

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 October 4, 2022, at 6:30 p.m. in Lake Jackson, Texas with the following agenda:

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

Modesto Mundo, City Manager
Sal Aguirre, City Engineer
Athelstan Sanchez, Asst. City Engineer
Sabrina England, PW Director
Eddie Herrera, Project Manager
Anamaria Acuña, Asst. City Secretary
David Walton, Building Official
Vinay Singhanian, Council Liaison

ABSENT:

Matthew Bjune

PLEDGE OF ALLEGIANCE

Mr. Roesler led the pledge of allegiance.

APPROVAL OF MINUTES – September 13, 2022

Minutes were approved as presented.

VISITOR COMMENTS

No comments.

DISCUSS AND CONSIDER AND TAKE ACTION ON FINAL REVIEW OF THE REPLAT OF THE RESIDENCES AT LAKEWOOD MANOR FILED ON OCTOBER 4, 2022.

Doug Roesler – Baker & Lawson

Mr. Roesler explained this is a simple replat. Originally, they had a 30-ft building setback but due to the PUD agreement, they have changed to 25-ft building setbacks to meet the requirements.

Mr. Roesler stated that there used to be duplexes neighboring the development but have since been abandoned along with certain electric easements. Mr. Roesler noted that CenterPoint has an all-encompassing easement to do away with the originals.

Mr. Aguirre went over the Engineer's Memo below:

This is for the Lakewood Manor PUD residential development at Huisache Street that was briefly interrupted due to construction encroachments discovered at first blush during their initial construction foray. To minimize delay, the developers engineer immediately approached the planners board to present the problem conditions found and a proposed layout reconfigured layout plan that brought all the unit footprints within the original approved 20-ft rear building setback and 6-ft minimum side setback. The revised layout plan as presented required that a platted 30-ft building setback affecting part of the site plan be deleted and returned to the minimum front setback approved in the PUD.

So that the delay of the original permitted units be minimized, staff allowed these to continue with the condition that the revised plat be processed with the ongoing permit to remove any cloud as to setback encroachments. 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-month stage in order to provide them wiggle room for any additional surprises that may arise as they continue the development. In addition, building permit staff requested unit / pod formboard surveyed plans to confirm compliance of location and finished floor elevation of slabs.

Our final review checks off on all content and format item as complete and recommendation that you consider its approval.

On motion by Mr. Gilbert, seconded by Mr. Fey with all present members voting “aye,” the final review of the replat of The Residences at Lakewood Manor filed on October 4, 2022, was approved.

DISCUSS AND TAKE ACTION ON FINAL REVIEW OF PLAT OF NORTHWOOD SUBDIVISION, SECTION 4 FILED ON OCTOBER 4, 2022.

Doug Roesler – Baker & Lawson

Mr. Roesler stated they have design drawings completed. He noted that there are plans to excavate more volume out of the lake. He also summarized that Mr. Reg Aplin wanted to dedicate the 40-ft strip to the city. Mr. Roesler noted the city declined the 40-ft strip so the Lake HOA will take care of the strip of land.

Mr. Aguirre stated they have received the subdivision plans which are currently under review and may take a while to process. He noted the sensitivity of the land due to the last flood and shared the drainage review portion will need to meet Mr. Sanchez’s approval.

The developer moved out of sequence and cleared the trees from the property. Mr. Aguirre noted before proceeding to burning the debris he will need to file a permit from the city. The ordinance states that they are unable to obtain the permit until the property is platted, hence the reason it is being platted.

If approved this request will go to the council and they can decide what will happen.

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

This is a 45-acre / 114 lot addition to the north of the existing fully developed residential area and includes a 15-acre tract set aside for a school in the original general plan but sold back by district to the development.

The general detail of subdivision plat is an extension toward the north along the Deerwood and Arrowhead Drive main spines ending at the 20-ft Dow pipeline easement. The proposed lot type tends to the larger R-2 single family with dimensions ranging 80-ft to 90-ft in width and 135-ft to 145-ft in depth with lake lots reaching to 170-ft depths. The extension involves the detention / lake reserve / and offsite outfall that also is supplemented with a satellite flood mitigation 10-acre reserve.

The plat includes offsite metes and bounds easement to be dedicated to the city for a required lift station system to service this phase and will include additional offsite access easement for a required hike / bike walk extension to the dedicated parkland in the electrical tower easement.

Included in this plat is a 40-ft strip of land bordering the US 288 as reserve described for landscape and noted for

ownership and maintenance by the home-owners association to remove any doubt of the city's rejection as parkland as in past action and more recently in PID discussions.

This plat final review and filing recommendation for approval is subject to changes that will result in future civil infrastructure plan review still to be processed. Our final review checks off on all platting format, content and note detail as complete and is filed and recommended for your approval consideration.

Mr. Roesler noted that the developers must fill the area to raise the land by about 2-ft due to the potential flood zone mentioned earlier.

