

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 Wednesday, February 13, 2019 at 6:30 p.m. in Lake Jackson, Texas with the following agenda:

Locke Sanders  
Harry Sargent  
Jeffrey Gilbert  
Brenda Colegrove  
Joe Rinehart

William Yenne, City Manager  
Sal Aguirre, City Engineer  
Athelstan Sanchez, Asst. City Eng.  
Sally Villarreal, Asst. City Secretary  
Eddie Herrera, Engineering Technician  
John Boehm, Asst. to City Manager

Matt Broaddus, Council Liaison

PLEDGE OF ALLEGIANCE

Harry Sargent led the pledge of allegiance.

APPROVAL OF MINUTES – January 2019

January minutes were approved as presented.

VISITOR COMMENTS

There were no visitor comments.

FINAL REVIEW AND ACTION ON BRAZORIA COUNTY ANNEX OFFSITE INFRASTRUCTURE PLANS FACILITY AT PEACH STREET EXTENSION TO SYCAMORE (CIVIL PACKAGE)

*Engineer's Memo*

*The offsite infrastructure plan of pavement, storm pipe system, sidewalk and utility services of water and sanitary sewer services has been designed in cooperation with staff and have no issue other than minor tweaks that could improve the product at final. The street extends at 27 feet 8-inch pavement through Peach Street right-of-way from Sycamore to its Plantation Drive connection. This will provide all service access to the County Annex as well as providing it to the previous landlocked Lowery Subdivision lots and creating productive property out of otherwise useless land.*

*A 5-foot sidewalk serving the annex side will be installed while the opposite side will wait on each individual lot development. The waterline will be connected and looped from existing systems at both ends while the sanitary service will connect to the existing system close to Plantation Drive.*

*Due to the request for special drainage consideration, your action on this will be carried as a recommendation to council at their next meeting. If approved this will return to you for final at the next scheduled meeting along with a preliminary and final review and action on the site and landscape plan of the Annex building.*

*From our last bumpy preliminary review of this offsite infrastructure plan, staff presented the proposed plan where the designed infrastructure systems of street pavement, water and utility servicing this development met all conditions of the city's standard with minor adjustments to be made. These adjustments have now been addressed and are satisfactory to staff.*

*A more deliberate review converged on offsite and by extension the site's drainage problems and challenges in complying with our conditions on drainage standards and of no adverse impact on adjoining residential property. Presentation by the county representative over conference call provided their explanation of drainage design limitations encountered and justifications to their request for a modified drainage standard consideration and its expected impacts on the proposed site, offsite improvements and the adjoining properties.*

*City staff also countered an assessment of the county's analysis of impact and the city's need for design criteria simplification and confirmation of no adverse effect to adjoining property under similar design criteria.*

*The board's action taken at preliminary is summarized as follows:*

- *Approved preliminary for further review and action by council with Mr. Fey dissenting.*

*Required of the County / Engineer Consultant the following conditions:*

- *Provide what actual design storm criteria was used and its effective flooding level impact on site, offsite and adjoining properties.*
- *Provide assurance of no adverse impact on the neighborhood.*
- *Requested that the entire team to be present at the final review.*

*In response to your directive during the preliminary hearing, the engineer has stated they are designing the drainage system for the 10-year storm event. He also stated that there will be no adverse impact to the surrounding neighborhood.*

Keith Ivy – R. G. Miller Engineers, Inc.  
Matt Hanks – Brazoria County Engineer

Mr. Ivy discussed the project design and submitted the following report:

The City of Lake Jackson has tasked us with declaring what level of service our drainage system is designed for on the Peach Street extension project, which includes the Brazoria county annex site. When this has previously come up in meetings, I have tried to convey the idea that this is not a straight forward answer due to the height of the tailwaters provided by the COLJ below:

Rainfall Event (Frequency)	Tailwater Elevation (ft.)
100 – year	11.2
50 – Year	11.1
25 – year	10.6
10 – year	9.8
5 - year	9.4
2 – year	8.8

The provided tailwaters effectively put the site in a flood zone, which has been acknowledged by both Brazoria County as well as COLJ. In some parts of the property the existing conditions, the water is already ponding at a 2-year event. A 5-year event will cover a large portion of the property and a 10-year event will cover almost all property, except for one higher region on the east side.

