

## PLANNING COMMISSION MEETING MINUTES

On this the 23<sup>rd</sup> day of April 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 *arrived 6:10 p.m.	Planning Commissioner
Mike Parsons	Planning Commissioner
James Urbish	Planning Commissioner

### STAFF PRESENT

Travis Tanner	Executive Director of Community Development
Justin Jurek	Fire Marshal
Mike Garcia	Rental Inspector
Charles Kalkomey	City Engineer
Lora Lenzsch	City Attorney
Renée LeLaurin	Secretary II

### OTHERS PRESENT

Llarance Turner	Kelly R. Kaluza & Associates, Inc.
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### CALL TO ORDER

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

### AGENDA

1. ***(This item was considered and action taken after Item No. 6)***  
**CONSIDERATION OF AND ACTION ON MINUTES OF THE REGULAR PLANNING COMMISSION MEETING OF MARCH 26, 2014.**

#### **Key Discussion:**

- Chairperson Pavlovsky inquired of Ms. Lenzsch if it is allowable for Commissioner Urbish to serve on the Business Assistance Grant Review Committee. The Charter states that Planning Commissioners may not serve on any other committees.
- Ms. Lenzsch replied that there are two specific committees, one of which is the Planning Commission, and that individuals may not serve on both. The other committees are discretionary.
- Commissioner Parsons replied that the Charter restricts Commissioners from serving on other committees.
- Mr. Tanner replied that staff will need to look into it as the Review Committee guidelines specifically call for a representative of the Planning Commission to serve. We will need to look at that conflict.
- Commissioner Parsons suggested changing the Review Committee's name to Task Force. Planning Commissioners may serve on Task Forces.
- Commissioner Urbish replied that the Charter also states that it is up to the pleasure of City Council if they wish for you to take on other roles.
- Ms. Lenzsch stated that she will have an answer later in the meeting.

*Following discussion of Item No. 6, the Commission returned to deliberate the minutes.*

- Ms. Lenzsch stated that according to Section 8.03 of the City Charter, that City Council may

appoint a Planning Commission of 6 members that may not serve in any other capacity of City government. Arguably, the Planning Commission is not part of the City government but since there is another provision for the composition of the Planning Commission, it could also be considered as part of City government. Historically, the Commissioners have not been allowed to serve on any other boards or committees.

- Commissioner Parsons replied that in his service to the City as a Commissioner, he has only been able to serve on groups that are Task Forces.
- Ms. Lenzsch replied that "task force" indicates there is a single purpose of the group and there is a start and finish to their work.
- Mr. Tanner stated that the guidelines approved by Council include a Planning Commissioner to serve on the Business Assistance Grant Program Committee. He does not feel there is an issue. Council approved this committee and its make-up and that overrides any ambiguity in the Charter.

**Action Taken:** Commissioner Urbish moved, seconded by Commissioner Casias, to approve the minutes of the March 26, 2014 Planning Commission meeting as written. The motion carried by a vote of five "ayes" to one abstention. **Ayes: Chairperson Pavlovsky, Vice Chairperson Phipps, Commissioners Casias, Poldrack and Urbish. Abstention: Commissioner Parsons.**

**2. CONSIDERATION OF AND ACTION ON A FINAL PLAT OF BUSINESS PARK DRIVE AND INNOVATION COURT STREET DEDICATION, A SUBDIVISION OF 6.727 ACRES CONTAINING 3,462 L.F. OF R.O.W. OUT OF THE S.B. PENTECOST SURVEY, A-378, FORT BEND COUNTY, TEXAS.**

**Executive Summary:** This item consists of the Final Street Dedication Plat of Business Park Drive and Innovation Court. The proposed street dedication is located in the Rosenberg Business Park and will connect to the southeast side of FM 2218 between the intersections of FM 2218, Bryan and Danziger Roads. This is the right-of-way dedication that is needed for the Rosenberg Development Corporation (RDC) and City to construct the street and utilities per the approved Development Agreement.

The proposed Plat contains 3,462 linear feet of right-of-way and 6.727 acres. At its intersection with FM 2218, Business Park Drive's right-of-way width is 100 feet. It later tapers down to an 80-foot right-of-way width in accordance with the Agreement. Innovation Court is a proposed 80-foot right-of-way cul-de-sac street.

