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, March 16, 2016

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: Council Chamber

AGENDA

MINUTES
1. Consideration of and action on minutes of the Regular Planning Commission Meeting for February 17, 2016. (Janet Eder, Senior Administrative Specialist)

PUBLIC HEARINGS
2. Hold public hearing on Preliminary Plat of Gillman Rosenberg, 9.406 acres being a replat of Tract Nos. 1 and 2, Gillman Honda/Mazda/Nissan Division, a subdivision recorded in Slide Nos. 1047A and B, Fort Bend County Plat Records, and Restricted Reserve “A”, Gillman Nissan Rosenberg, a subdivision recorded in Plat No. 2007037, Fort Bend County Plat Records in the Robert E. Handy Survey Abstract No. 187, City of Rosenberg, Fort Bend County, Texas. (Ian Knox, Planning Administrator)

VARIANCE REQUESTS
None

PRELIMINARY PLATS
3. Consideration of and action on a Preliminary Plat of Bonbrook Plantation South Section Nine, a subdivision of 35.335 acres of land situated in the Wiley Martin League, Abstract 56, Fort Bend County, Texas; 96 lots, 2 reserves (6.553 acres) and 5 blocks. (Ian Knox, Planning Administrator)

4. Consideration of and action on a Preliminary Plat of Gillman Rosenberg, 9.406 acres being a replat of Tract Nos. 1 and 2, Gillman Honda/Mazda/Nissan Division, a subdivision recorded in Slide Nos. 1047A and B, Fort Bend County Plat Records, and Restricted Reserve “A”, Gillman Nissan Rosenberg, a subdivision recorded in Plat No. 2007037, Fort Bend County Plat Records in the Robert E. Handy Survey Abstract No. 187, City of Rosenberg, Fort Bend County, Texas. (Ian Knox, Planning Administrator)

5. Consideration of and action on a Preliminary Plat of Rosenberg Plumbing Service, Inc., 15.5288 acres described as a 17.30 acre tract of land, out of James Hughes Survey, Abstract No. 197, save and except a 1.7492 acre tract of land, out of the James Hughes Survey, Abstract 197, recorded in Volume 1944, Page 1201 of the Deed Records of Fort Bend County, Texas; 0 lots, 1 reserve (14.6702 acres) and 1 block. (Ian Knox, Planning Administrator)

FINAL PLATS
6. Consideration of and action on a Final Plat of Bonbrook Plantation South Section Six, a subdivision of 38.506 acres of land situated in the Wiley Martin League, Abstract 56, Fort Bend County, Texas; 70 lots, 10 reserves (17.817 acres) and 5 blocks. (Ian Knox, Planning Administrator)

7. Consideration of and action on a 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)

8. Consideration of and action on a Final Plat of Walnut Creek Section Fifteen, a subdivision of 22.315 acres containing 58 lots, 4 blocks and 7 restricted reserves out of the Wiley Martin League, A-56 Fort Bend County, Texas. (Ian Knox, Planning Administrator)
DISCUSSION ITEMS

9. Review and discuss revisions to Code of Ordinances, Ch. 6, Article XVI, Parking Lot Standards and Specifications, and take action as necessary to direct staff. (Travis Tanner, Executive Director of Community Development)

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

11. Announcements.


The Planning Commission reserves the right to adjourn into Executive Session at any time during the course of this meeting to discuss any of the matters listed above, as authorized by Texas Government Code, Section 551.071 (Consultation with Attorney).

[EXECUTION TO FOLLOW]
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. There may be a quorum of City Council Members attending this meeting.
ITEM 1

Minutes:

1. Regular Planning Commission Meeting Minutes for February 17, 2016
On this the 17th day of February 2016, 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 Commission Chairperson
Lester Phipps, Jr.  Planning Commission Vice Chairperson
Wayne Poldrack  Planning Commission Secretary
Sergio Villagomez  Planning Commissioner
Steven Monk  Planning Commissioner

NOT PRESENT

Charlotte Davis  Planning Commissioner
Susan Euton  Councilor, District No. 2

STAFF PRESENT

Charles Kalkomey  City Engineer
Travis Tanner  Executive Director of Community Development
Ian Knox  Planning Administrator
Janet Eder  Senior Administrative Specialist

OTHERS PRESENT

Geoff Freeman  LJA Engineering, Inc. (Bonbrook Plantation North)
Keith Schoonover  BEAZER HOMES TEXAS, L.P. (Bonbrook Plantation / MUD No. 155)
Kathryn Edwards  BGE Kerry R. Gilbert & Associates (Walnut Creek)

CALL TO ORDER

Chairperson Urbish called the meeting to order at 5:00 p.m.

AGENDA


Action Taken: Vice Chairperson Phipps moved, seconded by Commissioner Villagomez to approve the minutes of the Regular Planning Commission Meeting of January 20, 2016 as presented. The motion carried unanimously by those present.

2. HOLD PUBLIC HEARING ON A PRELIMINARY PLAT OF CASA DE ORACIONES PLACE, A REPLAT OF 6.1444 ACRES (267,561 SQ. FT.) OF LAND BEING LOTS 3, 4 AND 5, BLOCK 2, MONTROSE ACRES, A SUBDIVISION IN THE CITY OF ROSENBERG, FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 196M PAGE 444-A OF THE DEED RECORDS OF FORT BEND AND A 3.45 ACRE TRACT IN HENRY SCOTT LEAGUE, ABSTRACT NO. 83, FORT BEND COUNTY, TEXAS; 1 BLOCK AND 1 RESERVE.

Key Discussion:
- Mr. Knox presented the item and reviewed the Executive Summary.

Chairperson Urbish opened the public hearing at 5:02 p.m. After two calls for speakers, no one came forward. Chairperson Urbish closed the public hearing at 5:03 p.m.
3. HOLD PUBLIC HEARING ON A SHORT FORM FINAL PLAT OF BONBROOK PLANTATION NORTH SECTION TEN PARTIAL REPLAT NO. 1, A SUBDIVISION OF 0.181 ACRES OF LAND SITUATED IN THE WILEY MARTIN LEAGUE, ABSTRACT 56, FORT BEND COUNTY, TEXAS, ALSO BEING A PARTIAL REPLAT OF BONBROOK PLANTATION NORTH SECTION TEN, BEING ALL OF LOT 1, BLOCK 3 AS RECORDED IN PLAT NO. 20140154 F.B.C.P.R.; 1 LOT, 0 RESERVES AND 0 BLOCKS.

Executive Summary: The purpose of this agenda item is to hold a Public Hearing on the Short Form Final Plat of Bonbrook Plantation North Section Ten Partial Replat No. 1. The Plat consists of 0.181 acres, includes the replatting of Lot 1, Block 3 of Bonbrook Plantation North Section Ten, and is located at 9718 Emerald Briar Lane. The purpose of the replat is to establish dual twenty-four (24) foot and twenty-five (25) foot building lines. The twenty-four foot front building line is exclusively for the life of the current structure, which was built by mistake across the current building line by approximately 0.5’. The subject property was originally platted as part of Bonbrook Plantation North Section Ten and only included a twenty-five (25) foot building line.

Because this is a replat of a previous subdivision, a Public Hearing is required per State law and per the City’s “Subdivision” Ordinance. Additionally, notice of the hearing was published in the newspaper and sent to surrounding property owners before the 15th day before the date of this hearing per State law. Staff recommends holding the hearing prior to the Planning Commission taking action on the plat in a subsequent Agenda item.

Key Discussion
• Mr. Knox presented the item and reviewed the Executive Summary.

Chairperson Urbish opened the public hearing at 5:04 p.m. After three calls for speakers, no one came forward. Chairperson Urbish closed the public hearing at 5:05 p.m.

4. CONSIDERATION OF AND ACTION ON A VARIANCE REQUEST TO THE FRONT BUILDING LINE REQUIREMENT FOR BONBROOK PLANTATION NORTH SECTION 10, BLOCK 3, LOT 1 (9718 EMERALD BRIAR LANE).

Executive Summary: An application has been submitted requesting a Variance to the front building line requirement for Bonbrook Plantation North Section 10, Block 3, Lot 1 (9718 Emerald Briar Lane). The intent of the request is to allow a twenty-four foot (24’) front building setback for replatting purposes. A vicinity map of the property and application materials are attached for review.

The subdivision, Bonbrook Plantation North Section 10, was platted in July 2014. The “Subdivision” Ordinance (Code of Ordinances, Ch. 25, Sec. 25-68) requires a 25’ front building line for interior residential lots. The subject lot was platted accordingly with a 25’ front building line. However, the structure was built slightly (1/2 foot) over said building line. Staff had no knowledge of this since it is in the Extraterritorial Jurisdiction (ETJ) where City permits are not required. The applicant contacted staff on behalf of the builder/developer to notify us of the encroachment. They were informed that staff would not take action on the encroachment, as the property is located in the ETJ. However, the builder/developer would still like to clean up the building line issue and formally obtain a variance to avoid issues with a potential buyer closing on the property.

Variances must be evaluated by the Planning Commission based on the four (4) criteria outlined in the Code (Sec. 25-8). Following are the criteria. The builder/developer has addressed each criterion in the attached application materials.

(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 structure has already been built ½ foot over the setback due to an apparent oversight.

(2) The granting of the variance will not be detrimental to the public safety or welfare, or injurious to other property in the area;
   The sidewalk is well within the right-of-way, so the ½-foot encroachment should not result in parked vehicles blocking the sidewalk.

(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, as the surrounding property has already been platted.
A more appropriate design solution exists which is not currently allowed in this chapter.

Without the variance, the front of the home would have to be reconstructed or the builder/developer and any future homeowners, lenders, etc., would have to accept the property technically being nonconforming by ½ foot.

Staff will defer to the applicant to explain the request in greater detail. We did not require the variance request to be submitted; rather, it was submitted because the applicant believed it was the best course of action from their perspective. Staff has no objections to the proposed variance if this is the best course of action for the applicant.

Key Discussion:
- Mr. Tanner presented the item and reviewed the Executive Summary.
- Commissioner Poldrack inquired if the builder had setback issues in the past.
- Mr. Geoff Freeman, LJA Engineering, Inc., replied that there have not been.

Action taken: Commissioner Poldrack moved, seconded by Commissioner Villagomez to recommend approval to City Council on a Variance Request to the front building line requirement for Bonbrook Plantation North Section 10, Block 3, Lot 1 (9718 Emerald Briar Lane). The motion carried unanimously by those present.

5. CONSIDERATION OF AND ACTION ON A PRELIMINARY PLAT OF BONBROOK PLANTATION SOUTH SECTION SIX, A SUBDIVISION OF 38.477 ACRES OF LAND SITUATED IN THE WILEY MARTIN LEAGUE, ABSTRACT 56, FORT BEND COUNTY, TEXAS; 70 LOTS, 8 RESERVES (17.532 ACRES) AND 5 BLOCKS.

Executive Summary: The Preliminary Plat of Bonbrook Plantation South Section Six is a proposed subdivision consisting of seventy (70) residential lots and eight (8) reserves in five (5) blocks located off of Benton Road in the southwest part of the Bonbrook Plantation development. The proposed Plat is located in the Extraterritorial Jurisdiction (ETJ), MUD No. 155, and is south of Bonbrook Plantation South Section Two for which a Final Plat has already been approved by City Council.

The subdivision consists of sixty-five-foot (65') and sixty-foot (60') lots in accordance with the approved Land Plan for Bonbrook Plantation South and with the current “Subdivision” Ordinance. The Land Plan for this subdivision was approved by the Planning Commission in October of 2015 and is attached for review as well.

Seeing no conflicts with applicable regulations, staff recommends approval of the Preliminary Plat of Bonbrook Plantation South Section Six.

Key Discussion:
- Mr. Knox presented the item and reviewed the Executive Summary.
- Commissioner Poldrack inquired if Bonbrook Plantation South was the last section to be developed.
- Mr. Knox replied that Bonbrook Plantation South was the first of six or seven sections of the second installment of Bonbrook Plantation South.
- Commissioner Poldrack inquired if the size and construction of homes in Bonbrook Plantation South would be consistent with previous homes.
- Mr. Knox stated that the subdivision consisted of sixty-foot (60') and sixty-five-foot (65') lots in accordance with the approved Land Plan.

Action taken: Vice Chairperson Phipps moved, seconded by Commissioner Poldrack to approve the Preliminary Plat of Bonbrook Plantation South Section Six, a subdivision of 38.477 acres of land situated in the Wiley Martin League, Abstract 56, Fort Bend County, Texas; 70 lots, 8 reserves (17.532 acres) and 5 blocks. The motion carried unanimously by those present.

6. CONSIDERATION OF AND ACTION ON A PRELIMINARY PLAT OF CASA DE ORACIONES PLACE, A REPLAT OF 6.1444 ACRES (267,561 SQ. FT.) OF LAND BEING LOTS 3, 4 AND 5, BLOCK 2, MONTROSE ACRES, A SUBDIVISION IN THE CITY OF ROSENBERG, FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 196M PAGE 444-A OF THE DEED RECORDS OF FORT BEND AND A 3.45 ACRE TRACT IN HENRY SCOTT LEAGUE, ABSTRACT NO. 83, FORT BEND COUNTY, TEXAS; 1 BLOCK AND 1 RESERVE.

Executive Summary: The Preliminary Plat of Casa de Oraciones Place is a replat consisting of 6.1444 acres located on the south side of Brooks Avenue between 1st Street and Bamore Road.
As discussed, the north half of the requested replat was originally platted as Montrose Acres, Block 2, Lots 3 through 5, while the south half is 3.45 acres of unplatted property. The owner wishes to combine the properties into one for the purpose of building a church.

Seeing no conflicts with applicable regulations, staff recommends approval of the Preliminary Plat of Casa de Oraciones Place.

**Key Discussion:**
- Mr. Knox presented the item and reviewed the Executive Summary.
- Chairperson Urbish inquired if the developer planned to build a church.
- Mr. Knox replied that the owner did.
- Commissioner Poldrack inquired if the front part of the property was designated for commercial or residential use.
- Mr. Knox replied that the Reserve was not designated for a particular use.
- Chairperson Urbish agreed on moving forward with the Preliminary Plat of Casa de Oraciones Place. Chairperson Urbish inquired about the size of the proposed church, the parking requirements and the impact on Brooks Street. Chairperson Urbish did not see any concern at this time.
- Commissioner Poldrack inquired about the number of allowed parking spaces for the proposed church.
- Mr. Knox replied that the City did not have a site plan for the development at this time, but that it would be required and reviewed in the future.

**Action Taken:** Commissioner Villagomez moved, seconded by Vice Chairperson Phipps to approve the Preliminary Plat of Casa de Oraciones Place, a subdivision of 6.1444 acres (267,561 sq. ft.) of land being Lots 3, 4 and 5, Block 2, Montrose Acres, a subdivision in the City of Rosenberg, Fort Bend County, Texas, according to the map or plat thereof recorded in Volume 196M Page 444-A of the Deed Records of Fort Bend and 3.45 acre tract in Henry Scott League, Abstract No. 83, Fort Bend County, Texas; 1 block and 1 reserve. The motion carried unanimously by those present.

7. **CONSIDERATION OF AND ACTION ON A PRELIMINARY PLAT OF WALNUT CREEK SECTION SIXTEEN, BEING 16.4+/- ACRES OF LAND CONTAINING 53 LOTS (50' X 120' TYP.) AND THREE RESERVES IN THREE BLOCKS, OUT OF THE WILEY MARTIN LEAGUE, A-56, CITY OF ROSENBERG, FORT BEND COUNTY, TEXAS.**

**Executive Summary:** The Preliminary Plat of Walnut Creek Section Sixteen is a proposed subdivision consisting of fifty-three (53) residential lots and three (3) reserves in three (3) blocks located off of Benton Road in the southeast part of the Walnut Creek Development. The proposed Plat is located in the Extraterritorial Jurisdiction (ETJ) with a small portion of the plat within the City Limits. It is located south of Walnut Creek Section Twelve, for which a Final Plat has already been approved by City Council.

The subdivision consists of fifty-foot (50') lots in accordance with the approved Land Plan for Walnut Creek and with the current "Subdivision" Ordinance. The Land Plan for this subdivision was updated/approved in September of 2015 and is attached for review as well.

Seeing no conflicts with applicable regulations, staff recommends approval of the Preliminary Plat of Walnut Creek Section Sixteen.

**Key Discussion:**
- Mr. Knox presented the item and reviewed the Executive Summary.
- Commissioner Poldrack inquired about the price range and minimum square footage of homes built in Walnut Creek Section Sixteen.
- Ms. Kathryn Edwards, BGE, Kerry R. Gilbert & Associates replied that homes built in Section Sixteen will be consistent with the other development. A one-story home would be approximately 1,800 to 3,000 square feet.

**Action Taken:** Vice Chairperson Phipps moved, seconded by Commissioner Poldrack, to approve the Preliminary Plat of Walnut Creek Section Sixteen, being 16.4+/- acres of land containing 53 lots (50'x120' TYP.) and three reserves in three blocks, out of the Wiley Martin League, A-56, City of Rosenberg, Fort Bend County, Texas. The motion carried unanimously by those present.

