

STATE OF TEXAS
COUNTY OF BRAZORIA
CITY OF LAKE JACKSON

BE IT KNOWN that the Planning Commission of the City of Lake Jackson met in Regular Session on Tuesday, February 2, 2016 at 6:30 p.m. in the Council Chambers at the Lake Jackson City Hall, 25 Oak Drive, Lake Jackson, Texas with the following agenda:

Locke Sanders, Chair
Vinay Singhania, Secretary
Harry Sargent
Brenda Colegrove, Vice Chair
Jeffery Gilbert

William P. Yenne, City Manager
Modesto Mundo, Assistant City Manager

Sal Aguirre, City Engineer
Athelstan Sanchez, Assistant City Engineer
Eddie Herrera, Engineering Technician
Giani Cantu, Assistant City Secretary

Mayor Joe Rinehart

PLEDGE OF ALLEGIANCE

Harry Sargent led the pledge of allegiance.

VISITORS COMMENTS

No visitors commented on any items.

APPROVAL OF MINUTES

The minutes of January 5, 2016 were approved as submitted.

FINAL REVIEW AND ACTION ON REPLAT OF PLANTATION VILLAGE SUBDIVISION, SECTION 13, BLOCK 1, LOT 1 FOR LA QUINTA INN AND SUITES AT LAKE ROAD

Staff review and comments:

The replat is a simple one that creates 2 lots from one for the hotel development and a future associated business development. There are no significant issues as all format, content and additional easement information have been addressed to our satisfaction. The hotel lot has included a lot extension to the street frontage as an access corridor for drives, utility and signage. It is our understanding that this corridor together with future development in the adjoining site will be shared by cross access and parking agreement to be under control of the hotel property. This is included in the final plat.

There are no anticipated issues with compliance of the platting requirements and recommend its final approval.

Doug Roesler, Baker & Lawson, presented the re-plat.

S.F. AUSTIN 5-LEAGUES GRANT,
A-19
BRAZORIA COUNTY, TEXAS

**PLANTATION VILLAGE SECTION-13
RE-PLAT**



STATE OF TEXAS
COUNTY OF BRAZORIA
KNOW ALL MEN BY THESE PRESENTS THAT:
CARRIZO PROPERTIES, ACTING THROUGH MAKE MODEL OF THE PROPERTY IS HEREBY GIVEN THE PERSONS WHOSE NAMES ARE SET FORTH IN THE RE-PLAT OF LOT 1, BEING A REVISION OF 4.1 ACRES IN BRAZORIA COUNTY, TEXAS AND THE OTHER BLOCKS AND LOTS HEREIN AND HEREON TO AND THROUGH THE TITLE TO THE LAND IS HEREBY:

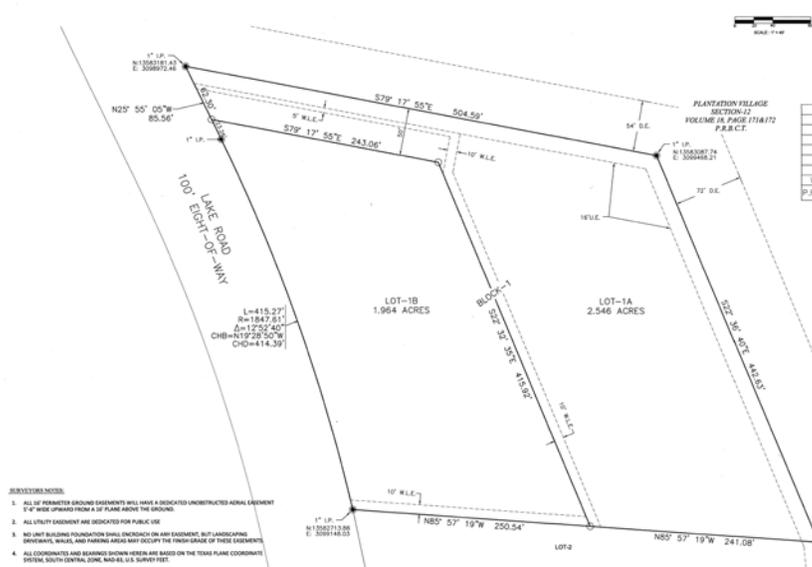
BEFORE ME THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED MEAS, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SET FORTH IN THE FOREGOING, INDIVIDUAL, AND AWARD GRANTED TO ME THAT THE SAME WAS THE ACTUAL AND SOLE PARTNERSHIP FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

THE BOARD OF SUPERVISORS OF THE VELASCO DRAINAGE DISTRICT DOES NOT WARRANT, REPRESENT OR GUARANTEE THAT DRAINAGE FACILITIES OR OTHER IMPROVEMENTS OF THIS NATURE ARE AVAILABLE TO BE RECEIVED FROM THE PUBLIC DRAINAGE DISTRICT. THAT DRAINAGE DISTRICT BEING IN COMPLIANCE WITH YEAR 1990 ONLY. THAT THE VELASCO DRAINAGE DISTRICT BEING IN COMPLIANCE WITH YEAR 1990 ONLY. THAT THE DISTRICT HAS NO RESPONSIBILITY FOR CONSTRUCTION, OPERATION OR MAINTENANCE OF A DRAINAGE DISTRICT FACILITIES. THE CONTRACT FOR THE DRAINAGE DISTRICT IS SUBJECT TO THE DRAINAGE DISTRICT'S POLICY AND SHALL NOT BE HELD AS A SUBSTITUTION OF THE OVERALL RESPONSIBILITY AND OBLIGATION OF THE STATE MAKING THE PLAT OR PLAT HEREIN, THEIR OR ITS PRINCIPALS OR AGENTS.

