

PLANNING COMMISSION MEETING MINUTES

On this the 16th day of September 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

James Urbish	Planning Commissioner Chairperson
Lester Phipps, Jr.	Planning Commission Vice Chairperson
Wayne Poldrack	Planning Commission Secretary
Sergio Villagomez	Planning Commissioner

COMMISSIONERS NOT PRESENT

Steven Monk	Planning Commissioner
Charlotte Davis	Planning Commissioner

STAFF PRESENT

Susan Euton	Councilor, District No. 2
Charles Kalkomey	City Engineer
Janet Eder	Senior Administrative Specialist

OTHERS PRESENT

David Miller	Miller & Associates (Greenwood Commercial Subdivision Section Three Replat No. 1)
Geoff Freeman	BGE/Kerry R. Gilbert & Associates (Walnut Creek)
Jordon Konesheck	Pape-Dawson Engineers (Trails at Seabourne Parke Section Four)
Carol Redd	EHRA (Summer Lakes Section Eight, Summer Lakes Section Nine)
Mark Janik	Friendswood Development Company (Walnut Creek)

CALL TO ORDER

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

AGENDA

1. CONSIDERATION OF AND ACTION ON MINUTES OF THE REGULAR PLANNING COMMISSION MEETING OF AUGUST 19, 2015.

Action Taken: Vice Chairperson Phipps moved, seconded by Commissioner Villagomez to approve the minutes of the Regular Planning Commission Meeting of August 19, 2015 as presented. The motion carried unanimously by those present.

2. HOLD PUBLIC HEARING ON A PRELIMINARY PLAT OF GREENWOOD COMMERCIAL SUBDIVISION SECTION THREE REPLAT NO. 1, A SUBDIVISION OF 6.986 ACRES OF LAND BEING A PARTIAL REPLAT OF RESERVE "A" OF GREENWOOD COMMERCIAL SUBDIVISION SECTION THREE, AS RECORDED IN SLIDE NO. 2469A OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS, BEING IN THE JAMES LOWERY SURVEY, ABSTRACT NO. 275, CITY OF ROSENBERG, FORT BEND COUNTY, TEXAS; 5 RESERVES, 1 BLOCK.

Executive Summary: The purpose of this agenda item is to hold a Public Hearing on the proposed Preliminary Plat of Greenwood Commercial Subdivision Section Three Replat No. 1. The site consists of 6.986 acres, being a partial replat of Reserve "A" of Greenwood Commercial Subdivision Section Three.

The subdivision, Greenwood Commercial Subdivision Section Three, was originally platted in 2003 with the subject property being one (1) commercial reserve (Reserve "A"). The owner/applicant now wishes to plat or subdivide the original Reserve "A" into five (5) reserves, providing for access and utilities to each of the proposed reserves.

Because this is a replat of a previous subdivision, 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 Urbish opened the public hearing at 4:03 p.m. After three calls for speakers, no one came forward. Chairperson Urbish closed the public hearing at 4:04 p.m.

3. CONSIDERATION OF AND ACTION ON A VARIANCE REQUEST REGARDING THE REAR BUILDING SETBACK REQUIREMENT AT SEABOURNE MEADOWS SECTION ONE, UNRESTRICTED COMMERCIAL RESERVE "A".

Executive Summary: A Variance Request application has been submitted for a building setback from the rear property line of Seabourne Meadows Section One, Unrestricted Commercial Reserve "A" (southwest corner of Seabourne Meadows Drive and Spur 529, 1.706 acres). This is for a convenience store on a commercial reserve abutting single-family residential lots in the Seabourne Meadows Section One subdivision. A vicinity map of the property, application materials, and photos are attached for review.

The subdivision, Seabourne Meadows Section One, was originally platted in February 2005. The current "Subdivision" Ordinance (Code of Ordinances, Ch. 25, Sec. 25-69) requires a 30' rear building line for commercial reserves abutting a residential use. This requirement has been in place since May 2008 (subsequent to the subject property being platted) and has been enforced consistently since that time. The plat of the subject property has only a 10' utility easement along the rear property line in question.