The streets are consistent with the Development Agreement and approved Land Plan for the Rosenberg Business Park. The Land Plan was approved by the Planning Commission on June 26, 2013. There may be additional rights-of-way dedicated depending on future users in the Business Park and their impact on the roadway system. At this time, however, the Plat is in accordance with the Agreement, with the Land Plan, and with the Preliminary Plat, which was approved by the Planning Commission on June 26, 2013, and for which a six-month extension of approval was granted on December 18, 2013.

There were no issues with the layout of the Preliminary Plat; however, the street names were subject to approval by the RDC before Final Plat approval. The Preliminary Plat was submitted as containing Business Park Drive and Park Court. Park Court was changed to Innovation Court per the recommendations of the RDC. There being no remaining issues, staff recommends that the Planning Commission recommend approval to City Council of the Final Plat of Business Park Drive and Innovation Court Street Dedication.

**Key Discussion:**

- Mr. Tanner presented the item and reviewed the Executive Summary.
- Chairperson Pavlovsky inquired if the east end would ever tie into the freeway.
- Mr. Tanner replied that this plat does not have any freeway frontage.

**Action Taken:** Commissioner Parsons moved, seconded by Commissioner Urbish, to recommend approval to City Council of the Final Plat of Business Park Drive and Innovation Court Street Dedication, a subdivision of 6.727 acres containing 3,462 l.f. of R.O.W. out of the S.B. Pentecost Survey, A-378, Fort Bend County, Texas. The motion carried unanimously by those present.

3. **CONSIDERATION OF AND ACTION ON A FINAL PLAT OF WALSH ROAD INDUSTRIAL PARK, A SUBDIVISION OF 24.259 ACRES OF LAND OVERALL BEING A PARTIAL REPLAT OF RESERVE "C" (CALL 14.2272 ACRES – TRACT I; FORT BEND COUNTY CLERK'S FILE NO. 2013125509) AND A PARTIAL REPLAT OF RESERVE "D" (CALL 7.9822 ACRES – TRACT II & CALL 2.0025 ACRES – TRACT III; FORT BEND COUNTY CLERK'S FILE NO. 2013125509) OF FIFTY-NINE SOUTH INDUSTRIAL PARK SUBDIVISION (VOLUME 27, PAGE 11; PLAT RECORDS OF FORT BEND COUNTY, TEXAS) BEING IN THE HENRY SCOTT SURVEY, ABSTRACT NO. 83, CITY OF ROSENBERG, FORT BEND COUNTY, TEXAS; 0 LOTS, 20 RESERVES, 3 BLOCKS.**

**Executive Summary:** The Preliminary Plat of Walsh Road Industrial Park is a proposed subdivision consisting of approximately 24.26 acres and 20 reserves. It is located immediately north of the intersection of Walsh and Klauke Roads. The proposed reserves are an average of one (1) acre in size. Also included are proposed Reserves "A" and "M" restricted to drainage use for detention purposes.

From a development standpoint, the proposed deed restrictions for the subdivision generally limit the property to office, warehouse, distribution and light manufacturing use. The restrictions also provide for the association to maintain common areas such as the detention pond. The restrictions shall be recorded prior to filing of the Plat and Note No. 21 on the Plat will be completed. It is also important to note that the West Fort Bend Management District (WFBMD) bisects the property being replatted and encompasses six (6) of the proposed reserves or building sites, and a portion of two (2) others. The WFBMD's standards will play a role in the future development of those sites.

The proposed Plat also constitutes a partial replat of Fifty-Nine South Industrial Park, originally platted in 1981. That being said, a public hearing was held when the Preliminary Plat came before the Planning Commission on December 18, 2013. The Preliminary Plat was approved by the Commission. City staff has reviewed the proposed Final Plat and has found it not to be in conflict with any regulations. Staff recommends that the Planning Commission recommend approval to City Council of the Final Plat of Walsh Road Industrial Park.

**Key Discussion:**

- Mr. Tanner presented the item and reviewed the Executive Summary.
- Commissioner Parsons inquired if there were any changes from the Preliminary Plat.
- Mr. Tanner replied that there were changes but nothing to affect compliance with the regulations.