CHAIRMAN: _____ VICE CHAIRMAN: _____
SECRETARY: _____ DATE: _____
PLANNING COMMISSION APPROVAL:
APPROVED THIS _____ DAY OF _____, 2011, BY THE PLANNING COMMISSION OF THE CITY OF LACE JACKSON, TEXAS.
LOCKY SANDERS - CHAIR VIKKI BRIGGS - VICE CHAIR
BRENDA COLEGROVE - MEMBER HARRY SARGENT - SECRETARY
JEFFREY GILBERT - MEMBER COURTNEY - MEMBER

STATE OF TEXAS
COUNTY OF BRAZORIA
BEFORE ME THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED JESSIE A. MORALES, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SET FORTH IN THE FOREGOING, INDIVIDUAL, AND AWARD GRANTED TO ME THAT THE SAME WAS THE ACTUAL AND SOLE PARTNERSHIP FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

KNOW UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 2011.
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES _____
I HEREBY CERTIFY THAT THIS RE-PLAT WAS MADE ON THE ORIGINAL THAT THIS RE-PLAT CORRECTLY REPRESENTS THE FACTS STATED AT THE TIME OF SURVEY AND THAT THIS PROFESSIONAL SURVEY CONFORMS TO THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATIONS.



LEGEND

■	FOUND MONUMENT AS NOTED
○	1/2\"/>
—	IRON PIPE
—	IRON PIPE
—	DRAINAGE EASEMENT
—	UTILITY EASEMENT
—	WATER EASEMENT
—	PLAT RECORDS OF BRAZORIA COUNTY, TEXAS

- SURVEYORS NOTES:**
- ALL OF PERMETER FOUNDINGMENTS WILL HAVE A DEDICATED UNMORTARED AERIAL EASEMENT 2\"/>

- GENERAL NOTES:**
- Carrizo Properties, LLC a Texas limited partnership, and its partners, successors, agents or assigns shall be bound by all Agreements, Easements and Restrictions Agreements, that be subject to the Official Records of Brazoria County, Texas on or subsequent with said records. All recorded easements, covenants, conditions and restrictions shall be subject to the property hereby granted and the easements, covenants, conditions and restrictions on, and with respect to, the property hereby granted, and on Carrizo Properties, LLC a Texas limited partnership, and on the present and future owners and occupants thereof by the original and subsequent grantor and assignor of said parcel property and by the terms and conditions set forth in said Agreements.

OWNER
CARRIZO PROPERTIES LLC.
3601 HIGHWAY 180 EAST
MINERAL WELLS, TX 76067

B & L
300 EAST CEDAR ST.
ANGLETON, TEXAS 77515
OFFICE: (281) 546-6601
TPLS No. 10052500

DATE	PLAT	SECTION	BOOK	PAGE
TIME				

RE-PLAT OF
PLANTATION VILLAGE SUBDIVISION
SECTION-13, BLOCK-1, LOT-1
SITUATED IN THE
S. F. AUSTIN 5-LEAGUE GRANT, A-19,
BRAZORIA COUNTY, TEXAS
AS RECORDED IN
VOLUME 18, PAGES 287-288,
P.R.B.C.T.

The plat has not been to the Velasco Drainage District, as they are out this week. It will be there in two weeks for approval.

Mr. Sargent asked if that will affect the planners approving.

Mr. Aguirre stated no. It will just require that the members come in at a later time for signing.

On motion by Harry Sargent second by Brenda Colegrove with all present members voting "aye" final approval of the re-plat of Plantation Village Section 13 Block 1 Lot 1 for La Quinta Inn and Suites was granted.

FINAL REVIEW AND ACTION ON SITE PLAN OF LA QUINTA INN AND SUITES AT LAKE ROAD

Staff review and comments:
The site located on Lake Road lies to the rear of the Big Lots Shopping Center and adjacent to the Family Life Church campus. The 2.15 acre site development calls for a 4-story, 64' - 2" high structure with 90 rooms of varied unit mix and with total floor space of approximately 53,000 sq. ft. including a 981 sq. ft. meeting room space with 30 seat restaurant/bar occupancy and 10 employee staff.

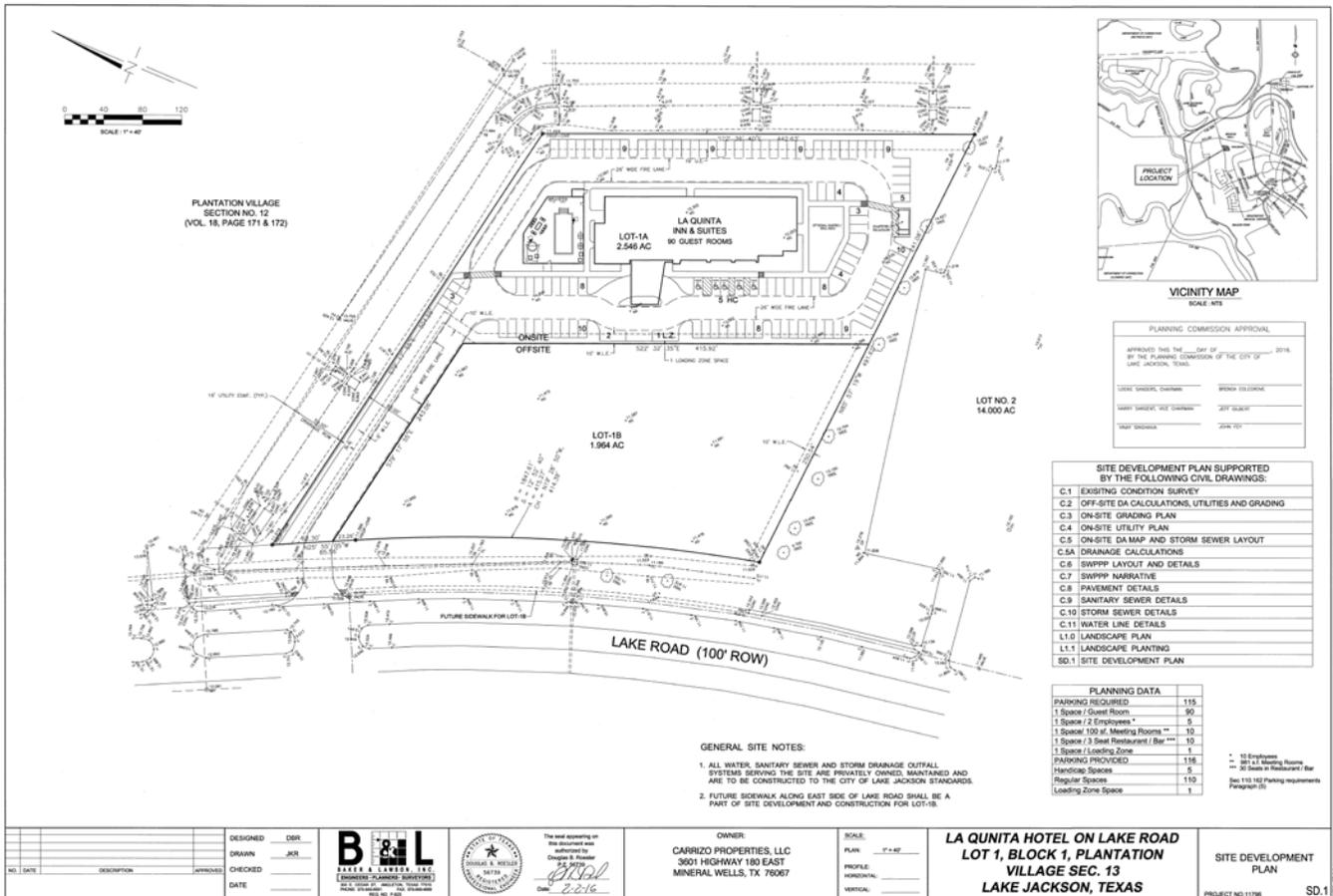
The proposed parking field calls for a 116 space count on site versus their business needs estimate of 116 which includes the loading zone parking requirement addressed from preliminary.

