

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 6, 2021 at 6:30 p.m. in Lake Jackson, Texas with the following agenda:

Locke Sanders
Harry Sargent
Matthew Bjune
Jeff Gilbert
John Fey

Modesto Mundo, City Manager
Sal Aguirre, City Engineer
Athelstan Sanchez, Asst. City Engineer
Sabrina England, PW Director
Sally Villarreal, Asst. City Secretary
Vinay Singhanian, Council Liaison

PLEDGE OF ALLEGIANCE

Harry Sargent led the pledge of allegiance.

APPROVAL OF MINUTES –March 2, 2021

March minutes were approved as presented.

VISITOR COMMENTS

Reg Aplin, 107 Sumac

Mr. Aplin apologized to the Commission for his previous request on Blunck Street. He realized his plan would not work as he originally planned. Instead of splitting the lot in half for two homes, he will keep it as is.

PUBLIC HEARING AND ACTION FOR REZONING A PROPOSED HIGH DENSITY DETACHED SINGLE-FAMILY HOME CONCEPT FOR THE NEW LAKEWOOD MANOR DEVELOPMENT FROM R-2A, R-3, PURZ R-3 AND R-4 TO A PUD (HIGH DENSITY DETACHED SINGLE-FAMILY HOME DISTRICT) OVERLAY ZONE (HUISACHE ST.)

Engineer's Memo:

This item came as an initial concept presentation to the City Council and Planners for feedback to determine further development and zoning compliance issues. At the previous meetings, the boards gave their opinions and concerns of the possible positive and negative to the community and neighborhood of this development product. After the discussions held, staff began reviewing the available zoning tools that could alleviate most concerns of all involved including those of the developer.

Staff zeroed in on the current PUD ordinance as the most reasonable to provide the City with some assurance that the product will be delivered as presented and on time to everyone's comfort zone as the ordinance conditions intend. This zone also provides the planners / city with relaxation of some requirements that create undue initial capital risks to the developer. In particular, the critical drainage analysis requirement became a negotiable item after the original plan removed the need of existing drainage easements off the table.

The PUD overlay idea was determined the best fit zoning mechanism to apply to this particular concept and site considering the various current zoning classifications and the comments made by the council and planning members at their preliminary meeting presentations. Staff recommendation is that the PUD be defined as a (High Density Detached Single-Family District) overlay zone on a designated R-2A base zone.

The proper notification to the residents were made and the public notices published according to State regulations. The PUD zoning ordinance plan application documentation requirements are being met with the documentation submittal as presented and attached for your review and discussion.

Below is a refresher background about this Planned Unit Development concept. Development company is LuxNova Homes. The company builds homes with a company named Bridge Tower. They build homes to rent, not to sell. Their company maintains control of the property. They mow the grass, change A/C filters and light bulbs.

SITE DETAILS

- *Drainage and detention to be engineered by Baker & Lawson, Inc.*
- *76.80% open space*
- *2 Playground / Park Areas*
- *8/10 of a mile walk to HEB and downtown.*
- *7/10 of a mile walk to Lake Jackson Intermediate School*
- *6/10 of a mile walk to Brannen Elementary School*
- *Total Homes: 135*
- *Site Area: 20.64-Acres (Exclusive of streets)*
- *Density: 6.5 Homes / Acre*
- *Total Number of Bedrooms: 485*
- *Total Parking Spaces: 443 (excludes on-street parking)*
- *Garage spaces: 270 (2 / home)*
- *Additional Surface Parking Spaces: 173*
- *Four Zoning Classification on the Site Currently: R-2A, R-3, PURZ R-3 and R-4*

Mr. Sanders opened the Public Hearing at 6:33pm

Mr. Aguirre spoke on the different zones and possibilities. All documentation has been submitted by the developer. The drainage plan will be addressed when the site plan is turned in. This would happen before anything is permitted and construction begins.

Dan Plume – 301 Oak Drive

Mr. Plume stated there is a private sewer by Pecan Lane that is caving in the street. It is affecting Mr. Plumes yard with a sinkhole. Mr. Plume asked if there would be a buffer between his home and the homes being built.