8. **CONSIDERATION OF AND ACTION ON A SHORT FORM FINAL PLAT OF BONBROOK PLANTATION NORTH SECTION TEN PARTIAL REPLAT NO. 1, A SUBDIVISION OF 0.181 ACRES OF LAND SITUATED IN THE WILEY MARTIN LEAGUE, ABSTRACT 56, FORT BEND COUNTY, TEXAS, ALSO BEING A PARTIAL REPLAT OF**
BONBROOK PLANTATION NORTH SECTION TEN, BEING ALL OF LOT 1, BLOCK 3 AS RECORDED IN PLAT NO. 20140154 F.B.C.P.R.; 1 LOT, 0 RESERVES AND 1 BLOCK.

Executive Summary: The Short Form Final Plat of Bonbrook Plantation North Section Ten Partial Replat No. 1 is a partial replat of Bonbrook Plantation North Section Ten, being all of Lot 1, Block 3, consisting of 0.181 acres located at 9718 Emerald Briar Lane. The purpose of the replat is to establish dual twenty-four (24) foot and twenty-five (25) foot building lines. The twenty-four foot front building line is exclusively for the life of the current structure. The subject property was originally platted as part of Bonbrook Plantation North Section 10, and only includes a twenty-five (25) foot building line. The property is being replatted in this way to address the ½-foot encroachment of a structure as discussed in the Variance agenda item.

Staff recommends that the Planning Commission recommend approval to City Council of the Short Form Final Plat of Bonbrook Plantation North Section Ten Partial Replat No. 1.

Key Discussion:
- Mr. Knox presented the item and reviewed the Executive Summary.
- Chairperson Urbish commended those for getting the Short Form Final Plat of Bonbrook Plantation North Section Ten Partial Replat No. 1 completed.

Action taken: Commissioner Poldrack moved, seconded by Vice Chairperson Phipps to recommend approval to City Council of a Short Form Final Plat of Bonbrook Plantation North Section Ten Partial Replat No. One, a subdivision of 0.181 acres of land situated in the Wiley Martin League, Abstract 56, Fort Bend County, Texas, also being a Partial Replat of Bonbrook Plantation North Section Ten, being all of Lot 1, Block 3 as recorded in Plat No. 20140154, F.B.C.P.R.; 1 lot, 0 reserves and 1 block. The motion carried unanimously by those present.


Executive Summary: Over the last several months, City staff has been in discussions with the developer of Bonbrook Plantation (Fort Bend County MUD No. 155) regarding the development approximately 144.14 acres south of their existing development and east of the intersection of Benton and Rohan Roads. The tract is in the Extraterritorial Jurisdiction (ETJ) and was annexed into MUD No. 155 as approved by City Council in May 2014. The Development Agreement for the additional 144.14 acres is being brought to the Planning Commission to make a recommendation to City Council. The Land Plan was approved by the Commission on October 21, 2015, and is attached for review. It would be approved by City Council as an attachment to the subject Development Agreement.

The Plan consists of 368 proposed lots and over 144.14 acres in fifteen (15) reserves. It contains 41 percent sixty-foot (60’) lots and 59 percent sixty-five-foot (65’) lots. It also conforms to current parkland dedication standards. Additionally, the east side of the development provides for a north-south collector street “stub out” to eventually connect to Stonecreek Estates when the property between the two is developed.

Following are some of the main points of the Agreement:
- The development will follow the City’s current “Subdivision” Ordinance and Design Standards for public infrastructure;
- Plats will come before the Planning Commission and must comply with lot size and other applicable requirements; and
- The development will meet the City’s current parkland dedication requirements, which require more amenities and parkland to be set aside than in the previous ordinance.

Overall, the development represents an improvement in terms of lot sizes and amenities compared to what could be developed in the City or its ETJ under the previous ordinances. City staff recommends that the Planning Commission recommend approval to City Council of the Development Agreement for B-BROOK LAND PARTNERS, L.P., a Texas limited partnership, and BEAZER HOMES TEXAS, L.P., a Texas limited partnership, in association with Fort Bend County Municipal Utility District No. 155 (Bonbrook Plantation).

Key Discussion:
- Mr. Tanner presented the item and reviewed the Executive Summary.
- Commissioner Poldrack inquired if the Developer, B-BROOK LAND PARTNERS, L.P. was the same Developer as Bonbrook.
Mr. Tanner replied that it was. It is a partnership between the Developer and Beazer Homes Texas, L.P.

Commissioner Poldrack inquired about the three-year period for initiating infrastructure by the Developer.

Mr. Tanner replied that once the Developer initiates platting of the property, which they already have, it is the Developer’s responsibility to start infrastructure.

Mr. Kalkomey stated that language in the Development Agreement was consistent with previous development agreements and that construction would generally begin within the first year.

Commissioner Poldrack inquired about the location of MUD 152, Regional Wastewater Treatment Plant.

Mr. Kalkomey replied that MUD 152 was located off Ricefield Road and to the south side of Dry Creek.

Commissioner Poldrack inquired if MUD 152 served all of Bonbrook Plantation.

Mr. Kalkomey replied that MUD 152 would serve all of MUD 152, MUD 155, and MUD 158.

Commissioner Poldrack inquired about the water supply.

Mr. Kalkomey replied that the City would supply water.

Commissioner Poldrack inquired about the definition of generally acceptable standards in Fort Bend County, as mentioned in the Development Agreement.

Mr. Kalkomey replied that the purpose was to define standards that would remain consistent with the Fort Bend County Drainage District.

Commissioner Poldrack inquired about impact fees.

Mr. Kalkomey stated that sewer impact fees would be collected only if lots were switched over to City sewer. The City would collect full water impact fees for the development. Mr. Kalkomey stated that previous lots in the development, before the City adopted impact fees would be grandfathered.

Commissioner Poldrack inquired about park development.

Mr. Tanner replied that parks would be maintained by the homeowner’s association (HOA).

Commissioner Poldrack inquired about street width.

Mr. Kalkomey replied that the street width would be twenty-seven (27) feet, face to face and twenty-eight (28) feet, back to back with a twelve-inch (12") curb.

Commissioner Poldrack inquired if the City would pay for road improvements to Benton Road.

Mr. Kalkomey replied that the City would not pay for road improvements to Benton Road. The County would be responsible for paying for road improvements since it’s a County road.

Commissioner Poldrack inquired about the state law that would prohibit the City from requiring compliance with future standards if City standards change.

Mr. Kalkomey replied that the vested rights statute would probably prohibit that.

Action taken: Commissioner Villagomez moved, seconded by Vice Chairperson Phipps to recommend approval to City Council regarding a Development Agreement with B-BOOOK LAND PARTNERS, L.P., a Texas Limited partnership, and BEAZER HOMES TEXAS, L.P., a Texas Limited Partnership, in association with Fort Bend County Municipal Utility District No. 155 (Bonbrook Plantation). The motion carried by a vote of four “ayes” and one abstention. **AYES:** Chairperson Urbish, Vice Chairperson Phipps and Commissioners Villagomez and Monk. **ABSTENTION:** Commissioner Poldrack.

10. CONSIDERATION OF AND ACTION ON REQUESTS FOR FUTURE AGENDA ITEMS AND STAFF REPORT REGARDING THE FOLLOWING:

- **2015 RESIDENTIAL DEVELOPMENT REPORT;**
- **PLANNING DEPARTMENT WEBSITE REVISIONS; AND,**
- **CODE REVIEW AND REVISIONS UPDATE.**

**Executive Summary:** The Staff Report of consists of specific 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 item, staff will be providing a report of 2015 Single-Family Residential Development activity; of the revamped Planning Department website, including a new “Development Guide” document; and of the Code Review and Revision Services currently in progress (i.e., Parking Ordinance, residential carport setbacks, and local street pavement width ordinance revisions).

**Key Discussion:**

- Mr. Tanner presented the item and reviewed the Executive Summary.
- Mr. Tanner commended Mr. Knox for updating the City’s website. The updates will provide easier access and navigation when locating impact fees, adopted codes, the Subdivision Ordinance, the City’s Comprehensive Plan, Thoroughfare Plan, etc.
Mr. Tanner explained that the City has been working with a consultant on code review and revisions. Topics include a parking ordinance with shared parking provisions, residential carport setback issues, and local street pavement width. Mr. Tanner stated that an updated code review would be addressed with the Planning Commission within the next thirty (30) to ninety (90) days.

No action taken.

11. ANNOUNCEMENTS.

There were no announcements.

12. ADJOURNMENT.

There being no further business, Chairperson Urbish adjourned the Rosenberg Planning Commission meeting at 5:55 p.m.

_______________________
Janet Eder
Senior Administrative Specialist
ITEM # | ITEM TITLE  
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2 | Public Hearing on Preliminary Plat of Gillman Rosenberg  

**MOTION**

Hold public hearing on a Preliminary Plat of Gillman Rosenberg, 9.406 acres being a replat of Tract Nos. 1 and 2, Gillman Honda/Mazda/Nissan Division, a subdivision recorded in Slide Nos. 1047A and B, Fort Bend County Plat Records, and Restricted Reserve “A”, Gillman Nissan Rosenberg, a subdivision recorded in Plat No. 2007037, Fort Bend County Plat Records in the Robert E. Handy Survey Abstract No. 187.

**RECOMMENDATION**

Staff recommends that the public hearing be held.

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**SUPPORTING DOCUMENTS:**

1. Preliminary Plat of Gillman Rosenberg

**APPROVAL**

Submitted by:  
Ian Knox  
Planning Administrator  
Community Development

Reviewed by:  
Executive Director of Community Development  
City Engineer

**EXECUTIVE SUMMARY**

The purpose of this agenda item is to hold a public hearing on the Preliminary Plat of Gillman Rosenberg. This replat consists of approximately 9.406 acres located at the southeast corner of Interstate 69 (I-69) / U.S. 59 and Bryan Road intersection, within the City Limits.

Because this is a replat, a public hearing is required per state law and the City’s “Subdivision” Ordinance.

Staff recommends holding the hearing prior to the Planning Commission taking action on the plat in a subsequent agenda item.
ITEM # | ITEM TITLE
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3 | Preliminary Plat of Bonbrook Plantation South Section Nine

**MOTION**
Consideration of and action on a Preliminary Plat of Bonbrook Plantation South Section Nine, a subdivision of 35.335 acres of land situated in the Wiley Martin League, Abstract 56, Fort Bend County, Texas; 96 lots, 2 reserves (6.553 acres) and 5 blocks.

**RECOMMENDATION**
Staff recommends approval of the Preliminary Plat of Bonbrook Plantation South Section Nine.

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**SUPPORTING DOCUMENTS:**

1. Preliminary Plat of Bonbrook Plantation South Section Nine
2. Land Plan of Bonbrook Plantation South – 10-21-15

**APPROVAL**

Submitted by: Ian Knox
Planning Administrator
Community Development

Reviewed by:

X Executive Director of Community Development

X City Engineer

**EXECUTIVE SUMMARY**

The Preliminary Plat of Bonbrook Plantation South Section Nine is a proposed subdivision consisting of ninety-six (96) residential lots and two (2) reserves in five (5) blocks located off of Benton Road in the southwest part of the Bonbrook Plantation development. The proposed Plat is located in the Extraterritorial Jurisdiction (ETJ), MUD 155, and is south of Bonbrook Plantation South Section Six.

The subdivision consists of sixty-five-foot (65’) and sixty-foot (60’) lots in accordance with the approved Land Plan for Bonbrook Plantation South and with the current “Subdivision” Ordinance. The Land Plan for this subdivision was approved by the Planning Commission in October of 2015 and is attached for review as well.

Seeing no conflicts with applicable regulations, staff recommends approval of the Preliminary Plat of Bonbrook Plantation South Section Nine.
BONBROOK PLANTATION
SOUTH LAND PLAN

DESCRIPTION OF 544.66 ACRES
WEIGHTED SUBDIVISION
320TH STREET NORTH
VOL. 3408, PG. 61 PAR-COR

PARK FEE TABLE

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OWNERS:

BONBROOK HOMES
12355 WEST LITTLE YORK, SUITE 200
HOUSTON, TX 77077
GREGORY H. COLEMAN, P.E., LAND DEVELOPMENT DIRECTOR
PHONE: 281-562-6651

BONBROOK LAND PARTNERS, LLC
12355 WEST LITTLE YORK, SUITE 200
HOUSTON, TEXAS 77077
BRIAN L. LACEY, VICE PRESIDENT
PHONE: 713-361-8893

ENGINEER:

LIA ENGINEERING, INC.
2925 BRIARWOOD DRIVE, SUITE 600
BRIARWOOD LAKE
GARY W. MERRICK, P.E., SENIOR VICE PRESIDENT
PHONE: 713-963-3449

PLANNED:

BRIARWOOD ESTATES
SEC: 3, BLOCK: 1
FAA: 304, 10/14/15

OCTOBER 13, 2015
## PLANNING COMMISSION COMMUNICATION

### March 16, 2016

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<tr>
<th>ITEM #</th>
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<td>4</td>
<td>Preliminary Plat of Gillman Rosenberg</td>
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### MOTION

Consideration of and action on a Preliminary Plat of Gillman Rosenberg, 9.406 acres being a replat of Tract Nos. 1 and 2, Gillman Honda/Mazda/Nissan Division, a subdivision recorded in Slide Nos. 1047A and B, Fort Bend County Plat Records, and Restricted Reserve “A”, Gillman Nissan Rosenberg, a subdivision recorded in Plat No. 2007037, Fort Bend County Plat Records in the Robert E. Handy Survey Abstract No. 187, City of Rosenberg, Fort Bend County, Texas.

### RECOMMENDATION

Staff recommends approval of the Preliminary Plat of Gillman Rosenberg.

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<tr>
<th>MUD #</th>
<th>City/ETJ</th>
<th>ELECTION DISTRICT</th>
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<tr>
<td>N/A</td>
<td>City</td>
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</table>

### SUPPORTING DOCUMENTS:

1. Preliminary Plat of Gillman Rosenberg (please refer to Agenda Item No. 2)

### APPROVAL

Submitted by: Ian Knox  
Planning Administrator  
Community Development

Reviewed by:  

- **X** Executive Director of Community Development  
- **X** City Engineer

### EXECUTIVE SUMMARY

The Preliminary Plat of Gillman Rosenberg consists of 9.406 acres located at the southeast corner of the Hwy 59 and Bryan Road intersection, within the City Limits. The subject property was originally platted as two tracts and one reserve.

The replat request is to combine previously platted “Tracts 1 and 2” (7.5754 acres) with previously platted “Restricted Reserve A” (1.8311 acres) to create a single unrestricted reserve.

Seeing no conflicts with applicable regulations, staff recommends approval of the Preliminary Plat of Gillman Rosenberg.
PLANNING COMMISSION COMMUNICATION

March 16, 2016

<table>
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<tr>
<th>ITEM #</th>
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<tr>
<td>5</td>
<td>Preliminary Plat of Rosenberg Plumbing Service, Inc.</td>
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</table>

**MOTION**

Consideration of and action on a Preliminary Plat of Rosenberg Plumbing Service, Inc., 15.5288 acres described as a 17.30 acre tract of land, out of James Hughes Survey, Abstract No. 197, save and except a 1.7492 acre tract of land, out of the James Hughes Survey, Abstract 197, recorded in Volume 1944, Page 1201 of the Deed Records of Fort Bend County, Texas; 0 lots, 1 reserve (14.6702 acres) and 1 block.

**RECOMMENDATION**

Staff recommends approval of the Preliminary Plat of Rosenberg Plumbing Service, Inc.

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<thead>
<tr>
<th>MUD #</th>
<th>City/ETJ</th>
<th>ELECTION DISTRICT</th>
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<tbody>
<tr>
<td>N/A</td>
<td>ETJ</td>
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</table>

**SUPPORTING DOCUMENTS:**

1. Preliminary Plat of Rosenberg Plumbing Service, Inc.

**APPROVAL**

Submitted by: [Signature]
Ian Knox  
Planning Administrator  
Community Development

Reviewed by:  
[X] Executive Director of Community Development  
[X] City Engineer

**EXECUTIVE SUMMARY**

The Preliminary Plat of Rosenberg Plumbing Service, Inc. consists of 14.6702 acres and one (1) proposed reserve. The property is located on the northeast side of Wehring Road, southeast of Cottonwood School Road, and is in the Extraterritorial Jurisdiction (ETJ) of the City of Rosenberg.

The property currently has no improvements, and the Preliminary Plat proposes one (1) non-residential reserve. Additionally, the plat contains a right-of-way dedication of thirty feet (30’) for Wehring Road.

Seeing no conflicts with applicable regulations, staff recommends approval of the Preliminary Plat of Rosenberg Plumbing Service, Inc.
PLANNING COMMISSION COMMUNICATION

March 16, 2016

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<th>ITEM #</th>
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<tr>
<td>6</td>
<td>Final Plat of Bonbrook Plantation South Section Six</td>
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MOTION

Consideration of and action on a Final Plat of Bonbrook Plantation South Section Six, a subdivision of 38.506 acres of land situated in the Wiley Martin League, Abstract 56, Fort Bend County, Texas; 70 lots, 10 reserves (17.817 acres) and 5 blocks.

RECOMMENDATION

Staff recommends a recommendation of approval to City Council of the Final Plat of Bonbrook Plantation South Section Six.

