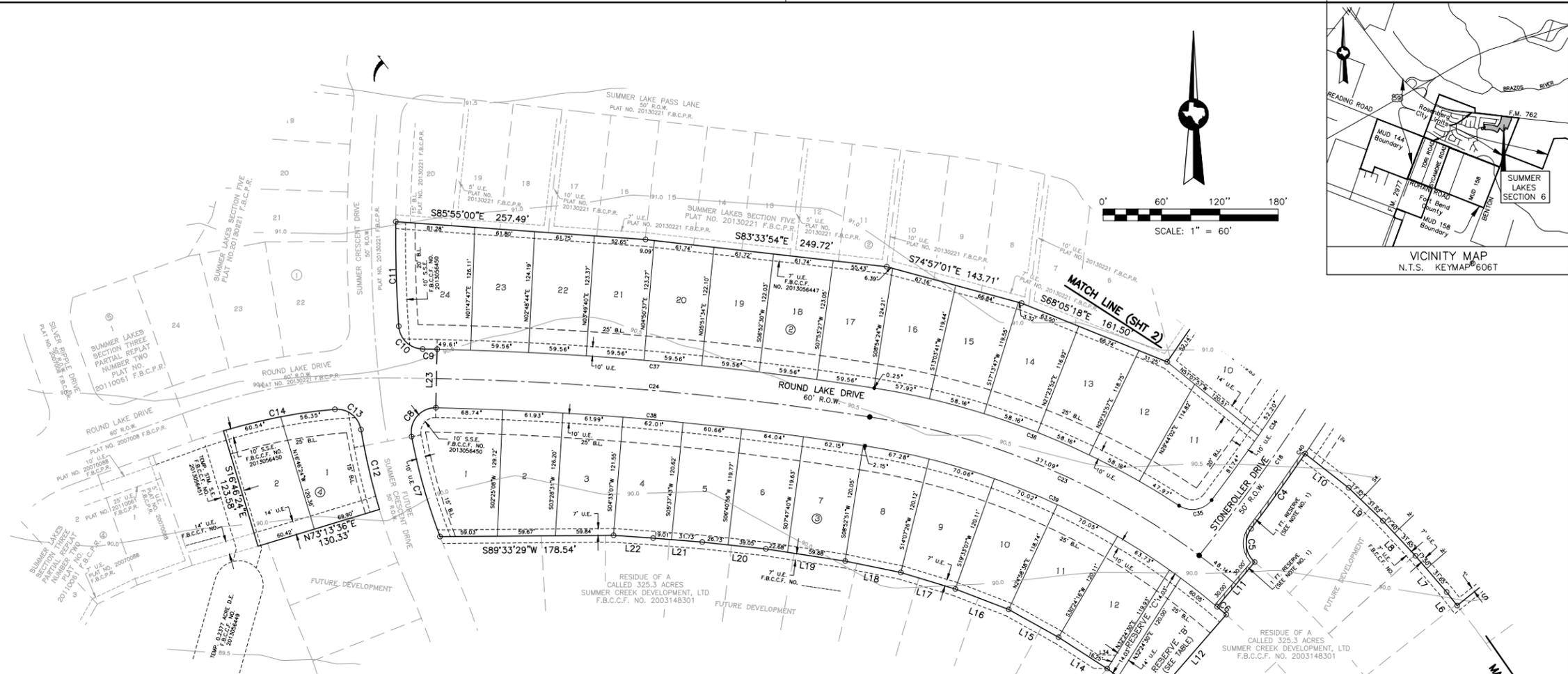


GENERAL NOTES

- (1) 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 vest in the dedicator, his heirs, assigns, or successors.
- (2) B.L. indicates Building Line.  
F.B.C.F. NO. indicates Fort Bend County Clerk's File Number  
F.B.C.P.R. indicates Fort Bend County Plot 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.M.S.E. indicates Storm Sewer Easement.  
U.E. indicates Utility Easement.  
W.L.E. indicates Waterline Easement.  
S indicates Street Name Change.
- (3) All lots shall be restricted to single family residential use.