Mr. Aguirre stated the buffer zone would be on the site plan. Mr. Plume asked if there was going to be a fence. Mr. Aguirre said there is plan for a privacy fence between the development and existing homes. It can go to the maximum height of 7 ft.

Mr. Plume asked about the abatement of the old utilities that were privately owned. Mr. Aguirre said the city would investigate that.

Mr. Plume also asked about the trees that are marked with orange paint. Mr. Roesler with Baker and Lawson said that they are in the process of surveying the trees that are alive and dead.

Mr. Plume asked about the population density.

Mr. Stuckey stated 135 free standing homes is the average count for their properties with 3.28 people per family unit. They are intending to fence the properties with either a 6 ft. or 7 ft. fence. All homes are separated by 6 ft.

Mr. Stuckey went over the site plan details for the commission and visitors. Those details are listed above under Engineer's Memo. The homes range from 1750 sq. ft to 1980 sq. ft. Mr. Stuckey stated they expect their tenants to adhere to their guidelines. They are very serious about keeping the property looking nice and in order. They have a very strong management team.

Mr. Bjune asked what their eviction rate is. Mr. Stuckey said maybe two tenants a year. This could be due to someone losing a job or something of that nature. Occupancy is usually run at 98% in their communities.

Mr. Sanders asked how flexible they are for working around the trees that are currently there. Mr. Stuckey stated they are very mindful of the trees that are there and would be adding to what is there as part of their landscape plan. They do not intend to take anything down if it is not necessary.

Gary Lee – 307 Oak Drive

Mr. Lee asked what the monthly rent would be. Mr. Stuckey stated it would be approximately \$2200 to \$2400 per month.

Allen Hickner – Hickner Family Trust

Mr. Hickner asked about the paving and the replacement of the infrastructure. Mr. Stuckey stated they do not have any plans on replacing the pavement. The only repairs would be for a water line.

Mr. Hickner pointed out a portion of Huisache that needs repair. His concern was building \$300,000 homes with the current street conditions. Mr. Bjune mentioned that this would be addressed by Bonds. Huisache is not a street that is being looked at, at this time.

Mr. Mundo mentioned the Bond Committee and how they look and prioritize street projects. Now that development is being proposed, perhaps the next Bond Committee will see this as a priority street. Mr. Aguirre encouraged citizens to get involved with future Bond Committees.

Chris Hickner asked how soon construction would start if approved. Mr. Stuckey stated they would anticipate starting in June, with the overall project taking approximately a year.

Mr. Fey raised concerns regarding high density and traffic. He asked whether a traffic analysis had been completed. Mr. Stuckey said they had not completed a traffic study.

Mr. Sanders asked how the density from the previous apartments compares to the proposed development. Mr. Roesler did not have that information at the time.

Mr. Lee asked what kind of family these types of development usually attract. Mr. Stuckey said about 80% are millennials (young families with young kids) the rest are usually empty nesters and a few retirees.

Mr. Sanders asked if the PUD required any number of trees. Mr. Aguirre stated it would not have a requirement and would revert to the R-2 base. There is not a requirement for residential. Mr. Sanders asked if it could be added to the PUD. Mr. Stuckey stated they will work around existing trees as much as possible. They would not be clear cutting the property. Mr. Stuckey pointed out that with the depth of the lots, there is room to move houses back or sideways to save a big tree. They will not be taking trees down if they can avoid it.

Ms. Russell stated if a tree plan is wanted, it could be added to the PUD ordinance.

Mr. Sanders closed the Public Hearing at 7:27pm

Mr. Mundo announced that there would be another Public Hearing at the next Council Meeting on April 19th.

On motion by Mr. Gilbert second by Mr. Sargent with all present members voting “aye” the rezoning of a proposed high density detached single-family home concept for the new Lakewood Manor development from R-2A, R-3, PURZ R-3 and R-4 to a PUD (High Density Detached Single-Family Home District) overlay zone (Huisache St.) was approved.

On motion by Mr. Gilbert second by Mr. Sargent with all present members voting “aye” the motion above was amended to include the underlying zone of a base R-2A.