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<tr>
<th>MUD #</th>
<th>City/ETJ</th>
<th>ELECTION DISTRICT</th>
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<tr>
<td>155 (Bonbrook Plantation)</td>
<td>ETJ</td>
<td>N/A</td>
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SUPPORTING DOCUMENTS:

1. Final Plat of Bonbrook Plantation South Section Six
2. Preliminary Plat of Bonbrook Plantation South Section Six
3. Land Plan of Bonbrook Plantation South – 10-21-15 (please refer to Agenda Item No. 3)
4. Planning Commission Draft Meeting Minute Excerpt – 02-17-16

APPROVAL

Submitted by: Ian Knox
Planning Administrator
Community Development

Reviewed by:  
- X Executive Director of Community Development  
- X City Engineer

EXECUTIVE SUMMARY

The Final Plat of Bonbrook Plantation South Section Six is a proposed subdivision consisting of seventy (70) residential lots and ten (10) reserves in five (5) blocks located off of Benton Road in the southwest part of the Bonbrook Plantation development. The proposed Plat is located in the Extraterritorial Jurisdiction (ETJ), MUD 155, and is south of Bonbrook Plantation South Section Two.

The subdivision consists of sixty-five-foot (65’) and sixty-foot (60’) lots in accordance with the approved Land Plan for Bonbrook Plantation South and with the current “Subdivision” Ordinance. Slight changes were made to add buffers to two intersections, but this change does not affect the lot counts or layout. The Land Plan for this subdivision was approved by the Planning Commission in October of 2015 and is attached for review as well.

The Planning Commission approved the Preliminary Plat of Bonbrook Plantation South Section Six on February 17, 2016. Seeing no conflicts with applicable regulations, staff recommends that the Planning Commission recommend approval to City Council of the Final Plat of Bonbrook Plantation South Section Six.
A more appropriate design solution exists which is not currently allowed in this chapter.

Without the variance, the front of the home would have to be reconstructed or the builder/developer and any future homeowners, lenders, etc., would have to accept the property technically being nonconforming by ½ foot.

Staff will defer to the applicant to explain the request in greater detail. We did not require the variance request to be submitted; rather, it was submitted because the applicant believed it was the best course of action from their perspective. Staff has no objections to the proposed variance if this is the best course of action for the applicant.

Key Discussion:
- Mr. Tanner presented the item and reviewed the Executive Summary.
- Commissioner Poldrack inquired if the builder had setback issues in the past.
- Mr. Geoff Freeman, LJA Engineering, Inc., replied that there have not been.

Action taken: Commissioner Poldrack moved, seconded by Commissioner Villagomez to recommend approval to City Council on a Variance Request to the front building line requirement for Bonbrook Plantation North Section 10, Block 3, Lot 1 (9718 Emerald Briar Lane). The motion carried unanimously by those present.

5. CONSIDERATION OF AND ACTION ON A PRELIMINARY PLAT OF BONBROOK PLANTATION SOUTH SECTION SIX, A SUBDIVISION OF 38.477 ACRES OF LAND SITUATED IN THE WILEY MARTIN LEAGUE, ABSTRACT 56, FORT BEND COUNTY, TEXAS; 70 LOTS, 8 RESERVES (17.532 ACRES) AND 5 BLOCKS.

Executive Summary: The Preliminary Plat of Bonbrook Plantation South Section Six is a proposed subdivision consisting of seventy (70) residential lots and eight (8) reserves in five (5) blocks located off of Benton Road in the southwest part of the Bonbrook Plantation development. The proposed Plat is located in the Extraterritorial Jurisdiction (ETJ), MUD 155, and is south of Bonbrook Plantation South Section Two for which a Final Plat has already been approved by City Council.

The subdivision consists of sixty-five-foot (65’) and sixty-foot (60’) lots in accordance with the approved Land Plan for Bonbrook Plantation South and with the current “Subdivision” Ordinance. The Land Plan for this subdivision was approved by the Planning Commission in October of 2015 and is attached for review as well.

Seeing no conflicts with applicable regulations, staff recommends approval of the Preliminary Plat of Bonbrook Plantation South Section Six.

Key Discussion:
- Mr. Knox presented the item and reviewed the Executive Summary.
- Commissioner Poldrack inquired if Bonbrook Plantation South was the last section to be developed.
- Mr. Knox replied that Bonbrook Plantation South was the first of six or seven sections of the second installment of Bonbrook Plantation South.
- Commissioner Poldrack inquired if the size and construction of homes in Bonbrook Plantation South would be consistent with previous homes.
- Mr. Knox stated that the subdivision consisted of sixty-foot (60’) and sixty-five-foot (65’) lots in accordance with the approved Land Plan.

Action taken: Vice Chairperson Phipps moved, seconded by Commissioner Poldrack to approve the Preliminary Plat of Bonbrook Plantation South Section Six, a subdivision of 38.477 acres of land situated in the Wiley Martin League, Abstract 56, Fort Bend County, Texas; 70 lots, 8 reserves (17.532 acres) and 5 blocks. The motion carried unanimously by those present.

6. CONSIDERATION OF AND ACTION ON A PRELIMINARY PLAT OF CASA DE ORACIONES PLACE, A REPLAT OF 6.1444 ACRES (267,561 SQ. FT.) OF LAND BEING LOTS 3, 4 AND 5, BLOCK 2, MONTROSE ACRES, A SUBDIVISION IN THE CITY OF ROSENBERG, FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 196M PAGE 444-A OF THE DEED RECORDS OF FORT BEND AND A 3.45 ACRE TRACT IN HENRY SCOTT LEAGUE, ABSTRACT NO. 83, FORT BEND COUNTY, TEXAS; 1 BLOCK AND 1 RESERVE.

Executive Summary: The Preliminary Plat of Casa de Oraciones Place is a replat consisting of 6.1444 acres located on the south side of Brooks Avenue between 1st Street and Bamore Road.
ITEM # | ITEM TITLE
--- | ---
7 | Final Plat of Walnut Creek Section Fourteen

**MOTION**
Consideration of and action on a 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.

**RECOMMENDATION**
Staff recommends a recommendation of approval of the Final Plat of Walnut Creek Section Fourteen.

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<tr>
<th>MUD #</th>
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<td>152 (Walnut Creek)</td>
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**SUPPORTING DOCUMENTS:**
1. Final Plat of Walnut Creek Section Fourteen
2. Preliminary Plat of Walnut Creek Section Fourteen – 11-18-15
3. Revised Land Plan of Walnut Creek – 09-16-15

**APPROVAL**
Submitted by: Ian Knox
Planning Administrator
Community Development

Reviewed by:

- [X] Executive Director of Community Development
- [X] City Engineer

**EXECUTIVE SUMMARY**
The Final Plat of Walnut Creek Section Fourteen is a proposed subdivision consisting of fifty (50) residential lots and three (3) restricted reserves in three (3) blocks located off of Irby Cobb Boulevard in the northeast part of the Walnut Creek Development. The proposed Plat is located in the Extraterritorial Jurisdiction (ETJ) and in Fort Bend County MUD No. 152. It is east of Walnut Creek Section Thirteen.

The subdivision consists of sixty-foot (60’) lots in accordance with the approved Land Plan for Walnut Creek and with the current “Subdivision” Ordinance. The Land Plan for this subdivision was updated/approved in September 2015, and is attached for review.

The Planning Commission approved the Preliminary Plat of Walnut Creek Section Fourteen on November 18, 2015. Seeing no conflicts with applicable regulations, and with the proposed Final Plat being consistent with the approved Preliminary Plat, staff recommends that the Planning Commission recommend approval to City Council of the Final Plat of Walnut Creek Section Fourteen.
This is a legal document, appearing to be an official report or certificate. It contains various technical and legal terms, possibly related to land development, surveying, and legal agreements. The document includes sections on easements, plat surveying, and dedication of public rights-of-way, with references to specific measurements, coordinates, and legal designations. There are signatures and notary stamps, indicating formal legal acknowledgment. The text is technical and oriented towards legal professionals or those involved in land development projects.
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### LOT AREA SUMMARY TABLE

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detention ponds.

- Commissioner Poldrack inquired about drainage after Louise Street was widened.
- Mr. Kalkomey replied that the storm sewer on Louise Street was not designed for a 100-year flood. Louise Street currently has more capacity than before when there were open ditches.
- Commissioner Poldrack inquired about the size of the storm sewer on Louise Street.
- Mr. Kalkomey replied that the storm sewer on Louise Street was sized for a particular event, but not a 100-year flood.
- Commissioner Poldrack inquired if there were any design standards for detention ponds.
- Mr. Kalkomey replied that there are standards for detention ponds.

**Action Taken:** Commissioner Villagomez moved, seconded by Commissioner Poldrack to approve the Preliminary Plat of Glenmeadow Section Two Replat Three, 0 lots, 1 block, 2 reserves, being 2.91 acres in the James Lowery 1/3 League, Abstract 275, City of Rosenberg, Fort Bend County, Texas, being a replat of Reserve A, Glenmeadow, Section Two. The motion carried unanimously by those present.

5. **CONSIDERATION OF AND ACTION ON A PRELIMINARY PLAT OF O'REILLY SUMMER LAKES, BEING 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.**

**Executive Summary:** The Preliminary Plat of O'Reilly Summer Lakes consists of 0.9986 acres and one (1) reserve. The Plat is located within the City Limits and in Fort Bend County MUD No. 144. Specifically, it is off of FM 2977 (east side), south of FM 762.

The plat will have access from an access easement/drive off of FM 2977 directly across from the existing drive that goes into the AutoZone and Spec's on the other side of FM 2977. When property to the immediate north of this plat is platted, it will share this access drive due to the easement as shown on the plat. Both sanitary and storm sewer will need to be extended from Winding Lakes Drive to serve this tract. Easements are being provided, and infrastructure plans must be submitted concurrently with the Final Plat.

Seeing no conflicts with applicable regulations, staff recommends approval of the Preliminary Plat of O'Reilly Summer Lakes.

**Key Discussion:**

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

**Action Taken:** Commissioner Poldrack moved, seconded by Commissioner Davis, to approve the Preliminary Plat of O'Reilly Summer Lakes, being 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. The motion carried unanimously by those present.

6. **CONSIDERATION OF AND ACTION ON A PRELIMINARY PLAT OF WALNUT CREEK SECTION FOURTEEN, BEING 13.4 +/-ACRES OF LAND CONTAINING 50 LOTS (60' X 120' TYP.) AND THREE RESERVES IN THREE BLOCKS, OUT OF THE WILEY MARTIN LEAGUE, A-56, FORT BEND COUNTY, TEXAS.**

**Executive Summary:** The Preliminary Plat of Walnut Creek Section Fourteen is a proposed subdivision consisting of fifty (50) residential lots and three reserves in three blocks located off of Irby Cobb Boulevard in the northeast part of the Walnut Creek Development. The proposed Plat is located in the Extraterritorial Jurisdiction (ETJ) and in Fort Bend County MUD No. 152. It is east of Walnut Creek Section Thirteen, for which a Preliminary Plat has already been approved by the Planning Commission.

The subdivision consists of sixty-foot (60') lots in accordance with the approved Land Plan for Walnut Creek and with the current "Subdivision" Ordinance. The Land Plan for this subdivision was updated/approved in September and is attached for review as well. Seeing no conflicts with applicable regulations, staff recommends approval of the Preliminary Plat of Walnut Creek Section Fourteen.

**Key Discussion:**

- Mr. Tanner presented the item and reviewed the Executive Summary.
- Commissioner Poldrack inquired about the number of proposed sections.
- Mr. Tanner replied that there were fifteen (15) sections, with some remaining lots to the south of Dry Creek.
- Commissioner Poldrack inquired if any of the property was located in the City or the ETJ.
Mr. Tanner replied that a commercial section located on the south side of Irby Cobb, off of FM 2977, is in the City Limits. The City Limits run across Dry Creek, which used to cut into the residential lots, but has since been updated. The City Limits, now run through the creek only, and not the residential area.

Action Taken: Commissioner Villagomez moved, seconded by Commissioner Poldrack to approve the Preliminary Plat of Walnut Creek Section Fourteen, being 13.4 +/- acres of land containing 50 lots (60' x 120' TYP.) and three reserves in three blocks, out of the Wiley Martin League, A-56, Fort Bend County, Texas. The motion carried unanimously by those present.

7. CONSIDERATION OF AND ACTION ON A PRELIMINARY PLAT OF WALNUT CREEK SECTION FIFTEEN, BEING 22.4 +/- ACRES OF LAND CONTAINING 58 LOTS (60' X 120' TYP.) AND SIX RESERVES IN FOUR BLOCKS OUT OF THE WILEY MARTIN LEAGUE, A-56, FORT BEND COUNTY, TEXAS.

Executive Summary: The Preliminary Plat of Walnut Creek Section Fifteen is a proposed subdivision consisting of fifty-eight (58) residential lots and four blocks located off of Irby Cobb Boulevard in the northeast part of the Walnut Creek Development. The proposed Plat is located in the Extraterritorial Jurisdiction (ETJ) and in Fort Bend County MUD No. 152. It is north of Walnut Creek Sections Twelve and Thirteen, which have already been approved.

The subdivision consists of sixty-foot (60') lots in accordance with the approved Land Plan for Walnut Creek and with the current "Subdivision" Ordinance. Further, the plat provides for dedication of right-of-way for A Myers Road, a thoroughfare to the immediate north of the subdivision, as well as for Benton Road to the west. The Land Plan for this subdivision was updated/approved in September and is attached for review as well. Seeing no conflicts with applicable regulations, staff recommends approval of the Preliminary Plat of Walnut Creek Section Fifteen.

Key Discussion:
- Mr. Tanner presented the item and reviewed the Executive Summary.
- Mr. Kalkomey stated that the development will provide for a two-lane, asphalt road connection from Irby Cobb Boulevard to A Meyers Road (Benton Road). Mr. Kalkomey stated that construction of a 16" water line from Irby Cobb Boulevard to A Meyers Road is part of a long-term plan.

Action Taken: Commissioner Davis moved, seconded by Commissioner Poldrack to approve Preliminary Plat of Walnut Creek Section Fifteen, being 22.4 +/- acres of land containing 58 lots (60' x 120' TYP.) and six reserves in four blocks out of the 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 SEARCY FRANCHISE, A SUBDIVISION OF 1.9337 ACRES (84,231 SQUARE FEET) OF LAND SITUATED IN THE G.M. STONE LEAGUE, ABST. NO. 312, CITY OF ROSENBERG, FORT BEND COUNTY, TEXAS; 2 RESERVES AND 1 BLOCK.

Executive Summary: The Final Plat of Searcy Franchise consists of 1.9337 acres and two (2) reserves located on the north side of U.S. 59/I-69 immediately east of Discount Tire. The Plat is within the City Limits and not in a utility district.

The property will take access from the existing access easement/drive that is located in Reserve "A" and currently serves Discount Tire. Cross access will also continue from the west across the north side of proposed Reserve "B." Reserve "B" will have on it a proposed Golden Corral restaurant. A preliminary site plan has been submitted and complies with applicable standards. While it is located in the West Fort Bend Management District, the developer sought and received variances to the setback requirements allowing for twenty-five-foot (25') front and ten-foot (10') interior building setbacks; and for ten-foot (10') front and five-foot (5') interior parking setbacks.

Additionally, infrastructure plans have been submitted to extend public infrastructure (water and sanitary sewer) associated with the project. The infrastructure plans must be approved before City Council approval of the Final Plat.

The Preliminary Plat of this subdivision was approved by the Planning Commission on October 21, 2015. Seeing no conflicts with applicable regulations, staff recommends that the Planning Commission recommend approval to City Council of the Final Plat of Searcy Franchise.

Key Discussion:
- Mr. Tanner presented the item and reviewed the Executive Summary.
- Commissioner Poldrack inquired if the property would need detention.
- Mr. Kalkomey replied that storm sewer runs through the old K-Mart development, which has been sized
PLANNING COMMISSION COMMUNICATION
March 16, 2016

ITEM # | ITEM TITLE
--- | ---
8 | Final Plat of Walnut Creek Section Fifteen

MOTION
Consideration of and action on a Final Plat of Walnut Creek Section Fifteen, a subdivision of 22.315 acres containing 58 lots, 4 blocks and 7 restricted reserves out of the Wiley Martin League, A-56 Fort Bend County, Texas.

RECOMMENDATION
Staff recommends a recommendation of approval to City Council of the Final Plat of Walnut Creek Section Fifteen.

MUD # | City/ETJ | ELECTION DISTRICT
--- | --- | ---
152 (Walnut Creek) | ETJ | N/A

SUPPORTING DOCUMENTS:
1. Final Plat of Walnut Creek Section Fifteen
2. Preliminary Plat of Walnut Creek Section Fifteen – 11-18-15
3. Revised Land Plan of Walnut Creek – 09-16-15 (please refer to Agenda Item No. 7)

APPROVAL
Submitted by: Ian Knox
Planning Administrator
Community Development
Reviewed by:
- Executive Director of Community Development
- City Engineer

EXECUTIVE SUMMARY
The Final Plat of Walnut Creek Section Fifteen is a proposed subdivision consisting of fifty-eight (58) residential lots and seven (7) restricted reserves in four (4) blocks located off of Irby Cobb Boulevard in the northeast part of the Walnut Creek Development. The proposed Plat is located in the Extraterritorial Jurisdiction (ETJ) and in Fort Bend County MUD No. 152. It is north of Walnut Creek Sections Twelve and Thirteen.

