

STATE OF TEXAS

COUNTY OF BRAZORIA

CITY OF LAKE JACKSON

BE IT KNOWN that the City Council of the City of Lake Jackson met on Monday May 23, 2016 at 5:30 p.m. in Executive Session and then in Joint Session with the Planning Commission for a Public Hearing at 6:30 p.m. at 25 Oak Drive, Lake Jackson, Texas, in the Council Chambers at the Lake Jackson City Hall with the following in attendance:

Joe Rinehart, Mayor  
Ralph Buster Buell, Mayor Pro-Tem  
Heather Melass, Council member  
Gerald Roznovsky, Council member  
Will Brooks, Council member  
Jon J. B. Baker, Council member

William P. Yenne, City Manager  
Modesto Mundo, Asst. City Manager  
Alice A. Rodgers, City Secretary  
Pam Eaves, Finance Director  
Sherri Russell, City Attorney  
Rick Park, Police Chief  
Carmen Williams, Personnel Director  
Athelstan Sanchez, Asst. City Engineer  
Michael Coon, Asst. to City Manager

Stephany Garza, The Facts

EXECUTIVE SESSION IN ACCORDANCE WITH THE TEXAS GOVERNMENT CODE SEC. 551.074(A)  
PERSONNEL MATTERS – TO DISCUSS PERSONNEL MATTERS REGARDING THE MUNICIPAL  
COURT JUDGE AND THE CITY ATTORNEY

Mayor Rinehart convened the meeting to Executive Session at 5:30 p.m.

RECONVENE TO REGULAR SESSION

Mayor Rinehart reconvened to open session at 6:30 p.m.

PUBLIC HEARING TO CONSIDER THE PROPOSED COMPREHENSIVE MASTER PLAN UPDATE  
PRESENTED BY KENDIG KEAST COLLABORATIVE

Mayor Rinehart called the public hearing at 6:30 p.m.

Gary Mitchell, Kendig Keast, presented the proposed comprehensive master plan update.

David Melass asked what the cost would be to taxpayers to develop the prison farm property.

Mr. Yenne stated most of the infrastructure development to the property is being done thru the half-cent sales tax and revenue bonds. No preparation to the property is currently being funded through property tax.

Mr. Melass asked what is the cost.

Mr. Yenne stated the water system is being installed at a cost of 2.5 million. The sewer system will cost 4.5 million. The system will primarily service the airport area and the business park around the airport area. As the Alden development comes along, they will put the infrastructure in place to service their development.

Mr. Melass asked if any developers have purchased the land.

Mr. Yenne stated not that he's aware of.

Mr. Melass asked if the city has received any new flood maps from FEMA.

Mr. Yenne stated they have received them and are waiting on approval from FEMA.

Discussion was held on the development of the property in the west of the City.

Mr. Melass asked for guidance on how to make his property developable.

Council member Melass stated short of getting a MUD or TURZ, costs must be part of any development.

Mayor Rinehart suggested Mr. Melass set up a meeting with the city engineer and city manager.

Nancy Freshour, 53 Lavender Court, thanked the advisory committee, city council and planning commission for their work on the masterplan. Ms. Freshour pointed out corrections that needed to be made on the map in the proposed master plan and stated the city should concentrate on not having commercial immediately adjacent to residential property. Based on good zoning practices, there should be a buffer between residential and commercial property.

Council member Melass stated that in her six years of studying planning and working with this, all studies show single family residential zoning, mutli-family residential zoning and then commercial zoning.

Mitchell Jacobs, 59 Tangerine Court, stated that he moved just after all the public notices and hearings were held prior to their purchase. When they were buying their home they were told by their realtor that the land was not being developed. Neighbors also stated there was not much notification. Mr. Jacobs stated his only concern is that in the future the city would do more in regards to notifying residents that will be effected by those kind of developments.

Mr. Yenne advised Mr. Jacobs that the property directly behind his home was previously zoned M-1 and Dow requested to have it rezoned to C-1. However, it could have been light manufacturing. In Mr. Jacobs neighborhood, the property was actually zoned commercial and due to the need for single family homes, it was rezoned to residential.

Council member Melass asked how Mr. Jacobs would recommend more notification. The city advertises in the newspaper and puts notifications on our website, as well as send letters to all properties within 200 feet of the proposed development.

Mr. Jacobs stated he's not sure how the advertising was done. He just knows that in talking with his neighbors, most of them stated they were not made aware and believes the city could do more planning to make sure that all affected residents are well informed.

Verlel Perry, 116 Blossom, stated that he's concerned that the city is focusing on extending infrastructure and is not taking care of the current infrastructure. He's been in his home for 50 years and still has water in his garage every time it rains. These repairs were passed on a bond issue and there are still no plans to correct it. Mr. Perry stated he feels the city needs to put more time and efforts into improving existing infrastructure.

Mayor Rinehart closed the public hearing at 7:25 pm.

Mayor Rinehart stated there will be no action for tonight. However, Mr. Mitchell with Kendig Keast will be available to speak with anyone who may have questions on the proposed master plan itself.

#### ADJOURNMENT

There being no further business the meeting adjourned at 7:26 p.m.

These minutes read and approved this \_\_\_\_\_ day of \_\_\_\_\_, 2016.

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Joe Rinehart, Mayor

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Alice A. Rodgers, City Secretary