

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, April 1, 2019 at 6:30 p.m. in Lake Jackson, Texas with the following agenda:

Locke Sanders
Harry Sargent
John Fey
Joe Rinehart

William Yenne, City Manager
Sal Aguirre, City Engineer
Athelstan Sanchez, Asst. City Eng.
Sally Villarreal, Asst. City Secretary
Eddie Herrera, Engineering Technician
John Boehm, Asst. to the City Mgr.

Matt Broaddus, Council Liaison

PLEDGE OF ALLEGIANCE

Harry Sargent led the pledge.

APPROVAL OF MINUTES – March 2019

Minutes were approved as presented.

VISITOR COMMENTS

There were no visitor comments.

FINAL REVIEW AND ACTION ON BRAZORIA COUNTY ANNEX SITE PLAN (202 PEACH STREET)

Engineer's Memo:

This agenda item was originally set for final but was delayed after the mismatch between landscape plan and civil site was discovered. This incongruity was resolved with the landscape plan revised and approved at you last meeting and now this final site plan and civil supporting documents reflects the same.

The site plan content is complete and compliant as listed:

- *The parking space count of 176 provided far exceeds the required 103 as detailed by building use breakdown.*
- *Building and site hydrant fire protection systems and fire lane access has been reviewed by Fire Marshal without issue.*
- *Facility water and sanitary sewer service systems comply with our standards, subject to minor adjustments*
- *The required fencing to the residential areas single and multifamily is indicated to be chain link with privacy slats providing for drainage pass through as recommended.*

The sites drainage system is an underground storm pipe system with detention outfall controls. The interior pipe system design criteria meet the city's standard for site, but the detention basin standards have been modified to the limitations of the development area under the conditions as approved for the offsite infrastructure system and of no adverse impact to adjoining neighborhood.

The sites grading plan has now been revised at final to the matched site plan flow pattern in the site

grading plan.

John Tisdale – iAD Architects

Mr. Aguirre mentioned the fencing that was not detailed last time. They are coming back with a chain link fence with slatted surface for privacy as required by the ordinance on the residential sides.

On motion by Mr. Rinehart second by Mr. Sargent with all present members voting “aye” the final review and action on was approved.

FINAL REVIEW AND ACTION ON REPLAT OF LAKE JACKSON TOWN CENTER, RESERVE B

Engineer’s Memo:

This replat came here for final approval at your last meeting and received your approval but due to county clerk recording rejection was sent back for cleanup purposes. Given the need to redo this document, staff requested that the renaming confusion brought up during your review be resolved with one option staff felt as having some sense and reason. During this brief recess, the developer wished also to make some relocation of lot lines making minor changes to the configuration and size of lots originally presented.

All the platting requirements are addressed in this final as in the previous with all the lots having immediate frontage or approved parkway access to existing public streets although the designated hotel use tract having a 30-ft frontage to the existing public Azalea Street stub. This remains as before and eventual a main private common drive to this subdivision.

Subdivision service infrastructure remains as before with existing public systems along the perimeter and individual lot service to extend into future site development plans. Since the previous replat approval was not recorded and with the changes made since then, we are recommending you consider given a final approval to this replat.

Nobody was present from LJA Engineering.

Mr. Aguirre discussed the numbering of lots. In order to keep with the PUD designation that was Reserve B, the numeration has been changed to lots J, K, L & M, but with the Reserve B maintained.

Mr. Sargent asked if there was a reference to the Reserve B.

Mr. Aguirre stated yes, it is on the drawing that was presented. Reserve B will be a block, with lots J, K, L and M within the Reserve.

On motion by Mr. Sargent second by Mr. Fey with all present members voting “aye” the final review and action on replat of Lake Jackson Town Center, Reserve B was approved.

FINAL REVIEW AND ACTION ON REPLAT OF LAKE JACKSON TOWN CENTER, LOT C, RESERVE B (FUTURE HOTEL)

Engineer’s Memo:

This replat came to you for preliminary under the guise of a Hotel tract that up to date remains anonymous other than one called first rate. This property is the remaining undeveloped area across from Chicken Express / Neighbors clinic sites on the private Winding Way drive and next to a designated Yaklin Auto Center to come. This plat carves out an additional 2.2-acre parcel of the remaining previously platted Reserve Tract C. The existing PUD conditions stay with this tract.

Joh

Given the name confusion of the preliminary meeting, we took the opportunity with this final submittal to also apply the same renaming convention we recommended in the previous item and are renaming this the replat Lake Jackson Town Center, Lot C -Reserve B in keeping with the parent PUD reserve this is part of.

All the platting requirements remain as with the preliminary. As laid out, the tract will only have access to the existing private drive similar to the current business sites mentioned. The utilities to service the site are existing and accessible to the property, and drainage for the most part of this has been accounted in a previous development but an unaccounted portion of this tract will need to be addressed in a future site development review.

Devin Royal, with Baker and Lawson

Mr. Yenne stated all the conditions in the PUD apply to Reserve B.

Mr. Aguirre stated Reserves G & I will be back before planners. The site plan has already been approved and part of the requirement is that both tracts are assembled into one tract.

On motion by Mr. Fey second by Mr. Sargent with all present members voting “aye” the final review and action on replat of Lake Jackson Town Center, Lot C, Reserve B (future hotel) was approved.