The building height will need consideration to exception since the 40 feet height zone is being exceeded and preliminarily granted by the board.

The supporting infrastructure for this site exists along the existing Lake Road public system when the major drainage, water and utility systems were extended to and around the project site. The interior systems serving this site are contained to extension of connections from these public networks. There are no major issues on water or sewer to resolve and the fire protection has been cleared by the fire marshal and no issues will remain on these. The interior site drainage system connections to the Velasco Drainage channel outfall were challenged by them as to detainage requirements but Athelstan was able to allay their concerns by applying the city's parameters in Plantation Village and criteria of parking lot storage and piping discharge as best practice option. This allowed the development to become viable and their drainage system has now been assessed as compliant.

Staff considers the site to be in compliance with all the final requirements and recommends to the board to consider granting approval of preliminary with the exceptions of height allowing additional building height from 40 feet to 64.5 feet.

Doug Roesler, Baker & Lawson, presented the site plan.



Detention has been added to satisfy the request of the Velasco Drainage District and the site plan now meets their requirements.

On motion by Vinay Singhania second by Jeffrey Gilbert with all present members voting “aye” final approval of the site plan for La Quinta Inn & Suites at Lake Road was granted with the exception of allowing a building height of 64.5 feet and the front sidewalk along Lake Road will be completed in phase 2 when Lot 1-B is developed.

FINAL REVIEW AND ACTION ON LANDSCAPE PLAN OF LA QUINTA INN AND SUITES AT LAKE ROAD

Staff review and comments:

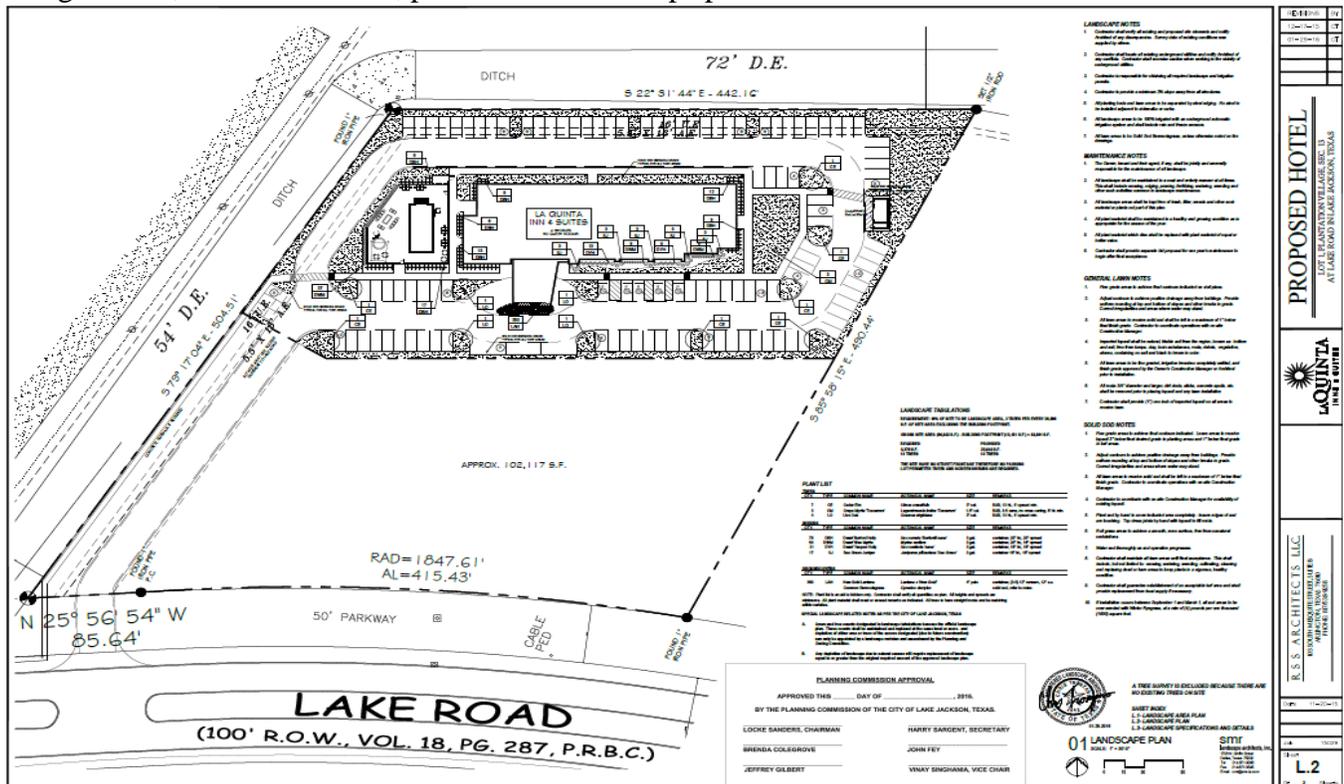
The plan submitted for final addressed all our concerns of the preliminary contains all necessary area, tree, screening and irrigation conditions of the ordinance. The plan being presented provides the following conditions:

- Landscape Area: Required - 8,400 sq. ft. Proposed - 23,600 sq. ft.*
- Site Tree Count: Required – 13 Proposed - 13 (10 lg, 3 sm) for count plus 1 elective*
- Irrigation: Required - yes Proposed - auto sprinkler*
- Tree Survey: Required - yes Proposed - none (exception due to barren site)*

Due to the site location being in the rear away from the Lake Road front their plan omits the screening of the parking lot requirement of the ordinance and does not include tree or low shrubs along any perimeter.