**Action Taken:** Commissioner Parsons moved, seconded by Commissioner Poldrack, to recommend approval to City Council of the Final Plat of Walsh Road Industrial Park, a subdivision of 24.259 acres of land overall being a partial replat of Reserve "C" (call 14.2272 acres – Tract I; Fort Bend County Clerk's File No. 2013125509) and a partial replat of Reserve "D" (call 7.9822 acres – Tract II & call 2.0025 acres – Tract III; Fort Bend County Clerk's File No. 2013125509) of Fifty-Nine South Industrial Park Subdivision (Volume 27, Page 11; Plat Records of Fort Bend County, Texas) being in the Henry Scott Survey, Abstract No. 83, City Of Rosenberg, Fort Bend County, Texas; 0 lots, 20 reserves, 3 blocks.

**Additional Discussion:**

- Chairperson Pavlovsky inquired if any consideration had been given to the turn on Klauke Road.
- Mr. Tanner replied that is a unique intersection. We did not look at it with this development as they are just north of that intersection and they do not own any of that ROW. It is not anything we have specifically looked at.
- Chairperson Pavlovsky stated that it may be a good idea to look at that before changing addresses to avoid confusion.

**Action Taken:** Upon voting, the motion carried unanimously by those present.

4. **REVIEW AND DISCUSS THE CITY'S MULTI-FAMILY REGULATIONS, RENTER-OCCUPIED HOUSING STATISTICS, AND THE RENTAL INSPECTION PROGRAM, AND TAKE ACTION AS NECESSARY TO DIRECT STAFF.**

**Executive Summary:** The Planning Commission requested a discussion item on the Rental Inspection Program and multi-family development standards at the March 26, 2014, meeting. For review, attached are Code excerpts from Chapter 6, Articles VIII – Multi-Family Developments, XVI – Parking Lot Standards and

Specifications, and XIX – Rental Registration and Inspection. It should be noted that Section 6-461 of Article XIX specifies that rental inspections will be made to determine compliance with applicable standards in the City's building, housing, property maintenance, electrical, plumbing, health, and zoning codes. The City recently adopted updated codes for several of these sections in late 2013 but these Ordinances have not yet been codified.

Questions have recently been asked regarding the percentages of multi-family development and renter-occupied housing currently in the City. Based on data compiled in-house, the City's housing stock is approximately 28 percent (28%) multi-family. Based on 2010 U.S. Census data, the City's occupied housing stock is approximately 52 percent (52%) owner-occupied and 48 percent (48%) renter-occupied, whereas Fort Bend County overall is 79 percent (79%) owner-occupied versus 21 percent (21%) renter-occupied. The proportion of multi-family development has shrunk recently with the number of single-family residences being constructed and perhaps due in part to City ordinances.

To better demonstrate the latter trend, staff has provided information on single- and multi-family population over the previous five (5) years that was recently compiled for the Utilities Department. The information is attached. With the exception of one (1) new multi-family development in 2012, the population in multi-family dwellings has stayed the same while the population living in single-family residences has increased significantly. The multi-family units that have been constructed, and are likely to be constructed in the future, are those in existing developments, such as Brazos Town Center and Fort Bend County MUD No. 144, that predate the City's current multi-family parking requirement.

Staff recommends the Planning Commission review the current regulations and direct staff to make any revisions deemed necessary. A representative of the Fire Department, which oversees the rental program, will be present to answer questions. Staff will return with any proposed amendments to be considered on a future Agenda for recommendation to City Council. It is suggested that this discussion be included as part of the forthcoming Comprehensive Plan update.