Variances must be evaluated by the Planning Commission based on the four (4) criteria outlined in the Code (Sec. 25-8). Following is staff's analysis of each of the criteria.

(1) There are special circumstances or conditions affecting the land involved such that the strict application of the provisions of this chapter would deprive the applicant of the reasonable use of his land;

The applicant has claimed the configuration and need for a fire lane in front of the building as special circumstances per their application. Staff believes the triangular shape of the tract, combined with it being platted before the current ordinance with only a 10' rear utility easement, could potentially constitute special circumstances.

(2) The granting of the variance will not be detrimental to the public safety or welfare, or injurious to other property in the area;

Staff cannot identify any safety concerns or specific negative impacts associated with this request. It will be required to comply with applicable international codes and would be inspected by the City. Additionally, they have proposed landscaping to buffer the commercial building from abutting residential uses.

(3) The granting of the variance will not have the effect of preventing the orderly subdivision of other lands in the area in accordance with the provisions of this chapter; and

The granting of the variance should not prevent orderly subdivisions in the area. New subdivisions are required to have building lines in accordance with City codes and in that way are not the same as previous subdivisions with less restrictive building lines.

(4) A more appropriate design solution exists which is not currently allowed in this chapter.

The proposed design solution does not appear to be inappropriate given its context. The applicant originally submitted plans for the building to be much closer to the adjoining residential property lines. Once informed by staff of the 30' setback requirement, they altered the plan for the building to be approximately 23' from the lot line, with added landscaping to buffer the use. Trees were also subsequently modified from live oaks to crape myrtles so as not to conflict with any overhead utilities.

The code also states that, "in granting variances, the City may impose such reasonable conditions as will ensure that the use of the property to which the variance applies will be as compatible as practicable with the surrounding properties. Staff would not object to the proposed variance with the following conditions:

- 1) Minimum rear setback of 23'; and
- 2) Rear landscaping per attached site plan.

Staff generally not being opposed to the variance is based on the triangular shape of the tract combined with it having been platted before the current ordinance took effect. Additionally, it is only one corner of the building that would intersect with the 30' setback line. The above conditions are recommended to provide for additional safeguards for the abutting residential neighborhood. With the latter conditions in place, staff does not take issue with the proposed variance or believe that it will be detrimental to the public welfare.

The Planning Commission has the options of recommending to City Council that the variance be denied, granted as proposed, or granted with additional conditions such as additional landscaping. Granting of variances is at the discretion of the Planning Commission and City Council.

Key Discussion:

- Mr. Tanner presented the item and reviewed the Executive Summary.
- Commissioner Poldrack inquired about the setback location.
- Mr. Tanner explained that one corner of the building intersects with the 30' setback line. The reported reason for the building setback variance request was to accommodate a fire lane at the front of the property.
- Commissioner Poldrack inquired about the possibility of positioning the building differently.
- Mr. Tanner stated that the building would encroach on the parking area and fire lane if rotated slightly.
- Commissioner Villagomez inquired about the minimum 23' setback and the consequences of it.
- Mr. Tanner stated that there were no current issues based on proposed conditions of the building design.
- Commissioner Poldrack inquired if the building could be moved up by seven feet (7') to the front property line.
- Mr. Tanner stated that moving the building closer to the front property line would reduce parking.
- Mr. Kalkomey stated that space at the front of the building would be needed for gas pumps and fuel trucks.
- Commissioner Poldrack inquired if a public hearing would be required since the property is adjacent to a residential area.
- Mr. Tanner explained that the City does not have a zoning ordinance so there is no public hearing requirement or criteria.
- Chairperson Urbish stated that rules were established years ago, and now, new rules have been established. The proposed building setback does not appear to be a problem; however, it would have been much easier with the applicant present to present their case.

Action Taken: Commissioner Villagomez moved, seconded by Commissioner Poldrack to approve the Variance Request regarding the rear building setback requirement at Seabourne Meadows Section One, Unrestricted Commercial Reserve "A". The motion carried unanimously by those present.

4. CONSIDERATION OF AND ACTION ON A REVISED LAND PLAN FOR WALNUT CREEK, 516.0 ACRES OF LAND OUT OF THE EUGENE WHEAT SURVEY, A-396 FORT BEND COUNTY, TEXAS.

