

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, January 15, 2019 at 6:30 p.m. in Lake Jackson, Texas with the following agenda:

Locke Sanders
Harry Sargent
John Fey
Brenda Colegrove
Joe Rinehart

William Yenne, City Manager
Sal Aguirre, City Engineer
Athelstan Sanchez, Asst. City Eng.
Sally Villarreal, Asst. City Secretary
Eddie Herrera, Engineering Technician
Matt Broaddus, Council Liaison
John Boehm, Asst. to City Manager
Erik Wilson, Interim PW Director

PLEDGE OF ALLEGIANCE

Harry Sargent led the pledge of allegiance.

APPROVAL OF MINUTES – December 2018

December minutes were approved as approved.

VISITOR COMMENTS

There were no visitor comments.

FINAL REVIEW AND ACTION ON BESS BRANNEN ELEMENTARY SCHOOL PLAN DEVELOPMENT (SITE / LANDSCAPE/ CIVIL PACKAGE)

Engineer's Memo

Site / Civil

This final plan indicates that all major site conditions brought up at preliminary review have now been addressed to staff's satisfaction with minor cleanup items in process.

Parking spaces and count summary table shows the parking yard and stacking lanes to be of ample size to provide the required 1 space: 6 students + stacking lane for 1 space: 5 students + bus lane. Altogether the space count plan calls for 125 parking space field and 245 stacking spaces as compared to the recently approved O. M. Roberts plan which had a 127-parking field and 177 stacking spaces.

A demolition and construction phasing plan is included and shows that needed temporary routing of utility services during the transition period will not be needed as no interruptions are anticipated in the phases and the current drainage flow patterns will remain without negative effect on the system as proposed detainage basins will be instituted in both phases of the process.

The construction access, parking and flow for Phase 1 are now designated and includes our stipulations for a daily roadway maintenance plan and truck exit signage that will be required to be prepared by the contractor and provided to city staff at the preconstruction meeting. Phase 2 has been left out for future determination by contractor but under same stipulations. Phase 2 work is planned around and will depend on school schedule breaks.

The 6-foot sidewalk as required by the board at the preliminary review has now been included and runs continuous along the Anchusa Street and That Way side to the highway crossing. The water and sanitary service plan calls for new connections to the new site from adequate public system that meets the site use requirements.

Public Works comments on preliminary regarding inclusion of backflow preventer system and of grease interceptor is being incorporated in the final as required. The Fire Marshal request of hydrant coverage plan for compliance is also in the process.

The proposed drainage system has been significantly modified to accommodate the increased impervious changes to the site. The systems are being transformed from an existing surface flow to one of underground storm pipe with 2 - detainage basins. A drainage plan has been designed under the guidance of Athelstan Sanchez with provisions of it being a gravity type system and with net no increase flow to the existing Anchusa ditch outfall. A general analysis comments from our drainage engineer follows:

- *Aside from what was mentioned above, the engineer has hesitation in accepting my required flow distribution in the existing main storm sewer trunk line running along the south side of Anchusa Street servicing a section of the Tanglewood Subdivision. We should come with some conclusion as to which flow distribution or either one once introduced into the existing system will not create an adverse impact to existing condition.*

Landscape Plan

This final plan indicates a better outcome to the existing landscape condition from the preliminary one and with all major landscape conditions being met and review comments worked out.

A tree survey submitted summarizes those trees to be removed and retained. Of 124 trees on the site, 87 (2,641 inch) are destined to the chopping block and 37 (1,148 inch) spared. Of these 14 are being counted as full credit protected ones.

The official landscape plan table provided summarizes the following:

- *Open green area which includes sizeable detainage areas accounts for 406,258 sq. ft. (59%), a five-fold of the required (12.5%) and with no further issues to contend.*
- *Required tree count of 93 is being met by the 37 retained plus a 35 new tree count. Of the 14 trees referred above as remaining, a full tree credit of 75 has been taken to supplement the required number. No issues remain on this and has been noted to the design team for revisions if any at final.*
- *Tree and shrub screening of parking lot has been addressed in the plan drawings without issue remaining.*
- *The proposed landscape irrigation system satisfies the requirement without issue.*

Monica Castillo – VLK Architects
Gregory Willock – VLK Architects
Duane Whitehead – Kaluza, Inc.