**Key Discussion:**

- Mr. Tanner presented the item and reviewed the Executive Summary. Mr. Tanner pointed out that the City's proportion of multi-family development has decreased as a result of all the single family construction going on recently as well as due to the City's multi-family ordinance. Staff also compiled some data showing that the number of single family homes has increased significantly over the previous five years. Only one apartment complex was added in 2012 but that is the only multi-family development since 2009. The multi-family units likely to be developed in the future are the ones in existing developments, such as Brazos Town Center and the MUD No. 144 PUD (Summer Lakes/Waterford Park) which are under the City's previous regulations. Representatives of the Fire Department are here this evening to answer any questions you may have on the rental inspection program.
- Commissioner Poldrack inquired if there are any other multi-family developments aside from Brazos Town Center that have yet to begin construction.
- Mr. Tanner replied that the MUD No. 144 PUD for Summer Lakes and Waterford Park have several hundred units yet to be built.
- Commissioner Parsons inquired if Mr. Tanner attributed the decline in multi-family developments to the changes this Commission made to the multi-family ordinance.
- Mr. Tanner replied that he believes so.
- Commissioner Parsons replied that based on the fact that there have been no new applications, it indicates that we do not need to tighten those regulations any further.
- Mr. Tanner replied that there is not much more than can be done. The acreage lost to the parking requirements is significant and costly.
- Commissioner Poldrack stated that in a number of newer multi-family developments, he has noticed they are putting in private garages. Would that be something we would want to consider requiring?
- Mr. Tanner replied that 30% of the parking must be covered parking but garages are not required.
- Commissioner Poldrack stated that he believes requiring garages would assist in public safety.
- Mr. Tanner replied that additional regulations can be added to the ordinance but the parking requirement is steep and is effectively deterring development. He does not believe additional

- regulations are needed.
- Commissioner Poldrack inquired if we currently require on-site management.
  - Mr. Tanner replied that we do not.
  - Commissioner Poldrack inquired if that would be something to consider. If a complex has a certain number of units, then on-site management would be required. Would that be a deterrent to problems?
  - Mr. Tanner replied that he believes that would be a deterrent to properties that are not well maintained and addresses maintenance issues. About a year ago, there was some concern that the parking regulations are too strict and we looked at making them less restrictive. The direction at that time was that we did not want to loosen up the parking ordinance. If someone were to loosen it in the future, his advice would be to add some other requirements.
  - Commissioner Parsons stated that if nearly 50% of the residents are renters, he does not see any need to make it easier to build more rental housing.
  - Chairperson Pavlovsky stated to Commissioner Poldrack that many apartment complexes have a police officer living on site for security purposes.
  - Fire Marshal Jurek replied that as far as having them on site as a deterrent, it would not really be a deterrent from the Fire Department's view. What would help would be time to get our units back in service so we can turn things over to the property manager when there is damage. Would it be a crime deterrent? Most complexes in the City already have security on site or they have management on site. In speaking with Inspector Garcia, he confirmed that just about every multi-family property has management, maintenance, or security officers living on site.
  - Chairperson Pavlovsky inquired if any complexes have security guards or police officers.
  - Inspector Garcia replied that the majority of security for these complexes is by local police officers.
  - Commissioner Poldrack inquired if the Fire Department feels confident that the multi-family complexes are somewhat safe and secure.
  - Fire Marshal Jurek replied that the security officers are not always on site; they have their regular jobs but are available on an on-call basis. Some have agreements to walk the property a certain number of times. Is that a crime deterrent? Yes, it is. Is it adequate? He is not a specialist in this area but he believes it to be adequate.
  - Commissioner Parsons stated that the police department at one time kept a list of incidents at apartment complexes. Is this list still maintained? It may be worth looking at statistical data gathered over the years to see if this is working.
  - Chairperson Pavlovsky inquired if the rental inspectors have any issues with management not being cooperative and allowing access to certain areas.
  - Fire Marshal Jurek replied that the main problem is availability in the nighttime hours from 10:00 p.m. to 7:00 a.m. if they do not live on site.
  - Chairperson Pavlovsky replied that it may be beneficial to require on site management for multi-family of a certain size.
  - Commissioner Poldrack replied that the number should be reasonable; 20-30 residents would require on-site management.
  - Mr. Tanner replied that the City of Sugar Land does their multi-family by planned unit developments such as the one we have here in MUD No. 144, and they have criteria for their PUDs for on-site management and amenities that enhance the quality of development to ensure they have the type of development they want.
  - Commissioner Parsons stated that the last discussion we had on renters involved rental houses as well and how those property owners are required to keep their properties livable. One of the questions we had was that there appears to be a number of houses that do not have water. The idea to bring in the rental inspector was to see how often we run into these problems when the inspections are done. Is there any idea of how many houses are rentals but are not registered as rental properties?
  - Fire Marshal Jurek replied that he cannot provide a number to that question due to the fact that they have to run across unregistered rentals to get those numbers. CAD research would not provide us with that information as not everyone has homesteaded their properties.
  - Commissioner Parsons inquired how many single family homes are on the rental role.
  - Fire Marshal Jurek replied that he does not have that number but can provide it later.
  - Commissioner Parsons inquired if there is any correlation between how many cars are parked at a

residence vs. being renter occupied or owner occupied? The renter gets the family in and requires the family to pay the water bill. We should be able to tell which homes do not receive a water bill.