The overall assessment of the plan is one that meets the minimum code standards. Staff requests that you consider final approval with requirement of parking screening or tree survey not applicable to site conditions.

Doug Roesler, Baker & Lawson, presented the landscape plan.



SECTION: LANDSCAPE

PART 1 - GENERAL

1.1 REFERENCES/DOCUMENTS

1.1.1 Refer to all drawings, specifications, and schedules for additional requirements.

1.2 DESCRIPTION OF WORK

1.2.1 Provide all landscape materials, plants, and labor for the installation and maintenance of the landscape plan as shown on the drawings and specifications.

1.3 REFERENCES/STANDARDS

1.3.1 American Standard for Nursery Stock (ANSI Z600.1) - American National Standard for Nursery Stock (ANSI Z600.1) - American National Standard for Nursery Stock (ANSI Z600.1)

1.4 NOTIFICATION OF SOURCES AND MATERIALS

1.4.1 The Contractor shall submit a list of all sources and materials to the Architect for approval before purchase.

JOB CONDITIONS

1.1.1 The Contractor shall be responsible for the maintenance of work areas during the construction process.

1.2 MAINTENANCE AND GUARANTEES

1.2.1 The Contractor shall provide a written guarantee for the workmanship and materials used in the landscape plan.

2.1 SOL PREPARATION MATERIALS

2.1.1 Topsoil: 12" depth, 100% topsoil, 100% topsoil, 100% topsoil.

2.2 MULCH PREPARATION MATERIALS

2.2.1 Mulch: 2" depth, 100% mulch, 100% mulch, 100% mulch.

01 TREE PLANTING DETAIL

02 MULCH AND SOIL PREPARATION DETAIL

03 IRRIGATION SYSTEM DETAIL

04 TREE PLANTING DETAIL

05 MULCH AND SOIL PREPARATION DETAIL

PLANNING COMMISSION APPROVAL

APPROVED THIS _____ DAY OF _____, 2018.

BY THE PLANNING COMMISSION OF THE CITY OF LAKE JACKSON, TEXAS.

LOCKE SANDERS, CHAIRMAN HARRY SARGENT, SECRETARY

BRENDA COLDFORD JOHN FEY

JEFFREY GILBERT VINAY SINGHAMA, VICE CHAIR

SHEET INDEX

L-1 - LANDSCAPE AREA PLAN

L-2 - LANDSCAPE PLAN

L-3 - LANDSCAPE SPECIFICATIONS AND DETAILS

01 LANDSCAPE SPECIFICATIONS

On motion by Jeffrey Gilbert second by Harry Sargent with all present members voting "aye" final approval of the landscape plan of La Quinta Inn & Suites at Lake Road was granted.

FINAL REVIEW AND ACTION ON SITE PLAN OF THE A.P. BEUTEL ELEMENTARY SCHOOL COMPLEX RECONSTRUCTION

Staff review and comments:

The compressed schedule in our final review remained a challenge to staff even though the effort of the design team was visibly more urgent. A meeting with the team was held in short order from the first meeting and missing detail and required content and format were made clear. Staff has continued to be in phone contact and meeting to hasten submittal of the requested. This has been coming in and is some still in transit as we report. The final site plan is substantially complete with minor details to be incorporated or quantified.

A summary of this plan is as follows:

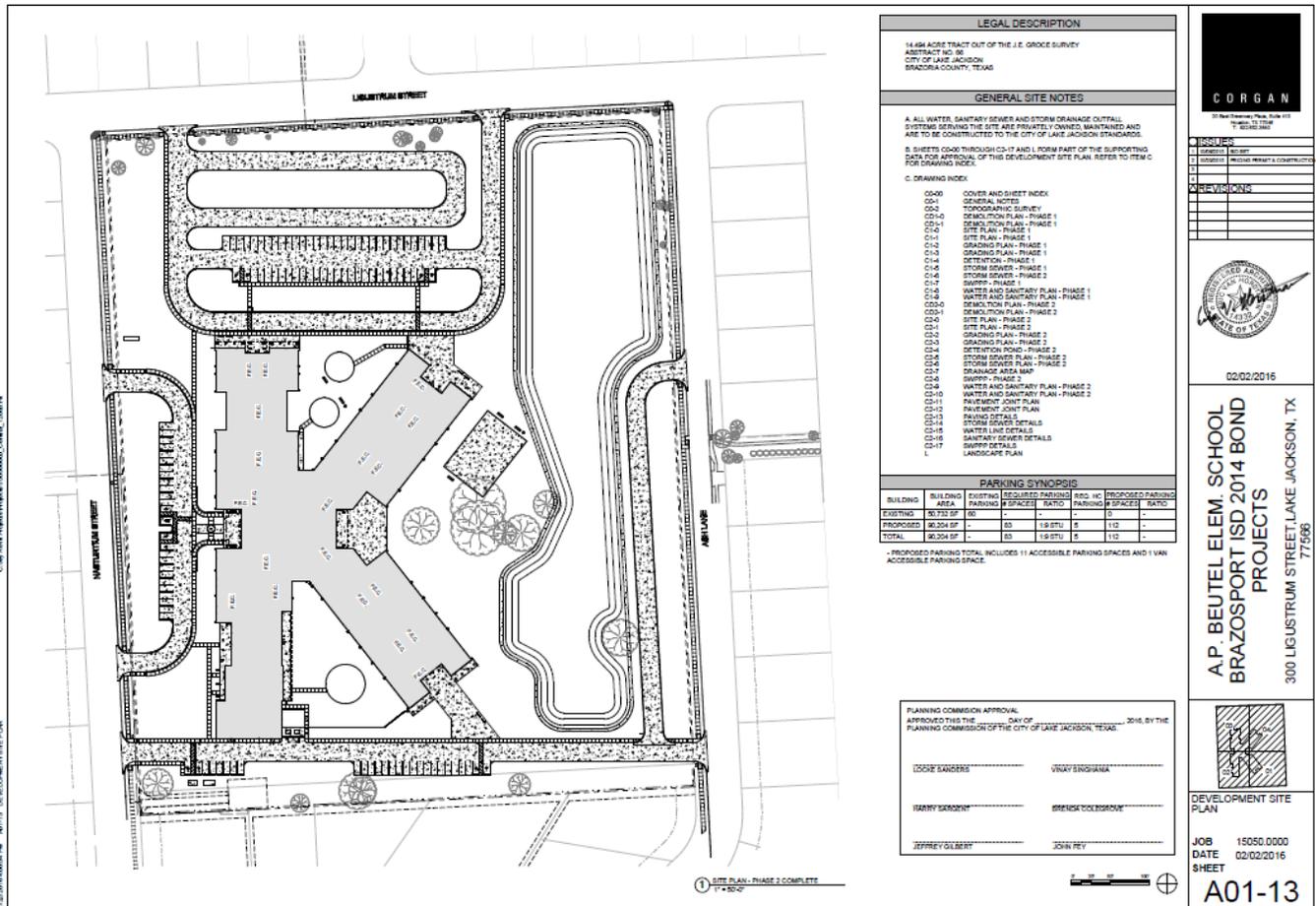
The traffic access with parking and travel lanes follow closely to the traffic plan jointly prepared by BISD team and staff and presented and accepted by the various city boards. A minor relocation of a parking lot was made from the one circulated but of no consequence. The cue and circulation flow pattern for drop and pickup remained unchanged. The proposed parking space count of 113 stays as presented in the traffic plan and falls much in line with the most recent school site plan approved. The Lake Jackson Intermediate ratio of 6.4 students/space is matched by the 6.6 students/space of this new site.

