

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

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

William Yenne, City Manager
Sal Aguirre, City Engineer
Athelstan Sanchez, Asst. City Engineer
Erik Wilson, PW Director
Eddie Herrera, Engineering Technician
Sabrina England, PW Superintendent
Sally Villarreal, Asst. City Secretary
Vinay Singhania, Council Liaison

PLEDGE OF ALLEGIANCE

Harry Sargent led the pledge of allegiance.

APPROVAL OF MINUTES – September 2019

Minutes were approved as presented.

VISITOR COMMENTS

There were no visitors present.

DISCUSS ADMINISTRATIVE REVIEW OF THE PRELIMINARY SITE PLAN OF THE VILLAS AT LAKE JACKSON (AKA PLANATION PARK II) PLANTATION PARK PUD-PHASE 2 AT 128 W PLANTATION DRIVE

Engineer's Memo:

This development came before you for preliminary review and action in your July 2, 2019 meeting, where site review comments and issues were addressed for final revision as conditions for the preliminary approval given.

Staff's expectation was that these items would be resolved without changes and ready for final the following August meeting. During the course of this period, the developers engineer notified us that there were some minor changes being made to the original plan as to layout, building type and other site configurations. Staff was wary of the implications of these changes and requested that they provide us with modified site drawings.

*The development team set a follow up meeting on August 8, 2019 to make presentation of this plan to our staff at which a cursory review and comments on issues were made. No submittals of documents were left for detail review until September 17, 2019 when the official submittal for this meeting was made. **The determination for preliminary administrative review again was made after many of the comments and issues brought up at preliminary planners and subsequent developer meeting remained unaddressed and incomplete.***

In the following, we give you an overview of the main elements in this plan and specific incomplete ones requiring further inclusion or response. This project is the continuation and completion of the Plantation

Park PUD tract remainder of the original apartment development that was left unspoken for future B-1 development.

The PUD governing this tract allowed certain use conditions which have been addressed in this proposed site plan as follows: (Change from Preliminary)

- A. The plan indicates 238 (232) apartment units as an approved use. The plan mix calls for 114 (108) / 1 - BR, 72 / 2 - BR, 16 / 3 - BR and 36 Efficiencies.*
- B. The plan locates only one floor apartments within the height restricted zone 1-tier as PUD approved. The remaining multi floor units also comply within their approved height restriction zone 2 and 3 tier locations.*

The separation distance from the residential boundary has been adhered to the approved PUD conditions of 15-ft buffer to 45-ft to the parking line and building line of 1-story buildings and of 30-ft to 45-ft to the closest driving aisle.

- C. The plan includes a total space count of 402 (409) consisting of 389 (396) secured including 50 (36) garages, 339 (360) surface and 13 (11) unsecured in compliance with the space per unit approved in the PUD.*
- E. The required PUD border fencing requirements of 8-ft wood private fencing for the residential side has been as well as a 6-ft on the apartment side and a decorative metal fence along the remaining sides.*
- F. The site is supported with a substantially completed civil infrastructure package that includes a working plan layout of water, sewer and drainage systems to service the site. The drainage portion is being assessed at this time and will need to be substantiated to the satisfaction of city in a final submittal.*

The proposed water and sewer layout has been flagged again to comply with policy and construction standards with resolutions to come at final. The civil fire protection plan includes the standard fire line supply and hydrant number and placement along with the fire lane widths and gate access. The final assessment by the Fire Marshal will confirm prior to final submittal. Building fire protection will be designed and reviewed at building permit phase.

- G. One complex wide waste unit location along with a compactor has been planned for their valet collection system whose placement will comply with the city's pickup practice although the site and civil plan differ at this time. The PUD separation to residences of 59-ft. is substantially met in the proposed location.*
- H. One main driveway connection to Plantation Drive is proposed in this plan versus the (two) at previous preliminary. A recommended street light and bus stop relocation has now been incorporated in the civil plan but not in the site plan.*

NOTE:

The information provided in the proposed site plan that will require addressing or be incorporated for final submittal are as follows:

- 1. A private cross access-maintained water supply system will need to be redesigned for city control metering and looped supply of potable and fire service.*

2. *A lighting plan with foot candle isometrics needs to be incorporated into the site civil package at final.*

Our administrative review checklist is provided to you with all site content items indicated as complete or incomplete as a quick reference to assist you and the developer. The above along with minor issues of format and missing content have been marked up as comments to return to developer and plan consultant for response and next administrative review completeness checklist for official filing at the planners meeting.

Mr. Aguirre went over the notes listed above.

Mr. Rinehart asked about the drainage and mentioned that it's a concern of the nearby property owners.

Mr. Sanchez explained that the area of development is naturally a swamp. When the initial design was complete, it was designed to properly incorporate drainage from $\frac{1}{2}$ to $\frac{3}{4}$ of that sector. There is a pipe that is part of the current Planation Park that stubs out to the section that is going to be developed. Mr. Sanchez stated he will keep all this in mind.

Mr. Sargent asked about a detention pond.

Mr. Sanchez stated back under the Master Development Plan those areas were already accounted for as far as development and did not require detention. Because this was part of the raw development we are following through with the previous design. This was permitted to go through without a detention.

Mr. Sargent asked if the fence was necessary. Mr. Aguirre stated it is necessary because it is two different entities. It is a tract that has been subdivided from the original. They chose to put one for their own security purposes. Mr. Sargent asked if it would be creating a problem with the residents on the left side.