- Inspector Garcia replied that when Citizen Relations gets a complaint, they will send it to Code Enforcement and to Rental Inspection. If the complaint is regarding a rental property, we will investigate. If the property is occupied by home owners, Code Enforcement will get involved. If the property is rental, the Rental Inspector will get involved. This comes up about twice a month.
- Commissioner Urbish inquired what the breakdown is between rental properties without water or homesteads without water. There are plenty of homes in Rosenberg that have renters occupying them and he would be curious see what percentage is a problem versus the rest of the population.
- Commissioner Parsons stated that from the last conversation, it appears this issue comes up quite a bit.
- Ms. Lenzsch replied that it goes in spurts. We have not seen many in the last several months but prior to those months, it was very frequent.
- Commissioner Parsons inquired if the court keeps records of these charges.
- Ms. Lenzsch replied that the court can sort by offense but sometimes they just show up as code violation and we cannot tell which code was violated.
- Commissioner Casias stated that the rental inspections occur once a year for compliance. After the registration, how are the inspections conducted? Is it annually or random selection?
- Inspector Garcia replied that the inspections are random. If he does not have a complaint that week, the majority of his inspections are on a complaint basis. If he does not have anything, and would just select random rentals for inspection and known problem areas.
- Commissioner Casias inquired about the small complexes on Avenue G and 8<sup>th</sup> Street. Are those problem areas?
- Inspector Garcia replied yes, those are problem areas. The number of complaints on that area is very high.
- Commissioner Casias inquired if we have the capability to close the structure.
- Inspector Garcia replied that the City may not close it unless it is an actual dangerous building. The complaint basis is termination of water. That particular complex on Avenue G is a four unit complex which is also connected to a duplex owned by the same person. They are all on one meter and when the property owner neglects to pay the bill, the water is shut off.
- Commissioner Parsons inquired what the penalty is for recurring offenders without water.
- Fire Marshal Jurek replied that the ordinance allows them time to comply. As long as they reconnect before the second inspection, there are no penalties.
- Commissioner Parsons inquired if there is anything that staff or Council may do to instill penalties. We have a large number of repeat offenders need to have some fine to teach them that this is not in their best interest to allow this to occur. It costs the City to investigate and months later, the same re-offenders are at it again.
- Fire Marshal Jurek replied that the rental inspection program is under review and current processes are being evaluated to see where we can improve. We can take your recommendations under consideration to add something to the program along those lines.
- Commissioner Poldrack stated that there are some unregistered rental properties. Has the department ever considered comparing the CAD database with the Customer Service database to match up the properties?
- Fire Marshal Jurek replied that would be very time consuming.
- Inspector Garcia stated that many unregistered rental properties are simply ignorant of the program. It is all about advertisement and education about the program. He catches them by their yard signs advertising the property for lease. Once contacted, many of the property owners or management companies leasing single family homes are simply unaware of the program. He is working with local management companies to help educate them and make them aware of the ordinance. He is also working with customer service to receive a list of all properties that come in to apply for new water service. He is also working to make sure the property is registered and requiring registration before new service could be activated.
- Commissioner Poldrack replied that a database may be time consuming to establish but ultimately would be very useful.
- Inspector Garcia replied that there have been occasions when checking a property on CAD that