Executive Summary: A revised Land Plan has been submitted for Walnut Creek consisting of 516 acres of land. Note that the acreage for the development has been reduced from its original approximately 527 acres (see attached 2008 approved Land Plan). The reduction in acreage is due to the omission of a tract located at the southeast corner of A Meyers Road and Benton Road that the developer has not been successful in acquiring. Included in the overall acreage, but no longer in the development plan, obviously, is the approximately 94-acre regional detention tract that was conveyed to the City. That tract is bounded by Dry Creek, the proposed extension of Benton Road south of Dry Creek, Ricefield Road, and the east property line of a drill site.

Omitting the acreage discussed above from the proposed residential development is the reason for revising the Land Plan. The developer also wants to move forward to plat/subdivide to the east of the future Benton Road and Irby Cobb Boulevard intersection (i.e., Sections 11, 12, and 13). It should be noted that this development was originally planned under the ordinance requiring a minimum of fifty percent (50%) sixty foot (60') lots in the development. Now that requirement is for one hundred percent (100%) 60' lots. However, the developer had a number of fifty foot (50') lots planned for the area that is now the City's regional detention. They would like to continue the previously planned proportion of 50' lots on the south side of Dry Creek. This Plan reduces the development from 1,509 to 1,190 lots, or a reduction of 319 lots.

Staff has no objection to the proposed changes. We would recommend that the Development Agreement be formally amended by City Council action to update the Land Plan exhibit. The latter would take place before Council approval of any future Walnut Creek plats east of Benton Road. Staff recommends approval of the revised Land Plan of Walnut Creek.

Key Discussion:

- Mr. Tanner presented the item and reviewed the Executive Summary.
- Commissioner Villagomez inquired if the remaining undeveloped part of the Walnut Creek subdivision was owned by the same/previous owner.
- Mr. Tanner stated that remaining Walnut Creek was owned by the same owner.
- Commissioner Poldrack inquired if the City was required to allow 50' lots in the Walnut Creek subdivision.
- Mr. Tanner stated that the proposed 50' lots are the same proportion as the lots previously proposed to be located on the south side of Dry Creek.
- Commissioner Poldrack inquired about the price range of homes built on 50' lots.
- Mr. Mark Janik, 1122 Heron Way, Sugar Land, Texas stated that the current development agreement allows homes to be built on 50' lots. The homes range in price from \$200,000-250,000. Mr. Janik stated that 85 homes were sold last year, and 90 homes have been sold as of this year.
- Commissioner Poldrack inquired about the minimum square footage.
- Mr. Janik stated that homes built on 50' lots range in price from \$200,000 to \$250,000, while homes built on 60' lots range in price from \$250,000 to \$325,000. Mr. Janik stated that Friendswood Development requires quality homes. Future plans of Friendswood Development include the construction of a one-million dollar bridge across the Creek and the construction of half a boulevard south to Ricefield Road. Mr. Janik stated that Friendswood Development spoke with Mr. Kalkomey and the County about building a connection road even though Friendswood Development does not own the property. The connection road would connect Benton Road with Ricefield Road, allowing more mobility for residents living in the subdivision.
- Commissioner Villagomez inquired about the start of construction.
- Mr. Janik explained that development would begin once the City approves the Land Plan of Walnut Creek. Lowering the speed limit on FM 2977 had been discussed also.
- Chairperson Urbish inquired about who is responsible for maintaining the drill sites.
- Mr. Janik stated that Friendswood Development owns the drill sites, but no one was currently maintaining them. The drill sites will be deeded to the Homeowner's Association (HOA) once all homes are sold.
- Commissioner Poldrack inquired if the developer controlled the HOA.
- Mr. Janik explained that once the subdivision reached 70% capacity, homeowners would be asked to participate on the HOA Board. The primary purpose of having homeowners participate on the HOA Board is managing the HOA dues from getting too high. Having a homeowner on the HOA Board provides an easy transition from the developer.
- Commissioner Poldrack inquired about HOA dues.
- Mr. Janik replied that HOA dues are approximately \$550.00 per year, a reasonable price for a nice subdivision.

