

PLANNING COMMISSION MEETING MINUTES

On this the 18th day of March 2015, the Planning Commission of the City of Rosenberg, Fort Bend County, Texas, met in a regular meeting at the Rosenberg City Hall Council Chamber, 2110 4th Street, Rosenberg, Texas 77471.

COMMISSIONERS PRESENT

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

STAFF PRESENT

Cynthia McConathy	Councilor, At Large Position Two
Travis Tanner	Executive Director of Community Development
Charles Kalkomey	City Engineer
Janet Eder	Secretary II

OTHERS PRESENT

Carol Redd	Edminster, Hinshaw, Russ & Associates, Inc. (Rivers Mist Section Three)
------------	---

CALL TO ORDER

Chairperson Pavlovsky called the meeting to order at 4:00 p.m.

AGENDA

1. **CONSIDERATION OF AND ACTION ON MINUTES OF THE REGULAR PLANNING COMMISSION MEETING OF FEBRUARY 18, 2015.**

Action Taken: Commissioner Casias moved, seconded by Commissioner Parsons, to approve the minutes of the Regular Planning Commission Meeting of February 18, 2015, as written. The motion carried unanimously.

2. **PUBLIC HEARING ON A PRELIMINARY PLAT OF RIVERS MIST SECTION THREE, BEING A SUBDIVISION OF 31.51 ACRES OUT OF THE WM. LUSK SURVEY, A-276, IN FORT BEND COUNTY, TEXAS. (FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 158): ALSO BEING A PARTIAL REPLAT OF RESTRICTED RESERVE 'C', BLOCK 1, RIVERS MIST SECTION TWO, PLAT NO. 2015008851 F.B.C.P.R. PURPOSE OF REPLAT: TO DECREASE THE SIZE OF RESERVE 'C' IN RECORDED RIVERS MIST SECTION TWO IN ORDER TO MEET LOT SIZE REQUIREMENTS IN RIVERS MIST SECTION THREE; 73 LOTS, 4 BLOCKS AND 5 RESERVES (13.2161 ACRES).**

Executive Summary: The Preliminary Plat of Rivers Mist Section Three is located off of River Delta Lane and Rohan Road, south of Rivers Mist Sections One and Two. The proposed Plat is in the Extraterritorial Jurisdiction (ETJ) and in Fort Bend County MUD No. 158.

The Plat consists of 73 lots, four (4) blocks, and five (5) reserves totaling 13.2161 acres. All proposed lots are a minimum of sixty feet (60') in width. This is in accordance with the approved Land Plan for Rivers Mist dated May 2006.

While the proposed Plat meets all applicable regulations of the City of Rosenberg, because it includes a partial replat of Reserve "C" of Rivers Mist Section Two, a public hearing is required per State law and the City's "Subdivision" Ordinance. That being said, staff recommends holding the hearing prior to the Planning Commission taking action on the Plat in a subsequent Agenda item.

Chairperson Pavlovsky opened the public hearing at 4:02 p.m. After three calls for speakers, no one stepped forward. Chairperson Pavlovsky closed the public hearing at 4:02 p.m.

3. **CONSIDERATION OF AND ACTION ON A PRELIMINARY PLAT OF RIVERS MIST SECTION THREE, BEING A SUBDIVISION OF 31.51 ACRES OUT OF THE WM. LUSK SURVEY, A-276, IN FORT BEND COUNTY, TEXAS. (FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 158): ALSO BEING A PARTIAL REPLAT OF RESTRICTED RESERVE 'C', BLOCK 1, RIVERS MIST SECTION TWO, PLAT NO. 2015008851 F.B.C.P.R. PURPOSE OF REPLAT: TO DECREASE THE SIZE OF RESERVE 'C' IN RECORDED RIVERS MIST SECTION TWO IN ORDER TO MEET LOT SIZE REQUIREMENTS IN RIVERS MIST SECTION THREE; 73 LOTS, 4 BLOCKS AND 5 RESERVES (13.2161 ACRES)**

Executive Summary: As discussed in the previous agenda item, the Preliminary Plat of Rivers Mist Section Three is located off of River Delta Lane and Rohan Road, south of Rivers Mist Sections One and Two. The proposed Plat is in the Extraterritorial Jurisdiction (ETJ) and in Fort Bend County MUD No. 158.

The Plat consists of 73 lots, four (4) blocks, and five (5) reserves totaling 13.2161 acres. All proposed lots are a minimum of sixty feet (60') in width. This is in accordance with the approved Land Plan for Rivers Mist dated May 2006.

The proposed Plat meets all applicable regulations of the City of Rosenberg. Therefore staff recommends approval of the Preliminary Plat of Rivers Mist Section Three.