LOT SQUARE FOOTAGE CHART

BLOCK	LOT	SQ. FT.
1	1	6000
	2	6168
	3	7129
	4	15836
	5	9391
	6	6785
	7	6247
	8	6012
	9	6120
	10	6087
	11	6012
	12	6247
	13	7880
	14	8649
	15	6788
	16-22	6000
	23	8293
	24	11390
	25	9169
	26	6003
	27-28	6000
2	1	6652
	2	6590
	3	6070
	4	6139
	5	6160
	6	6000
	7	6000
	8	6014
	9	6082
	10	6256
	11	8409
	12	7426
	13	7331
	14	7371
	15	7442
	16	7597
	17	7519
	18	7425
	19	7396
	20	7434
	21	7483
	22	7592
	23	7587
	24	9852
3	1	10510
	2	7779
	3	7541
	4	7372
	5	7152
	6	7513
	7	7318
	8	7704
	9	7759
	10	7714
	11	7717
	12	7420
	13	7744
4	1	8259
	2	7402
5	1	10169
	2	6276
	3	6224
	4	6215
6	1	8495
	2-8	6000
	9	6003
	10	9637



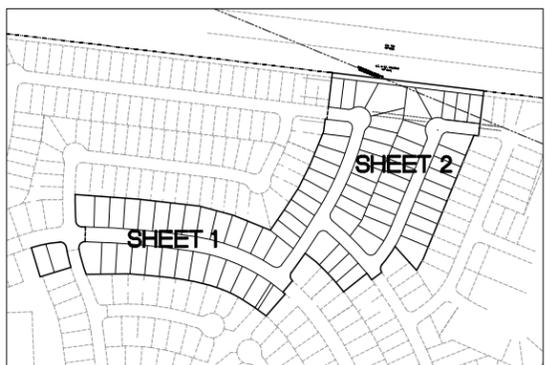
THE SUBJECT PROPERTY LIES WITHIN ZONE "X" (UNSHADED), DEFINED AS AREAS DETERMINED TO BE OUTSIDE 500-YR FLOOD PLAIN, AS DEPICTED ON FLOOD INSURANCE RATE MAP NO. 48157C0265 L, DATED APRIL 2, 2014 ISSUED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, BASED ON A SCALED LOCATION OF THE SUBJECT PROPERTY ON THE REFERENCED MAP ON PAGES 1 & 2, HEREIN.

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



RESERVE	RESTRICTED TO	ACREAGE	SQUARE FEET
A	LANDSCAPE & AMENITIES	0.2846	12,396
B	LANDSCAPE & AMENITIES & DRAINAGE	0.1392	6,064
C	LANDSCAPE & AMENITIES	0.0386	1,680