Mr. Fey asked what will be fenced? Mr. Roesler answered that it is dependent as the fence will be used as a sound buffer. Mr. Fey asked what happens if they deepen those lots. Mr. Aguirre noted they will file for a replat.

On motion by Mr. Fey, seconded by Ms. Aplin with all present members voting "aye," the final review of plat of Northwood Subdivision, Section 4 filed on October 4, 2022, was approved.

Mr. Sargent arrived at 6:46 p.m.

DISCUSS AND TAKE ACTION ON PRELIMINARY AND FINAL REVIEW OF AMENDMENT PLAT OF LOT 1 OF THE H. BLUNK'S SUBDIVISION RECORDED IN VOLUME 5, PAGE 165 AND LOT 1 OF THE H. BLUNCK'S SUBDIVISION RECORDED IN VOLUME 5, PAGE 3 FILED ON OCTOBER 4, 2022.

The surveyor and the owner of the property were not present, but Mr. Aguirre stated that he would discuss this item as it is a simple plat amendment. This is to conjoin two lots in two different subdivisions which explains the difference in spelling of Blunk/ Blunck. They are requesting a replat as they cannot build over property lines.

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

Mr. Eduardo Castillo, property owner of these two currently independent lots, is requesting that they be connected into one individual lot for his construction purposes. This platting process falls in the amendment definition that allows a preliminary and final review for action. The action removes the interior line and creates the larger individual lot.

Our final review checks off all platting format, content and note detail as complete and is filed and recommended for your approval.

On motion by Mr. Sargent, seconded by Mr. Gilbert with all present members voting "aye," the preliminary and final review of amendment plat of Lot 1 of the H. Blunk's Subdivision recorded in Volume 5, page 165 and Lot 1 of the H. Blunck's Subdivision recorded in Volume 5 page 3 filed on October 4, 2022, was approved.

DISCUSS, CONSIDER AND TAKE ACTION ON FINAL REVIEW OF REPLAT OF THE REGAL STORAGE SUBDIVISION AT 125 FM 2004 FILED ON OCTOBER 4, 2022.

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

This is a replat of the overall property tract owned by Joe McManus and developed by LJRS2 LLC for the Regal Storage development. The first phase of the development encompassed only a 4.00-acre tract which was part of the old Brazosport Bowling Center to construct the existing storage facility. This re-subdivision of the remaining property is made necessary by the proposed expansion plan of the storage facility.

The general detail of subdivision plat is to partition the overall tract into three separate reserves to include Reserve A, a 10.1275-acre to accommodate the expanded storage development, a Reserve B, a 3.2619-acres for future development, and Reserve C, a 0.3129-acres of a previously platted easement for VDD to be granted to them fee simple.

Our final review checks off on all platting format, content and note detail as complete and is filed and recommended for your approval consideration.

On motion by Mr. Fey, seconded by Mr. Sargent with all present members voting “aye,” the final review of replat of The Regal Storage subdivision at 125 FM 2004 filed on October 4, 2022, was approved.

DISCUSS, CONSIDER AND TAKE ACTION ON FINAL REVIEW OF SITE PLAN AMENDMENT OF REGAL STORAGE EXPANSION PHASE 2 AT 125 FM 2004 FILED ON OCTOBER 4, 2022.

Joe McManus – 1053 FM 2004

Mr. McManus shared that they are planning to expand by adding three buildings and an extra building for boats and RVs.

Mr. Aguirre went over the *Engineer’s Memo*:

This is an amendment to the existing site plan of the existing Regal Storage units at FM 2004 that was approved in December of 2014. The request now comes for an expansion of the site to accommodate additional 3-climate controlled storage buildings and 1 - RV / Boat and Storage building.

Site Plan specifies:

The site modification calls for an addition of 6.1275-acres to the existing 4.00-acres. This prompted the previous replat item that required a tract expansion to encompass the site expansion. There remain approximate 3.2-acres of land yet to be developed in the event of a future expansion or different development use. The expansion adds 170 storage units to the 595 others in place and additional 32,053 sq. ft. to the current 91,070 sq. ft.

The site expands to the rear of the existing development and wraps east along a designated city flood control easement that borders the old slave ditch abandoned channel. The site is being elevated to the existing site finished floor as established by the floodplain administrator and proven worth by past flooding events. This proposed plan calls for an additional detention basin to serve the needs of the expansion and sized both for storm flow capacity and flood mitigation requirement enacted by the new special flood zone hazard brought in the FEMA re-mapping.

The future undeveloped area drainage needs are not taken in consideration in the proposed detention design and will have to separately considered at the time of this its development in the future. The flood plain administrator’s final review comments follow.

Comments from Athelstan Sanchez, Assistant City Engineer:

As recall from the submittal for second administrative review last meeting, the engineer was not providing enough storage volume to meet the required amount. They were only providing 244,608 cubic feet (cf) while the required combined volume to mitigate for excess runoff due to proposed development of Phase 2 and Phase 3 and the expected loss of floodplain storage due to fill in Phase 2 only, is 304,241 cf. With this submittal, they are proving 306,672 cf. Being they have met this major sticking point and all other drainage requirements, I am

recommending approval for final filing. Both developer and engineer has agreed to address the requirement to mitigate for loss of floodplain storage for Phase 3 when that time comes.