On motion by Mr. Gilbert second by Mr. Sargent with all present members voting “aye” the motion was amended to include Chapter 90 of the landscape ordinance.

The final motion by Mr. Gilbert second by Mr. Sargent with all present members voting “aye” was the approval for the rezoning of a proposed high density detached single-family home concept for the new Lakewood Manor development from R-2A, R-3, PURZ R-3 and R-4 to a PUD (High Density Detached Single-Family Home District) overlay with an underlying R-2A base zone and to include Chapter 90 of the landscape ordinance.

PUBLIC HEARING AND ACTION ON REZONING OF A PROPOSED SINGLE-FAMILY TOWNHOUSE RENTAL CONCEPT FOR THE HARMONY PARK DEVELOPMENT FROM B-1 TO T-1 (401 GARLAND DRIVE)

Engineer's Memo:

Similar with the detached single-family rental concept of Lakewood, this is the single-family townhouse rental version. The location of this development is an undeveloped 2 + acre tract zoned B-1 and once owned by the county with plans for their annex facility. The idea was abandoned due to size and drainage limitations and sold. The surrounding zoning is compatible with their proposed use as there are adjoining B-1 nursing home, B-1 childcare, B-1, PURZ condominium and R-4 apartments.

This item came an initial concept presentation to your previous planners meeting for feedback to determine further development and granting of public hearing. The proper notification to the residents were made and the public notices published according to State regulations.

The plan before you has already had a proactive head start in the development process through a series of unofficial development and review sessions with staff development team and will proceed quickly to its site review and platting process in your coming meeting schedule.

Mr. Sanders opened Public Hearing at 7:32pm

Mr. Aguirre went over the notes listed above.

Mr. Sanders asked how the drainage was being handled in this area.

Mr. Sanchez stated a drainage study was done about 1 1/2 years ago. Mr. Sanchez went over the study and said there is very little that can be done to improve the drainage at this location. The surrounding areas cannot be impacted by this development, so it would need to be addressed. Mr. Sanchez stated it would be a challenge. Mr. Sanchez mentioned the Clute grant and the possibility of discussing which area would be started first.

Mark Burdick went over the site plan and pointed out possible drainage solutions. He mentioned the possibility of gravity flow and potentially utilizing onsite generators with two alternating pumps for the remainder of the detention pond. Mr. Burdick is aware of the challenges they would be faced with.

Mr. Sanchez compared this situation to the county annex building in starting with nowhere to drain the water.

Mr. Sanders closed the Public Hearing at 7:48pm

On motion by Mr. Sargent second by Mr. Gilbert with all present members voting “aye” the rezoning of a proposed single-family townhouse rental concept for the Harmony Park development from B-1 to T-1 (401 Garland Drive) was approved.

DISCUSS THE VILLAS AT LAKE JACKSON APARTMENTS NATURAL LANDSCAPE BUFFER RESTORATION PLAN UPDATE (128 W PLANTATION DRIVE)

Mr. Aguirre updated the Planning Commission on the status of The Villas landscape progress. It was noted that there has not been anything done.

This will come back at the next meeting with more information.

UPDATE ON BOND ELECTION

Mr. Mundo went over the 2021 Bond Election and informed the commission of the propositions that will be on the ballot.

ITEMS OF COMMUNITY INTEREST

Mr. Gilbert mentioned the lack of signage on the Plaza side of the Civic Center.

Mr. Sargent asked if the city had authority in regulating vulgar election signage. Mr. Mundo said the city does not have authority.

Mr. Bjune said the southbound lanes on the new W. Plantation by Buc-ee’s do not have signage indicating you are going the wrong way. He has witnessed people driving the wrong way. Mr. Mundo stated he would have someone look into it.

Mr. Mundo discussed the freeze and how the city was impacted.

SET NEXT MEETING DATE – May 4, 2021

ADJOURN

There being no further business the meeting was adjourned at 8:19 p.m.

These minutes read and approved this _____ day of _____, 2021.

Locke Sanders, Chairman

John Fey, Secretary