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	500.89	10°25'43"	91.17	S35°46'47"W	91.04
C2	25.00	78°01'52"	34.05	S01°58'43"W	31.48
C3	1279.89	01°28'45"	33.04	N37°46'43"W	33.04
C4	1821.53	2°59'05"	94.89	S35°49'51"W	94.88
C5	25.00	87°11'50"	38.05	S06°16'31"E	34.48
C6	739.50	07°27'20"	12.33	S49°23'46"E	12.33
C7	597.65	10°14'10"	106.77	N15°56'37"W	106.63
C8	25.00	102°01'56"	44.52	N40°11'25"E	38.87
C9	3359.34	01°15'21"	15.01	N88°58'18"W	15.01
C10	25.00	85°11'29"	37.17	N46°27'15"W	33.84
C11	1362.23	4°31'03"	107.40	N01°35'59"W	107.38
C12	647.65	7°26'46"	84.17	N13°03'01"W	84.11
C13	25.00	85°44'11"	37.41	N52°11'43"W	34.02
C14	573.50	11°40'39"	116.89	S79°05'52"W	116.88
C15	50.00	97°30'50"	85.10	N34°25'51"W	75.19
C16	1196.48	18°09'32"	379.21	N23°24'20"E	377.62
C17	1943.11	1°34'21"	53.33	S31°41'56"W	53.33
C18	1796.53	8°08'09"	255.10	N34°58'50"E	254.89
C19	1064.50	10°20'39"	182.19	N48°13'46"W	181.92
C20	1304.24	6°01'14"	137.05	N40°02'50"W	136.98
C21	476.89	2°32'23"	195.53	N34°08'47"E	194.16
C22	50.00	74°26'10"	64.96	S59°35'39"W	60.49
C23	769.50	31°12'54"	419.23	N65°28'54"W	414.06
C24	3359.34	7°42'17"	447.70	N84°56'29"W	447.37
C25	25.00	37°53'49"	16.54	N77°51'49"E	16.24
C26	50.00	171°54'57"	150.02	N35°07'37"W	99.75
C27	25.00	36°35'14"	15.96	S32°32'15"W	15.69
C28	25.00	97°30'50"	42.55	N34°25'51"W	37.60
C29	1171.48	18°09'32"	371.28	N23°24'20"E	369.73
C30	1221.48	16°39'45"	355.23	N22°33'26"E	353.98
C31	25.00	81°55'12"	35.74	S10°04'18"E	32.78
C32	1089.50	7°58'28"	151.64	N47°02'40"W	151.51
C33	1968.11	1°34'21"	54.02	S31°41'56"W	54.02
C34	1771.53	8°28'57"	199.40	N43°08'14"E	199.30
C35	25.00	85°48'37"	37.44	N80°16'01"E	34.04
C36	799.50	24°15'40"	338.54	N68°57'31"W	336.01
C37	3359.34	7°42'17"	451.74	N84°56'29"W	451.40
C38	3299.34	7°42'17"	443.67	N84°56'29"W	443.34
C39	739.50	31°12'54"	402.89	N65°28'53"W	397.92
C40	1821.53	5°58'10"	189.78	N34°20'19"E	189.69
C41	25.00	98°20'39"	42.91	S80°31'33"W	37.83
C42	1039.50	7°31'49"	136.62	N46°32'13"W	136.52
C43	1279.89	5°47'08"	129.24	N39°55'54"W	129.18
C44	1329.25	1°42'38"	39.68	N42°12'08"W	39.68
C45	25.00	99°59'43"	43.63	N88°39'20"E	38.30
C46	450.89	16°16'55"	128.13	N30°31'01"E	127.70
C47	25.00	48°11'23"	21.03	N01°43'08"W	20.41
C48	50.00	142°22'23"	124.24	S45°22'22"W	94.66
C49	25.00	19°44'49"	16.62	S73°19'51"E	15.77
C50	25.00	74°26'10"	32.48	S59°35'39"W	30.24
C51	500.89	18°37'05"	162.76	N31°41'06"E	162.05

LINE	BEARING	DISTANCE
L1	S51°48'44"W	19.80
L2	N83°11'16"W	19.05
L3	S29°49'00"W	56.22
L4	N41°56'34"W	130.74
L5	S52°57'40"W	50.00
L6	N38°10'05"W	17.52
L7	N40°35'52"W	49.15
L8	N43°05'47"W	49.04
L9	N46°04'08"W	48.93
L10	N52°07'01"W	56.90
L11	S40°07'34"W	60.00
L12	S41°04'54"W	117.46
L13	N53°50'01"W	56.07
L14	N57°11'45"W	59.51
L15	N60°58'12"W	58.73
L16	N69°04'30"W	58.71
L17	N73°10'04"W	58.66
L18	N78°30'33"W	58.42
L19	N81°16'11"W	82.58
L20	N83°50'05"W	65.78
L21	N85°23'04"W	50.74
L22	N85°59'38"W	40.73
L23	N01°12'22"E	60.00
L24	N34°37'19"E	101.11
L25	N33°03'03"E	106.99
L26	N26°34'57"E	101.08
L27	N22°28'08"E	54.59
L28	N22°22'33"E	91.64
L29	N06°48'44"E	52.01
L30	S83°11'16"E	7.10
L31	N83°11'16"W	82.17
L32	S54°52'52"W	11.08
L33	N49°15'14"W	2.68
L34	S88°06'30"E	18.35
L35	N70°34'17"W	19.19
L36	N65°02'20"W	18.58
L37	S64°06'34"E	22.40
L38	S59°42'22"E	13.68
L39	S57°13'17"E	22.66
L40	S57°50'08"E	31.97

LOT SUMMARY		
AVERAGE LOT AREA	SQ. FT.	QUANTITY PERCENTAGE
8,116	8,116	100.0%
50' LOTS	52	65.0%
60' LOTS	28	35.0%

**SUMMER LAKES SECTION SIX (PRELIMINARY PLAT)**  
 BEING A SUBDIVISION OF 17.14 ACRES OUT OF THE JOSEPH KUYKENDAHLE 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  
 OWNER  
 FORESTAR (USA) REAL ESTATE GROUP, INC.  
 1500 CITY WEST BLVD.  
 HOUSTON, TEXAS 77042  
 PHONE: (713) 783-0308  
 FAX: (713) 783-0704