- the property is still listed as a homestead and not a rental property.
- Commissioner Parsons inquired if there is a fine for those that do not register as rental property.
  - Inspector Garcia replied there is a fine. The fine would apply to those that know about the program and do not register their properties in time. The fine could not be applied to those who are unaware of the program.
  - Commissioner Parsons stated that if anyone has any suggestions on how to ensure rental properties are registered, including a significant fine if they do not and distribute that information to realtors, it then becomes their responsibility to get rental property registered. For those that may have registered two properties as homesteads should be reported.
  - Fire Marshal Jurek stated that this is part of their review of the current program - ensuring that this information is distributed on the City's website and other means to get the word out and how that may be improved. A property owner purchasing a property to be leased out has 60 days in which to register that rental property.
  - Commissioner Parsons replied that there needs to be a penalty in place that is sufficient to make people want to comply with the ordinance.
  - Chairperson Pavlovsky inquired if there are specific problem areas.
  - Fire Marshal Jurek replied that the department is aware of some specific areas that require them to go out numerous times. There are also instances where residents are skewing the intent of the program by reporting landlords for false violations. Each inspection must be made with an open mind.
  - Chairperson Pavlovsky inquired if the majority of problem areas are in multi-family complexes or single family dwellings.
  - Inspector Garcia replied that single family dwellings are more problematic. In cases of multi-family violations, some troubled property owners have been working diligently to resolve their issues and get properties cleaned up. There have been some successes and you may have noticed a few complexes that have greatly improved and cleaned up.
  - Commissioner Casias inquired if there is a public database where citizens can look up and see which houses around them are registered as rental.
  - Fire Marshal Jurek replied there is not a database but he recommends using the Open Records Request to obtain that information.
  - Commissioner Poldrack stated that landlords who repeatedly violate the Code need to be held accountable to provide decent rental housing to our citizens. For continual violators, he thinks there needs to be strong penalties for those people.

**No action taken.**

**5. REVIEW AND DISCUSS THE CITY'S SPECIAL ELECTION REGARDING THE TEXAS DEPARTMENT OF TRANSPORTATION (TXDOT) "ONE-WAY PAIRS" PROJECT, AND TAKE ACTION AS NECESSARY TO DIRECT STAFF.**

**Executive Summary:** This discussion item was requested at the March 26, 2014 Planning Commission Meeting. The "One-Way Pairs" Project has recently generated a significant amount of discussion and public input. City Council was presented with a petition in December 2013 calling for proposed legislation as follows:

*"That the City shall not donate to any person or entity, including TxDOT, the real property owned by the City, and located in the City between Avenue H and Avenue I, and Damon and Louise Streets, for the roadway project known as the "One-Way Pairs" Project. The property may only be sold in the future for fair market value, as determined by independent appraisal."*

A Special Election will be held on May 10, 2014, to vote on the petition language above.

**Key Discussion:**

- Mr. Tanner stated that staff does not have a recommendation for this item. It was requested at the last meeting and we are bringing it forward.
- Commissioner Parsons stated that he knows this is an emotional project that is dividing the City, but he believes under Section 8.03 that we have an obligation to require restrictions be placed on the use of property in the City. From a historical standpoint, it is interesting that we discussed changing Commissioners in the future and the Planning Commission taking a different route. He is

sure everyone is aware that this project has gone before City Council four times, starting in 2005. It also went through the Planning Commission for approval is about 2007. He is often asked how he knows the project will work. There is no academic way to prove the project will improve mobility. There some substantial examples in comparable cities that are pure examples of fixing mobility issues in congested areas. In addition to that, a lot of the reluctance opposing this project is change. I have been here for 30 years but those hear longer that do not want change are in for a rude awakening as change is coming. He also believes that we are one group that has an obligation to define what we want this City to look like in twenty to twenty-five years. That may or may not include how we get trash picked up or whether or not certain roads are swept. Mobility must be put on the table and something needs to be done before the population starts. We need to do everything we can to help develop a plan in conjunction with the County and with TxDOT. We need to understand that they know something about mobility that we do not. I think this is an opportunity to send a message.

**Action Taken:** Commissioner Parsons moved, seconded by Commissioner Casias, to have roll call vote to determine if the Rosenberg Planning Commission endorses the "One-Way Pairs - Triple Fork" Project.