Mr. Sargent asked if there were concerns like the previous phase build as far as them looking into the resident's yards. Mr. Aguirre stated the roof height of the first tier is less than what is allowed on a single-family home. These roofs are smaller and lower. Mr. Rinehart mentioned there is a thick green space there also.

Mr. Aguirre stated he asked that an additional streetlight be installed.

Mr. Rinehart asked Mr. Yenne if an additional bus stop could be put in so there would be one on both sides of Planation. He felt it would be safer having one on the Eastbound and Westbound side. Mr. Yenne said he would look into it.

Mr. Sargent asked about signage. Mr. Aguirre said there seems to be one in the entry, but there are no details on size, but they would have to comply with requirements.

Mr. Aguirre stated the documents have been sent back to the engineer with mark-ups for the changes that need to be made to the site plan.

Mr. Fey asked about the second access. Is it for emergency use only? Mr. Aguirre said it is gated and required by the Fire Marshal and anybody can use it.

Mr. Fey asked if three stories is the tallest of the buildings? Mr. Aguirre said yes, 50 ft. is what the PUD allowed.

Mr. Rinehart was concerned about the traffic that will be coming out of Plantation Park.

DISCUSS ADMINISTRATIVE REVIEW OF THE PRELIMINARY LANDSCAPE PLAN OF THE VILLAS AT LAKE JACKSON (AKA PLANTATION PARK II) PLANTATION PARK PUD-PHASE 2 AT 128 W PLANTATION DRIVE

Engineer's Memo:

Similarly, we give you an overview of the main elements in this plan and specific incomplete ones requiring further inclusion or response. This proposed landscape plan follows suit with the original apartment PUD governing conditions which are addressed as follows: *(Changes from Preliminary)*

- A. *The exemption of no required mitigation of protected trees under any improvements is being fully applied in the plan. The plan proposes to retain as many of these lying with the residential buffer zone and in open recreational areas.*
- B. *The proposed plan exceeds the natural residential buffer width from the approved PUD plan of 15-ft to 45-ft from residential line.*
- C. *The proposed plan exceeds the open space area percentage from the approved PUD plan of 12.5% to 50%.*
- D. *The minimal parking exposure to Plantation Drive also reduced the parking screening requirements which are provided in the plan.*
- E. *The tree count proposed is not an issue due to the plan making use of credits for protected trees and only offering new trees to meet the screening criteria. Of **150 (155)** protected designated trees in the tree survey provided, **95 (77)** are being removed with **55 (78)** remaining of which 60 credits out of 360 *(subject to recount change)* being claimed to meet the 60-tree count requirement.*
- F. *No landscaping product or detail areas plan is offered other than existing trees in open areas and **8 (5)** new trees in screen gap. This is not relevant to the landscape plan basic requirements.*
- G. *The plan proposes an automatic irrigation system, but no system design detail included. This may be submitted at building permit phase.*

Note:

The information provided in the proposed landscape plan that will require addressing or be incorporated for final submittal are as follows:

- 1. *The PUD required residential line buffer 15-ft green space was never defined for maintenance level i.e. natural or manicure grade. The previous electric utility clearing Phase 1 of this area brought to mind the condition of your expectations for this area to be made understood and included in the plan.*

The above along with minor issues of format and missing content have been marked up as comments to return to developer and plan consultant for response and next administrative review completeness checklist for official filing at planners meeting.

Mr. Aguirre read over the notes listed above. He stated the landscaping plan is meeting all requirements.

Mr. Aguirre asked the commission what their thoughts was regarding the 15 ft. buffer. Mr. Yenne stated his recollection from the last group was they wanted it mowed and maintained.

Mr. Sargent asked if there would be any elevation changes related to any trees that are being claimed. Mr. Aguirre said that is unknown at this time. Mr. Sargent stated if there was going to be an elevation change, we need to be careful about the trees. It's better to plant a tree than try to save a tree.

Mr. Sanchez would take care of the drainage plan if needed.

Mr. Rinehart thinks this could have more impact on the resident's than Plantation Park did. There will be two complexes exiting out to Plantation. The traffic needs to be watched carefully.

ITEMS OF COMMUNITY INTEREST

Mr. Fey asked if we knew how many inches of water we received during the storm. Mr. Sanchez gave some numbers and stated it varies from different parts of the city.

Mr. Yenne stated 28 homes were affected and approximately ½ of those were from leaking ceilings. There were some where the water came in from the back yard and some from the front yard when people were driving by creating wakes. One house had a couple of inches in their house in the Tanglewood area. There were streets that flooded that have never flooded before.

Mr. Gilbert asked what was going to come into the Arlan's space. Mr. Yenne said at this time there is nothing.

Ms. Colegrove mentioned her husband has seen a grey fox in her back yard.

Mr. Yenne stated Olive Garden is projected to open at the first of the year.

Mr. Rinehart asked how the Lotus project was going. Mr. Herrera updated the commission on the project.

Mr. Herrera updated the commission on streetlights being installed in cul-de-sacs throughout the city by CenterPoint. Also, CenterPoint will be doing an LED conversion on all street lights in town.

SET NEXT MEETING DATE – Tuesday, November 5, 2019

ADJOURN

There being no further business the meeting was adjourned at 7:45 p.m.

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

Locke Sanders, Chairman

Brenda Colegrove, Secretary