

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, June 2, 2015 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, Chairman
Vinay Singhania, Vice Chair
Harry Sargent
Brenda Colegrove
Jeffrey Gilbert
John Fey

Mayor Joe Rinehart

William P. Yenne, City Manager
Michael Coon, Assistant to the City Manager
Sal Aguirre, City Engineer
Athlestan Sanchez, Asst. City Engineer
Sherri Russell, City Attorney

Giani Cantu, Asst. City Secretary
David Walton

PLEDGE OF ALLEGIANCE

Harry Sargent led the pledge of allegiance.

VISITORS COMMENTS

There were no visitor comments on items not on the agenda.

APPROVAL OF MINUTES

Mr. Singhania requested the word "stated" be added under items of community interest in the sentence regarding Cotton Tyler's son.

The minutes were approved as amended.

PRELIMINARY AND FINAL REVIEW AND ACTION OF SITE PLAN AMENDMENT OF BRAZOSPORT REGIONAL HEALTH SYSTEM

Staff review and comments:

This is an amendment initiated by the hospital to alleviate some of the parking congestion generated by the current construction of the addition to the emergency department. The previous site addition of the building was reviewed and approved in March 2014 and the construction closure of the existing parking fields temporarily displaced 35 parking spaces which they feel are necessary to replace. Originally they inquired about installing temporary surface lot for parking but opted for a more permanent facility with a 35 space concreted parking field that will add to their total count once the construction ends and regains the temporary ones.

The lot is being located in an existing open area that has minimal impact on the site other than reducing green space. The drainage is being added to the existing system at their outfall of the site and considered to have the least impact on the hydraulic condition of the site and its branches. A hydraulic plan is being analyzed for this determination and do not expect issues at this time.

Doug Roesler, Baker & Lawson, presented the site plan amendment of Brazosport Regional Health System. Mr. Roesler stated that the hospital is in the process of renovating its emergency department. Due to construction, they have blocked off parking. They are presenting the amended plan to include 35 additional permanent parking spaces.

Mr. Aguirre stated the only other modification is to the drainage system. They are now connecting them to an existing inlet. There are no anticipated problems with these changes to the drainage.

On motion by Vinay Singhania second by Harry Sargent with all present members voting "aye" preliminary and final approval of the site plan amendment of Brazosport Regional Health System was granted.

PRELIMINARY AND FINAL REVIEW AND ACTION OF LANDSCAPE PLAN AMENDMENT OF BRAZOSPORT REGIONAL HEALTH SYSTEM

Staff review and comments:

As described above, the changes to the landscape plan due to the proposed parking lot field, only affects the green area of the site. The 16,000 sq. ft. reduction of area is insignificant to the current excess of the site of 440K sq. ft. and is of no issue. The tree count from the previous plan remains the same with the change of note being the loss of 6 existing (4" Oak Trees) and their replacement with 6 - Crepe Myrtles. The final tree count still remains with an excess of 45 of the required.

Doug Roesler, presented the landscape plan amendment of Brazosport Regional Health System. Due to the changes in parking, it affected some of the impervious areas within the lot. The plan proposes removing 6 four inch trees and replacing them with 6 crepe myrtles.

Mr. Aguirre stated that the tree count still remains in excess of the required amount and the landscape or green areas also remain in excess of the required amount.

On motion by Brenda Colegrove second by Jeffrey Gilbert with all present members voting "aye" preliminary and final approval of the landscape amendment plan of Brazosport Regional Health System was granted.

DISCUSS AND CONSIDER APPOINTING A SUB-COMMITTEE TO REVIEW PARKING ORDINANCE

The board appointed Harry Sargent, Brenda Colegrove and John Fey to serve as a sub-committee to review the parking ordinance.

Mr. Sargent asked what is the motivation for the City to advise a business on their parking requirements?

Mr. Yenne stated that the original intention many years back was to avoid having customer's park in the streets.

Mr. Sargent asked if parking requirements are based on square footage. Mr. Yenne stated that a restaurant is based on number of seats.

Mr. Singhania stated he would serve as an alternate if any sub-committee member is unable to meet at any time.

Mr. Sanders asked that a report from the sub-committee be added to the next agenda.

DISCUSS SECTION 110-9 BUILDING PERMITS OF THE ZONING CODE

David Walton, City Building Official, stated that the Code department has found some inconsistencies with the way the municipal code ordinances read. Section 14 addresses building codes and adopts the 2012 additions of the building codes as minimum standards and Section 110-9 which also addresses the needs for permits. Mr. Walton is requesting the removal of section 110-9 from the zoning ordinance and relay that back to Section 14 Building Code which also addresses building permits.

Mr. Yenne stated staff is asking for a call for public hearing.

Mr. Sanders asked what the net effect was. Mr. Walton stated there is no net effect and it only moves the provisions that are regulated by the permit office and moves them into existing building code ordinance to have all requirements in one area. The goal is to consolidate all requirements and remove it from zoning Section 110-9 because it already exists in Chapter 14 Buildings.

Mr. Sanders called for public hearing for July 7, 2015.

ITEMS OF COMMUNITY INTEREST

Mr. Singhania reported parking downtown at Domino's Pizza is being taken up by other restaurants and suggested putting up 10 minute parking signs. Mr. Yenne stated that it would be the decision of Traffic Commission and Council. Mr. Rinehart stated there is parking on North Parking Place. Mr. Yenne asked staff to add an item to the Traffic agenda.

Mr. Sanders suggested informing the individual handling public announcements how to pronounce "Brazos". Mr. Yenne stated that he is new and has been informed.

Mr. Sargent stated there is a house on Yaupon and Jasmine, where the grass and weeds are over grown. Mr. Yenne stated he would inform Code Enforcement.

Mr. Sargent shared concerns of parking on the streets on Circle Way. Mr. Yenne stated it is being discussed by Traffic Commission to consider no parking on Circle Way from Winding Way to Oyster Creek Drive.

Mr. Gilbert reported high weeds and grass on Parsley Court at a house that seems to be housed by contractors. Mr. Yenne stated he would get with Code Enforcement.

Mr. Gilbert asked if Wendy's will be going in the parking lot of HEB. Mr. Yenne stated the City has not heard or seen anything on that.

Mr. Fey asked regarding the development of the town center tract adjacent to HEB. Mr. Yenne reported that the proposed buyer is near the end of the negotiations with HEB on what they can and cannot put in there but as of yet, the City doesn't know. When final decisions are made it will come back through Planning Commission and Council.

Mr. Rinehart reported that City Council adopted an ordinance for a no cost 7 day roofing permit so that the City could keep track of the length of time roofing contractor signs can be in a yard. City Council also addressed the parking on Circle Way from Winding Way to Oyster Creek Drive and it will be on the next agenda.

SET NEXT MEETING DATE

The next meeting was set for July 7, 2015.

ADJOURN

There being no further business the meeting adjourned at 7:05 p.m.

These minutes read and approved this _____ day of _____, 2015.

Locke Sanders, Chairman

Harry Sargent, Secretary