Staff's primary concern with the drainage of site is being worked out with a detailed analysis discussion between staff and consultant. The final items are being ironed out at this time with the understanding that if required, additional adjustments to the detainage system would be incorporated into the plans. Staff will give you his latest findings and consultant's resolution.

On the sites fire protection provision and or fighting equipment operation, no comments were issued by the fire marshal's office and therefore assumed to comply with their fire code requirements and approved.

The utility system servicing the new site has now been included with minor detail to be addressed but anticipated to be provided.

A.J. Sustaita, Corrigan Architects, presented the site plan of AP Beutel. Since the preliminary presentation, the civil engineer has met with Mr. Sanchez and they have reviewed the design together. There are items that will be addressed and submitted to Mr. Aguirre and Mr. Sanchez by February 9th.



Mr. Sanchez stated they are recommending final approval contingent on the required information being submitted by February 9th. Information pertains to sizing of the detention ponds and configuration of storm sewer network system and insuring that there is no adverse impact downstream or upstream.

Mr. Aguirre presented his review of the plans.

Ms. Colegrove asked if the only unresolved concern is the drainage issue.

Mr. Aguirre stated that is correct and February 9th is the deadline set to have the information submitted.

Mr. Sanchez stated that they have discussed it and it is acceptable to the engineer.

Mr. Sargent asked how many parking spots.

Mr. Sustaita stated there are 112 parking spots.

Mr. Sargent asked for clarification on the two entrances on Ash Lane for the stacking lane.

Mr. Sustaita stated the school will use signage and possibly cones as well. The school understands that this is an efficient way to get stacking off of the streets and that this will entail some training of the parents.

Mr. Sargent stated it will require that they block that road.

Further discussion was held on the entrance off of Ash Lane for the stacking lane that runs from Ash Lane to Nasturtium.

Alec Journeay, Director of Planning and Construction for BISD, stated the intent is for traffic to enter the stacking lane mid-way on Ash Lane and the entrance further down will either have a gate or cones to block off during drop off and dismissal times.

Ms. Colegrove asked for clarification on the stacking lanes off of Ligustrum.

Mr. Journeay and Mr. Sustaita provided clarification as proposed on the site plan. Further discussion was held on the stacking lane off of Ligustrum.

On motion by Brenda Colegrove second by Vinay Singhania with all present members voting “aye” final approval on site plan of the A.P. Beutel Elementary School Complex Reconstruction was granted with the condition to submit required information by February 9th.

FINAL REVIEW AND ACTION ON LANDSCAPE PLAN OF THE A.P. BEUTEL ELEMENTARY SCHOOL COMPLEX RECONSTRUCTION

Staff review and comments:

The landscape plan presented at this review has now responded to all the preliminary review shortcomings.