**Additional Discussion:**

- Commissioner Parsons stated that both projects are planned but one must come before the other. The funds have been set aside for "One-Way Pairs". The upcoming election on this project means absolutely nothing. As Hartman said in the newspaper the other day, the contract has been let. There is some idea that the City can make the state of Texas change its mind.
- Commissioner Urbish replied that is exactly why the Planning Commission does not need to have a vote on this. It is a "done deal" and it has been beaten to death. He does not see any point in endorsing a project that is going to be built anyway.
- Commissioner Parsons replied that we are joining groups like the Fort Bend Chamber Alliance, the Greater Fort Bend Economic Development Council, and the Fort Bend Chamber of Commerce who have all endorsed the project because they have the foresight to understand this is best for the City of Rosenberg. He thinks we need to see how the Commission feels about this project. We are the people who have constantly gone to Council over the years with one idea after another, to make Rosenberg better. We support this project because we cannot have growth without mobility. All of this is ludicrous spin that people are going to run into each other is foolishness. He believes it is the Commission's duty to endorse the project.
- Commissioner Poldrack replied that he is for mobility but from what he had heard from TxDOT was that it would basically increase green light time for north/south. When he thinks of TxDOT, he recalls that the FM 723 overpass was built too narrow, that it wants to build an overpass at the hospital entrance that will cut off Collins Road and Lane Drive. The striping on SH36 at Highway 59 does not have any signage and suddenly squiggles into different lanes and all of a sudden, one must turn left. It is "idiotic".
- Commissioner Parsons replied that there is a way to turn right in the far right lane or to go straight or turn left in the second lane. The striping is to identify the lanes going in each direction.
- Chairperson Pavlovsky stated that he agrees with much of Commissioner Parsons comments in addition to the fact that if this project is not completed, it will be a nightmare. The "One-Way Pairs" Project will help get the area more mobile but it's that triple fork overpass that will really help. He will put his vote with the traffic engineers.
- Commissioner Poldrack requested to hear Mr. Kalkomey's opinion.
- Mr. Kalkomey replied that the "One-Way Pairs" Project will improve mobility. It takes him approximately 7-8 minutes to cross town from SH 36 down Avenue H and he hits every light in the morning. It will greatly improve mobility and safety. Eliminating left-turn movements will tremendously decrease the number of accidents in the area.

**Action:** Upon voting, the roll call vote in favor of the "One-Way Pairs – Triple Fork" Project is as follows:

- Chairperson Pavlovsky – For
- Vice Chairperson Phipps – For
- Commissioner Poldrack – Abstained
- Commissioner Casias – For
- Commissioner Parsons – For

- Commissioner Urbish - Abstained

**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.

For this month's report, a report on residential development activity during the first quarter of 2014 has been compiled and is attached. The City and its Extraterritorial Jurisdiction (ETJ) again experienced significant growth during the first three (3) months of 2014. Following is an overview:

- House Starts:
  - 183 new home starts; 76 in the City and 107 in the ETJ
  - 20 percent more house starts than this time last year
  - Summer Lakes/Summer Park (46), Bonbrook Plantation (43), and River Run at the Brazos (27) had the most house starts.
- Lots Platted:
  - Plats for 230 new lots were submitted; 166 were in the ETJ and 64 were in the City.
  - Bonbrook Plantation had the most lots platted with 108, followed by the Reserve at Brazos Town Center (62) and Walnut Creek (58)
  - Of the 230 lots platted, 73 percent were 60-foot or greater lots.
  - The proportion of larger lots continues to climb as newer developments comply with City ordinances

At the meeting, staff will also provide updates on the Comprehensive Plan and "Sign" Ordinance amendments, which are the main items the Planning Department is focused on at this time.

**Key Discussion:**

- Mr. Tanner presented the item and reviewed the Executive Summary. At last night's City Council meeting, staff was directed to move forward with the "Sign" Ordinance for Avenues H and I and State Highway 36. Staff will be taking the professional services agreement for the comprehensive plan update on the May 6<sup>th</sup> Council Agenda. The residential development activity includes 183 new home starts in the City and ETJ in the first quarter of 2014 as compared to 151 in 2013 so we are above and beyond last year's growth for this quarter. There have been 107 new house starts in the ETJ and 76 in the City. We are seeing more in-City development than we have seen recently. Summer Lakes and Summer Park had the most housing starts followed by Bonbrook Plantation and River Run at the Brazos. Lots platted includes about 230 new plats, the largest number was in Bonbrook followed by Brazos Town Center and Walnut Creek. There are a much greater number of lots greater than 60 feet in width being platted than we have previously seen as well.

**No action taken.**

**7. ANNOUNCEMENTS.**

There were no announcements.

**8. ADJOURNMENT.**

There being no further business, Chairperson Pavlovsky adjourned the Rosenberg Planning Commission meeting at 7:12 p.m.



Renée LeLaurin  
Secretary II