PRELIMINARY REVIEW AND ACTION ON SITE PLAN OF RESIDENCES AT ABNER JACKSON (184 ABNER JACKSON PARKWAY)

Engineer’s Memo:

This is the first attempt of mixed-use development in our area and has gone through all the steps as required by the zoning ordinance that included the formation of this singular PUD approved by the board earlier this year.

This the continuing step in its development with this site plan submittal. This preliminary one comes in a well detailed and level of completion with the following summary of conditions:

- 1.) *The proposed building footprint and architectural elements remain to true to the one presented and approved with the PUD plan and consist of:*
 - a. *5-story mixed use residential and commercial building with apartment and business units.*
 - 48 Apartments (28 – 1 BR, 16 – 2 BR, 4-BR)*
 - 9,910 sq. ft. Retail / Office*
 - 3,103 sq. f Leasing Office*
 - b. *2 - Elevators*
- 2.) *The proposed parking space count for the site of 170 spaces meet the required ordinance*
 - a. *79 for commercial, 91 residential / office (52 covered)*
- 3.) *The entire site is enclosed except for commercial frontage with a decorative metal fencing. The residential parking is secured with additional fencing and gates.*
- 4.) *Utility service extensions from existing street systems are indicated with minor details to be acted upon in final.*
- 5.) *Site fire protection requirements of fire lane routing and width have been provided, along with parking area hydrant has been extended to parking area. Only placement issues to be determined by Fire Marshal. Gate fire access equipment has been furnished as per Fire Marshals direction. Building fire protection will be submitted at building permitting review stage.*
- 6.) *Drainage analysis and site design has been submitted under the city’s drainage staff control and is currently under review for comments and compliance at final. The proposed system is the standard surface to underground storm pipe and detainage basin system discharging to the existing VDD Plantation Village Channel system.*

The engineer designed the detention basin for a 100-yr storm event which is much larger than designing for the 10-yr storm event we have been allowing the neighboring businesses to design to and what was told of them. Hence the design more than adequately meeting our standard. Only need to verify that ponding in the parking lot will not exceed 6-inches for the 10-yr storm event.

No concerning issues remain for your consideration of approval of this preliminary site plan.

Jay Parshattom – owner of development

Mr. Aguirre stated this is a 5-story mixed used PUD. It follows what was presented and approved. Mr. Aguirre went over his notes on his memo listed above.

Mr. Sanchez stated everything regarding drainage is fine.

Mr. Sargent asked about the monument signs and if there is a limit of one? Mr. Aguirre stated he would look into the PUD and see if anything was specified regarding that type of signage.

On motion by Mr. Rinehart second by Mr. Sargent with all present members voting “aye” the preliminary review and action on site plan of Residences at Abner Jackson (184 Abner Jackson Parkway) was approved.

PRELIMINARY REVIEW AND ACTION ON LANDSCAPE PLAN OF RESIDENCES AT ABNER JACKSON (184 ABNER JACKSON PARKWAY)

Engineer’s Memo:

This preliminary plan came also in a well detailed and level of completion with the following summary of conditions:

- 1.) No tree survey was presented due to its barren condition.*
- 2.) The proposed tree plan calls for all new plantings and provide for the required 14 tree count along with an additional 3 - large and 12 - small not in the official count. Of those in the official count 6 are live oaks, 6 fan palm, and 2 magnolias.*
- 3.) All parking exposures are screened with the tree and shrub requirements met.*
- 4.) The overall landscaping area requirement of 10% is being satisfied by the almost 30% area included which includes the detainage basin area.*
- 5.) An automatic sprinkler system plan is being proposed to maintain the landscape areas in compliance with the ordinance.*

Only very minor placement issues remain to be resolved before final and this preliminary plan is recommended for your consideration for approval.

Mr. Aguirre complimented the landscaping plan. He went over the information on his memo above.

Mr. Fey asked if there were any anticipated conflicts with utility lines. Mr. Aguirre stated some of the utilities are running where trees may be, but everything should be properly located.

The dumpster will be enclosed by a fence.

On motion by Mr. Sargent second by Mr. Fey with all present members voting “aye” the preliminary review and action on landscape plan of Residences at Abner Jackson (184 Abner Jackson Parkway) was approved.

SIGNATURE OF DOCUMENTS

Brazoria County Annex Building Site & Landscaping Plans
Lake Jackson Town Center, Reserve B, Lots J, K, L and M Replat
Lake Jackson Town Center, Reserve B, Lot C Replat

ITEMS OF COMMUNITY INTEREST

Mr. Fey brought up the Bess Brannen Landscape plan. Mr. Sanders mentioned the trees that were being saved are on the old campus.

Mr. Broaddus mentioned the Public Hearing to change the zoning ordinance that will be coming to Planners regarding the definition of a membership club and private club.

Mr. Aguirre mentioned the corner lot next to the Neighbors building possibly becoming some sort of drive-thru business.

SET NEXT MEETING DATE - Tuesday, May 7th @ 6:30 p.m.

ADJOURN

There being no further business the meeting was adjourned at 7:20 p.m.

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

Locke Sanders, Chairman

Harry Sargent, Secretary