Action Taken: Commissioner Poldrack moved, seconded by Vice Chairperson Phipps to approve the revised Land Plan for Walnut Creek, 516.0 acres of land out of the Eugene Wheat Survey, A-396 Fort Bend County, Texas. The motion carried unanimously by those present.

5. CONSIDERATION OF AND ACTION ON A PRELIMINARY PLAT OF GREENWOOD COMMERCIAL SUBDIVISION SECTION THREE REPLAT NO. 1, A SUBDIVISION OF 6.986 ACRES OF LAND BEING A PARTIAL REPLAT OF RESERVE "A" OF GREENWOOD COMMERCIAL SUBDIVISION SECTION THREE, AS RECORDED IN SLIDE NO. 2469A OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS, BEING IN THE JAMES LOWERY SURVEY, ABSTRACT NO. 275, CITY OF ROSENBERG, FORT BEND COUNTY, TEXAS; 5 RESERVES, 1 BLOCK.

Executive Summary: This agenda item consists of the Preliminary Plat of Greenwood Commercial Subdivision Section Three Replat No. 1. As discussed, the site consists of 6.986 acres, being a partial replat of Reserve "A" of Greenwood Commercial Subdivision Section Three.

As discussed, Greenwood Commercial Subdivision Section Three was platted in 2003 with the subject property being one (1) commercial reserve (Reserve "A"). The owner/applicant wishes to plat or subdivide the original Reserve "A" into five (5) reserves, providing for access and utilities to each of the proposed reserves. The plat includes some private utilities for which there must be a recorded agreement to ensure future maintenance. The plat is also currently subject to the

West Fort Bend Management District standards. Because it is a replat of a previous subdivision, the prior Public Hearing had to be held pursuant to State law and the City's "Subdivision" Ordinance.

Based on the scope of this development, a traffic impact analysis (TIA) was submitted for the City Engineer's review. In particular there is a proposed second curb cut off of Reading Road southeast of the existing median opening. The review of the TIA will determine the conditions under which a curb cut might be permitted in that location. City approval of the TIA, including a determination of any required improvements, will be necessary before Final Plat approval. However, staff has no objection at this time to proceeding with the Preliminary Plat with the condition of approval of the TIA before Final Plat.

Key Discussion:

- Mr. Tanner presented the item and reviewed the Executive Summary.
- Commissioner Poldrack inquired if the replat was for marketing purposes.
- Mr. Tanner replied that the developer intended to subdivide the property in to five (5) different reserves, all of which need access and utilities.
- Commissioner Villagomez inquired if a replat of the property would be an issue ten years from now.
- Mr. Tanner replied that a replat of the property and construction documents of the turn lane would be required at time of submittal.

Action Taken: Vice Chairperson Phipps moved, seconded by Commissioner Poldrack to approve the Preliminary Plat of Greenwood Commercial Subdivision Section Three Replat No. 1, a subdivision of 6.986 acres of land being a partial replat of Reserve "A" of Greenwood Commercial Subdivision Section Three, as recorded in Slide No. 2469A of the Plat Records of Fort Bend County, Texas, being in the James Lowery Survey, Abstract No. 275, City of Rosenberg, Fort Bend County, Texas; 5 reserves, 1 block. **The motion carried by a vote of three "ayes" to one "no". AYES: Chairperson Urbish, Vice Chairperson Phipps and Commissioner Poldrack. NO: Commissioner Villagomez.**

6. CONSIDERATION OF AND ACTION ON A PRELIMINARY PLAT OF THE TRAILS AT SEABOURNE PARKE SECTION FOUR, A SUBDIVISION OF 21.641 ACRES LOCATED IN THE G.M. STONE 1/3 LEAGUE SURVEY, ABSTRACT 312, CITY OF ROSENBERG, FORT BEND COUNTY, TEXAS, (FORT BEND COUNTY MUNICIPAL DISTRICT NO. 147); 103 LOTS, 3 RESERVES AND 4 BLOCKS.