The subdivision consists of sixty-foot (60’) lots in accordance with the approved Land Plan for Walnut Creek and with the current “Subdivision” Ordinance. Further, the plat provides for dedication of right-of-way for A Myers Road, a thoroughfare to the immediate north of the subdivision, as well as for Benton Road to the west. The Land Plan for this subdivision was updated/approved in September, 2015 and is attached for review.

The Planning Commission approved the Preliminary Plat of Walnut Creek Section Fifteen on November 18, 2015. Seeing no conflicts with applicable regulations, and with the proposed Final Plat being consistent with the approved Preliminary Plat, staff recommends that the Planning Commission recommend approval to City Council of the Final Plat of Walnut Creek Section Fifteen.
STATE OF TEXAS

No. 17206956)

This instrument was recorded on June 27, 2011, at 5:29 p.m. in Volume 23, Page 268 of the Plat Records of the County of Fort Bend, Texas, by: LENNAR HOUSING OF TEXAS LAND AND CONSTRUCTION, LTD., a Texas Limited Partnership dba Friendswood Development Company, acting by and through John W. Hammond, Vice President of LE NNAR TEXAS HOLDING COMPANY, a Texas Corporation, its General Partner, and as a Texas Limited Partnership dba Friendswood Development Company, having first been duly sworn, and that he is the present owner of the property subject to this plat and upon oath does declare and state that he is the true owner and holder of the property subject to this plat.

This is to certify that the City Council of the City of Rosenberg, Texas, has approved this plat and subdivision of WALNUT CREEK SECTION FIFTEEN as herein and therein set out, and as the act and deed of said Corporation.

By: _______________________________________
John W. Hammond, Vice President

Witness my hand and seal of office, at Richmond, Texas, the day and date last above written.

_________________________
Douglas W. Turner, R.P.L.S.
Registered Professional Land Surveyor
Texas Registration No. 3988

Cynthia A. McConathy, Mayor

_________________________
Richard W. Stolleis, P. E.
Licensed Professional Engineer, No. 108604

_________________________

WALNUT CREEK SECTION FIFTEEN
A SUBDIVISION OF
22.315 ACRES
58 LOTS, 4 BLOCKS AND 7 RESTRICTED RESERVES

OWNED TO LENNAR TEXAS HOLDING COMPANY
LENNAR TEXAS LAND AND CONSTRUCTION, LTD.
Friendswood Development Company

WILEY MARTIN LEAGUE, A-56
FORT BEND COUNTY, TEXAS

PLANNER: BGE KERRY R. GILBERT & ASSOCIATES
ENGINEER:

March 10, 2004
Sheet 1 of 3
• Mr. Tanner replied that a commercial section located on the south side of Irby Cobb, off of FM 2977, is in the City Limits. The City Limits run across Dry Creek, which used to cut into the residential lots, but has since been updated. The City Limits, now run through the creek only, and not the residential area.

**Action Taken:** Commissioner Villagomez moved, seconded by Commissioner Poldrack to approve the Preliminary Plat of Walnut Creek Section Fourteen, being 13.4 +/- acres of land containing 50 lots (60' x 120' TYP.) and three reserves in three blocks, out of the Wiley Martin League, A-56, Fort Bend County, Texas. The motion carried unanimously by those present.

**7. CONSIDERATION OF AND ACTION ON A PRELIMINARY PLAT OF WALNUT CREEK SECTION FIFTEEN, BEING 22.4 +/- ACRES OF LAND CONTAINING 58 LOTS (60' X 120' TYP.) AND SIX RESERVES IN FOUR BLOCKS OUT OF THE WILEY MARTIN LEAGUE, A-56, FORT BEND COUNTY, TEXAS.**

**Executive Summary:** The Preliminary Plat of Walnut Creek Section Fifteen is a proposed subdivision consisting of fifty-eight (58) residential lots and four blocks located off of Irby Cobb Boulevard in the northeast part of the Walnut Creek Development. The proposed Plat is located in the Extraterritorial Jurisdiction (ETJ) and in Fort Bend County MUD No. 152. It is north of Walnut Creek Sections Twelve and Thirteen, which have already been approved.

The subdivision consists of sixty-foot (60') lots in accordance with the approved Land Plan for Walnut Creek and with the current "Subdivision" Ordinance. Further, the plat provides for dedication of right-of-way for A Myers Road, a thoroughfare to the immediate north of the subdivision, as well as for Benton Road to the west. The Land Plan for this subdivision was updated/approved in September and is attached for review as well. Seeing no conflicts with applicable regulations, staff recommends approval of the Preliminary Plat of Walnut Creek Section Fifteen.

**Key Discussion:**
- Mr. Tanner presented the item and reviewed the Executive Summary.
- Mr. Kalkomey stated that the development will provide for a two-lane, asphalt road connection from Irby Cobb Boulevard to A Meyers Road (Benton Road). Mr. Kalkomey stated that construction of a 16" water line from Irby Cobb Boulevard to A Meyers Road is part of a long-term plan.

**Action Taken:** Commissioner Davis moved, seconded by Commissioner Poldrack to approve Preliminary Plat of Walnut Creek Section Fifteen, being 22.4 +/- acres of land containing 58 lots (60' x 120' TYP.) and six reserves in four blocks out of the 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 SEARCY FRANCHISE, A SUBDIVISION OF 1.9337 ACRES (84,231 SQUARE FEET) OF LAND SITUATED IN THE G.M. STONE LEAGUE, ABST. NO. 312, CITY OF ROSENBERG, FORT BEND COUNTY, TEXAS; 2 RESERVES AND 1 BLOCK.**

**Executive Summary:** The Final Plat of Searcy Franchise consists of 1.9337 acres and two (2) reserves located on the north side of U.S. 59/I-69 immediately east of Discount Tire. The Plat is within the City Limits and not in a utility district.

The property will take access from the existing access easement/drive that is located in Reserve "A" and currently serves Discount Tire. Cross access will also continue from the west across the north side of proposed Reserve "B." Reserve "B" will have on it a proposed Golden Corral restaurant. A preliminary site plan has been submitted and complies with applicable standards. While it is located in the West Fort Bend Management District, the developer sought and received variances to the setback requirements allowing for twenty-five-foot (25') front and ten-foot (10') interior building setbacks; and for ten-foot (10') front and five-foot (5') interior parking setbacks.

Additionally, infrastructure plans have been submitted to extend public infrastructure (water and sanitary sewer) associated with the project. The infrastructure plans must be approved before City Council approval of the Final Plat.

The Preliminary Plat of this subdivision was approved by the Planning Commission on October 21, 2015. Seeing no conflicts with applicable regulations, staff recommends that the Planning Commission recommend approval to City Council of the Final Plat of Searcy Franchise.

**Key Discussion:**
- Mr. Tanner presented the item and reviewed the Executive Summary.
- Commissioner Poldrack inquired if the property would need detention.
- Mr. Kalkomey replied that storm sewer runs through the old K-Mart development, which has been sized
ITEM # | ITEM TITLE
---|---
9 | Parking Lot Standards and Specifications Discussion

**MOTION**
Review and discuss revisions to the Code of Ordinances, Ch. 6, Article XVI, Parking Lot Standards and Specifications, and take action as necessary to direct staff.

**RECOMMENDATION**
Staff has no recommendation for this item

<table>
<thead>
<tr>
<th>MUD #</th>
<th>City/ETJ</th>
<th>ELECTION DISTRICT</th>
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</thead>
<tbody>
<tr>
<td>N/A</td>
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</tbody>
</table>

**SUPPORTING DOCUMENTS:**
1. Code of Ordinances, Ch. 6, Article XVI – Parking Lot Standards and Specifications (redlined)
2. Code of Ordinances, Ch. 6, Article XVI – Parking Lot Standards and Specifications (clean)

**APPROVAL**
Submitted by: Travis Tanner, AICP
Executive Director of Community Development
Reviewed by: Planning Administrator
City Engineer

**EXECUTIVE SUMMARY**
One of the topics frequently brought up at the Planning Commission level over the last several years is the need to revise the City’s parking requirements. Potential redrafting and amendments to the City’s land development and related code elements (e.g., parking) is also addressed in the Comprehensive Plan. As discussed, City staff has been working with a consultant on some of the needed code review and revision services, the first of which to be addressed is parking. The attached proposed ordinance revisions generally provide for the following:

- Shared parking for mixed uses with variable peak parking hours and related requirements;
- Improved identification of how nonconforming parking lots are dealt with;
- Graphic for improved understanding of parking dimensions and drive aisles;
- Graphic for improved understanding of parking setbacks;
- Improved identification of paving standards and pervious pavement options;
- Improved maintenance provisions for parking lots;
- Downtown area parking, while not required, must comply with dimensional and paving standards when constructed;
- Improved methodology for parking calculations;
- Improved and expanded schedule of parking requirements by land use; and
- Provisions for “special studies” for uses with varying parking demands and those not identified in the schedule of parking requirements.

Staff recommends approval of these ordinance revisions, as they should improve administration of the City’s parking standards in addition to helping applicants better understand them.
ARTICLE XVI. - PARKING LOT STANDARDS AND SPECIFICATIONS

FOOTNOTE(S):

--- (17) ---


Editor's note—Ord. No. 2000-02, § 1, adopted Mar. 21, 2000, set out provisions intended for use as §§ 6-700—6-702. For purposes of classification, and at the editor's discretion, these provisions have been included as §§ 6-416—6-418.

Sec. 6-416. - Off-street parking regulations.

It is the intent of this section to ensure that adequate off-street parking is provided.

(1) Required off-street parking spaces should be on the same lot, tract, parcel, or premises as the use being served. Location.

a. Generally. All off-street parking spaces shall be located on the same lot as the building and/or use to be served.

b. Shared Parking. (Uses with Variable Parking Demand Hours). The owners or tenants of two or more separate uses located in a development that has variable hours of peak parking demands or a parking lot designed to accommodate the parking needs of multiple uses may utilize the shared parking standards set out in Sec. 6-421, "Shared Parking".

(2) Any existing use that is enlarged, structurally altered, or remodeled to the extent of increasing or changing the use by more than fifty (50) percent as it existed at the effective date of this article shall be accompanied by off-street parking for the entire building, or use in accordance with the required off-street parking regulations set forth in the section 6-418, Schedule of parking regulations. Exemption may be permitted for a business that existed prior to the passage of the ordinance and requires less than twenty-five (25) spaces, and is rebuilt due to fire, storm, or other acts of God. Improvements to Nonconforming Parking Lots.

a. Generally. Nonconforming parking refers to parking spaces, parking drive aisles, and loading areas, and the required landscaping normally associated with it, that do not conform to the requirements that are set out in Article XVI.

b. Specific Standards.

i. If an existing building or use is expanded, additional parking and landscaping shall be required only in proportion to the new area of the building or use.

ii. If the use of a building changes, resulting in additional demand for parking, additional parking and associated landscaping shall be provided in an amount equal to the difference between the requirements of the former use (not the actual parking provided on-site) and the requirements for the new use, as set in this Section. However, a permit for the new use may be denied if the available parking is less than 75 percent of the required parking.
iii. If an existing building is redeveloped, parking shall be provided as required by this section.

iv. If a non-conforming parking lot provides parking for a nonconforming building, the off-street parking lot will be brought into compliance with the parking standards of this Section if the building loses its nonconforming status.

v. If a nonconforming building is required to be brought fully into compliance with all applicable development standards, the parking lot and parking lot landscaping shall also be brought into compliance.

(3) Existing parking spaces may not be used to satisfy additional off-street parking requirements unless the existing spaces proposed for use in meeting the requirements of the associated use exceed the number of spaces required for the building or use for which the existing spaces are associated. All parking associated with a building or use from which the spaces are drawn must meet all requirements of this article.

(4)(3) Parking Space Dimensions.
Off-street parking areas (as illustrated in Figure 1) shall provide parking spaces

a. with a minimum stall width of nine (9) feet as measured from centerline to centerline;

b. with a minimum length-depth of twenty (20) feet. The Depth requirement may be met by using a reduced depth and overhang as shown in Figure 1;

c. with a minimum drive aisle width of twenty (20) feet;

d. Off-street parking spaces shall be clearly that are marked with striping to indicate the location of the individual spaces;

e. that comply with the maintenance requirements of subsection 6(e).

Figure 1
Parking Space Dimensions

(5)(4) All parking and paving areas shall meet the following setbacks:
a. Parking and paving areas shall be setback a minimum of ten (10) feet from any property line that abuts a street right-of-way or an access easement as defined in Article 1, of Chapter 25, Subdivisions, Section 25-1-, as illustrated below in Figure 2.

![Figure 2: Required Parking Setback](image)

b. Parking and paving areas shall be setback a minimum of five (5) feet from any side property line. For corner lots, parking and paving areas shall provide the minimum five (5) foot setback on both interior side yards, regardless of whether one (1) yard is considered a rear yard.

c. There shall be no parking or paving setback on the rear of a lot with the exception of subsection (d) below. Parking spaces abutting an adjoining property line in the rear shall be provided with wheel guards or bumper guards located so that no part of a normally parking vehicle shall extend beyond the property line.

d. Parking and paving areas shall be setback a minimum of five (5) feet from any alley.

e. For interior side property lines in commercial developments with shared parking, no setback from the interior property lines are required.

f. Single family residential parking shall be exempt from these setback requirements.

g. Nonconforming parking and paving areas:

i. Parking and paving areas which are in existence on the effective date of this ordinance, and which are nonconforming as it relates to the provisions of subsection 6-416(5), may be repaired or renovated provided that repairs or renovations do not exceed fifty (50) percent of the replacement cost of the parking or paving area as determined by two (2) or more independent estimates from licensed contractors.

ii. Repairs or renovations exceeding fifty (50) percent of the replacement cost of a nonconforming parking or paving area must result in conformance with subsection 6-416(5).

(6)(5) Approval of the parking area layout and design of all off-street parking areas shall be by the planning director or such designee. The planning director or such designee shall determine that spaces provided are useable and that the circulation pattern of the area is adequate.
(7)(6) All off-street parking areas shall be paved with a permanent all-weather surface of asphalt concrete or Portland cement concrete approved by the planning director. Parking Lot Surfacing.

a. Paved Parking.

i. Generally. With the exception of subsection (ii) below, all off-street parking spaces and access and circulation drives, driveways, and parking aisles shall be surfaced or improved with a hard surface approved by the Building Official or City Engineer, that will provide an equal protection against potholes, erosion, and dust.

ii. Exception. Off-street parking facilities serving the following types of uses may be exempt from subsection [i] above with the approval of the Planning Commission: athletic fields, outdoor public active or passive recreation areas, public or private parks, or agricultural uses.

b. Previous Pavement. All development with paved parking shall be encouraged to use pervious pavement or pervious pavement systems. In order to comply with Subsection [a(i)] above, pervious pavement shall be considered "paved" if it complies with the following:

i. The pervious pavement or pervious pavement system shall be designed and certified by a registered engineer or landscape architect to carry a wheel load of 4,000 pounds.

ii. In nonresidential and mixed-use developments for uses other than residential, pervious pavement or pervious pavement systems, except pervious asphalt or pervious concrete, shall not be used for access and circulation drives, driveways, parking aisles, disabled parking spaces, or loading spaces.

iii. Pervious pavement or pervious pavement systems that utilize turf grass shall be limited to overflow parking which is not typically used on a daily or regular basis.

iv. The use of pervious pavement or pervious pavement systems shall not count as landscape area nor allow parking lots to be located anywhere not otherwise permitted by this Article.

v. The use of pervious pavement or pervious pavement systems shall be prohibited in areas on a lot used for the dispensing of gasoline or other engine fuels or where hazardous liquids may be absorbed into the soil.

c. Unpaved Parking. Off-street parking areas that are not required to provide the type of surface set out in subsection [a(i)] above, shall:

i. be graded and surfaced with crushed stone, gravel, or other suitable material to provide a surface that is stable and that will help to reduce dust and erosion.

ii. have a parking area perimeter encompassed by bricks, stones, railroad ties, or other similar devices.

d. Unpaved Parking abutting a paved street. Whenever an off-street parking area meets the requirements of subsection [c] and abuts a paved street, the driveway approach shall also be paved:

i. with asphalt, concrete, bituminous surface treatment, or other such material meeting the City's construction and material specifications.

ii. for a distance of 25 feet back from the edge of the paved street to prevent gravel from being deposited on the paved public or private street.

e. Maintenance.

i. The following shall be maintained in to be high quality, fully functioning, and in full compliance with the Americans with Disabilities Act (ADA)
1. Access and circulation drives;
2. Driveways;
3. Parking Aisles;
4. Off-Street parking and loading spaces; and
5. On-site traffic directional or control devices.

ii. The following shall be kept clearly visible and distinct:
1. Parking space lines; and
2. Pavement markings and improved hard surfaces.

(8)(7) All off-street parking areas within commercial or multi-family projects shall be provided with exterior lighting, which meets the following minimum standards:
   a. Proper illumination shall be provided for safety, which at a minimum, shall be the equivalent of one-foot candle average of illumination throughout the parking area. In commercial parking lots, lights should be operable at a minimum of one (1) hour before the business is open to a period at least one (1) hour after the business has closed.
   b. All lighting shall be on a time clock or photo sensor system.
   c. All lighting shall be designed to confine direct rays to the premises. No spill over beyond the property line shall be permitted, except onto public thoroughfares provided, however, that such light shall not cause hazard to motorists.

