

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 4, 2019 at 6:30 p.m. in Lake Jackson, Texas with the following agenda:

Locke Sanders  
Harry Sargent  
John Fey  
Joe Rinehart  
Brenda Colegrove  
Jeff Gilbert

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.

SWEAR IN MEMBERS

Ms. Villarreal administered the Oath of Office to John Fey, Joe Rinehart and Locke Sanders.

RE-ORGANIZE THE BOARD

On motion by Mr. Rinehart second by Mr. Gilbert with all present members voting “aye” Mr. Locke Sanders was voted in as Chair. Mr. Sanders selected Ms. Colegrove as Secretary and Mr. Fey as Vice Chair.

APPROVAL OF MINUTES – May 2019

Minutes were approved as presented.

VISITOR COMMENTS

There were no visitor comments.

PRELIMINARY REVIEW AND ACTION ON SITE PLAN AMENDMENT OF THE EXISTING PLANTATION VILLAGE PLAZA SHOPPING CENTER SITE AND LANDSCAPING PLAN AT THIS WAY & SH332

Engineer’s memo:

*Mr. Gene Werlin, a Houston shopping center developer approached the board in your February meeting, to present and get feedback on his planned acquisition of the Plantation Village Plaza Shopping Center. The center is located at the corner of This Way and US 288 / SH 332 and adjoins the Dow Administration Building.*

*He presented a preliminary layout and exhibit of his proposed improvements and modifications to the existing site and in doing so some of its drawbacks to site requirements. This preliminary site plan amendment follows closely with the one previewed by you and consists primarily of demolition the current “Wing Stop” building and replacing with a slightly reduced building that allows for front end parking and drive way. This also similarly modifies a portion of the main shopping strip building by trading off fronting drive to parking stalls and vice versa.*

*Additional rearrangements of the paving areas attempt to improve the flow through the center.*

*The overall impact of these to the parking space is a wash and still meets the ordinance requirements of retail use existing 285 to a proposed 286.*

*Other civil site impacts:*

- *Drainage*

*The overall impervious surface change to the site is a minor increase of 2,000 sq. ft. which is not anticipated to affect the existing drainage capacity of the site system and of the receiving systems. Staff will confirm this prior to finalizing the plan.*

- *Utilities*

*Sanitary and water lines servicing the system are proposed to remain as existing with no changes required due to the modifications. It is anticipated that the existing utilities serving the existing building to be demolished will be reused by the new building replacement. An existing private sanitary system serving the remaining strip center row will remain subject to the past history of stoppages.*

- *Fire Protection*

*The existing water line and hydrant system serving the site will remain unchanged without the need for additional system required for the site changes.*

*No issues remain to consider for preliminary approval of this site plan amendment.*

Doug Roesler with Baker and Lawson was present to speak on this project.

Mr. Roesler went over the parking and mentioned that the parking meets the requirements for the square footage and there is excess parking.

Mr. Aguirre asked if the sidewalk has been discussed with the state since it is on the state right of way. Mr. Werlin said he had not, but he would contact them about it.

Mr. Rinehart asked if the Wing Stop building would be done away with. Mr. Werlin said the size of the building would be reduced from approximately 75 ft. to 62 ft., increasing the sidewalk to increase parking in the front. A new roof will be added, and modifications made to the building. There is a tenant that would like to come into this space, but they would like a patio. In order to provide a patio, the parking would have to be shifted reducing some of the green space.

Ms. Colegrove asked if there would be a drive thru with a pickup window. Mr. Werlin said there would not be a drive thru.

Mr. Fey asked about the parking spaces. Mr. Werlin stated the islands would be shifted to give the head in parking. There will be new islands to create more green area. Mr. Werlin also stated they are creating approximately 40 more parking spaces through out the entire parking area then what currently exists.

Ms. Colegrove stated she likes the added greenery.

Mr. Sargent asked about the dumpsters. Mr. Werlin stated there are dumpsters in several areas throughout the property and they would be enclosed.

On motion by Mr. Gilbert second by Mr. Sargent with all present members voting “aye” preliminary review and action on site plan amendment of the existing Plantation Village Plaza Shopping Center site and landscaping plan at This Way & SH332 was approved.

PRELIMINARY REVIEW AND ACTION ON ALTERNATE LANDSCAPE PLAN AMENDMENT OF THE EXISTING PLANTATION VILLAGE PLAZA SHOPPING CENTER PLAN AT THIS WAY & SH332

Engineer's memo:

*At the previous introductory meeting, the only item in question was the landscape area shortage created by his conceptual plan, so he approached you with this possibility of being able to proceed with this condition or with permission to supplement this with use of public parkway, if in your opinion the end product justified the means. As a result of this meeting, the board indicated a favorable consideration to this in the future.*

*This preliminary landscape plan amendment comes in as an alternate plan with the following conditions:*