Executive Summary: The Preliminary Plat of The Trails at Seabourne Parke Section Four consists of 21.641 acres and 103 single-family residential lots. It is located south of J. Meyer Road off of Park Thicket Lane, immediately east of The Trails at Seabourne Parke Section One. It is generally in the northeast quadrant of The Trails at Seabourne Parke adjoining Seabourne Creek to the east. The Plat is located within the City Limits and in Fort Bend County MUD No. 147.

All proposed lots are fifty feet (50') in width and a minimum of 6,000 square feet in size since the Land Plan was approved before the current standards relating to lot size. The Plat is in general conformance with the approved Land Plan dated June 2003 (see attached) in terms of density and lot size. The development was assigned to LGI Homes in 2014, and they are developing in accordance with the previously approved Land Plan.

There being no conflicts with applicable regulations or with the original Land Plan, staff recommends approval of the Preliminary Plat of The Trails at Seabourne Parke Section Four. In addition to the Utility Agreement and Land Plan, this Plat/development is subject to a Road Improvement Agreement related to

improvements to J Meyer Road that was recently amended to address the needed improvements before approval of the Final Plat of The Trails at Seabourne Parke Section Two or any subsequent plats. That said, completion and acceptance of the road improvements by the City will be a condition of Final Plat approval.

Key Discussion:

- Mr. Tanner presented the item and reviewed the Executive Summary.
- Commissioner Poldrack inquired about the type of homes built.
- Mr. Tanner replied that the homes would be a similar product, but with more masonry.
- Commissioner Poldrack inquired if homes were subject to masonry requirements.
- Mr. Tanner replied that the homes were not subject to current masonry requirements; only those homes without an approved land plan are.
- Commissioner Poldrack inquired about the size of homes.
- Mr. Tanner replied that he could research the size. The homes would likely include more masonry than before, and would also include some hardiplank.
- Commissioner Villagomez inquired about past property maintenance issues.

- Mr. Tanner replied that most of the previous issues have been resolved.

Action Taken: Vice Chairperson Phipps moved, seconded by Commissioner Villagomez to approve the Preliminary Plat of the Trails at Seabourne Parke Section Four, a subdivision of 21.641 acres located in the G.M. Stone 1/3 League Survey, Abstract 312, City of Rosenberg, Fort Bend County, Texas, (Fort Bend County Municipal District No. 147); 103 lots, 3 reserves and 4 blocks. **The motion carried by a vote of three "ayes" to one "no".** **AYES:** Chairperson Urbish, Vice Chairperson Phipps and Commissioner Villagomez. **NO:** Commissioner Poldrack.

7. CONSIDERATION OF AND ACTION ON A REQUEST BY KERRY R. GILBERT AND ASSOCIATES, INC. TO EXTEND APPROVAL BY 180 DAYS FOR THE PRELIMINARY PLAT OF WALNUT CREEK SECTION TWELVE, BEING 14.3+/- ACRES OF LAND CONTAINING 48 LOTS (60' X 120' TYP.) AND FOUR RESERVES IN THREE BLOCKS OUT OF THE EUGENE WHEAT SURVEY, A-396 AND WILEY MARTIN LEAGUE, A-56 FORT BEND COUNTY, TEXAS.

Executive Summary: The Planning Commission approved the Preliminary Plat of Walnut Creek Section Twelve on April 15, 2015. Pursuant to the "Subdivision" Ordinance, the applicant has requested an extension of that approval by 180 days from the date of expiration.

Staff recommends extending the approval of the Preliminary Plat of Walnut Creek Section Twelve by 180 days from the date of expiration, October 15, 2015, consistent with other similar plats. If approved, this extension of the Preliminary Plat approval would then expire on Tuesday, April 12, 2016.

Key Discussion:

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

Action Taken: Commissioner Poldrack moved, seconded by Vice Chairperson Phipps to extend approval by 180 days for the Preliminary Plat of Walnut Creek Section Twelve, being 14.3+/- acres of land containing 48 lots (60' x 120' typ.) and four reserves in three blocks out of the Eugene Wheat Survey, A-396 and Wiley Martin League, A-56 Fort Bend County, Texas. The motion carried unanimously by those present.