Key Discussion:

- Mr. Tanner presented the item and reviewed the Executive Summary.
- Chairperson Pavlovsky inquired about the purpose of the proposed Plat and if it was to decrease the size of Reserve C.
- Mr. Tanner stated that the purpose of the proposed Plat was to decrease the size of Reserve 'C' in recorded Rivers Mist Section Two, in order to meet lot size requirements in Rivers Mist Section Three. This is basically a partial replat of Rivers Mist Section Two.
- Commissioner Parsons inquired if Rivers Mist Section Three was the final plat of this subdivision.
- Commissioner Poldrack inquired about square footage requirements.
- Mr. Tanner replied that there were not requirements. The property is located in the ETJ, not in the City; and that the City would not require square footage requirements elsewhere in the City.
- Commissioner Poldrack inquired about deed restrictions.
- Mr. Tanner replied that there are most likely deed restrictions.
- Commissioner Parsons inquired about ingress and egress to the property and commented that the proposed street names are not referenced on the Land Plan, making it difficult to fit with the Land Plan.
- Mr. Tanner replied that the current land plan is dated 2006 and the street names were not determined at that time. Mr. Tanner further stated that the property has access to both Reading and Rohan Roads, and Mr. Kalkomey stated that there are connections to the adjacent subdivision as well.

Action Taken: Commissioner Casias moved, seconded by Commissioner Parsons, to approve the Preliminary Plat of Rivers Mist Section Three, being a subdivision of 31.51 acres out of the WM. Lusk Survey, A-276, in Fort Bend County, Texas. (Fort Bend County Municipal Utility District No. 158): Also being a partial replat of restricted Reserve 'C', Block 1, Rivers Mist Section Two, Plat No. 2015008851 F.B.C.P.R. Purpose of replat: to decrease the size of Reserve 'C' in recorded Rivers Mist Section Two in order to meet lot size requirements in Rivers Mist Section Three; 73 lots, 4 blocks and 5 reserves (13.2161 acres) The motion carried unanimously.

4. **REVIEW AND DISCUSS THE PROPOSED ROSE MEADOWS DEVELOPMENT, AND TAKE ACTION AS NECESSARY TO DIRECT STAFF.**

Executive Summary: The developer of Rose Ranch (Fort Bend County MUD No. 66) and their land planner have approached City staff regarding continued development of the property. The last residential plat that was filed in this development was in 2005 (Section One, 165 lots). The subdivision is built out and development has essentially been dormant since that time.

The existing Land Plan was approved under previous City ordinances relating to lot size, etc., but the developer may want to significantly change the layout, necessitating compliance with current City ordinances. A revised Land Plan has not been submitted at this time. However, the developer has requested the opportunity to discuss this item with the Planning Commission. At this time they are referring to the development as "Rose Meadows," hence the title of the Agenda item.

Key Discussion:

- Mr. Tanner stated that the developer for the Rose Ranch has withdrawn from the agenda, therefore there will not be any discussion on the proposed Rose Meadows Development at this time.

No action taken.

5. REVIEW AND DISCUSS THE "SUBDIVISION" ORDINANCE AS IT PERTAINS TO PAVEMENT WIDTHS OF LOCAL/RESIDENTIAL STREETS, AND TAKE ACTION AS NECESSARY TO DIRECT STAFF.

Executive Summary: At the February 18th Planning Commission meeting, Commissioner Poldrack requested an Agenda item to revisit a discussion item regarding expanded residential street pavement widths. Staff discussed further researching the item and gathering some input from developers. Based on this research, staff will give an updated presentation of the item.

Key Discussion:

- Mr. Tanner presented the item and reviewed the Executive Summary.
- Mr. Tanner stated that the City is not required to have 27' pavement widths just because everyone else has. The 27' pavement width is a standard, providing for parking on one side of the street and allowing a 20' fire lane for emergency access on the remainder of the street. If there were parking on both sides of the street, then there would be a 13' passage way on the remainder of the street. A typical lane width on the freeway is 12' just to give an idea of travel width.
- Commissioner Parsons inquired about curb parking and expressed concern about access for a fire truck.
- Chairperson Pavlovsky commented about the street width and the additional space taken by larger sized vehicles. Chairperson Pavlovsky suggested having no parking signs on either side of the streets.
- Mr. Tanner stated that the City has not had any emergency access issues regarding the 27' pavement widths after talking with the Fire Department. Garage enclosures converted to a living space and grandfathered setbacks contribute to cars encroaching on the right-of-way. Mr. Tanner stated that, to have a 20' fire lane and street parking on each side of the street, a 34' pavement width would be required. This would be similar to a collector street. Streets of this width would result in increased speeds. Mr. Tanner stated that the City has interviewed different developers in various subdivisions concerning 30' street widths and it is not cost effective.
- Commissioner Poldrack inquired about concrete street requirements.
- Mr. Tanner replied that maintenance on concrete streets is better than on asphalt.
- Councilor McConathy commented on deed restrictions prohibiting garage enclosures by developers.
- Commissioner Parsons remarked on the rate of speed on a collector street in Rosenberg and the variation compared from early morning to evening. The speed limit on a collector street is 30/mph, but the average speed traveled is 38/mph. At evening and early morning, the speed reached 55-60/mph according to Commissioner Parsons.
- Councilor McConathy suggested that the City place a regulation in the subdivisions to help regulate speed.
- Commissioner Parsons replied that speed could be reduced by using a few driveways to enforce the speed limit. Giving out tickets by the City and DPS would raise awareness of speeding. Commissioner Parsons questioned the conviction rate of those receiving speeding tickets and the responsibility of paying the fee.
- Commissioner Poldrack questioned the configuration of the subdivision, the length of the streets and the number of cul-de-sacs.
- Commissioner Casias inquired about the street width in The Reserve at Brazos Town Center.
- Mr. Tanner replied street that street width is 27'.
- Commissioner Casias inquired if the City had received concerns from residents moving into the subdivisions or received concerns from the Fire Department about subdivision accessibility.
- Mr. Tanner replied that the City has not received any concerns about on street parking. On-street parking has been more of a concern in older subdivisions which have not held their value. Many of the newer subdivisions being built like Summer Park, Summer Lakes, and The Reserve at Brazos Town Center have 27' widths and have not had issues to date.
- Commissioner Casias stated that some of the Sugar Land subdivisions are going with a 28' pavement width. Will this width make a difference?
- Mr. Tanner replied that the 28' width is back of curb to back of curb.
- Chairperson Pavlovsky stated that there are less service calls in newer subdivisions compared to older ones. Chairperson Pavlovsky stated that curved streets slow down traffic.
- Mr. Tanner stated that developers are in agreement with wider pavement widths for collector streets.
- Commissioner Parsons recommended increasing pavement widths from 27' to 30' for safety reasons and have City Council decide on street width.

- Commissioner Poldrack stated that wider streets are aesthetically more pleasing.
- Commissioner Parsons suggested that an ordinance be enforced making people park on one side of the street if the street width was 27' and encourage the Police Department to issue tickets for non-compliance. There needs to be a solution for existing 27' streets as well as the newer 27' streets.
- Commissioner Poldrack questioned Councilor McConathy about the City issuing tickets for incorrect parking and whether or not there may be public relations issues.
- Commissioner Urbish suggested that streets need designated fire lanes and/or no parking signage to help prevent on-street parking.
- Chairperson Pavlovsky inquired why the City placed no parking signs on Callendar Street.
- Councilor McConathy replied that the signs were placed on Callendar Street as a result of a corner business without adequate parking on the road. Alamo Street also encountered the same problem.
- Chairperson Pavlovsky inquired about how to get City Council to pass an ordinance for no street parking.
- Councilor McConathy replied, justification, including pictures, complaints and traffic hazards.
- Commissioner Casias voiced concern about the justification of having 27' streets without receiving resident complaints or issues.

Action taken: Commissioner Poldrack moved to make a recommendation to City Council to amend the "Subdivision" Ordinance to require 30' streets, seconded by Commissioner Parsons. The motion carried by a vote of four "ayes", and two "noes". **AYES: Chairperson Pavlovsky, and Commissioners Urbish, Poldrack and Parsons. NOES: Vice Chairperson Phipps and Commissioner Casias.**

6. CONSIDERATION OF AND ACTION ON REQUESTS FOR FUTURE AGENDA ITEMS AND STAFF REPORT.

Executive Summary: The Staff Report of Current Activities consists of projects that staff is currently working on as well as other updates that are relevant to the Planning Commission. This item also allows the Planning Commission the opportunity to request that items be placed on future agendas. At the meeting, staff will provide an overview of recent activities related to the Comprehensive Plan update.

Key Discussion:

- Mr. Tanner presented the item and reviewed the Executive Summary.
- Mr. Tanner stated that the first two chapters of the plan have been completed. Chapter One contains mostly background information on the City and population projections, while Chapter Two includes actual policy recommendations related to the transportation system. It is available in digital format by accessing the City's website, www.ci.rosenberg.tx.us/compplan in addition to information provided by the City's consultant, Kendig Keast Collaborative. This is a draft only since staff is still reviewing. There must be a public hearing and recommendation by the Planning Commission before it can be adopted by City Council.

No action taken.

7. ANNOUNCEMENTS.

Chairperson Pavlovsky commended Dr. Dan Ives and Commissioner Poldrack for participation on the Blue Ribbon Facilities Task Force. Chairperson Pavlovsky also thanked Commissioner Poldrack for all the research acquired in the County.

8. ADJOURNMENT.

There being no further business, Chairperson Pavlovsky adjourned the Rosenberg Planning Commission meeting at 4:42 p.m.



Janet Eder
Secretary II