MAY 2, 2014

10555 Westoffice Drive  
 Houston, Texas 77042  
 713.784.4500  
 EHRAinc.com  
 TIME No. F776  
 TITLE No. 10099999

LOT SQUARE FOOTAGE CHART

BLOCK	LOT	SQ. FT.
1	1	6000
1	2	6168
1	3	7129
1	4	15836
1	5	9391
1	6	6785
1	7	6247
1	8	6012
1	9	6120
1	10	6087
1	11	6012
1	12	6247
1	13	7880
1	14	8649
1	15	6788
1	16-22	8000
1	23	8293
1	24	11390
1	25	9169
1	26	6003
1	27-28	6000
2	1	6652
2	2	6590
2	3	6070
2	4	6139
2	5	6160
2	6	6000
2	7	6000
2	8	6014
2	9	6082
2	10	6256
2	11	8409
2	12	7426
2	13	7331
2	14	7371
2	15	7442
2	16	7597
2	17	7519
2	18	7425
2	19	7396
2	20	7434
2	21	7483
2	22	7592
2	23	7587
2	24	9852
3	1	10510
3	2	7779
3	3	7541
3	4	7372
3	5	7152
3	6	7513
3	7	7318
3	8	7704
3	9	7759
3	10	7714
3	11	7717
3	12	7420
3	13	7744
4	1	8259
4	2	7402
5	1	10169
5	2	6276
5	3	6224
5	4	6215
6	1	8495
6	2-8	6000
6	9	6003
6	10	9637

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	500.89'	10°25'43"	91.17'	S35°46'47"W	91.04'
C2	25.00'	78°01'52"	34.05'	S01°58'43"W	31.48'
C3	1279.89'	01°28'45"	33.04'	N37°46'43"W	33.04'
C4	1821.53'	2°59'08"	94.89'	S35°49'51"W	94.98'
C5	25.00'	87°11'50"	38.05'	S06°16'31"E	34.48'
C6	739.50'	0°57'20"	12.33'	S49°23'46"E	12.33'
C7	597.65'	10°14'10"	106.77'	N15°56'37"W	106.63'
C8	25.00'	102°01'53"	44.52'	N40°11'25"E	38.87'
C9	3329.34'	0°15'21"	15.01'	N85°55'18"W	15.01'
C10	25.00'	85°11'29"	37.17'	N46°27'15"W	33.84'
C11	1362.23'	4°31'03"	107.40'	N01°35'59"W	107.38'
C12	647.65'	7°26'46"	84.17'	N13°03'01"W	84.11'
C13	25.00'	85°44'11"	37.41'	N52°11'43"W	34.02'
C14	573.50'	1°14'03"	116.89'	S75°05'52"W	116.68'
C15	50.00'	97°30'50"	85.10'	N34°25'51"W	75.19'
C16	1196.48'	18°09'32"	379.21'	N23°24'20"E	377.62'
C17	1943.11'	1°34'21"	53.33'	S31°41'56"W	53.33'
C18	1796.53'	8°08'09"	255.10'	N34°58'50"W	253.89'
C19	1064.50'	10°20'39"	192.19'	N48°13'46"W	191.92'
C20	1304.24'	6°01'14"	137.05'	N40°02'50"W	136.98'
C21	475.89'	2°32'27"	195.53'	N34°08'47"E	194.16'
C22	50.00'	74°26'10"	64.96'	S59°35'39"W	60.49'
C23	769.50'	3°12'54"	419.23'	N34°25'51"W	414.06'
C24	3329.34'	7°42'17"	447.70'	N84°56'29"W	447.37'
C25	25.00'	37°53'49"	16.54'	N77°51'49"E	16.24'
C26	50.00'	171°54'57"	150.02'	N35°07'37"W	99.75'
C27	25.00'	36°35'14"	15.96'	S32°32'15"W	15.69'
C28	25.00'	97°30'50"	42.65'	N34°25'51"W	37.60'
C29	1171.48'	18°09'32"	371.28'	N23°24'20"E	369.73'
C30	1221.48'	16°39'45"	355.23'	N22°33'26"E	353.98'
C31	25.00'	81°55'12"	35.74'	S10°04'18"E	32.78'
C32	1089.50'	7°58'28"	151.64'	N47°02'40"W	151.51'
C33	1968.11'	1°34'21"	54.02'	S31°41'56"W	54.02'
C34	1771.53'	6°26'57"	199.40'	N34°08'14"E	199.30'
C35	25.00'	85°48'37"	37.44'	N80°16'01"E	34.04'
C36	799.50'	24°15'40"	338.54'	N68°57'31"W	336.01'
C37	3359.34'	7°42'17"	451.74'	N84°56'29"W	451.40'
C38	3299.34'	7°42'17"	443.57'	N84°56'29"W	443.34'
C39	739.50'	31°12'54"	402.88'	N65°28'53"W	397.92'
C40	1821.53'	5°58'10"	189.78'	N34°20'19"E	189.69'
C41	25.00'	98°20'39"	42.91'	S80°31'33"W	37.83'
C42	1039.50'	7°31'49"	136.62'	N46°32'13"W	136.52'
C43	1279.89'	0°47'08"	129.24'	N39°55'54"W	129.18'
C44	1529.25'	1°42'38"	39.68'	N42°12'08"W	39.68'
C45	25.00'	99°59'43"	43.63'	N88°39'20"E	38.30'
C46	450.89'	16°16'55"	128.13'	N30°31'01"E	127.70'
C47	25.00'	48°11'23"	21.03'	N01°43'08"W	20.41'
C48	50.00'	142°22'33"	124.24'	S45°22'22"W	94.66'
C49	25.00'	19°44'49"	8.62'	S73°18'51"E	8.57'
C50	25.00'	74°26'10"	32.48'	S59°35'39"W	30.24'
C51	500.89'	18°37'05"	162.76'	N31°41'06"E	162.05'