(9)(8) Access to parking areas for commercial or multi-family projects shall be provided as follows:
   a. Two-way access driveways shall have a width of no less than twenty (20) feet nor greater than forty-four (44) feet. In cases where one-way access drives are approved, a minimum width of twelve (12) feet is required.
   b. The parking area shall be designed so that a vehicle within the parking area will not have to enter a public street to move from one (1) location to any other location within the parking area. (Businesses requiring twenty-five (25) spaces or less are exempt from this provision.)
   c. Under no circumstances will spaces be approved that require a vehicle to back into a public right-of-way. (Businesses requiring twenty-five (25) spaces or less are exempt from this provision.)
   d. This section relating to access for commercial or multi-family projects shall not be applicable for single-family residential parking requirements.

(10)(9) Access to parking area for single-family residential units shall be provided as follows:
   a. The driveway shall be a minimum nine (9) feet wide and connect to all parking areas including garage.
   b. The driveway can permit a vehicle to safely back into a public right-of-way.
   c. The access drive may be of like material of the city street, but in no case less than an asphalt material. It does not have to match the parking space material.
   d. The design criteria shall be approved by the building official and be properly tied into the city street.

(11)(10) The Downtown Area, as defined in this chapter, shall be exempt from the parking regulations set forth in this article. When, however, off-street parking lots are proposed in the Downtown Area they shall be designed and constructed in accordance with all of the standards of this Article.
Sec. 6-417. - Off-street parking landscaping (twenty-five spaces or more).

(a)(1) All areas, except the downtown area, that are used for parking shall conform to the minimum landscaping requirements of this section. Parking lots shall have open landscaped areas that are equal to but not less than ten (10) percent of the parking areas and drives in the parking area. The required area may be used as island, perimeter landscaping, or in any combination. A minimum of fifty (50) percent of the required landscaped area must be used as islands.

(b)(2) Landscaping in the right-of-way shall be permitted subject to the approval of the planning director. Credit for up to fifty (50) percent of the minimum landscaping area requirement shall be allowed for landscaping of the street right-of-way.

(c)(3) Off-street parking areas (including loading docks, access roads and drives) that are adjacent to an area used for residential purposes may require screening by means of a six-foot wall or opaque fence, which shall be erected and maintained along the property line to provide visual screening. It shall be necessary to show all planting areas drawn to scale and all plants and trees within shall be clearly located and labeled on-site plans for development regulated by this article.

(d)(4) Landscaping areas shall be protected from vehicular encroachment by curbs or wheel stops.

(e)(5) Landscaping shall consist of a combination of such materials as grasses, groundcover, shrubs, vines, hedges, trees, or other such materials. Grasses and groundcover alone shall not constitute adequate landscaping.

(f)(6) Visibility at intersections. On a corner lot, no structure shall be erected or constructed, and no vegetation shall be planted and allowed to grow, in such a manner as to impede vision between a height of two (2) feet and eight (8) feet above the centerline grades of the intersecting streets, in the triangular area bounded by the intersecting street lines and a line joining points along said street lines twenty (20) feet from the point of their intersection.

Sec. 6-418. – Schedule of parking regulations.

Computing parking space requirements:

(1) Where a fraction of an off-street parking space greater than or equal to one-half (0.5) is required pursuant to the table below, a full parking space shall be provided.

(2) For uses not mentioned in the table below or for which the category of use is uncertain, the planning director shall determine the most appropriate equivalent from the subsequent table. An applicant unsatisfied with the planning director's decision may make an appeal to the planning and zoning commission.

* GLA is the "gross leasable floor area".

<table>
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<tr>
<th>Use</th>
<th>Unit</th>
<th>Minimum-Number Spaces: Unit</th>
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<tr>
<td>Single-family residential</td>
<td>Dwelling-unit</td>
<td>2:1 dwelling-unit</td>
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<tr>
<td>Townhouse residential</td>
<td>Dwelling-unit</td>
<td>2.5:1 dwelling-unit</td>
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<tr>
<td>Activity</td>
<td>GLA (sq ft)</td>
<td>GLA ratio (sq ft)</td>
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<td>----------------------------------------------</td>
<td>-------------------</td>
<td>-------------------</td>
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<tr>
<td>Duplex residential</td>
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<tr>
<td>General office (includes banks and savings and loans)</td>
<td>1,000 sq ft of GLA *</td>
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<tr>
<td>General retail (under 400,000)</td>
<td>1,000 sq ft of GLA *</td>
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<td>General retail (400,000 and over)</td>
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<td>Fast-food eating (with or without drive-through, without table service)</td>
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<td>Restaurants and cafeterias (sit down eating with table service, without bar)</td>
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<td>Restaurants and cafeterias (sit down eating with table service, with bar)</td>
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<td>Bars, nightclubs and taverns</td>
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<td>20:1,000 sq ft</td>
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<td>Churches, cinemas, meeting rooms, and places of public assembly (with fixed seating)</td>
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<td>Places of public assembly (without fixed seating)</td>
<td>Areas of assembly</td>
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<td>Places of assembly for elementary age children (without fixed seating)</td>
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<td>Beds</td>
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<td>Hospitals, nursing homes, assisted living (chronic care)</td>
<td>Beds</td>
<td>1:3 beds</td>
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<td>Light manufacturing</td>
<td>1,000 sq ft of GLA *</td>
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<tr>
<td>Category</td>
<td>GLA (sq ft) or Area Required</td>
<td>Ratio</td>
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<td>-------------------------------------------------------</td>
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<td>Wholesaling, warehousing, and distribution</td>
<td>1,500 sq ft of inside storage area</td>
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<td>Lanes</td>
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<td>Funeral home</td>
<td>Seats</td>
<td>1:3-seats</td>
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<td>Medical/dental clinic</td>
<td>1,000 sq ft of GLA*</td>
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<td>Hotel/motel</td>
<td>Rooms</td>
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<td>Multifamily dwelling</td>
<td>1 Bedroom 2 Bedroom 3 Bedroom</td>
<td>4 spaces: 1 bedroom dwelling 5 spaces: 2 bedroom dwelling 6 spaces: 3 bedroom dwelling 30% of the required spaces shall be covered. (At a minimum, 10% of the total spaces shall be designated for guest parking)</td>
</tr>
<tr>
<td>Auto-repair, painting, or body repair</td>
<td>1,000 sq ft of GLA*</td>
<td>3:1,000 square feet of office area + 4 spaces per each bay, or one space per 600 square feet of other gross floor area</td>
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<tr>
<td>Auto-wash</td>
<td>Use</td>
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<tr>
<td>Auto-part sales</td>
<td>1,000 sq ft of GLA*</td>
<td>3:1,000 square feet of office area + 4 spaces per each bay, or one space per 600 square feet of other gross floor area</td>
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<tr>
<td>Auto-service station</td>
<td>Use</td>
<td>2 spaces per day + 2 stacking spaces per pump</td>
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<td>Automobile/vehicle sales:</td>
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<td></td>
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<tr>
<td>— For showroom/office</td>
<td>1,000 sq ft of GLA*</td>
<td>4:1,000 square feet</td>
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<tr>
<td>— For outside lot</td>
<td>800 sq ft of lot area</td>
<td>1:800 sq ft</td>
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</table>
Minimum, if greater than total for above | Total site | 8-spaces
---|---|---
Self-storage/Mini-warehouse | 12,000 square feet of GLA* | 1:12,000 square feet

(Ord. No. 2011-24, § 1, 12-20-11; Ord. No. 2011-34, § 1, 12-20-11)

Sec. 6-418. – Schedule of Parking Regulations

(1) Definitions. Planned Cluster means a type of residential neighborhood in which single-family detached and single-family attached dwelling units are concentrated on a portion of the parcel proposed for development, in order to allow the remaining land to be used for recreation, open space, or preservation of sensitive land areas.

(2) Calculations. The number of required off-street parking spaces will be calculated according to the formulas set out in this Section.

a. Variables for Calculating Required Parking. The variables used for parking calculations are:

i. Per Square Foot (sf.) of Parking Floor Area (PFA). The phrase "per sf. of PFA" means that the number of parking spaces is calculated based on the number of "parking-related" square feet of floor area put to the use. The "PFA" is 85 percent of the gross floor area, plus (unless otherwise specified) the area of any parts of the parcel proposed for development that are delineated and used in a manner that is comparable in function and intensity of use to the use of the inside of the building (e.g., outdoor dining areas).

ii. Per Dwelling Unit (DU) or Per Bedroom (BR). The phrase "per '# DU" means that the number of parking spaces is calculated based on the number of dwelling units. In some cases, the parking requirements are based on the number of bedrooms (per "#" BR unit) in the dwelling units.

iii. Per Bed. The phrase "per bed" means that the number of parking spaces is based on the number of beds in the facility instead of the number of sleeping rooms or some other measure. Per bed calculations are normally applied to uses that offer residential care or overnight accommodations with shared rooms.

iv. Per Employee. The phrase "per employee" means that the number of parking spaces is based on the number of employees during the shift in which the maximum number of employees is present.

v. Per Seat Capacity. The phrase "per seat" means that the number of parking spaces is based on the number of seats that are provided for guests (patrons, members, etc.), with benches or pews measured as one seat per each two feet of width; and

vi. Per Square Feet (sf.) of Assembly Area. The phrase "per sf. of assembly area" means that the number of parking spaces is based on the number of square feet in the largest room used for assembly (e.g., at a school, this is often a gymnasium, but it could also be a theater or a lunch room).

vii. Others. Other variables are measured according to their common meanings.

viii. Special Parking Study or Modifications to Required Parking, as set out below in “Special Studies”.
b. Rounding. If the final calculation of the number of required parking spaces includes a fractional space, the number of required parking spaces is rounded up to the nearest whole number, regardless of the fraction.

c. Multiple Mixed-use or Nonresidential Uses. If several mixed-use or nonresidential uses occupy a single parcel or building, the off-street parking and loading requirements shall be the cumulative total for all uses, or as set out in Section 5.103, Alternatives or Modifications to Required Parking, whichever is lesser.

(3) **Required Parking.** The parking spaces required for individual uses are provided in this section delineated by the land use classifications.

a. Residential and Commercial Use of the Home. Required off-street parking for residential and commercial uses of the home are set out in Table 1.

b. Institutional, Recreation and Amusement Uses. Required off-street parking for institutional, recreation and amusement uses are set out in Table 2.

c. Commercial Uses. Required off-street parking for commercial uses as set out in Table 3.

d. Agriculture Industrial, Transportation, Utility and Communication Uses. Required off-street parking for agriculture, industrial, transportation, utility and communication uses are set out in Table 4.

(4) **Required Disabled Parking.** As required by the American with Disabilities Act a certain number of required disabled parking spaces are required as part of new development and redevelopment. The disabled parking spaces shall be incorporated into, rather than in addition to, the overall number of parking spaces required by this Section.

(5) **Uses Not Listed.** The Planning Director shall determine the parking requirements for uses that are not listed based on the uses that are most similar to the proposed uses or based on parking studies of similar uses that are provided by the applicant and certified by a qualified transportation planner or professional engineer. The Director's decision may be appealed to the Planning Commission.

(6) **Special Studies.** Some uses have widely varying parking demand characteristics. Accordingly, their parking requirements are listed in the following parking tables as "Special Study." Required parking for these uses shall be established by special study according to the standards of this Section. A special study may also be requested by the City for any land use not listed. The Special Study shall be prepared as follows:

a. The Special Study shall be completed by a qualified transportation engineer at the applicant's expense.

b. The special study shall provide:
   i. A peak parking analysis of at least three comparable uses.
   ii. Documentation regarding the comparability of the referenced uses, including name, function, location, floor area, parking availability, access to transportation network (including vehicular or other if applicable), use restrictions, and other factors that could affect the parking demand.

c. **Approval of Special Study.**
   i. The City Engineer and Planning Administrator may approve the Special Study.
   ii. The Special Study, if denied, may be appealed to the Planning Commission. The City Engineer and Planning Administrator reserve the right to refer the study to the Planning Commission for review and approval for any reason.
   iii. A Special Study may be submitted as the basis for requesting a reduction of parking requirements by demonstration of lesser demand management, subject to:
      1. The City able to retain a qualified traffic engineer, at the applicant's expense, to review the parking demand forecast and provide recommendations to the City;
2. The comparability of the uses being documented in detail, including their location, gross floor area, street access, use types and restrictions, hours of operation, peak parking demand periods, and all other factors that were considered by the traffic engineer that could affect parking demand; and
3. Planning Commission review and approval.

<table>
<thead>
<tr>
<th>Table 1</th>
</tr>
</thead>
<tbody>
<tr>
<td>Residential and Commercial Use of the Home Parking Requirements</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Use</th>
<th>Required Off-Street Parking Spaces</th>
</tr>
</thead>
<tbody>
<tr>
<td>Residential Uses (Housing Types)</td>
<td></td>
</tr>
<tr>
<td>Single-Family Detached</td>
<td>2 spaces per du.</td>
</tr>
<tr>
<td>- Industrialized Housing</td>
<td>2 spaces per du.</td>
</tr>
<tr>
<td>- Single-Family Detached</td>
<td>2 spaces per du.</td>
</tr>
<tr>
<td>- Manufactured Home</td>
<td>2 spaces per du.</td>
</tr>
<tr>
<td>Single-Family Attached</td>
<td></td>
</tr>
<tr>
<td>- Duplex</td>
<td>2 covered spaces per du.</td>
</tr>
<tr>
<td>- Triplex</td>
<td>2 spaces per du.</td>
</tr>
<tr>
<td>- Townhouse</td>
<td>2 spaces per du.</td>
</tr>
<tr>
<td>- Live-Work Unit</td>
<td>3 spaces per du.</td>
</tr>
<tr>
<td>Multi-family</td>
<td></td>
</tr>
<tr>
<td>Apartment</td>
<td>1.5 spaces for efficiency unit and 1 BR; 2 spaces per du for 2+ BR (min. 50% covered parking)</td>
</tr>
</tbody>
</table>

| Planned Cluster | Individual spaces as set out above + 1 visitor space per each 5 dwelling units |
| Manufactured Home Park or Subdivision | Individual spaces as set out above + 2 visitor spaces per each 5 manufactured home spaces |
| Recreational Vehicle (RV) Park | 1 space per RV pad (not including RV space) + 2 visitor spaces for each 5 recreational vehicle spaces |

| Commercial Uses of the Home | |
| Child-Care, Family Home | 1 space per each 3 children on the premises at any one time + 1 space per each provider, staff member, or employee on duty at any one time |
| Child-Care Facility, Group Home | Greater of: 1 space per 3 rooms or 1 space per BR |
| Child-Care Facility, Residential (foster home/agency foster home) | Greater of: 1 space per 3 rooms or 1 space per BR |
| Child-Care Facility, Residential (other) | Greater of: 1 space per 3 rooms or 1 space per BR |
| Home Occupation | No additional parking required |