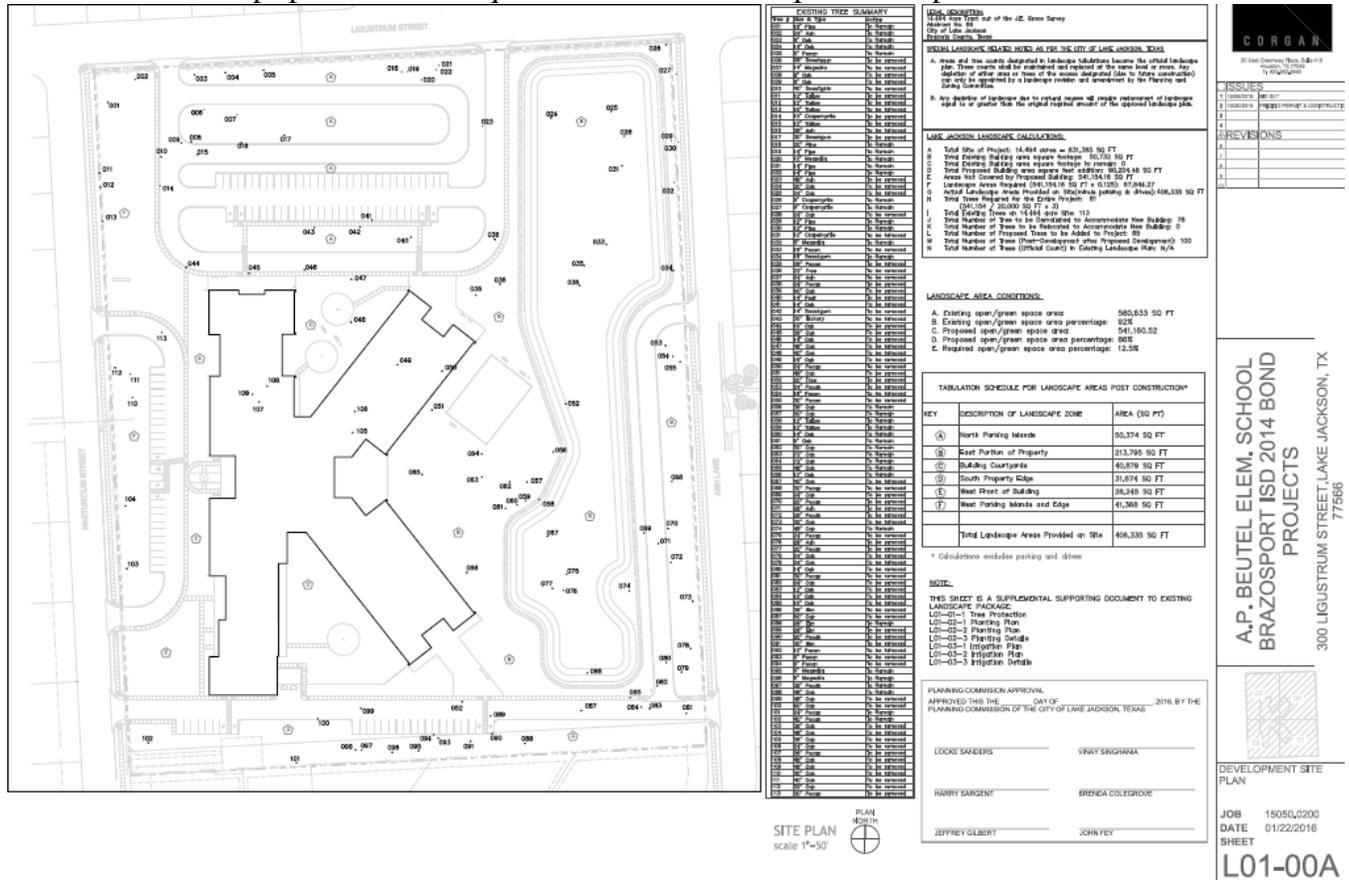
The plan being presented provides the following conditions:

<i>Landscape/Open Area:</i>	<i>Required - 68,000 sq. ft.</i>	<i>Proposed - 406,000 sq. ft.</i>
<i>Site Tree Count:</i>	<i>Existing - 113; Removed -78; Remaining - 35; New Added - 65</i>	
	<i>Required - 81; Proposed 81 official count plus 19 elective</i>	
<i>Parking Screen:</i>	<i>Required - yes</i>	<i>Proposed - none*</i>
<i>Irrigation:</i>	<i>Required - yes</i>	<i>Proposed - auto sprinkler</i>
<i>Tree Survey:</i>	<i>Required – yes</i>	<i>Proposed - provided</i>

Staff's opinion of this plan is that all elements for approval are present and integrated into format and detail to obtain final approval. They are requesting your consideration as an alternate landscape plan due to the condition of exception to parking lot screening requirement.

Staff requests that you consider final approval as alternate plan designation with requirement of parking screening exceptions.

Mr. Sustaita, presented the landscape plan. The information requested during preliminary approval has been added to the landscape plan. The site requirement is 81 trees and post development there will be 100 trees.



Mr. Aguirre gave his review of the plans. The only issue to consider for exception will be parking screening.

Mr. Sustaita reported they are providing shrub screening on Nasturtium, but no screening on Ligustrum. The justification for not providing screening on Ligustrum is that the distance from the school to the curb is 155 feet and they felt the distance was sufficient to prevent any light pollution onto the residents on Ligustrum.

Mr. Aguirre stated that the plan was designated as an alternate landscape plan for that reason. Irrigation is being provided as the ordinance requires and everything else seems to be in order.

Further discussion was held on trees being saved and removed. Mr. Sustaita reported that when the tree survey was done, some of the large trees were found to be in not good condition.

Mary Goldsby reported the surveyor stated some trees are very old and at the end of their lives. Some trees were lost in the detention area.

Further discussion was held on trees being saved and removed and location of trees.

Mr. Journeay stated they have made a valiant effort to save as many trees as possible.

On motion by Harry Sargent second by Jeffrey Gilbert with all present members voting “aye” final approval of the landscape plan of A.P. Beutel Elementary School Complex Reconstruction was granted as an alternate landscape plan with exception to parking screening.

PRELIMINARY REVIEW AND ACTION ON SITE PLAN OF THE OAKS OF FLAGRIDGE APARTMENTS (127 PLANTATION DRIVE W)