MATCH LINE (SHT 1)

MATCH LINE (SHT 1)



RESERVE	RESTRICTED TO	ACREAGE	SQUARE FEET
A	LANDSCAPE & AMENITIES	0.2846	12,396
B	LANDSCAPE & AMENITIES & DRAINAGE	0.1392	6,084
C	LANDSCAPE & AMENITIES	0.0386	1,680

LOT SUMMARY			
AVERAGE LOT AREA	SQ. FT.	QUANTITY	PERCENTAGE
50' LOTS	8,116	53	65.0%
60' LOTS		28	35.0%

LINE	BEARING	DISTANCE
L1	S51°48'44"W	19.80'
L2	N83°11'16"W	19.05'
L3	S29°49'00"W	56.22'
L4	N41°56'34"W	130.74'
L5	S52°57'40"W	50.00'
L6	N38°10'05"W	17.52'
L7	N40°35'52"W	49.15'
L8	N43°05'47"W	49.04'
L9	N46°04'08"W	48.93'
L10	N52°07'01"W	56.90'
L11	S40°07'34"W	60.00'
L12	S41°04'54"W	117.46'
L13	N53°50'01"W	56.07'
L14	N57°11'45"W	59.51'
L15	N60°58'12"W	58.73'
L16	N69°04'30"W	58.71'
L17	N73°10'04"W	58.66'
L18	N78°30'33"W	58.42'
L19	N81°16'11"W	101.11'
L20	N83°50'05"W	65.78'
L21	N85°23'04"W	50.74'
L22	N85°59'38"W	40.73'
L23	N01°12'22"E	60.00'
L24	N34°37'19"E	101.11'
L25	N37°03'03"E	106.99'
L26	N26°34'57"E	101.08'
L27	N22°28'08"E	54.59'
L28	N22°22'33"E	91.64'
L29	N06°48'44"E	52.01'
L30	S83°11'16"W	7.10'
L31	N83°11'16"W	82.17'
L32	S54°52'52"W	11.08'
L33	N49°15'14"W	2.68'
L34	S88°06'30"E	18.35'
L35	N70°34'17"W	19.19'
L36	N65°02'20"W	18.58'
L37	S64°06'34"E	22.40'
L38	S59°42'22"E	13.68'
L39	S57°13'17"E	22.66'
L40	S57°50'08"E	31.97'

**SUMMER LAKES SECTION SIX (PRELIMINARY PLAT)**

BEING A SUBDIVISION OF 17.14 ACRES OUT OF THE JOSEPH KUYKENDAHLE SURVEY, A-49 AND THE WILEY MARTIN SURVEY, A-56 IN THE CITY OF ROSENBERG, IN FORT BEND COUNTY, TEXAS.