<table>
<thead>
<tr>
<th>Table 2</th>
</tr>
</thead>
<tbody>
<tr>
<td>Institutional, Recreation and Amusement Use Parking Requirements</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Use</th>
<th>Required Off-Street Parking Spaces</th>
</tr>
</thead>
<tbody>
<tr>
<td>Institutional Uses</td>
<td></td>
</tr>
<tr>
<td>Assisted Living Facility</td>
<td>1 space per 3 du’s; if not configured as individual du’s; 1 space per each employee + 1 space for each 4 beds</td>
</tr>
<tr>
<td>Child Care Facility, Day-Care</td>
<td>1 space per 300 sf. PFA</td>
</tr>
<tr>
<td>Hospitals</td>
<td>Special Study. See subsection [5], Special Study.</td>
</tr>
<tr>
<td>Use</td>
<td>Required Off-Street Parking Spaces</td>
</tr>
<tr>
<td>-----------------------------------------</td>
<td>------------------------------------------------------------------------</td>
</tr>
<tr>
<td><strong>Institutional Uses</strong></td>
<td></td>
</tr>
<tr>
<td>Medical Office / Clinic / Medical Lab</td>
<td>1 space per 250 sf. PFA</td>
</tr>
<tr>
<td>Nursing / Convalescent Home</td>
<td>1 space per 3 beds + 1 space per 2 employees on the largest shift</td>
</tr>
<tr>
<td>Place of Public Assembly (event facilities; meeting halls; fraternal organizations; places of worship)</td>
<td>1 space per 200 sf. PFA</td>
</tr>
<tr>
<td>Schools, Elementary and Middle</td>
<td>1 space per 20 students Fewer spaces as determined by Special Study. See subsection [5], Special Study.</td>
</tr>
<tr>
<td>Schools, High</td>
<td>1 space per 20 students Fewer spaces as determined by Special Study. See subsection [5], Special Study.</td>
</tr>
<tr>
<td><strong>Recreation and Amusement Uses</strong></td>
<td></td>
</tr>
<tr>
<td>Commercial Amusement, Indoor</td>
<td>6 spaces per 1,000 sf.</td>
</tr>
<tr>
<td>Commercial Amusement, Outdoor</td>
<td>Special Study. See subsection [5], Special Study.</td>
</tr>
<tr>
<td>Golf Course / Club</td>
<td>3 spaces per hole + 3 spaces per 4 driving range stations (if applicable)</td>
</tr>
<tr>
<td>Recreation and Fitness, Indoor</td>
<td>1 space per 300 sf. PFA</td>
</tr>
<tr>
<td>Recreation and Fitness, Outdoor</td>
<td>Greater of: 1 space per each 5 persons seat capacity + 1 space per each 4 seats; or 1 space per each 30 sf. PFA</td>
</tr>
<tr>
<td>Sexually-Oriented Business</td>
<td>Greater of: 4 spaces per 5 seats; or 1 space per 250 sf. of PFA</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Use</th>
<th>Required Off-Street Parking Spaces</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Commercial Uses</strong></td>
<td></td>
</tr>
</tbody>
</table>
| Alcohol Beverage Sales                  | On-site consumption: 1 space per 75 sf. PFA  
Off-site consumption: 1 space per 300 sf. PFA                             |
| Animal Grooming Facilities              | 1 space per 400 sf. PFA                                               |
| Animal Boarding or Veterinarian Services, Large Animal | 1 space per 200 sf. PFA                                              |
| Animal Boarding or Veterinarian Services, Small Animal | 1 space per 300 sf. PFA                                              |
| Bar or Nightclub                         | 1 space per 75 sf. PFA                                               |
| Drive-In, Drive-Through Facility         | 1 space per 75 sf. PFA                                               |
| Heavy Retail / Home Center              | 1 space per 200 sf. PFA + 1 space per 1,000 sf. outdoor sales and display area |
| Nursery / Greenhouse, Retail            | 1 space per 300 sf. PFA of office or sales floor area + 1 space per 5,000 sf. of outdoor nursery area |
| Office, General                         | 1 space per 250 sf. PFA                                              |
| Overnight Accommodations (hotels, motels) | 1 space per guest room + 1 space per 300 sf. PFA of meeting rooms, ballrooms, administrative offices, and areas used for self-service breakfast for guests only + 75% of parking requirements for integrated restaurants and bars that are open to the public |
| Pawn Shop                               | 1 space per 200 sf. PFA                                              |
| Restaurant                              | 1 space per each 100 sf. PFA                                         |
| Vehicle Gas or Fueling Station          | 1 space per 250 sf. PFA                                              |
| Vehicle Sales, Rental, and Service      | 1 space per employee on maximum shift + 3 spaces per service bay or fueling stall + 1 space per 125 sf. PFA of convenience store floor area |
### Table 3
**Commercial Parking Requirements**

<table>
<thead>
<tr>
<th>Use</th>
<th>Required Off-Street Parking Spaces</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Commercial Uses</strong></td>
<td></td>
</tr>
<tr>
<td>Wholesale Uses</td>
<td>1 space per 1 employee + 1 space per business vehicle parked on-site + 2 spaces for customer parking</td>
</tr>
</tbody>
</table>

### Table 4
**Agriculture, Industrial, Transportation, Utility and Communication Use Parking Requirements**

<table>
<thead>
<tr>
<th>Use</th>
<th>Required Off-Street Parking Spaces</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Agriculture, General</strong></td>
<td></td>
</tr>
<tr>
<td>Agriculture, General</td>
<td>N/A</td>
</tr>
<tr>
<td>Nursery / Greenhouse, Wholesale</td>
<td>1 space per 300 sf. PFA of office or sale floor area + 1 space per 5,000 sf. of outdoor nursery</td>
</tr>
<tr>
<td><strong>Industrial</strong></td>
<td></td>
</tr>
<tr>
<td>Heavy Industry</td>
<td>Special Study. See subsection [5], Special Study.</td>
</tr>
<tr>
<td>Light Industry</td>
<td>1 space per 400 sf. PFA</td>
</tr>
<tr>
<td>Mining / Extraction</td>
<td>1 space per employee on the largest shift</td>
</tr>
<tr>
<td>Oil / Gas Operations</td>
<td>1 space per employee on the largest shift</td>
</tr>
<tr>
<td>Storage, Self</td>
<td>1 space per 25 storage units + 1 space per 300 sf. of office space</td>
</tr>
<tr>
<td>Storage Yard</td>
<td>1 space per 300 sf. PFA</td>
</tr>
<tr>
<td>Vehicle Wrecking and Salvage Yard; Junkyard</td>
<td>1 space per 3 stalls</td>
</tr>
<tr>
<td>Warehousing</td>
<td>4 spaces per 5,000 sf. of PFA + 1 space over each additional 5,000 sf. of PFA</td>
</tr>
<tr>
<td><strong>Transportation Uses</strong></td>
<td></td>
</tr>
<tr>
<td>Heliostop</td>
<td>Special Study. See subsection [5], Special Study.</td>
</tr>
<tr>
<td>Parking, Stand-Alone</td>
<td>No minimum</td>
</tr>
<tr>
<td>Rail Yard</td>
<td>Special Study. See subsection [5], Special Study.</td>
</tr>
<tr>
<td><strong>Utility Uses</strong></td>
<td></td>
</tr>
<tr>
<td>Power Generation, Small-Scale (renewable, noncombustible)</td>
<td>Special Study. See subsection [5], Special Study.</td>
</tr>
<tr>
<td>Power Generation, Utility Scale</td>
<td>Special Study. See subsection [5], Special Study.</td>
</tr>
<tr>
<td>Public Utilities</td>
<td>Special Study. See subsection [5], Special Study.</td>
</tr>
<tr>
<td><strong>Wireless Telecommunication Tower Uses</strong></td>
<td></td>
</tr>
<tr>
<td>WTT, Attached</td>
<td>1 space per each free standing facility (may be grass pavers)</td>
</tr>
<tr>
<td>WTT, Freestanding</td>
<td>2 spaces per tower</td>
</tr>
</tbody>
</table>

Sec. 6-419. - Special exceptions for parking and landscaping for commercial uses with frontage on Avenue H, Avenue I, and State Highway 36 only.

1. Upon written request of the property owner, the city council may grant a special exception to the provisions of this article, including the parking and paving setbacks required by subsection 6-416 (5), limited to and in accordance with the items referenced in this section.

2. The purpose of a special exception _as it pertains to this section_ shall be to authorize a modification of standards applicable to development within the city, which is consistent with the overall intent of the Code, but that requires additional review to determine whether the development
with the modifications is compatible with adjoining properties and the character of the neighborhood in which the development is proposed.

(c)(3) An application for a special exception shall be filed only for parking and landscaping provisions contained within this article of the Code.

(d)(4) In granting a special exception under this article, the city council may impose such criteria and conditions as necessary to bring the property into further compliance with this article and to protect adjacent property owners.

(e)(5) Special exceptions shall be limited to the following:

   (1) The property to which a special exception applies shall be no larger than one (1) acre in size.

   (2) The property to which a special exception applies shall be a property in which an improvement is upon, and not be a stand-alone, vacant property, in which no building currently exists. A vacant property adjacent to a developed property, in which the vacant tract and the developed tract are replatted into one (1) lot, shall be permitted.

   (3) The special exception may allow for the reduction of parking requirements in an amount not exceeding twenty-five (25) percent of the parking required for that use under this article.

(f)(6) Application requirements. An completed application, as provided by the planning department for a special exception shall be accompanied by the following:

   (1) Completed application, as provided by the planning department.

   (2) A statement detailing the specifics of the site, including the size of the site, the size of any buildings to be utilized, the parking spaces proposed, and any other information deemed appropriate by the planning director.

   (3) A site plan of the subject property.

   (4) A landscape plan showing as much conformance to the landscaping requirements as the site can accommodate.

(g)(7) Application processing.

   (1) The planning commission shall consider an application for a special exception and make a recommendation to the city council.

   (2) The planning department shall cause notice to be sent by regular mail before the tenth day before the date in which the special exception is considered by the city council, to each owner of real property located within two hundred (200) feet of the exterior boundary of the property in question.

   (3) The planning department shall cause notice to be published in a newspaper of general circulation in the city before the tenth day before the date in which the special exception is considered by the city council.

   (4) The city council shall hold a public hearing and receive public comments regarding the special exception.

(Ord. No. 2011-24, § 1, 12-20-11; Ord. No. 2012-41, § 1, 11-20-12)

Sec. 6-420. - Outdoor displays of motor vehicles; paving requirements.

(a)(1) Definitions.

   a. Motor vehicle shall mean a self-propelled vehicle required to be registered under the Texas Transportation Code, and is designed for use on a public roadway, regardless if the motor vehicle is operable, inoperable or dismantled.
b. **Outdoor display area(s)** shall mean an area for the outdoor display of motor vehicles that are available for rent, sale, lease or storage.

c. **Residential property** means an establishment serving a single-family or household.

(b)(2) **Outdoor display areas, paving requirements.** All outdoor display areas shall be paved with a permanent all-weather surface of asphalt concrete or Portland cement concrete approved by the planning director.

(1)a. Outdoor display of motor vehicles shall not be displayed on areas that are designated for off-street parking or are included in the computation for designated off-street parking (unless the off-street parking spaces available exceed the number of spaces required for off-street parking), areas designated for landscaping, grass, dirt, gravel or other unimproved surfaces.

(2)b. Display of one (1) motor vehicle for sale on residential property shall not be considered an outdoor display area for purposes of this section.

(2)c. Outdoor display areas of motor vehicles that require proper screening pursuant to applicable city ordinances shall comply with screening requirements in addition to paving.

(4)d. Outdoor display areas shall not encroach into the sight visibility triangle.

(c)(3) **Outdoor display areas in existence at time of enactment of this article.** A person owning, renting, leasing, or operating an outdoor display area on the date of enactment of this article shall have a period of six (6) months from the date of enactment of this article in which to comply with the paving requirements set forth in subsection 6-417(b) of this article. This section shall only apply to outdoor display area(s) as it existed on the date of enactment of this article. Should an existing outdoor display area(s) be enlarged or expanded prior to the end of the six-month period, the entire outdoor display area(s) shall be required, at time of enlargement or expansion, to comply with subsection 6-417(b).

(Ord. No. 2011-34, § 1, 12-20-11)

Sec. 6-421. – Shared Parking

(1) **Generally.** The City Council recognizes that uses may have different hours of operation and peak parking demand hours. The City desires to encourage the sharing of parking for its potential to reduce impervious surfaces and / or enhance the efficiency of land use. Thus, where a mix of uses creates synergy with respect to the utilization of parking spaces due to differences in peak use, the City may reduce the required number of off-street parking spaces according to the provisions of this Section.

(2) **Shared Parking Table.** Shared parking allows a reduction in the total number of required parking spaces when a parcel is occupied by two or more uses which typically do not experience peak parking demands at the same time. When any land or building is used for two or more uses that are listed below, the minimum total number of required parking spaces may be determined by the following procedures:

a. Multiply the minimum required parking for each individual use, excluding spaces reserved for use by specified individuals or classes of individuals (except car share programs), by the appropriate percentage listed in Table 5, Shared Parking Table, for each of the designated time periods.

b. Calculate a sum for all uses for each of the five time periods (columns). The minimum parking requirement is the highest of these sums. Table 6, Illustrative Shared Parking Credit Calculation, provides an example of how to use Table 5, Shared Parking, to calculate required parking.

c. In general, the maximum reduction allowed by Table 5, shall be 25 percent. However, a greater reduction is permitted, provided that:
i. Sufficient land is set aside for each parking space in excess of the 25 percent reduction that is not constructed, so that the spaces may be constructed at a later date should the City Engineer determine that they are necessary; and

ii. The property owner executes and records a document that guarantees that the spaces will be constructed upon written order of the City Engineer.

(3) **Adjoining Property Owners.** Property owners on adjoining properties may enter into contractual agreements for shared off-street parking provided that there is enough total parking available to meet the overall parking requirements of both sites.

<table>
<thead>
<tr>
<th>Use</th>
<th>Weekday</th>
<th></th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Night (12 AM to 6 AM)</td>
<td>Day (6 AM to 6 PM)</td>
<td>Evening (6 PM to 12 AM)</td>
<td>Day (6 AM to 6 PM)</td>
<td>Evening (6 PM to 12 AM)</td>
</tr>
<tr>
<td>Residential</td>
<td>100%</td>
<td>60%</td>
<td>90%</td>
<td>80%</td>
<td>90%</td>
</tr>
<tr>
<td>Office</td>
<td>5%</td>
<td>100%</td>
<td>10%</td>
<td>10%</td>
<td>5%</td>
</tr>
<tr>
<td>Retail / Commercial</td>
<td>5%</td>
<td>70%</td>
<td>90%</td>
<td>100%</td>
<td>70%</td>
</tr>
<tr>
<td>Commercial Lodging</td>
<td>80%</td>
<td>80%</td>
<td>100%</td>
<td>50%</td>
<td>100%</td>
</tr>
<tr>
<td>Restaurant</td>
<td>10%</td>
<td>50%</td>
<td>100%</td>
<td>50%</td>
<td>100%</td>
</tr>
<tr>
<td>Entertainment</td>
<td>10%</td>
<td>40%</td>
<td>100%</td>
<td>80%</td>
<td>100%</td>
</tr>
<tr>
<td>All Others</td>
<td>100%</td>
<td>100%</td>
<td>100%</td>
<td>100%</td>
<td>100%</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Table 6</th>
<th>Illustrative Shared Parking Credit Calculation</th>
</tr>
</thead>
<tbody>
<tr>
<td>EXAMPLE: A mixed-use building has 50 2-bedroom residences, 50,000 square feet of office space, and 50,000 square feet of retail space. Separately, these uses would require 550 parking spaces ( \left( \frac{50 \text{ sp.} \times 2 \text{ sp.}}{\text{unit}} \right) + \left( \frac{50,000 \text{ sf.}}{250 \text{ sf.}} \right) \times \left( \frac{50,000 \text{ sf.}}{1,000 \text{ sf.}} \right) = 550 ). However, combined, they could share 435 parking spaces.</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Use</th>
<th>Weekday</th>
<th></th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Night (12 AM to 6 AM)</td>
<td>Day (6 AM to 6 PM)</td>
<td>Evening (6 PM to 12 AM)</td>
<td>Day (6 AM to 6 PM)</td>
<td>Evening (6 PM to 12 AM)</td>
</tr>
<tr>
<td>Residential 100 spaces</td>
<td>100% x 100 = 100</td>
<td>60% x 100 = 60</td>
<td>90% x 100 = 90</td>
<td>80% x 100 = 80</td>
<td>90% x 100 = 90</td>
</tr>
<tr>
<td>Office 200 spaces</td>
<td>5% x 200 = 10</td>
<td>100% x 200 = 200</td>
<td>10% x 200 = 20</td>
<td>10% x 200 = 20</td>
<td>5% x 200 = 10</td>
</tr>
<tr>
<td>Retail / Commercial 250 spaces</td>
<td>5% x 250 = 13</td>
<td>70% x 250 = 175</td>
<td>90% x 250 = 225</td>
<td>100% x 250 = 250</td>
<td>70% x 250 = 175</td>
</tr>
<tr>
<td>Commercial Lodging</td>
<td>80% x 0 = 0</td>
<td>80% x 0 = 0</td>
<td>100% x 0 = 0</td>
<td>50% x 0 = 0</td>
<td>100% x 0 = 0</td>
</tr>
<tr>
<td>Restaurant</td>
<td>10% x 0 = 0</td>
<td>50% x 0 = 0</td>
<td>100% x 0 = 0</td>
<td>50% x 0 = 0</td>
<td>100% x 0 = 0</td>
</tr>
<tr>
<td>Entertainment</td>
<td>10% x 0 = 0</td>
<td>40% x 0 = 0</td>
<td>100% x 0 = 0</td>
<td>80% x 0 = 0</td>
<td>100% x 0 = 0</td>
</tr>
<tr>
<td>All Others</td>
<td>100% x 0 = 0</td>
<td>100% x 0 = 0</td>
<td>100% x 0 = 0</td>
<td>100% x 0 = 0</td>
<td>100% x 0 = 0</td>
</tr>
<tr>
<td>COLUMN TOTALS</td>
<td>123</td>
<td>435</td>
<td>335</td>
<td>350</td>
<td>275</td>
</tr>
</tbody>
</table>

**TABLE NOTE:**
1. The largest number, 435, is the number of parking spaces that are required. This example is a 21 percent reduction compared to individual calculations.
Secs. 6-424—6-424. - Reserved.
ARTICLE XVI. - PARKING LOT STANDARDS AND SPECIFICATIONS

FOOTNOTE(S):

--- (17) ---


Editor's note—Ord. No. 2000-02, § 1, adopted Mar. 21, 2000, set out provisions intended for use as §§ 6-700—6-702. For purposes of classification, and at the editor's discretion, these provisions have been included as §§ 6-416—6-418.

Sec. 6-416. - Off-street parking regulations.

It is the intent of this section to ensure that adequate off-street parking is provided.

(1) Location.

a. Generally. All off-street parking spaces shall be located on the same lot as the building and/or use to be served.

b. Shared Parking. (Uses with Variable Parking Demand Hours). The owners or tenants of two or more separate uses located in a development that has variable hours of peak parking demands or a parking lot designed to accommodate the parking needs of multiple uses may utilize the shared parking standards set out in in Sec. 6-421, “Shared Parking”.

