

**ORDER ADOPTING AN AMENDMENT TO FORT BEND COUNTY REGULATIONS  
OF SUBDIVISIONS IN FORT BEND COUNTY**

On this the \_\_\_\_<sup>th</sup> day of \_\_\_\_\_, 2017, the Commissioners Court of Fort Bend County, Texas, sitting as the governing body of Fort Bend County, upon a motion of Commissioner \_\_\_\_\_, seconded by Commissioner \_\_\_\_\_, a duly put and carried;

**WHEREAS**, the Commissioners' Court of Fort Bend County approved an amendment to the **REGULATIONS OF SUBDIVISIONS** OF Fort Bend County, by revising the following sections:

**Paragraph 5.12. C. 1., to read:**

**C. Local Streets**

**1. Building Setback**

- a. Properties adjacent to local streets which are divided into lots restricted for the construction of residential dwellings shall have a building setback from the adjacent street right-of-way of not less than 25 feet.
- b. Where the adjacent local street right-of-way is a minimum of 60 feet wide in lieu of the 50 foot wide minimum local street right-of-way, the building setback may be reduced to 20 feet provided the development complies with the following requirements:
  - i. The following note is included on the subdivision plat: The minimum distance of twenty-two (22) feet shall be maintained between a front facing garage and the edge of the sidewalk.
  - ii. Utility easements adjoining the right of way are no wider than 10 feet.
  - iii. Prior to approval of a subdivision plat that includes reduced building setbacks, the engineer shall provide a grading plan that defines maximum sidewalk and driveway slopes that accommodate the reduced building setback.

**Paragraph 7.3. A.1., to read:**

**A. Landscape Reserves or Easements**

1. A minimum of 10 feet of land on each side of a major thoroughfare right of way shall be dedicated as a landscape reserve. A minimum of 10 foot wide landscape easement can be dedicated in lieu of the landscape reserve required herein only when conflicting city development regulations require that the commercial reserve directly abut the major thoroughfare. Landscape reserves and easements shall be kept clear of any structures, parking and signs. Access drives approximately perpendicular to the major thoroughfare as approved in accordance with applicable access requirements are allowed to be located within required landscape reserves and easements. Property owners associations or similar organizations related to the development shall be responsible for improvement and maintenance of the landscape reserves and easements.

**IT IS ORDERED, ADJUDGED AND DECREED** by the Commissioners' Court of Fort Bend County, Texas, that the above amendments be and are hereby approved effective on the date of approval of this order.

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Robert E. Hebert  
County Judge

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Vincent M. Morales, Jr.  
Commissioner, Precinct 1

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Grady Prestage  
Commissioner, Precinct 2

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W. A. "Andy" Meyers  
Commissioner, Precinct 3

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James Patterson  
Commissioner, Precinct 4

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Richard W. Stolleis, P.E.  
County Engineer

ATTEST:

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Laura Richard, County Clerk