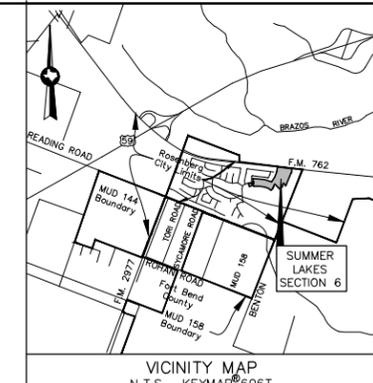
(FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 144)

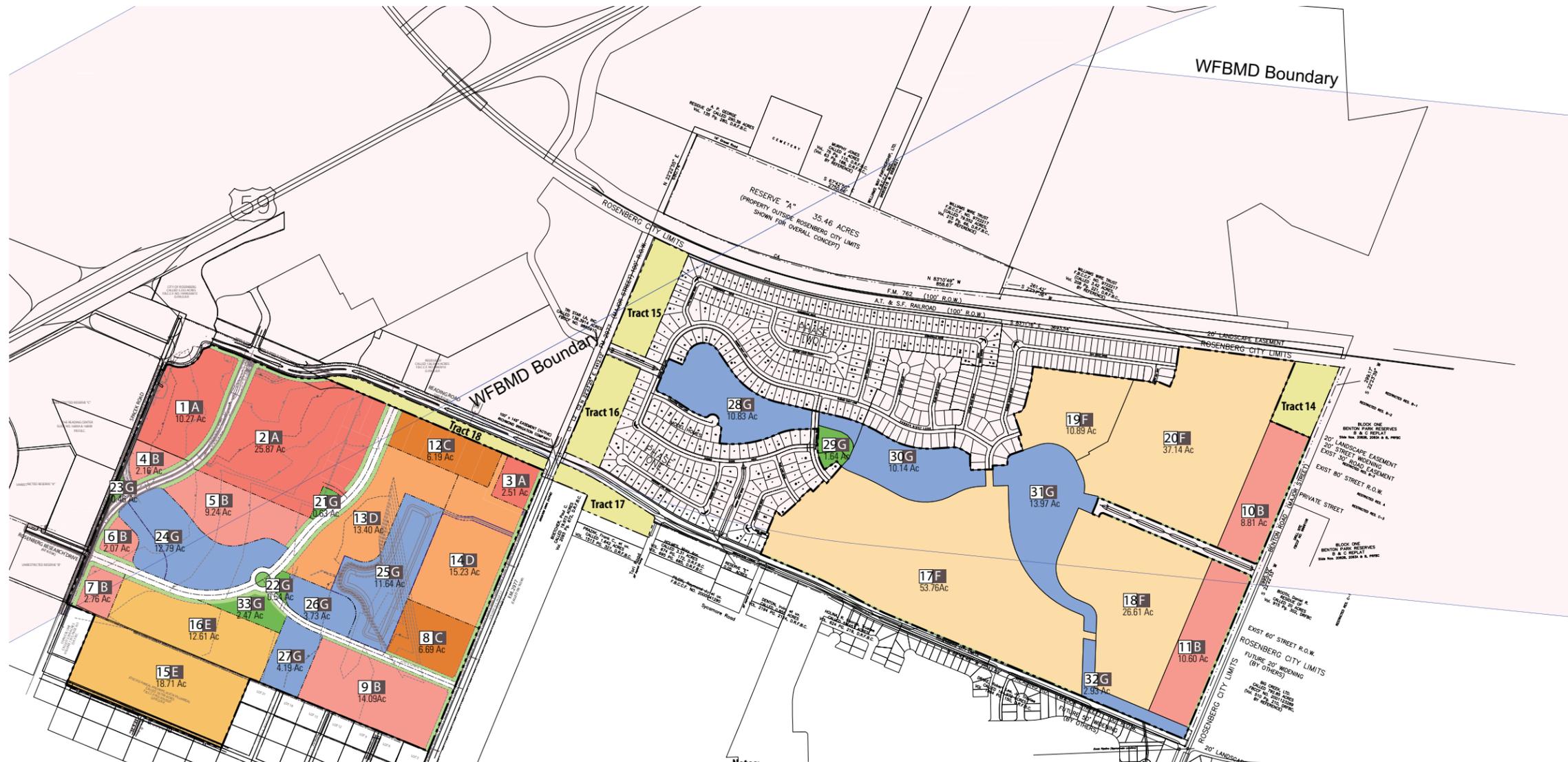
80 LOTS 6 BLOCKS 3 RESERVES

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

MAY 2, 2014

10555 Westoffice Drive  
 Houston, Texas 77042  
 713.784.4500  
 EHRAinc.com  
 TITLE No. F776  
 TRPL No. 10099999





**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 "I" 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 herof) 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 "I" 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.

Tract #	Tract Area Acres
14	4.56
15	6.2395
16	5.8758
17	3.78
18**	4.1667
	<b>24.622 Acres</b>

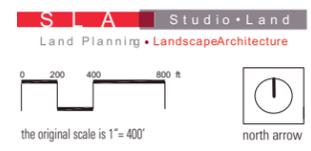
Land Use Key	Land Uses Permitted								Parcel Areas		
	SF	DUP	PH	TH	MF	COM	RET	CH		SCH	OPF*
A Commercial						✓	✓	✓	✓	✓	38.65
B Commercial/Residential	✓			✓		✓	✓	✓	✓	✓	49.74
C Multi-family/Commercial	✓				✓			✓	✓	✓	12.90
D Multi-family/Residential	✓				✓			✓	✓	✓	28.63
E Residential	✓	✓	✓	✓				✓	✓	✓	31.32
F Residential	✓							✓	✓	✓	128.40
G Park Space/Detention								✓	✓	✓	75.96
											365.60 Acres

\* OPF- Other public city, county, state & federal facilities  
 CH-Church  
 SCH-School

**Parcel Key**

Parcel Number  
 Land Use Key

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 MEETING MINUTES

On this the 21<sup>st</sup> 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 4<sup>th</sup> Street, Rosenberg, Texas 77471.

### COMMISSIONERS PRESENT

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

### STAFF PRESENT

Cynthia McConathy	Councilor, At Large Position Two
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 23<sup>rd</sup> 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 23<sup>rd</sup> 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



# PLANNING COMMISSION COMMUNICATION

July 16, 2014

ITEM #	ITEM TITLE