(2) Improvements to Nonconforming Parking Lots.

a. Generally. Nonconforming parking refers to parking spaces, parking drive aisles, and loading areas, and the required landscaping normally associated with it, that do not conform to the requirements that are set out in Article XVI.

b. Specific Standards.

i. If an existing building or use is expanded, additional parking and landscaping shall be required only in proportion to the new area of the building or use.

ii. If the use of a building changes, resulting in additional demand for parking, additional parking and associated landscaping shall be provided in an amount equal to the difference between the requirements of the former use (not the actual parking provided on-site) and the requirements for the new use, as set in this Section. However, a permit for the new use may be denied if the available parking is less than 75 percent of the required parking.

iii. If an existing building is redeveloped, parking shall be provided as required by this section.

iv. If a non-conforming parking lot provides parking for a nonconforming building, the off-street parking lot will be brought into compliance with the parking standards of this Section if the building loses its nonconforming status.
v. If a nonconforming building is required to be brought fully into compliance with all applicable development standards, the parking lot and parking lot landscaping shall also be brought into compliance.

(3) **Parking Space Dimensions.**

Off-street parking areas (as illustrated in Figure 1) shall provide parking spaces

a. with a minimum stall width of nine (9) feet as measured from centerline to centerline;

b. with a minimum depth of twenty (20) feet. The Depth requirement may be met by using a reduced depth and overhang as shown in Figure 1;

c. with a minimum drive aisle width of twenty (20) feet;

d. that are marked with striping to indicate the location of the individual spaces; and

e. that comply with the maintenance requirements of subsection 6(e).

![Figure 1](image)

**Figure 1**

Parking Space Dimensions

(4) All parking and paving areas shall meet the following setbacks:

a. Parking and paving areas shall be setback a minimum of ten (10) feet from any property line that abuts a street right-of-way or an access easement as defined in Article 1, of Chapter 25, Subdivisions, Section 25-1, as illustrated below in Figure 2.
b. Parking and paving areas shall be setback a minimum of five (5) feet from any side property line. For corner lots, parking and paving areas shall provide the minimum five (5) foot setback on both interior side yards, regardless of whether one (1) yard is considered a rear yard.

c. There shall be no parking or paving setback on the rear of a lot with the exception of subsection (d) below. Parking spaces abutting an adjoining property line in the rear shall be provided with wheel guards or bumper guards located so that no part of a normally parking vehicle shall extend beyond the property line.

d. Parking and paving areas shall be setback a minimum of five (5) feet from any alley.

e. For interior side property lines in commercial developments with shared parking, no setback from the interior property lines are required.

f. Single family residential parking shall be exempt from these setback requirements.

g. Nonconforming parking and paving areas:

i. Parking and paving areas which are in existence on the effective date of this ordinance, and which are nonconforming as it relates to the provisions of subsection 6-416(5), may be repaired or renovated provided that repairs or renovations do not exceed fifty (50) percent of the replacement cost of the parking or paving area as determined by two (2) or more independent estimates from licensed contractors.

ii. Repairs or renovations exceeding fifty (50) percent of the replacement cost of a nonconforming parking or paving area must result in conformance with subsection 6-416(5).

(5) Approval of the parking area layout and design of all off-street parking areas shall be by the planning director or such designee. The planning director or such designee shall determine that spaces provided are useable and that the circulation pattern of the area is adequate.

(6) **Parking Lot Surfacing.**

a. Paved Parking.
i. Generally. With the exception of subsection (ii) below, all off-street parking spaces and access and circulation drives, driveways, and parking aisles shall be surfaced or improved with a hard surface approved by the Building Official or City Engineer, that will provide an equal protection against potholes, erosion, and dust.

ii. Exception. Off-street parking facilities serving the following types of uses may be exempt from subsection [i] above with the approval of the Planning Commission: athletic fields, outdoor public active or passive recreation areas, public or private parks, or agricultural uses.

b. Previous Pavement. All development with paved parking shall be encouraged to use pervious pavement or pervious pavement systems. In order to comply with Subsection [a(i)] above, pervious pavement shall be considered "paved" if it complies with the following:

   i. The pervious pavement or pervious pavement system shall be designed and certified by a registered engineer or landscape architect to carry a wheel load of 4,000 pounds.

   ii. In nonresidential and mixed-use developments for uses other than residential, pervious pavement or pervious pavement systems, except pervious asphalt or pervious concrete, shall not be used for access and circulation drives, driveways, parking aisles, disabled parking spaces, or loading spaces.

   iii. Pervious pavement or pervious pavement systems that utilize turf grass shall be limited to overflow parking which is not typically used on a daily or regular basis.

   iv. The use of pervious pavement or pervious pavement systems shall not count as landscape area nor allow parking lots to be located anywhere not otherwise permitted by this Article.

   v. The use of pervious pavement or pervious pavement systems shall be prohibited in areas on a lot used for the dispensing of gasoline or other engine fuels or where hazardous liquids may be absorbed into the soil.

c. Unpaved Parking. Off-street parking areas that are not required to provide the type of surface set out in subsection [a(i)] above, shall:

   i. be graded and surfaced with crushed stone, gravel, or other suitable material to provide a surface that is stable and that will help to reduce dust and erosion.

   ii. have a parking area perimeter encompassed by bricks, stones, railroad ties, or other similar devices.

d. Unpaved Parking abutting a paved street. Whenever an off-street parking area meets the requirements of subsection [c] and abuts a paved street, the driveway approach shall also be paved:

   i. with asphalt, concrete, bituminous surface treatment, or other such material meeting the City's construction and material specifications,

   ii. for a distance of 25 feet back from the edge of the paved street to prevent gravel from being deposited on the paved public or private street.

e. Maintenance.

   i. The following shall be maintained in to be high quality, fully functioning, and in full compliance with the Americans with Disabilities Act (ADA)

      1. Access and circulation drives;

      2. Driveways;

      3. Parking Aisles;

      4. Off-Street parking and loading spaces; and
5. On-site traffic directional or control devices.
   ii. The following shall be kept clearly visible and distinct:
       1. Parking space lines; and
       2. Pavement markings and improved hard surfaces.

(7) All off-street parking areas within commercial or multi-family projects shall be provided with exterior lighting, which meets the following minimum standards:
   a. Proper illumination shall be provided for safety, which at a minimum, shall be the equivalent of one-foot candle average of illumination throughout the parking area. In commercial parking lots, lights should be operable at a minimum of one (1) hour before the business is open to a period at least one (1) hour after the business has closed.
   b. All lighting shall be on a time clock or photo sensor system.
   c. All lighting shall be designed to confine direct rays to the premises. No spill over beyond the property line shall be permitted, except onto public thoroughfares provided, however, that such light shall not cause hazard to motorists.

(8) Access to parking areas for commercial or multi-family projects shall be provided as follows:
   a. Two-way access driveways shall have a width of no less than twenty (20) feet nor greater than forty-four (44) feet. In cases where one-way access drives are approved, a minimum width of twelve (12) feet is required.
   b. The parking area shall be designed so that a vehicle within the parking area will not have to enter a public street to move from one (1) location to any other location within the parking area. (Businesses requiring twenty-five (25) spaces or less are exempt from this provision.)
   c. Under no circumstances will spaces be approved that require a vehicle to back into a public right-of-way. (Businesses requiring twenty-five (25) spaces or less are exempt from this provision.)
   d. This section relating to access for commercial or multi-family projects shall not be applicable for single-family residential parking requirements.

(9) Access to parking area for single-family residential units shall be provided as follows:
   a. The driveway shall be a minimum nine (9) feet wide and connect to all parking areas including garage.
   b. The driveway can permit a vehicle to safely back into a public right-of-way.
   c. The access drive may be of like material of the city street, but in no case less than an asphalt material. It does not have to match the parking space material.
   d. The design criteria shall be approved by the building official and be properly tied into the city street.

(10) The Downtown Area, as defined in this chapter, shall be exempt from the parking regulations set forth in this article. When, however, off-street parking lots are proposed in the Downtown Area they shall be designed and constructed in accordance with all of the standards of this Article.

Sec. 6-417. - Off-street parking landscaping (twenty-five spaces or more).

(1) All areas, except the downtown area, that are used for parking shall conform to the minimum landscaping requirements of this section. Parking lots shall have open landscaped areas that are equal to but not less than ten (10) percent of the parking areas and drives in the parking area. The required area may be used as island, perimeter landscaping, or in any combination. A minimum of fifty (50) percent of the required landscaped area must be used as islands.

(2) Landscaping in the right-of-way shall be permitted subject to the approval of the planning director. Credit for up to fifty (50) percent of the minimum landscaping area requirement shall be allowed for landscaping of the street right-of-way.

(3) Off-street parking areas (including loading docks, access roads and drives) that are adjacent to an area used for residential purposes may require screening by means of a six-foot wall or opaque fence, which shall be erected and maintained along the property line to provide visual screening. It shall be necessary to show all planting areas drawn to scale and all plants and trees within shall be clearly located and labeled on-site plans for development regulated by this article.

(4) Landscaping areas shall be protected from vehicular encroachment by curbs or wheel stops.

(5) Landscaping shall consist of a combination of such materials as grasses, groundcover, shrubs, vines, hedges, trees, or other such materials. Grasses and groundcover alone shall not constitute adequate landscaping.

(6) Visibility at intersections. On a corner lot, no structure shall be erected or constructed, and no vegetation shall be planted and allowed to grow, in such a manner as to impede vision between a height of two (2) feet and eight (8) feet above the centerline grades of the intersecting streets, in the triangular area bounded by the intersecting street lines and a line joining points along said street lines twenty (20) feet from the point of their intersection.

(Ord. No. 2011-24, § 1, 12-20-11; Ord. No. 2011-34, § 1, 12-20-11)

Sec. 6-418. – Schedule of Parking Regulations

(1) Definitions. Planned Cluster means a type of residential neighborhood in which single-family detached and single-family attached dwelling units are concentrated on a portion of the parcel proposed for development, in order to allow the remaining land to be used for recreation, open space, or preservation of sensitive land areas.

(2) Calculations. The number of required off-street parking spaces will be calculated according to the formulas set out in this Section.

a. Variables for Calculating Required Parking. The variables used for parking calculations are:
   i. Per Square Foot (sf.) of Parking Floor Area (PFA). The phrase "per sf. of PFA" means that the number of parking spaces is calculated based on the number of "parking-related" square feet of floor area put to the use. The "PFA" is 85 percent of the gross floor area, plus (unless otherwise specified) the area of any parts of the parcel proposed for development that are delineated and used in a manner that is comparable in function and intensity of use to the use of the inside of the building (e.g., outdoor dining areas).
   ii. Per Dwelling Unit (DU) or Per Bedroom (BR). The phrase "per # DU" means that the number of parking spaces is calculated based on the number of bedrooms (per "# BR unit) in the dwelling units.
   iii. Per Bed. The phrase "per bed" means that the number of parking spaces is based on the number of beds in the facility instead of the number of sleeping rooms or some
other measure. Per bed calculations are normally applied to uses that offer residential care or overnight accommodations with shared rooms.

iv. Per Employee. The phrase "per employee" means that the number of parking spaces is based on the number of employees during the shift in which the maximum number of employees is present.

v. Per Seat Capacity. The phrase "per seat" means that the number of parking spaces is based on the number of seats that are provided for guests (patrons, members, etc.), with benches or pews measured as one seat per each two feet of width; and

vi. Per Square Feet (sf.) of Assembly Area. The phrase "per sf. of assembly area" means that the number of parking spaces is based on the number of square feet in the largest room used for assembly (e.g., at a school, this is often a gymnasium, but it could also be a theater or a lunch room).

vii. Others. Other variables are measured according to their common meanings.

viii. Special Parking Study or Modifications to Required Parking, as set out below in “Special Studies”.

b. Rounding. If the final calculation of the number of required parking spaces includes a fractional space, the number of required parking spaces is rounded up to the nearest whole number, regardless of the fraction.

c. Multiple Mixed-use or Nonresidential Uses. If several mixed-use or nonresidential uses occupy a single parcel or building, the off-street parking and loading requirements shall be the cumulative total for all uses, or as set out in Section 5.103, Alternatives or Modifications to Required Parking, whichever is lesser.

(3) Required Parking. The parking spaces required for individual uses are provided in this section delineated by the land use classifications.

a. Residential and Commercial Use of the Home. Required off-street parking for residential and commercial uses of the home are set out in Table 1.

b. Institutional, Recreation and Amusement Uses. Required off-street parking for institutional, recreation and amusement uses are set out in Table 2.

c. Commercial Uses. Required off-street parking for commercial uses as set out in Table 3.

d. Agriculture Industrial, Transportation, Utility and Communication Uses. Required off-street parking for agriculture, industrial, transportation, utility and communication uses are set out in Table 4.

(4) Required Disabled Parking. As required by the American with Disabilities Act a certain number of required disabled parking spaces are required as part of new development and redevelopment. The disabled parking spaces shall be incorporated into, rather than in addition to, the overall number of parking spaces required by this Section.

(5) Uses Not Listed. The Planning Director shall determine the parking requirements for uses that are not listed based on the uses that are most similar to the proposed uses or based on parking studies of similar uses that are provided by the applicant and certified by a qualified transportation planner or professional engineer. The Director’s decision may be appealed to the Planning Commission.

(6) Special Studies. Some uses have widely varying parking demand characteristics. Accordingly, their parking requirements are listed in the following parking tables as “Special Study.” Required parking for these uses shall be established by special study according to the standards of this Section. A special study may also be requested by the City for any land use not listed. The Special Study shall be prepared as follows:

a. The Special Study shall be completed by a qualified transportation engineer at the applicant’s expense.

b. The special study shall provide:
i. A peak parking analysis of at least three comparable uses.

ii. Documentation regarding the comparability of the referenced uses, including name, function, location, floor area, parking availability, access to transportation network (including vehicular or other if applicable), use restrictions, and other factors that could affect the parking demand.

c. Approval of Special Study.

i. The City Engineer and Planning Administrator may approve the Special Study.

ii. The Special Study, if denied, may be appealed to the Planning Commission. The City Engineer and Planning Administrator reserve the right to refer the study to the Planning Commission for review and approval for any reason.

iii. A Special Study may be submitted as the basis for requesting a reduction of parking requirements by demonstration of lesser demand management, subject to:

   1. The City able to retain a qualified traffic engineer, at the applicant's expense, to review the parking demand forecast and provide recommendations to the City;
   2. The comparability of the uses being documented in detail, including their location, gross floor area, street access, use types and restrictions, hours of operation, peak parking demand periods, and all other factors that were considered by the traffic engineer that could affect parking demand; and
   3. Planning Commission review and approval.

<table>
<thead>
<tr>
<th>Table 1</th>
<th>Residential and Commercial Use of the Home Parking Requirements</th>
</tr>
</thead>
<tbody>
<tr>
<td>Use</td>
<td>Required Off-Street Parking Spaces</td>
</tr>
<tr>
<td>Residential Uses (Housing Types)</td>
<td></td>
</tr>
<tr>
<td>Single-Family Detached</td>
<td></td>
</tr>
<tr>
<td>- Industrialized Housing</td>
<td>2 spaces per du.</td>
</tr>
<tr>
<td>- Single-Family Detached</td>
<td>2 spaces per du.</td>
</tr>
<tr>
<td>- Manufactured Home</td>
<td>2 spaces per du.</td>
</tr>
<tr>
<td>Single-Family Attached</td>
<td></td>
</tr>
<tr>
<td>- Duplex</td>
<td>2 covered spaces per du.</td>
</tr>
<tr>
<td>- Triplex</td>
<td>2 spaces per du.</td>
</tr>
<tr>
<td>- Townhouse</td>
<td>2 spaces per du.</td>
</tr>
<tr>
<td>- Live-Work Unit</td>
<td>3 spaces per du.</td>
</tr>
<tr>
<td>Multi-family</td>
<td></td>
</tr>
<tr>
<td>Apartment</td>
<td>1.5 spaces for efficiency unit and 1 BR; 2 spaces per du for 2+ BR (min. 30% covered parking)</td>
</tr>
<tr>
<td>Special Neighborhood Types</td>
<td></td>
</tr>
<tr>
<td>Planned Cluster</td>
<td>Individual spaces as set out above + 1 visitor space per each 5 dwelling units</td>
</tr>
<tr>
<td>Manufactured Home Park or Subdivision</td>
<td>Individual spaces as set out above + 2 visitor spaces per each 5 manufactured home spaces</td>
</tr>
<tr>
<td>Recreational Vehicle (RV) Park</td>
<td>1 space per RV pad (not including RV space) + 2 visitor spaces for each 5 recreational vehicle spaces</td>
</tr>
<tr>
<td>Commercial Uses of the Home</td>
<td></td>
</tr>
<tr>
<td>Child-Care, Family Home</td>
<td>1 space per each 3 children on the premises at any one time + 1 space per each provider, staff member, or employee on duty at any one time</td>
</tr>
</tbody>
</table>
### Table 1
Residential and Commercial Use of the Home Parking Requirements