8. CONSIDERATION OF AND ACTION ON A FINAL PLAT OF THE CVS STORE #10637, A SUBDIVISION OF 2.091 ACRES OF LAND BEING A PORTION OF A CALLED 173.34 ACRE TRACT RECORDED IN THE NAME OF CL WATERFORD, LLC C.F. NO. 2010054252, F.B.C.O.P.R. LOCATED IN THE ROBERT E. HANDY SURVEY, ABSTRACT NO. 187, CITY OF ROSENBERG, FORT BEND COUNTY, TEXAS; 1 BLOCK, 0 LOTS, 1 RESERVE.

Executive Summary: The Final Plat of CVS Store #10637 consists of 2.091 acres of land located at the southeast intersection of Reading and Spacek Roads. This location is generally across Reading Road from Kroger.

As seen in the plat description, and as discussed when the Preliminary Plat came before the Planning Commission on August 19, 2015, this is just over two (2) acres being platted for the purpose of developing a CVS store. The site will have its access from two (2) proposed thirty-foot (30') access easements which are in alignment with the existing median openings in Reading and Spacek Roads and in compliance with the City driveway separation standards. Notably, due to existing level of service at the intersection, development of the site will require the installation of a traffic signal at the intersection of Reading and Spacek. The applicant is aware of this and has formally submitted plans to the City for the installation of the signal. The plans must be approved before the Final Plat proceeds to City Council and, of course, the issuance of a Certificate of Occupancy for the development is contingent on the traffic signal being in place.

While the main purpose of the plat is simply to plat out raw acreage for this development (existing utilities are in place to serve the tract), the property is located Fort Bend County MUD No. 144 and will therefore be subject to its development standards, which are generally more stringent than City standards (e.g., landscaping and masonry requirements).

The Preliminary Plat of CVS Store #10637 was approved by the Planning Commission on August 19, 2015. The proposed Final Plat is not in conflict with any applicable regulations, with the approved Land Plan, Development Agreement, or with the approved Preliminary Plat. That being said, staff recommends that the Planning Commission recommend approval to City Council of the Final Plat of CVS Store #10637.

Key Discussion:

- Mr. Tanner presented the item and reviewed the Executive Summary.
- Chairperson Urbish inquired if the traffic signal would be affected by construction on Highway 59.
- Mr. Tanner replied that the traffic signal, combined with completion of U.S 59 construction, should benefit the area tremendously.

Action Taken: Commissioner Poldrack moved, seconded by Commissioner Villagomez to approve the Final Plat of the CVS Store #10637, a subdivision of 2.091 acres of land being a portion of a called 173.34 acre tract recorded in the name of CL Waterford, LLC C.F. No. 2010054252, F.B.C.O.P.R. located in the Robert E. Handy Survey, Abstract No. 187, City of Rosenberg, Fort Bend County, Texas; 1 block, 0 lots, 1 reserve. The motion carried unanimously by those present.

9. CONSIDERATION OF AND ACTION ON FINAL PLAT OF SUMMER LAKES SECTION NINE, BEING A SUBDIVISION OF 13.88 ACRES OUT OF THE W.M. LUSK SURVEY, A-276 AND THE JANE H. LONG LEAGUE, A-55 IN THE CITY OF ROSENBERG, IN FORT BEND COUNTY, TEXAS. (FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 144), 65 LOTS, 4 BLOCKS, 1 RESERVE (0.1517 ACRE).

Executive Summary: The Final Plat of Summer Lakes Section Nine is located off of Green Paseo Place and Douro Valley Drive in the northeast part of the Summer Lakes development. The Plat consists of 13.88 acres, 65 residential lots, 4 blocks and 1 reserve (0.1517 acre).

All proposed lots are a minimum of fifty (50') 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, allows for single-family residential and/or commercial development of this particular area. 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 Final Plat of Summer Lakes Section Nine is not in conflict with any applicable regulations, with the Development Agreement for Fort Bend County MUD No. 144, or with the approved Preliminary Plat. That said, staff recommends that the Planning Commission recommend approval to City Council of the Final Plat of Summer Lakes Section Nine.