Mr. Fey noted that there is not much room in Phase 3 for a detention.

Utilities for this expansion are private extensions as needed to connect the sanitary sewer of the ac vents and the waterline feed for the new fire hydrant projection reaches. Engineering and the Fire Marshal have provided minor comments to address related to fire lane marking indication that should not be an issue to include in the plan.

The parking count is to remain the same as approved in the original unless the board determines otherwise. The site plan is presented in a two-sheet format for detail clarity consisting of the original Phase I site plan and the Phase 2 site plan expansion but with an integrated site detail summary tabulation that incorporates both Phase 1 and Phase 2.

Staff does not anticipate any issues and recommends filing final site plan review for your approval.

On motion by Mr. Gilbert, seconded by Ms. Aplin with all present members voting “aye,” the final review of site plan amendment of Regal Storage Expansion Phase 2 at 125 FM 2004 filed on October 4, 2022, was approved.

DISCUSS, CONSIDER AND TAKE ACTION ON FINAL REVIEW OF ALTERNATE LANDSCAPE PLAN OF REGAL STORAGE CENTER EXPANSION AT 125 FM 2004 FILED ON OCTOBER 4, 2022.

Mr. Aguirre commented that Mr. McManus takes care of his properties and shared that he is complying with all requirements.

Engineer’s Memo:

This is an addition to the existing alternate landscaping plan of the existing Regal Storage units at FM 2004 that was approved in December 2014.

Landscape Plan specifics:

The plan modification calls for an addition of 6.1275-acres to the existing 4.00-acres. This required an amendment of the existing plan to encompass the landscape requirements of open area and tree count caused by the area land expansion. There remain an approximate 3.2-acres of land yet to be developed in the event of a future expansion which are not part of this plan.

The plan expands to the rear of the existing development and wraps east along a designated city flood control easement that borders the old slave ditch abandoned channel. The land is being elevated similar to the existing site and finished floor to comply with flood protection requirement set by the city in this flood hazard area. This has effectively negated our tree survey requirement as in the past and directed the need for the site to create architectural landscape areas with island on the pavement access of the site to the buildings and along the exposed fence perimeter to the west and rear to the site to meet the required area and tree count. The detention basin will also serve and included as an open area count in the plan.

The landscape plan as presented is limited to the confines of Phase 2 but is presented in a two-sheet format for detail clarity consisting of the original Phase I alternate plan and the Phase 2 site plan expansion but with an integrated landscaped detail tabulation that incorporates both Phase 1 and Phase 2.

The plan as submitted complies with the requirements as to tree count and area as combined into the amended plan. In keeping with the alternate designation approved for Phase 1 plan for hose bib irrigation system, and tree survey exception, this amendment will carry forward with the same condition and be designated as such.

Staff does not anticipate any issues and recommends filing final alternate landscape plan review for your approval.

On motion by Mr. Gilbert, seconded by Mr. Fey with all present members voting “aye,” the final review of alternate landscape plan of Regal Storage Center Expansion at 125 FM 2004 filed on October 4, 2022, was approved.

SIGNATURE OF DOCUMENTS

- Final plat of The Residences at Lakewood Manor
- Final plat of Northwood Subdivision, Section 4
- Final plat of Castillo Lots amendment
- Final site & landscape plan amendments to Regal Storage expansion

ITEMS OF COMMUNITY INTEREST

- Mr. Gilbert asked how the Festival of Lights would happen with all the construction in the downtown area.
 - Mr. Mundo shared that Circle Way should be completed by then and start off on the next phase which is on That Way.
- Mr. Walton stated that Marco’s pizza will open on Monday, October 10, 2022. He also shared that Lakewood Manor was issued permits.
- Councilmember Singhania asked the commission to share any input with city attorney Ms. Russell regarding reviewing the current tree ordinance to prevent clear cutting.
 - Mr. Locke asked if we could add this to the upcoming agenda.
- Councilmember Singhania shared that Shredding day is at the Recreation Center on Saturday, October 8, 2022. He also stated that tonight is National Night Out at McLean Park.
- Mr. Herrera went over project updates.
- Mr. Aguirre stated that Lakewood Manor requested a possible road closure on Huisache and may be at the next council meeting.
- Mr. Mundo shared that the city secretary’s office is now sharing the happenings of all other boards and commissions.
 - Mr. Gilbert commented that the emails are helpful to share information with residents.

SET NEXT MEETING DATE

Regular scheduled meeting is set for Tuesday, November 1, 2022.

ADJOURN

There being no further business the meeting was adjourned at 7:14 p.m.

These minutes read and approved this 1st day of November 2022.

Locke Sanders, Chairman

Jeff Gilbert, Secretary