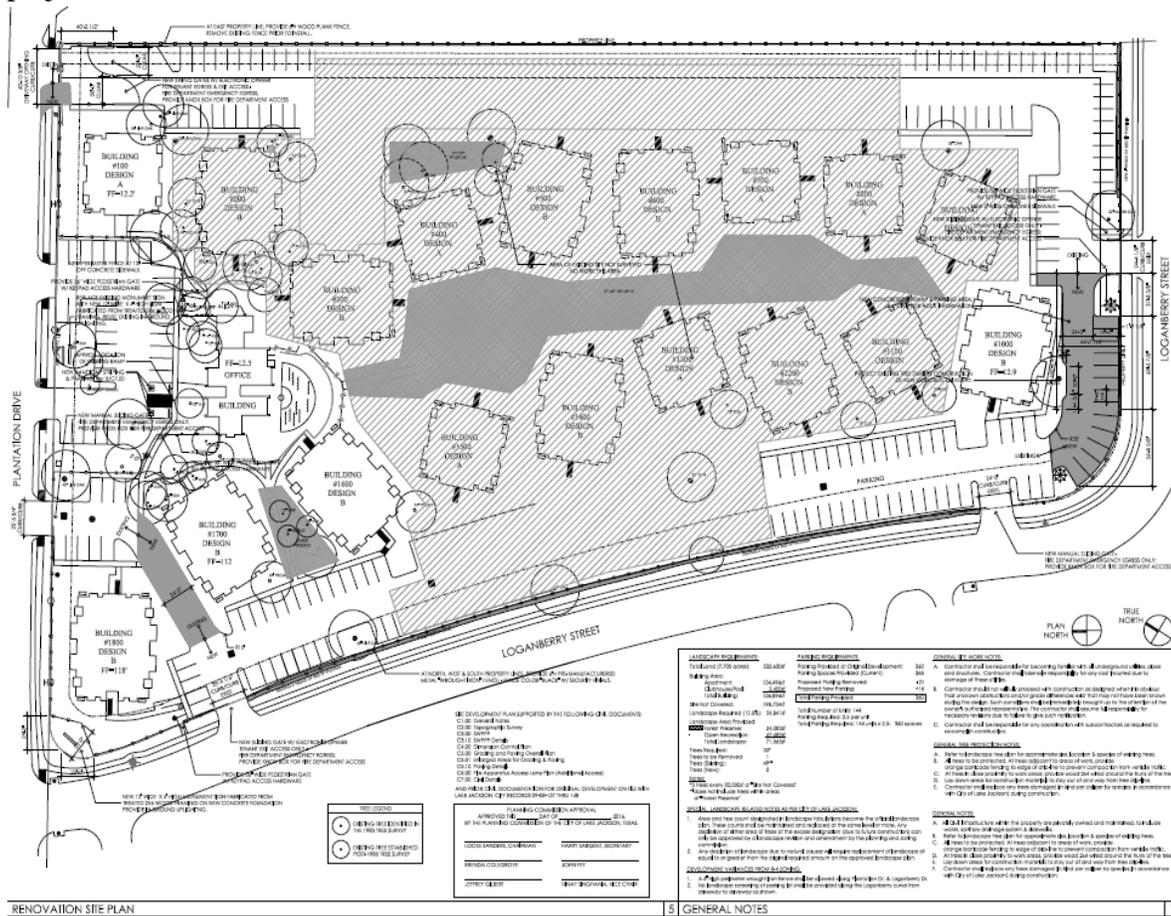
Staff review and comments:

This comes from the Apartment owner plan to make improvements to the existing site which dates back to 1985. The recent increased competition in the area has stirred up the need to update their facility to attract business. This site improvement consists of retrofitting additional parking spaces (net gain of 7 spaces). Additionally they are proposing to retrofit an additional drive interconnect between Plantation Drive and Loganberry parking fields to ease inner traffic flow and access. The finishing touch to their site remodeling is the erection of a fence and gates for integration of their facility.

The impact on the site itself is a positive one but the scope of change requires that they present an updated site plan to their existing one. This would have been considered on preliminary and final but due to it lacking the proper format, content and detail as per requirements, we are recommending for preliminary approval to give the consultants the time to make the required revisions and resubmittal.

No issues with utilities, fire or drainage are anticipated due to the proposed changes.

Greg Ryden presented the following site plan amendment and introduced himself as the architect for this project.



RYDEN ARCHITECTURE
commercial | residential | planning
1824 W. 43rd Street | Houston, Texas 77018
713.488.1822 (cell)
contact: greg.ryden, rds

Consultant Engineers:
CSF Consulting Engineers
1301 Folsom Lane 300
Houston, Texas 77055
Office: (832) 476-2110
Contact: Colby G. Williams, PE
Email: colby@csfengineers.com

Oaks of Flagridge Apartments
Site Fencing & Gate Renovations
127 Plantation Drive West | Lake Jackson TX 77566

Contractor: [Redacted]
 12/31/2015 Permit & Construction
 02/01/2016 [Redacted]

Project No. 15015

Site Plan Amendment
A.010

Mark Harvey, owner of Oaks of Lake Jackson formerly Oaks of Flagridge, stated they are proposing to upgrade the property. Mr. Harvey presented the commission with a renovation plan and pictures of the improvements to the indoors.

Mr. Aguirre stated that the necessary revisions were made and submitted prior to the meeting. Therefore, the plans now meet all conditions and staff is asking it to be considered for preliminary and final approval.

Greg Westergreen, reported the original development had 360 parking spaces and over the course of 30 years 5 additional have been added, for a total of 365. The plan proposes a net 21 parking spaces loss in connecting all the parking lots. However, they are creating 16 more parking spaces. These plans have taken the parking spaces back to the originally approved 360 parking spaces.

Mr. Aguirre stated the utilities have changed and they are asking to put up fencing and the development will become a gated community. As far as the site street is concerned, it has improved on access and traffic flow.

Mr. Sargent asked what the distinction of hatched and non-hatched buildings was on their proposal

Mr. Westergreen stated the hatched was re-surveyed and non-hatched is based on the original plans.

On motion by Brenda Colegrove second by Jeffrey Gilbert with all present members voting “aye” preliminary and final approval on the site plan amendment of the Oaks of Flagridge (127 Plantation Drive W) was granted.

PRELIMINARY REVIEW AND ACTION ON LANDSCAPE PLAN OF THE OAKS OF FLAGRIDGE APARTMENTS (127 PLANTATION DRIVE W)

Staff review and comments:

The proposed site modification of above does have more of an impact on the existing landscape condition of the site. The new parking and drive area removes existing open areas and to minor degree some trees. Complicating this is the fact that there is no official landscape on file and some recent tree work on the site brought this up to the attention of city staff and the apartment owners. As part of the work permit then, an understanding was reached to provide the official landscape plan with the updated conditions at a future makeover. This proposal triggered this requirement.

Again, the landscape plan as presented contains all the elements to comply with the basic requirements but due to it lacking the proper format and detail as per requirements, we are recommending for preliminary approval to give the consultants the time to make the required revisions and resubmittal for final.

Only issue with this recommendation is the no provision of perimeter screening of fronting parking lots. None are existing in the current site and none are contemplated. This will require that you give consideration to this and your conditions of approval.

Greg Westergreen, presented the landscape plan. The site still meets the criteria of the new developments and there are no new trees needed.

Mr. Sargent asked if there are any screening hedges.

Mr. Westergreen stated there is existing and proposed screening along Loganberry except on the curve for safety and visibility reasons. There is no current or proposed screening along Plantation.