▪ Trees

*The existing site contains the required 33 count. The proposed site changes remove 5 of these but replaces them in the different locations. There are additional 2 trees indicated resulting in a total of 34 trees that meets the "on site" tree requirements. In this preliminary the proposed replacement and additional trees are "pine" trees not part of the official tree list. This has been explained to the engineer for their further action determination.*

*In this proposed preliminary, the tree screening requirement along This Way has not been included which will need to be declared either as an intentional alternate condition or one that will be addressed as required. This same condition applies to the shrub screen requirement.*

▪ Landscape Area

*The existing site contains 9.2% landscape areas which is short of the 12.5% requirement. Due to its preexisting status, this amendment plan could allow this condition to continue as a minimum. This proposed alternate plan reduces this area even further to the 7.7 % level which brought the initial concern of their preview meeting and which you indicated positive feedback for supplementing this with parkway use.*

▪ Irrigation

*The existing site does not have any irrigation system. This amended plan also omits any plan for an irrigation system and is a condition for this alternate designation.*

*No other issues remain for your action consideration.*

Mr. Roesler went over the landscape plan. Due to some of the striping in the parking lot, there would be some trees taken out. Mr. Roesler also stated the plan does not meet the 12.5% requirement for green space. The screening is not shown on the preliminary plan on This Way. Mr. Roesler stated his understanding was that if cars are parked facing the road then it would need to be screened. Mr. Aguirre stated the screening would need to be shown for clarification.

Mr. Fey stated he would like to see the screening shown. Mr. Roesler said it would be shown in the right of way. Mr. Fey felt it would make the area look better and it would be an improvement.

Mr. Roesler asked if shrubs would be allowed every thirty feet or do you have to have trees?

Mr. Fey asked for clarification on what is allowed as far as trees on right of ways.

Mr. Yenne stated City Council gave approval to put shrubs or trees in the right of ways.

Mr. Werlin mentioned he thought they were only allowed shrubs. He doesn't feel too many trees are good for smaller buildings. They tend to cover signage of stores. He would prefer to limit to smaller trees.

Mr. Yenne's stated the rule is screening and a tree every 30 ft. If that is not going to be done, then the Planning Commission will have to approve. The trees do not have to be big trees, they can be Crepe Myrtle, Redbuds, and others that are listed on the approved list.

Mr. Gilbert stated he would like to see the trees that are there stay and perhaps add shrubs. Mr. Gilbert stated he does not have any problem unless the trees block the view for motorists.

Mr. Sargent noticed there is not a big sign for people to see. Mr. Sargent also asked if trees by the concrete would affect the street integrity.

Mr. Aguirre stated that would depend on the type of tree. In a parkway where there is open ground to nurse the trees, it should not be an issue if the trees are smaller.

Mr. Sargent felt low hedges would be better than the alternative of trees every 30 ft.

Mr. Roesler thought they could spread out the trees and limit the number but try to meet the requirements as best as they could. Mr. Sanders agreed with Mr. Roesler and said perhaps adding a few more Crepe Myrtles would work.

Mr. Aguirre stated the right of way can be used for the green area. It does not excuse the requirement for the screening.

Mr. Rinehart stated he would be fine with adding a few trees along This Way and add the hedges and it would work.

Mr. Roesler stated there would not be irrigation in the new islands and that did not meet the requirements.

Mr. Aguirre said that would be part of the condition they are asking for. The irrigation would stay the same without any additional additions.

Mr. Rinehart asked if shrubs are put in city's right of way. Who would maintain it and who would irrigate it?  
Mr. Yenne said the tenants would need to maintain it.

Mr. Rinehart then asked if they would be allowed to install an irrigation system. Mr. Aguirre said they would be allowed to.

On motion by Mr. Rinehart second by Mr. Gilbert with all present members voting "aye" the alternate landscape plan amendment of the existing Plantation Village Plaza Shopping Center plan at This Way & SH332 was approved under the conditions the alternate designation of irrigation to stay as is, the tree and shrub screens will be provided, green space using parkway and also the total area of existing landscape will be 7.2 % since the current 9% or required 12.5% aren't met.

#### SIGNATURE OF DOCUMENTS

- Residences at Abner Jackson Site Plan
- Residences at Abner Jackson Landscape Plan

ITEMS OF COMMUNITY INTEREST

Ms. Colegrove notified TxDot about one of the crosswalk buttons that isn't working by FM 2004 and Lake Road.

Mr. Rinehart asked about the feedback for Olive Garden. Mr. Yenne mentioned they would be following the city's requirement.

Mr. Sanders mentioned trash pickup issues that he was told about. Mr. Yenne stated there have been a few issues that are being worked on.

Mr. Sargent mentioned the city's website and the ability to turn in problems. He was very pleased with the response from the city.

SET NEXT MEETING DATE – Tuesday, July 2, 2019

ADJOURN

There being no further business the meeting was adjourned at 7:12 p.m.

These minutes read and approved this \_\_\_\_\_ day of \_\_\_\_\_, 2019.

\_\_\_\_\_  
Locke Sanders, Chairman

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Brenda Colegrove, Secretary