Ms. Castillo briefly went over the new site plan. There will be two detention ponds now.

Mr. Willock stated a sidewalk has been added. There was also a slight change to the walking trail to accommodate a couple of trees. A portion of the existing fencing will stay in place during the construction phase.

Mr. Aguirre stated one of the problems during construction is citizens call in complaining about mud. One of the requirements imposed on the site plan and part of the civil plan, is that the contractor provide a plan on the actual truck route and a maintenance of the road way plan. This should be determined at the pre-construction meeting.

Mr. Sargent asked if the truck route would be different during the day time. Mr. Aguirre replied and stated it would be part of the contract. This will be determined at the pre-construction meeting. In order for phase II to be done, it will have to be done during off school schedules.

Mr. Sargent asked if the small detention pond would have to be done early. Mr. Aguirre said it would be done in phase I. They would need to provide some type of drainage.

Mr. Aguirre stated the sidewalk has been covered with 6 ft. all the way around. Some of the other minor details that are not in compliance yet are the grease traps being requested by the Public Works Director. The utilities are not an issue, but there are a few concerns that the city has asked the developer to take a look at regarding underground lines. The drainage has always been a concern.

Mr. Sanchez stated the plans are in compliance with his recommendations regarding drainage. Mr. Sanchez also stated this is not a solution to any existing problems, but it will not add to any existing problems either.

Mr. Aguirre stated everything is meeting the city's standards.

Ms. Castillo stated there will be fencing around the detention pond.

Steve Eilers – Pacheco Koch

Mr. Eilers went over the landscape plan and a few minor changes.

Mr. Aguirre stated that Mr. Eilers has managed to save more trees than originally planned. The landscaping plan is meeting all the guidelines of the city.

On motion by Ms. Colegrove second by Mr. Fey with all present members voting "aye" the final review and action on Bess Brannen Elementary School Plan Development (Site / Landscape/ Civil Package) was approved.

PRELIMINARY REVIEW AND ACTION ON BRAZORIA COUNTY ANNEX OFFSITE INFRASTRUCTURE PLANS FACILITY AT PEACH STREET EXTENSION TO SYCAMORE (CIVIL PACKAGE)

Engineer's Memo:

This project has taken a fast track that requires staff double up on effort to advance this development forward. The offsite development discussion started last year with the caveat of the neighborhood drainage concerns and our drainage standards requiring immediate interaction by their engineering consultants.

After initial meetings with staff it became evident of the sites drainage problems and the challenges in complying with our conditions on drainage standards and no adverse impact on adjoining residential property.

The consultant maintained occasional data interchange with our staff regarding the design findings eventually leading to this proposed plan under conditions they are requesting.

The request will come in the form of an official letter from the county with an engineer's report asking the city to accept the design under special condition given the constraints imposed by preexisting conditions of this in-fill area. This engineering report will provide the criteria and limitations their design provides as compared to our standard criteria and give us a layman's idea of what drainage expectations on the street, building site, and residential neighborhood it creates.

Our drainage engineer has directed the consultant to provide all the hydraulic data in the plan to reflect this design criteria and the expected water surfaces associated with this. The onsite drainage elements of detainage basin and adjoining property drainage collectors are integral part with these offsite system and of this review discussion.

Not much more can be said until the engineer comes back with exactly what storm event can be practically designed for without posing unreasonable hardship for the developer and what flooding conditions will be expected and be acceptable creating no adverse impact to the surrounding neighborhood.

The remaining offsite infrastructure plan of pavement, storm pipe system, sidewalk and utility services of water and sanitary sewer services has been designed in cooperation with staff and have no issue other than minor tweaks that could improve the product at final. The street extends a 27-ft / 8-inch pavement through Peach Street right-of-way from Sycamore Street to its Plantation Drive connection. This will provide all service access to the County Annex as well as providing it to the previous landlocked Lowery Subdivision lots and creating productive property out of otherwise useless land.

A 5-ft sidewalk serving the Annex side will be installed while the opposite side will wait on each individual lot development. The waterline will be connected and looped from existing systems at both ends while the sanitary service will connect to the existing system close to Plantation Drive.