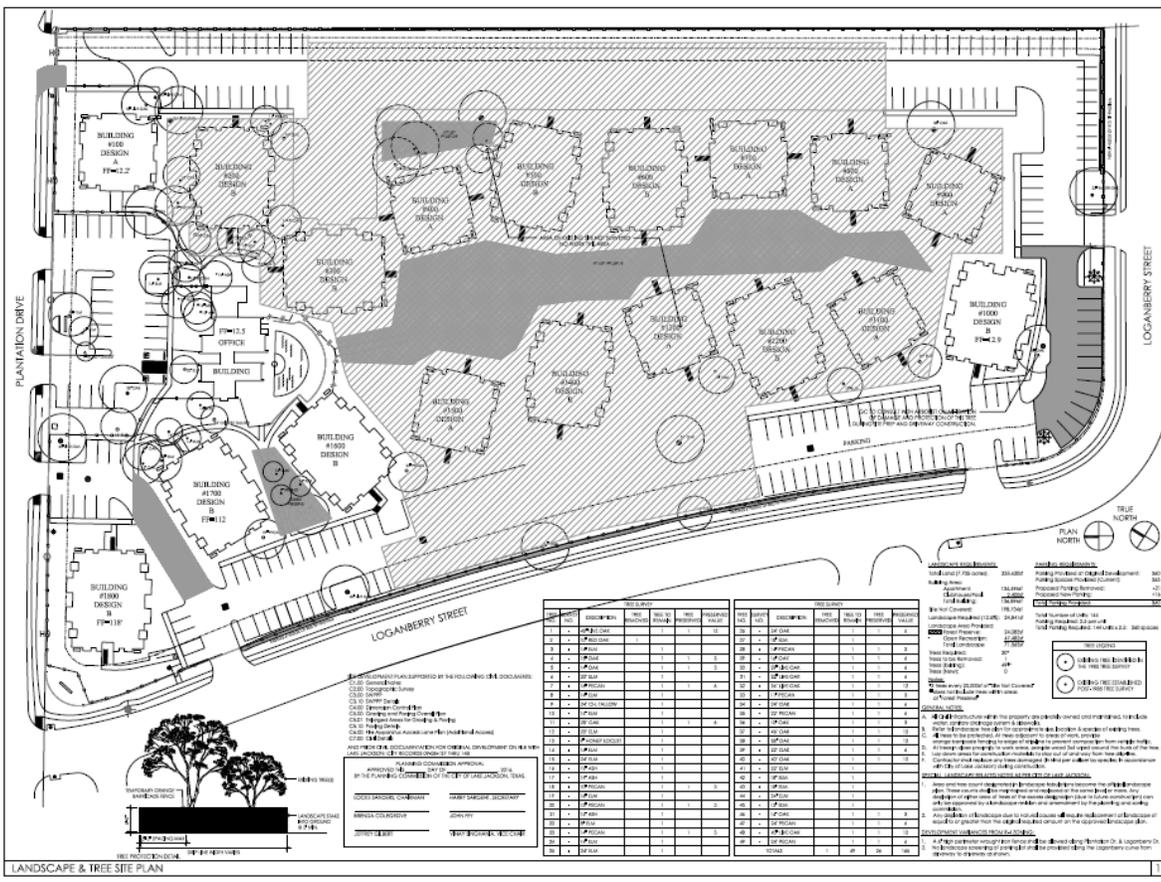
Mr. Aguirre stated there would be an alternate plan designation due to no screening along Plantation.

RYDEN ARCHITECTURE
 Commercial | Residential | Landscaping
 1824 W. 43rd Street | Houston, Texas 77024
 713.488.1800 | 03
 contact@ryden.com

Consultant Engineer
 CEF Consulting Engineers
 11391 Rockwell Lane 502
 Houston, Texas 77056
 Office: (832) 976-2115
 Cell: (832) 976-2115
 Email: cef@cefengineers.com

Oaks of Flagridge Apartments
 Site Fencing & Gate Renovations
 127 Plantation Drive West | Lake Jackson TX 77566

Project No. 18015
 Tree Survey & Amended Alternate Landscape Plan
A.011



On motion by Harry Sargent second by Brenda Colegrove with all present members voting “aye” preliminary and final approval on the landscape plan amendment of the Oaks of Flagridge (127 Plantation Drive W) was granted as an alternate plan with exception to allow no screening on Plantation Drive.

REPORT OF PARKING ORDINANCE REVIEW FROM SUB-COMMITTEE
 Parking Subcommittee meets next week. There are no updates.

ITEMS OF COMMUNITY INTEREST

Jeffrey Gilbert reported that he was told there was a posted liquor sign in one of the commercial spaces next to the massage place in the HEB development and stated he thought HEB had restrictions, unless they gave a waiver. Mr. Yenne stated if it’s within the HEB retail spaces, they must have been given permission.

Mr. Locke Sanders asked if staff could share who or what is showing interest in coming to Lake Jackson. Mr. Yenne stated an Aldi’s will be coming to the existing old Office Max building. The mall has submitted plans for renovations with an overall investment of \$24 million to their property. Sears will be leaving sometime this summer.

Mayor Rinehart reported La Quinta is talking to a few people for restaurant possibilities in front of their development.

Mr. Yenne reported the developer that was working with the remaining HEB property, have run into funding

issues. HEB, City Staff, the developer and Dow will meet to discuss this property. We'll just have to wait and see what will happen.

Mr. Sargent asked if anything has happened with the big house development on 2004. Mr. Yenne stated it has gone cold.

Mr. Singhanian asked if they have heard anything from Wendy's. Mr. Yenne stated they have talked with the building official but they haven't submitted any plans.

Mayor Rinehart reported council approved a change in name for the Courtyard and they should begin construction soon.

Mr. Yenne reported staff is working with Noe from La Casona to try and find a temporary home. They are contemplating a mobile food truck temporarily to keep his people employed. Mayor Rinehart reported the managing partner at Texas Roadhouse offered to take in 12 employees temporarily. Mr. Yenne reported he encouraged La Casona to consider the mall food court as a temporary place.

Ms. Colegrove what was next with the master plan. Mr. Yenne reported there was a CPAC meeting on Monday and they will meet again on the 22nd of February. They will start talking about the future of Lake Jackson. The joint master plan meeting with Council and Planners will be March 21st.

SET NEXT MEETING DATE

The next meeting was set for March 1, 2016.

ADJOURN

There being no further business the meeting adjourned at 7:35 p.m.

These minutes read and approved this ____ day of _____, 2016.

Vinay Singhanian, Secretary

Locke Sanders, Chairman