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, April 19, 2017
TIME: 5:00 p.m.
PLACE: Rosenberg City Hall
City Hall Council Chamber
2110 4th Street
Rosenberg, Texas 77471
PURPOSE: Rosenberg Planning Commission Meeting

Call to order: City Hall Council Chamber

PUBLIC COMMENT
Citizens who desire to address the Planning Commission with comments of a general nature will be received at this time. Each speaker is limited to three (3) minutes. In accordance with the Texas Open Meetings Act, the Planning Commission is restricted from discussing or taking action on items not listed on the agenda. It is the City's policy that all speakers shall identify themselves by providing their name and residential address when making comments.

AGENDA

MINUTES
1. Consideration of and action on minutes of the Regular Planning Commission Meeting of March 15, 2017. (Janet Eder, Senior Administrative Specialist)

PUBLIC HEARINGS
2. Hold public hearing on a Special Exception at 2539 Lory Street, Rosenberg, Texas 77471, for purpose of constructing a carport into required side yard setback. (Ian Knox, Planning Administrator)

VARIANCE AND SPECIAL EXCEPTION REQUESTS
3. Consideration of and action on a Special Exception at 2539 Lory Street, Rosenberg, Texas 77471, for purpose of constructing a carport into required side yard setback. (Ian Knox, Planning Administrator)

SUBDIVISION LAND PLANS AND PRELIMINARY PLATS
4. Consideration of and action on a Preliminary Plat of Bonbrook Plantation South Section Seven, a subdivision of 15.262 acres of land situated in the Wiley Martin League, Abstract 56, Fort Bend County, Texas; 56 lots, 1 reserve (0.370 acres) and 4 blocks. (Ian Knox, Planning Administrator)

5. Consideration of and action on a Preliminary Plat of O'Reilly Summer Lakes, a subdivision of 0.9986 acres of land in the William Lusk Survey, Abstract No. 276, in the City of Rosenberg, Fort Bend County, Texas; 1 block and 1 reserve. (Ian Knox, Planning Administrator)

6. Consideration of and action on a Preliminary Plat of Rosenberg IShine #11, a subdivision of 1.5894 acres of land located in the Robert E. Handy Survey Abstract No. 189, City of Rosenberg, Fort Bend County, Texas; 1 block and 1 reserve. (Ian Knox, Planning Administrator)
FINAL PLATS

7. Consideration of and action on a Final Plat of Cortez Business Park, 10.012 acres of land, being the Robert Cortez, Jr. 9.262 acre tract (FBC 2014032350) and the Dos Hermanos Properties, LLC 0.75 acre tract (FBC2017006914) being out of the original call William J. Kocurek 12.04 acre tract in the Henry Scott League, Abstract 83, City of Rosenberg, Fort Bend County, Texas; 0 lots, 4 reserves and 1 block. (Travis Tanner, Executive Director of Community Development)

8. Consideration of and action on a Final Plat of Lamar CISD Carter Elementary School, being 18.14 acres in the Wiley Martin League, Abstract 56, Fort Bend County, Texas; 0 lots, 1 block and 2 reserves. (Ian Knox, Planning Administrator)

9. Consideration of and action on a Final Plat of Walnut Creek Section Seventeen, a subdivision of 15.170 acres (2.906 acres within the City of Rosenberg and 12.264 acres within the ETJ of the City of Rosenberg), containing 49 lots, 3 blocks and 6 restricted reserves out of the Wiley Martin League, A-56, the City of Rosenberg, Fort Bend County, Texas. (Ian Knox, Planning Administrator)

10. Consideration of and action on a Final Plat of Walnut Creek Section Twenty, a subdivision of 10.862 acres containing 45 lots, 3 blocks and 2 restricted reserves out of the Wiley Martin League, A-56 and the E.P. Everett Survey, A-387, Fort Bend County, Texas. (Ian Knox, Planning Administrator)

11. Consideration of and action on a Final Plat of Walnut Creek Benton Road Street Dedication No. 2, a subdivision of 2.526 acres out of the Wiley Martin League, A-56 and the E. P. Everett Survey, A-387, Fort Bend County, Texas, containing 0 lots, 0 blocks, and 0 restricted reserves. (Ian Knox, Planning Administrator)

12. Consideration of and action on a request by IDS Engineering to extend approval by one (1) year for the Final Plat of Walnut Creek Section Fourteen, a subdivision of 13.380 acres containing 50 lots, 3 blocks and 3 restricted reserves out of the Wiley Martin League, A-56 Fort Bend County, Texas. (Ian Knox, Planning Administrator)

DISCUSSION ITEMS

13. Review and discuss the Unified Development Code (UDC), and take action as necessary. (Ian Knox, Planning Administrator)

14. Review and discuss Still Creek Ranch, a proposed new single-family residential community located on the south side of Powerline Road, approximately 1/2 mile west of FM 2977, and take action as necessary to direct staff. (Travis Tanner, Executive Director of Community Development)

15. Consideration of and action on requests for future Agenda items. (Travis Tanner, Executive Director of Community Development)

16. Announcements.

17. 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).

DATED AND POSTED this the 17th day of April 2017, at 4:50 p.m.,

by Linda Cernosek.

Attest:
Linda Cernosek, TRMC, City Secretary

Approved for Posting:
John Maresh, City Manager

There may be a quorum of City Council members attending this meeting. 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.