Due to the request for special drainage consideration, your action on this will be carried as a recommendation to council at their next meeting. If approved this will return to you for final at the next scheduled meeting along with a preliminary and final review and action on the site and landscape plan of the Annex building.

There was no representation present from the county to speak on this agenda item.

Mr. Aguirre summarized what has taken place with this property. Mr. Aguirre stated this site carries its challenges. The question on drainage became a very demanding issue on this development.

Mr. Yenne also mentioned that the property will not meet the city standards. There will have to be a stamp of approval from an engineer and even then, there will likely be standing water in the parking lot and road and possibly impassable water during heavy rains.

Mr. Sanchez went over the street elevation and pointed out the flooding potential in the area.

A call was made to Matt Hanks, County Engineer and the call was put on speaker.

Mr. Yenne asked Mr. Hanks to update the Planning Commission on the plans.

Mr. Hanks mentioned one of the challenges with the site is, without raising the site considerably there is no

way to keep the parking lot and road out of the 10-yr storm. To an extent, the building is being kept out of the 100-yr. storm, but as far as the road and parking lot there will be some ponding in a 10-yr. event. The surrounding properties will not have water pushed on them or have additional flooding because of their building. Mr. Hanks stated they were aware this would not meet the city's typical requirements.

Mr. Rinehart stated the city's biggest concern is the impact on the surrounding neighborhood and any businesses.

Mr. Hanks stated to protect the building and surrounding properties there would be standing water in the parking lot and road during a rain event.

Mr. Sanchez went over the tail water elevations affecting drainage at this site.

Mr. Rinehart asked if this project would increase flooding on Talisman. Mr. Sanchez stated it wouldn't if it is designed properly.

Mr. Hanks stated their design will not impact the surrounding properties.

Mr. Yenne stated if the county engineers would put their seal on this and say it would not have a detrimental effect on the residential properties to the south or apartment complex to the east, then the city would accept their engineering with the understanding that it would not improve the situation there. Also, that their street (Peach St.) and parking lot would see water in events, but you would not see it in their building.

Mr. Rinehart asked if Peach St. had water, would it affect the commercial sites to the north. Mr. Aguirre stated it could affect the properties during a rain event.

Mr. Sargent asked if the county could acquire more land to the north, would it help improve the situation north of Peach St.

Mr. Sanchez stated it could, however, regardless of what good engineering is done, when a storm occurs it will not solve any problems. People will have the perception that the construction has made things worse. The higher the storm is designed for.

Mr. Hanks stated if the preliminary is approved, he would be back with his team and answer all questions.

On motion by Mr. Rinehart second by Ms. Colegrove with 4 members voting "aye" and Mr. Fey voting "nay" the preliminary review and action on Brazoria County Annex offsite infrastructure plans facility at Peach Street extension to Sycamore (Civil Package) was approved to send to Council for their review at their next meeting and then come back to Planners in February.

CALL FOR RE-SCHEDULE OF FEBRUARY 5, 2019 MEETING TO FEBRUARY 13 OR 14, 2019

The next meeting was scheduled for Wednesday, February 13th at 6:30 p.m.

SIGNATURE OF DOCUMENTS

- Bess Brannen Elementary School Final Site Plan
- Bess Brannen Elementary School Final Landscape Plan

ITEMS OF COMMUNITY INTEREST

Mr. Rinehart mentioned people moving out and leaving all their stuff on the curb and it staying there for weeks. He'd like to see an ordinance, or something put in place to alleviate that.

Mr. Sargent mentioned the city has been out picking up big trash on the weekends.

Mr. Yenne updated the commission on potential future development.

Mr. Rinehart mentioned that BISD had called for a 249-million-dollar bond election for the school district to rebuild Brazoswood High School. Also, there will be some large-scale career technology education improvements in new facilities.

SET NEXT MEETING DATE

The next meeting was scheduled for Wednesday, February 13th @ 6:30 p.m.

ADJOURN

There being no further business the meeting was adjourned at 8:15 p.m.

These minutes read and approved this _____ day of _____, 2019.

Locke Sanders, Chairman

Harry Sargent, Secretary