3	Presentation by Texas Masonry Council

## MOTION

Hear and discuss a presentation by the Texas Masonry Council, and take action as necessary to direct staff.

## RECOMMENDATION

Staff has no recommendation for this item.

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

## SUPPORTING DOCUMENTS:

1. Planning Commission Meeting Draft Minute Excerpt – 06-17-14
2. Texas Masonry Council Information – “You’re Building a Legacy” distributed under separate cover

## APPROVAL

### Submitted by:

*Travis Tanner*

Travis Tanner, AICP  
Executive Director of Community  
Development

### Reviewed by:

\_\_\_ Executive Director of Community Development

\_\_\_ City Engineer

## EXECUTIVE SUMMARY

As part of a request to discuss possible masonry requirements for single-family homes, the Planning Commission requested staff to extend an invitation to the Texas Masonry Council for a representative to make a presentation to the Commission on possible masonry standards.



# PLANNING COMMISSION COMMUNICATION

July 16, 2014

ITEM #	ITEM TITLE
4	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.

After being tabled on May 6, 2014, the scope of the Comprehensive Plan update was discussed at the June 24, 2014 City Council Workshop Meeting. The consensus of City Council was to move forward with the project.

Additionally, given that the "Sign" Ordinance amendments pertaining to the West Fort Bend Management District (WFBMD) corridors have been completed and approved by City Council, staff is coordinating with the WFBMD for them to formally recognize the City's regulations for freestanding sign height and size. This was discussed at the June 17, 2014 WFBMD Board Meeting. The Board directed their staff to move forward and an item will be on the July 15, 2014 WFBMD Agenda to accept the City standards for height and size.

# **ITEM 5**

**Announcements.**

# **ITEM 6**

**Adjournment.**