

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 April 4, 2023, at 6:30 p.m. in Lake Jackson, Texas with the following agenda:

Locke Sanders, Chair
Jeff Gilbert, Secretary
Matthew Bjune
Harry Sargent
Kay Aplin
John Fey, Vice-Chair

Modesto Mundo, City Manager
Milford John-Williams, Asst. to the City Manager
Anamaria Acuña, Asst. City Secretary
Sal Aguirre, City Engineer
Eddie Herrera, Project Manager
Sabrina England, PW Director
Vinay Singhania, Council Liaison

PLEDGE OF ALLEGIANCE

Mr. Sargent led the pledge of allegiance.

APPROVAL OF MINUTES – March 7, 2023

Minutes were approved as presented.

VISITOR COMMENTS

Athelstan Sanchez announced his retirement and thanked the planning commission for their support during his years with the city.

DISCUSS AND TAKE ACTION ON FINAL REVIEW OF AMENDMENT REPLAT OF THE FINAL REPLAT FOR THE RESIDENCES AT LAKEWOOD MANOR FILED ON APRIL 4, 2023

Mr. Aguirre read over the *Engineer's Memo*:

This amendment is for the Lakewood Manor PUD residential development at Huisache Street that came before you for final replat approval filing of October 2022 to remedy construction encroachments discovered during their construction startup.

The final replat brought all the unit footprints within the original approved 20-ft rear building setback and 6-ft minimum side setback after a reconfiguration of the layout was redesigned. The planners gave approval to the final replat but was never officially recorded due to front office direction based on anticipated service easement changes to come.

This amendment is supposed to cover the intended changes needed for the interim construction conditions which includes the following:

- 1. Changes the front building line to the standard 25-ft setback to bring all units within the PUD approved conditions.*

2. *Adds utility easements for AT&T service.*
3. *Correct platted property acreage to delete public right-of-way originally included.*

Other conditions such as the submittal of an amended site and landscape plan reflecting the building reconfigurations were allowed to be completed at the 6 (six) month stage to provide them wiggle room for any additional surprises that may arise as they continue the development. This condition will probably be extended to final completion as the developer has shown surprising production progress. This would allow staff to minimize the number of future appearances before the planning and zoning commission. Likewise, it is anticipated that another replat will be forthcoming to cleanup any future plat line and easement adjustments for an as built final condition.

Our final review checks all content and format items as complete and recommends that you consider its approval for final filing.

Mr. Sargent asked if AT&T runs through any structures or if it's underground. Mr. Aguirre responded they ran it all underground and clarified they did not go underneath any of the structures.

On motion by Mr. Fey, seconded by Mr. Bjune with all present members voting "aye," the final review of amendment replat of the final replat for the Residences at Lakewood Manor filed on April 4, 2023, was approved.

ADMINISTRATIVE REVIEW AND ACTION OF REPLAT OF LOTS 15, 16, 17 & 18, BLOCK 6, AREA "J" INTO LOTS 15A AND LOTS 18A, BLOCK 6, AREA "J" AT 110 AND 114 THAT WAY

Mr. Aguirre read over the *Engineer's Memo*:

These four lots are located in the developed downtown currently undergoing revitalization and located between Grazia's and The Local establishments. The properties have housed various small business enterprises going back to the old Downtown development years. More recently the R&M Telephone Company occupies 110 and a weight management business at 114.

The four (4) lots and properties have been under a single property owner and the buildings built over lot lines as was the permitted practice during the early downtown development years. The owner now wishes to separate both buildings for individual sale and is requesting a replat of the lots to remove the existing lot line of encroachment that has existed since then.

This replat consists of removing interior lot lines from four (4) lots, setting a new partition line to create two separate lots and properties. Underground utility infrastructure will be investigated to ensure individual service is appropriated to each property and that any encroachment of these be relocated or allowed by easement agreement.

The preliminary platting requirements for continuing the filing process have been met. Your consideration of administrative approval is recommended.

Mr. Fey asked if they anticipate any issues with the underground utility work.

Mr. Herrera stated near the telephone pole there is a dead-clean out where the sewer main is located. He noted the new lot line will split the current sewer main. They will need to create some type of access across the property to get to the sewer main so that the future owner will have legal rights to get across the property and connect to the sewer.

Mr. Herrera summarized there will only be issues with the sewer main and that he does not see any foreseeable issues with water, gas, or electricity.

Mr. Bjune asked if the owner wants to replat the property into one? Mr. Aguirre clarified that he wants to divide the property into two lots (18A & 15A).

Mr. Sanders asked if the southern property lines run through the middle of the alley and whether it is normal to do so. Mr. Aguirre noted the record makes it appear that way but clarified that it is a public alley.

Mr. Sanders noted on Lot 16, the right side is 10 feet to the left of what they are proposing. Mr. Aguirre noted it is a 20-foot alley. He further explained that those alleys were added by the city in order to get to the back alley that was there before.

Mr. Sanders asked if the property line was the dotted line. Mr. Herrera clarified that it was a special circumstance where they gave the city an alley easement.

Mr. Sanders wanted to ensure that they did not slide over 10 feet and get into the alley easement line.

Mr. Bjune asked if they will keep the easement with the property being re-platted. Mr. Aguirre mentioned that it will remain an easement unless they make a requirement that they grant the city the portion as an alley right of way.

Ms. Aplin stated that she wants to clarify where the easements are located when it will be sold. Mr. Aguirre noted they will ensure the easements are understood and that they clean up the replat.

On motion by Mr. Sargent, seconded by Ms. Aplin with all present members voting "aye," the administrative review and action of replat of Lots 15, 16, 17 & 18, Block 6, Area "J" into Lots 15A and Lots 18A, Block 6, Area "J" at 110 and 114 That Way with the stipulation to preserve the easement for the alley was approved.

SIGNATURE OF DOCUMENTS

- Amendment Replat of the Final Replat for The Residences at Lakewood Manor

ITEMS OF COMMUNITY INTEREST

- Mr. Sargent asked if the activity behind HEB is from TDECU. Mr. Aguirre noted the activity is Home2Suites.
- Mr. Sanders asked for an update on the temporary speed humps on Any Way and how to have them removed.

- Ms. England summarized the process that led to the speed humps being installed. She advised if they are against them, to speak to both the traffic commission and city council when it is up for reevaluation. She noted she will have an update for the traffic commission in either May or June. Ultimately, city council will decide whether the speed humps will stay or be removed.
- Mr. Sargent noted that the city has rebuilt the curb going into MacLean Park.
- Ms. Aplin asked what the situation is regarding the bunnies.
 - Mr. Aguirre noted that will be one of the items to vote for at the upcoming May election.
- Mr. Bjune asked for an update on The Villas updates.
 - Ms. England noted that Mr. Walton has been in contact with them, and that staff has requested an engineer to review the quality of their material. They cannot issue a stop work order, but staff will not be inspecting until they receive the report and letter from an engineer.
- The planning commission wished the best for Mr. Sanchez on his retirement.
- Mr. Singhanian noted that city council approved the cut out on the drive for the Woodshore access point.

SET NEXT MEETING DATE

The next regular scheduled meeting is set for Tuesday, May 2, 2023.

Mr. Gilbert noted he will not be able to attend the May meeting.

ADJOURN

There being no further business the meeting was adjourned at 7:09 p.m.

These minutes read and approved this 2nd day of May 2023.

Locke Sanders, Chairman

Jeff Gilbert, Secretary