Key Discussion:

- Mr. Tanner presented the item and reviewed the Executive Summary.
- Commissioner Poldrack inquired about the product built.
- Mr. Tanner replied that the product would be consistent with past development.
- Commissioner Poldrack inquired about the price range of homes.
- Mr. Tanner replied that staff is generally not made aware of the exact price range since that is not part of the development review process.
- Commissioner Poldrack inquired if 50' lots were becoming the standard lot size.
- Mr. Tanner replied that 50% of homes were built on 50' lots and 50% were built on 60' lots.
- Commissioner Villagomez inquired about the accessibility for fire trucks and emergency vehicles on the narrow streets in the development.
- Mr. Tanner stated that the street width issue had been discussed with the City's Comprehensive Plan consultant (Kendig Keast Collaborative) and an amendment was being considered.

Action Taken: Vice Chairperson Phipps moved, seconded by Commissioner Poldrack to approve the Final Plat of Summer Lakes Section Nine, being a subdivision of 13.88 acres out of the W.M. Lusk Survey, A-276 and the Jane H. Long League, A-55 in the City of Rosenberg, in Fort Bend County, Texas. (Fort Bend County Municipal Utility District No. 144), 65 lots, 4 blocks, 1 reserve (0.1517 acre). The motion carried unanimously by those present.

10. CONSIDERATION OF AND ACTION ON A REQUEST BY EHRA TO EXTEND APPROVAL BY ONE (1) YEAR FOR THE FINAL PLAT OF SUMMER LAKES SECTION EIGHT, BEING A SUBDIVISION OF 8.574 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 Planning Commission recommended approval to City Council of the Final Plat of Summer Lakes Section Eight on September 17, 2014. On October 21, 2014, City Council approved the Final Plat

of Summer Lakes Section Eight. Pursuant to the "Subdivision" Ordinance, the applicant has requested an extension of one-year from the date of its expiration (October 21, 2015).

The City is in receipt of a request from EHRA to extend the Final Plat approval for Summer Lakes Section Eight for an additional one (1) year.

Staff has no objection to extending the approval of the Final Plat of Summer Lakes Section Eight by one (1) year from the expiration date of October 21, 2015. If approved, this extension of the Preliminary Plat approval would then expire on October 21, 2016.

Key Discussion:

- Mr. Tanner presented the item and reviewed the Executive Summary.
- Commissioner Poldrack inquired about the extensions received by the City.
- Mr. Kalkomey replied that some applicants needed additional time to complete the application process.

Action taken: Commissioner Poldrack seconded by Vice Chairperson Phipps to extend approval by one (1) year for the Final Plat of Summer Lakes Section Eight, being a subdivision of 8.574 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.

11. REVIEW AND DISCUSS PROPOSED INTERIM CORRIDOR STANDARDS AND TAKE ACTION AS NECESSARY.

Executive Summary: On September 1, 2015, City Council passed Resolution No. R-2031, effectively repealing all of the West Fort Bend Management District's standards affecting properties in the City of Rosenberg. The resolution takes effect sixty (60) days from the time it was passed, which is on October 31, 2015.

The City has the authority to regulate all of the same issues as the District, but currently does not since it had previously relied on the District's standards. Therefore staff would recommend the City adopting its own standards, or "interim" standards, until a longer term solution is reached such as a Unified Development Code (UDC) with comprehensive standards pursuant to the proposed Comprehensive Plan.

Until more comprehensive standards are adopted, the attached interim standards would at a minimum achieve the following:

- With these standards in place, Rosenberg would be the controlling entity, not a separate District. Therefore any changes or variances would be decided at the City level (Planning Commission and City Council), and the standards would be interpreted by City staff.
- The width of the 2,000' corridors is reduced to only 1,000', so it covers less area and focuses more on those areas that are visible from the public street. This issue (of 2,000' being too great of a distance) has been discussed extensively.
- The building and parking setback lines are much less restrictive, so it allows for more developable property particularly for smaller properties in older parts of town.
- Provides for certain exemptions for existing development and minor renovations, and for the possibility of exceptions (to be determined by the Planning Commission) for smaller properties with existing improvements on them in the interior parts of the State Highway 36 and U.S. Highway 90A corridors
- The required landscaping is much less (e.g., one instead of two rows of shrubs); fewer and smaller trees are generally required; and "planting diamonds," for example, are not required in parking lots.
- It specifically only allows certain types of trees (e.g., crape myrtles) in proximity to overhead utilities.
- Encourages landscaping less dependent on irrigation.
- Requires less masonry (50%) for industrial uses, and masonry may consist of concrete tilt wall for industrial. This is something that previously had to be determined by the District and could not be approved administratively per their standards.
- Does not require all masonry fencing. For example, would allow coated chain link fencing. This has always been discussed as a significant cost of development if one strictly adheres to the existing standards.
- Recognizes the City's freestanding sign size requirements and only requires that support structures for signs be compatible with building architecture.

It is recommended that the Planning Commission review and discuss the attached draft of proposed Interim Corridor Standards and take action as necessary to direct staff. This item must ultimately be approved by City Council following a recommendation from the Commission.

Key Discussion:

- Mr. Tanner presented the item and reviewed the Executive Summary.
- Councilor Euton inquired about parking standards, and if applicable to the remainder of the City.
- Chairperson Urbish inquired about Heritage trees.
- Mr. Tanner replied that a tree(s) removed with a particular diameter must be replaced with another tree of same size or larger.
- Councilor Euton stated that she is in agreement with the type of landscaping and the low water consumption required.
- Mr. Tanner stated that the landscaping standards are temporary until permanent standards are established.
- Commissioner Poldrack inquired if the City's Comprehensive Plan would address landscaping standards.
- Mr. Tanner replied that landscaping standards are addressed in the Comprehensive Plan.
- Chairperson Urbish stated that some type of landscaping standards need to be in place in the interim.
- Commissioner Villagomez stated that there are benefits to the concept.
- Mr. Tanner stated that the landscaping standards would be brought to City Council for review and discussion.
- Commissioner Poldrack stated that West Fort Bend Management District standards would be in effect until October 31, 2015.
- Chairperson Urbish stated that imposing interim landscaping standards on businesses located on Highway 36, Highway 90-A and Avenue I not previously governed by the WFBMD would create a lot of problems. Chairperson Urbish stated that he would prefer to continue with the WFBMD standards until a final decision had been made. Chairperson Urbish was not in favor of enforcing landscaping standards on Highway 90A and Highway 36 until businesses had a chance to voice comments on the standards being presented.
- Councilor Euton stated that the relaxed landscaping standards would likely be accepted as opposed to the higher standards previously enforced by the WFBMD. Councilor Euton believes that City Council would prefer not to continue with enforcing the higher landscaping standards of the WFBMD, after 60 days.
- Mr. Tanner stated that landscaping standards would be addressed at a City Council Workshop, including comments made at the Planning Commission meeting.

Action Taken: Chairperson Urbish recommended that the Planning Commission move forward with suggestions made.

12. CONSIDERATION OF AND ACTION ON REQUESTS FOR FUTURE AGENDA ITEMS.

Executive Summary: This item allows the Planning Commission the opportunity to request that items be placed on future agendas.

Key Discussion:

- Mr. Tanner stated that street width, carport variance issues, parking and landscaping regulations have been discussed with the City's consultant.
- Commissioner Poldrack inquired about the status of the Comprehensive Plan.
- Mr. Tanner replied that the Comprehensive Plan had been completed and that a Joint Planning Commission and Council meeting had tentatively been scheduled for Monday, October 5, 2015 at the Civic Center, 3825 Highway 36 South, Rosenberg, Texas.

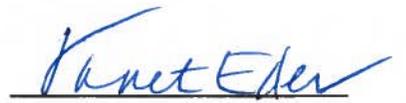
No action was taken.

13. ANNOUNCEMENTS.

Chairperson Urbish announced that Fort Bend County Senior Citizen Day is Monday, September 21st, Building C at the Fort Bend County Fairgrounds.

14. ADJOURNMENT.

There being no further business, Chairperson Urbish adjourned the Rosenberg Planning Commission meeting at 5:36 p.m.



Janet Eder
Senior Administrative Specialist