<table>
<thead>
<tr>
<th>Use</th>
<th>Required Off-Street Parking Spaces</th>
</tr>
</thead>
<tbody>
<tr>
<td>Child-Care Facility, Group Home</td>
<td>Greater of: 1 space per 3 rooms or 1 space per BR</td>
</tr>
<tr>
<td>Child-Care Facility, Residential (foster home/agency foster home)</td>
<td>Greater of: 1 space per 3 rooms or 1 space per BR</td>
</tr>
<tr>
<td>Child-Care Facility, Residential (other)</td>
<td>Greater of: 1 space per 3 rooms or 1 space per BR</td>
</tr>
<tr>
<td>Home Occupation</td>
<td>No additional parking required</td>
</tr>
</tbody>
</table>

### Table 2
Institutional, Recreation and Amusement Use Parking Requirements

<table>
<thead>
<tr>
<th>Use</th>
<th>Required Off-Street Parking Spaces</th>
</tr>
</thead>
<tbody>
<tr>
<td>Assisted Living Facility</td>
<td>1 space per 3 du’s; if not configured as individual du’s; 1 space per each employee + 1 space for each 4 beds</td>
</tr>
<tr>
<td>Child Care Facility, Day-Care</td>
<td>1 space per 300 sf. PFA</td>
</tr>
<tr>
<td>Hospitals</td>
<td>Special Study. See subsection [5], Special Study.</td>
</tr>
<tr>
<td>Medical Office / Clinic / Medical Lab</td>
<td>1 space per 250 sf. PFA</td>
</tr>
<tr>
<td>Nursing / Convalescent Home</td>
<td>1 space per 3 beds + 1 space per 2 employees on the largest shift</td>
</tr>
<tr>
<td>Place of Public Assembly (event facilities; meeting halls; fraternal organizations; places of worship)</td>
<td>1 space per 200 sf. PFA</td>
</tr>
<tr>
<td>Schools, Elementary and Middle</td>
<td>1 space per 20 students Fewer spaces as determined by Special Study. See subsection [5], Special Study.</td>
</tr>
<tr>
<td>Schools, High</td>
<td>1 space per 20 students Fewer spaces as determined by Special Study. See subsection [5], Special Study.</td>
</tr>
<tr>
<td>Recreation and Amusement Uses</td>
<td></td>
</tr>
<tr>
<td>Commercial Amusement, Indoor</td>
<td>6 spaces per 1,000 sf.</td>
</tr>
<tr>
<td>Commercial Amusement, Outdoor</td>
<td>Special Study. See subsection [5], Special Study.</td>
</tr>
<tr>
<td>Golf Course / Club</td>
<td>3 spaces per hole + 3 spaces per 4 driving range stations (if applicable)</td>
</tr>
<tr>
<td>Recreation and Fitness, Indoor</td>
<td>1 space per 300 sf. PFA</td>
</tr>
<tr>
<td>Recreation and Fitness, Outdoor</td>
<td>Greater of: 1 space per each 5 persons seat capacity + 1 space per each 4 seats; or 1 space per each 30 sf. PFA</td>
</tr>
<tr>
<td>Sexually-Oriented Business</td>
<td>Greater of: 4 spaces per 5 seats; or 1 space per 250 sf. of PFA</td>
</tr>
</tbody>
</table>

### Table 3
Commercial Use Parking Requirements

<table>
<thead>
<tr>
<th>Use</th>
<th>Required Off-Street Parking Spaces</th>
</tr>
</thead>
<tbody>
<tr>
<td>Alcohol Beverage Sales</td>
<td>On-site consumption: 1 space per 75 sf. PFA Off-site consumption: 1 space per 300 sf. PFA</td>
</tr>
<tr>
<td>Animal Grooming Facilities</td>
<td>1 space per 400 sf. PFA</td>
</tr>
<tr>
<td>Animal Boarding or Veterinarian Services, Large Animal</td>
<td>1 space per 200 sf. PFA</td>
</tr>
<tr>
<td>Animal Boarding or Veterinarian Services, Small Animal</td>
<td>1 space per 300 sf. PFA</td>
</tr>
<tr>
<td>Bar or Nightclub</td>
<td>1 space per 75 sf. PFA</td>
</tr>
</tbody>
</table>
### Table 3
**Commercial Use Parking Requirements**

<table>
<thead>
<tr>
<th>Use</th>
<th>Required Off-Street Parking Spaces</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Commercial Uses</strong></td>
<td></td>
</tr>
<tr>
<td>Drive-In, Drive-Through Facility</td>
<td>1 space per 75 sf. PFA</td>
</tr>
<tr>
<td>Heavy Retail / Home Center</td>
<td>1 space per 200 sf. PFA + 1 space per 1,000 sf. outdoor sales and display area</td>
</tr>
<tr>
<td>Nursery / Greenhouse, Retail</td>
<td>1 space per 300 sf. PFA of office or sales floor area + 1 space per 5,000 sf. of outdoor nursery area</td>
</tr>
<tr>
<td>Office, General</td>
<td>1 space per 250 sf. PFA</td>
</tr>
<tr>
<td>Overnight Accommodations (hotels, motels)</td>
<td>1 space per guest room + 1 space per 300 sf. PFA of meeting rooms, ballrooms, administrative offices, and areas used for self-service breakfast for guests only + 75% of parking requirements for integrated restaurants and bars that are open to the public</td>
</tr>
<tr>
<td>Pawn Shop</td>
<td>1 space per 200 sf. PFA</td>
</tr>
<tr>
<td>Restaurant</td>
<td>1 space per each 100 sf. PFA</td>
</tr>
<tr>
<td>Vehicle Gas or Fueling Station</td>
<td>1 space per 250 sf. PFA</td>
</tr>
<tr>
<td>Vehicle Sales, Rental, and Service</td>
<td>1 space per employee on maximum shift + 3 spaces per service bay or fueling stall + 1 space per 125 sf. PFA of convenience store floor area</td>
</tr>
<tr>
<td>Wholesale Uses</td>
<td>1 space per 1 employee + 1 space per business vehicle parked on-site + 2 spaces for customer parking</td>
</tr>
</tbody>
</table>

### Table 4
**Agriculture, Industrial, Transportation, Utility and Communication Use Parking Requirements**

<table>
<thead>
<tr>
<th>Use</th>
<th>Required Off-Street Parking Spaces</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Agriculture, General</strong></td>
<td></td>
</tr>
<tr>
<td>Agriculture, General</td>
<td>N/A</td>
</tr>
<tr>
<td>Nursery / Greenhouse, Wholesale</td>
<td>1 space per 300 sf. PFA of office or sale floor area + 1 space per 5,000 sf. of outdoor nursery area</td>
</tr>
<tr>
<td><strong>Industrial</strong></td>
<td></td>
</tr>
<tr>
<td>Heavy Industry</td>
<td>Special Study. See subsection [5], Special Study.</td>
</tr>
<tr>
<td>Light Industry</td>
<td>1 space per 400 sf. PFA</td>
</tr>
<tr>
<td>Mining / Extraction</td>
<td>1 space per employee on the largest shift</td>
</tr>
<tr>
<td>Oil / Gas Operations</td>
<td>1 space per employee on the largest shift</td>
</tr>
<tr>
<td>Storage, Self</td>
<td>1 space per 25 storage units + 1 space per 300 sf. of office space</td>
</tr>
<tr>
<td>Storage Yard</td>
<td>1 space per 300 sf. PFA</td>
</tr>
<tr>
<td>Vehicle Wrecking and Salvage Yard; Junkyard</td>
<td>1 space per 3 stalls</td>
</tr>
<tr>
<td>Warehousing</td>
<td>4 spaces per 5,000 sf. of PFA + 1 space over each additional 5,000 sf. PFA</td>
</tr>
<tr>
<td>Waste Transfer Station / Recycling Collection Facility</td>
<td>1 space per 500 sf. facility</td>
</tr>
<tr>
<td><strong>Transportation Uses</strong></td>
<td></td>
</tr>
<tr>
<td>Helistop</td>
<td>Special Study. See subsection [5], Special Study.</td>
</tr>
<tr>
<td>Parking, Stand-Alone</td>
<td>No minimum</td>
</tr>
<tr>
<td>Rail Yard</td>
<td>Special Study. See subsection [5], Special Study.</td>
</tr>
<tr>
<td><strong>Utility Uses</strong></td>
<td></td>
</tr>
<tr>
<td>Power Generation, Small-Scale (renewable, noncombustible)</td>
<td>Special Study. See subsection [5], Special Study.</td>
</tr>
<tr>
<td>Power Generation, Utility Scale</td>
<td>Special Study. See subsection [5], Special Study.</td>
</tr>
<tr>
<td>Public Utilities</td>
<td>Special Study. See subsection [5], Special Study.</td>
</tr>
</tbody>
</table>
Table 4  
Agriculture, Industrial, Transportation, Utility and Communication Use Parking Requirements  

<table>
<thead>
<tr>
<th>Use</th>
<th>Required Off-Street Parking Spaces</th>
</tr>
</thead>
<tbody>
<tr>
<td>Agriculture, General</td>
<td>N/A</td>
</tr>
<tr>
<td>Nursery / Greenhouse, Wholesale</td>
<td>1 space per 300 sf. PFA of office or sale floor area + 1 space per 5,000 sf. of outdoor nursery</td>
</tr>
<tr>
<td>Industrial</td>
<td></td>
</tr>
<tr>
<td>WTT, Attached</td>
<td>1 space per each free standing facility (may be grass pavers)</td>
</tr>
<tr>
<td>WTT, Freestanding</td>
<td>2 spaces per tower</td>
</tr>
</tbody>
</table>

Sec. 6-419. - Special exceptions for parking and landscaping for commercial uses with frontage on Avenue H, Avenue I, and State Highway 36 only.

1. Upon written request of the property owner, the city council may grant a special exception to the provisions of this article, including the parking and paving setbacks required by subsection 6-416 (5), limited to and in accordance with the items referenced in this section.

2. The purpose of a special exception as it pertains to this section shall be to authorize a modification of standards applicable to development within the city, which is consistent with the overall intent of the Code, but that requires additional review to determine whether the development with the modifications is compatible with adjoining properties and the character of the neighborhood in which the development is proposed.

3. An application for a special exception shall be filed only for parking and landscaping provisions contained within this article of the Code.

4. In granting a special exception under this article, the city council may impose such criteria and conditions as necessary to bring the property into further compliance with this article and to protect adjacent property owners.

5. Special exceptions shall be limited to the following:
   a. The property to which a special exception applies shall be no larger than one (1) acre in size.
   b. The property to which a special exception applies shall be a property in which an improvement is upon, and not be a stand-alone, vacant property, in which no building currently exists. A vacant property adjacent to a developed property, in which the vacant tract and the developed tract are replatted into one (1) lot, shall be permitted.
   c. The special exception may allow for the reduction of parking requirements in an amount not exceeding twenty-five (25) percent of the parking required for that use under this article.

6. Application requirements. A completed application, as provided by the planning department for a special exception shall be accompanied by the following:
   a. A statement detailing the specifics of the site, including the size of the site, the size of any buildings to be utilized, the parking spaces proposed, and any other information deemed appropriate by the planning director.
   b. A site plan of the subject property.
   c. A landscape plan showing as much conformance to the landscaping requirements as the site can accommodate.

7. Application processing.
a. The planning commission shall consider an application for a special exception and make a recommendation to the city council.

b. The planning department shall cause notice to be sent by regular mail before the tenth day before the date in which the special exception is considered by the city council, to each owner of real property located within two hundred (200) feet of the exterior boundary of the property in question.

c. The planning department shall cause notice to be published in a newspaper of general circulation in the city before the tenth day before the date in which the special exception is considered by the city council.

d. The city council shall hold a public hearing and receive public comments regarding the special exception.

(Ord. No. 2011-24, § 1, 12-20-11; Ord. No. 2012-41, § 1, 11-20-12)

Sec. 6-420. - Outdoor displays of motor vehicles; paving requirements.

(1) Definitions.

a. Motor vehicle shall mean a self-propelled vehicle required to be registered under the Texas Transportation Code, and is designed for use on a public roadway, regardless if the motor vehicle is operable, inoperable or dismantled.

b. Outdoor display area(s) shall mean an area for the outdoor display of motor vehicles that are available for rent, sale, lease or storage.

c. Residential property means an establishment serving a single-family or household.

(2) Outdoor display areas, paving requirements. All outdoor display areas shall be paved with a permanent all-weather surface of asphalt concrete or Portland cement concrete approved by the planning director.

a. Outdoor display of motor vehicles shall not be displayed on areas that are designated for off-street parking or are included in the computation for designated off-street parking (unless the off-street parking spaces available exceed the number of spaces required for off-street parking), areas designated for landscaping, grass, dirt, gravel or other unimproved surfaces.

b. Display of one (1) motor vehicle for sale on residential property shall not be considered an outdoor display area for purposes of this section.

c. Outdoor display areas of motor vehicles that require proper screening pursuant to applicable city ordinances shall comply with screening requirements in addition to paving.

d. Outdoor display areas shall not encroach into the sight visibility triangle.

(3) Outdoor display areas in existence at time of enactment of this article. A person owning, renting, leasing, or operating an outdoor display area on the date of enactment of this article shall have a period of six (6) months from the date of enactment of this article in which to comply with the paving requirements set forth in subsection 6-417(b) of this article. This section shall only apply to outdoor display area(s) as it existed on the date of enactment of this article. Should an existing outdoor display area(s) be enlarged or expanded prior to the end of the six-month period, the entire outdoor display area(s) shall be required, at time of enlargement or expansion, to comply with subsection 6-417(b).

(Ord. No. 2011-34, § 1, 12-20-11)
Sec. 6-421. – Shared Parking

(1) **Generally.** The City Council recognizes that uses may have different hours of operation and peak parking demand hours. The City desires to encourage the sharing of parking for its potential to reduce impervious surfaces and / or enhance the efficiency of land use. Thus, where a mix of uses creates synergy with respect to the utilization of parking spaces due to differences in peak use, the City may reduce the required number of off-street parking spaces according to the provisions of this Section.

(2) **Shared Parking Table.** Shared parking allows a reduction in the total number of required parking spaces when a parcel is occupied by two or more uses which typically do not experience peak parking demands at the same time. When any land or building is used for two or more uses that are listed below, the minimum total number of required parking spaces may be determined by the following procedures:

   a. Multiply the minimum required parking for each individual use, excluding spaces reserved for use by specified individuals or classes of individuals (except car share programs), by the appropriate percentage listed in Table 5, Shared Parking Table, for each of the designated time periods.

   b. Calculate a sum for all uses for each of the five time periods (columns). The minimum parking requirement is the highest of these sums. Table 6, Illustrative Shared Parking Credit Calculation, provides an example of how to use Table 5, Shared Parking, to calculate required parking.

   c. In general, the maximum reduction allowed by Table 5, shall be 25 percent. However, a greater reduction is permitted, provided that:

      i. Sufficient land is set aside for each parking space in excess of the 25 percent reduction that is not constructed, so that the spaces may be constructed at a later date should the City Engineer determine that they are necessary; and

      ii. The property owner executes and records a document that guarantees that the spaces will be constructed upon written order of the City Engineer.

(3) **Adjoining Property Owners.** Property owners on adjoining properties may enter into contractual agreements for shared off-street parking provided that there is enough total parking available to meet the overall parking requirements of both sites.

<table>
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<tr>
<th>Use</th>
<th>Night (12 AM to 6 AM)</th>
<th>Weekday Day (6 AM to 6 PM)</th>
<th>Evening (6 PM to 12 AM)</th>
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<tr>
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<td>90%</td>
<td>80%</td>
<td>90%</td>
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<td>100%</td>
<td>10%</td>
<td>10%</td>
<td>5%</td>
</tr>
<tr>
<td>Retail / Commercial</td>
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<td>90%</td>
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<tr>
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<td>100%</td>
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Table 6
Illustrative Shared Parking Credit Calculation

EXAMPLE: A mixed-use building has 50 2-bedroom residences, 50,000 square feet of office space, and 50,000 square feet of retail space. Separately, these uses would require 550 parking spaces \( \left[ \left( 50 \text{ sp.} \times 2 \text{ sp. / unit} \right) + \left( 50,000 \text{ sf.} \times \left( 1 \text{ sp. } / 250 \text{ sf.} \right) \right) + \left( 50,000 \text{ sf.} \times \left( 5 \text{ sp. } / 1,000 \text{ sf.} \right) \right] = 550 \). However, combined, they could share 435 parking spaces.

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<th></th>
<th></th>
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<td>Day (6 AM to 6 PM)</td>
<td>Evening (6 PM to 12 AM)</td>
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<td>Residential 100 spaces</td>
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<tr>
<td>Office 200 spaces</td>
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<td>Retail / Commercial 250 spaces</td>
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**TABLE NOTE:**
* The largest number, 435, is the number of parking spaces that are required. This example is a 21 percent reduction compared to individual calculations.

Secs. 6-422—6-424. - Reserved.
ITEM # | ITEM TITLE
---|---
10 | Requests for Future Agenda Items

**MOTION**
Consideration of and action on requests for future Agenda items.

**RECOMMENDATION**
N/A

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**SUPPORTING DOCUMENTS:**
1. None

**APPROVAL**
Submitted by: Travis Tanner, AICP
Executive Director of Community Development

Reviewed by: Executives Director of Community Development
City Engineer

**EXECUTIVE SUMMARY**
This item allows the Planning Commission the opportunity to request that items be placed on future agendas.
ITEM 11

Announcements.
ITEM 12

Adjournment.