With that in mind, the best way to accurately describe what R. G. Miller, Engineers, Inc. has designed for is to describe each part of the system individually.

For the public storm sewer, located within the Peach Street Right-of-Way, we have designed for 10-year event flows. This means that, when assuming a tailwater at the top of the receiving storm sewer pipe, and considering the design event intensity and runoff flows, our proposed storm sewer provides more flow capacity than the 10-year storm will generate. We have also designed the public roadway to be elevated above the 10-year HGL to the maximum extent possible. The only locations where the roadway gutter is not above the 10-year HGL is near the ends of the proposed roadway where it ties into the existing roadways, which are at lower elevations. This equates to just over 60% of the roadway being above the 10-year HGL. Therefore, if tailwater conditions are removed, the proposed storm sewer and roadway are designed for a 10-year rain event.

For the detention pond, we ensured that designed capacity exceeds the volume required for a 100-year event, calculated using the Malcolm's hydrograph method. We calculate that we needed 2.7 acre-feet of storage to offset development of both the public and private improvements associated with the project. We are providing 3.22 acre-feet of detention. Therefore, the detention provided is 0.52 acre-feet more than what is required. This detention volume is calculated below the gutter of the lowest roadway inlet near Sycamore (added by request of COLJ), which is lower than the lowest parking lot curb line that would allow detained water to release into surrounding areas. This volume does not include pipe volumes and ponding volume within the parking lot. Along with providing more 100-year detention volume than required, we are also providing more earth cut volume below the 100-year tailwater elevation than we are filling in below the 100-year tailwater elevation (this considers both public and private parts of the project). Below the 100-year tailwater elevation, the site and road will add 5,700 cy of fill volume while the detention pond will result in 7,150 cy of cut volume, which is 1,450 cy more cut than fill. Because of these two factors, we can confidently claim that our detention system is sized based on a 100-year rain event. Due to the elevated 100-year tailwater condition, however, this detention pond will be submerged by a rain event equal to or more severe than a 10-year event.

With all of that said, however, COLJ will still likely want one single number that describes what the proposed drainage system is designed to handle. While I do not really agree with the premise of the question due to the complexity of the situation and the level of design described above, the best way I can provide this simplified answer is to relate it to the tailwater elevations provided. With only a 2-year event, our system will already be taking in outside flows via the westernmost roadway inlets, which have a gutter elevation of 8.44. These inlets were added as a request by COLJ in order to capture runoff from the proposed roadway that was draining towards Sycamore. As a side note, this lowest system elevation is not much lower than the western edge of the parking lot, which is as low as 8.5 feet in some areas. This means that for any rain event equal to or more severe than a 2-year storm, our system's performance is directly tied to the tailwater surcharges coming into our system from the existing Lake Jackson storm sewer system. The south property line natural ground elevations are all roughly 9.0 (on average). This means that in a 3-year storm (estimating a 9.0 tailwater elevation), the tailwater conditions may inundate our system and surcharge the proposed yard inlets along the south side of the parking lot to spill over into those adjacent residential properties. Based on this premise, the conclusion would be that the proposed drainage system provides a 3-year level of service.

Despite the system, as a whole, not providing a 10-year level of service due to the outside constraints, I will say with confidence that the proposed system will cause no adverse impact on the surrounding neighborhood. The proposed drainage system will be improving the drainage conditions for the immediate surrounding area. With the detention pond being utilized by the surrounding existing and proposed drainage systems during even the smaller storms, we will pull more flows out of the public storm sewer system than

current conditions. This will hold some of the flow from the public system out of line until the surcharge levels can subside.

Mr. Sargent asked what the elevation was at the outfall channel for this area.

The outfall west of Sycamore is 9 ft. maximum according to Mr. Sanchez.

Mr. Sargent also asked if the city is satisfied with the plan. Mr. Sanchez replied “yes”.

Mr. Aguirre stated the offsite infrastructure meets all standards and requirements.

Mr. Sargent asked if the surrounding residents have had any type of communication. He thought it should be considered.

On motion by Mr. Rinehart second by Mr. Gilbert with all present members voting “aye” the final review and action on Brazoria County Annex Offsite infrastructure plans facility at Peach Street extension to Sycamore (Civil Package) was approved.

#### PRELIMINARY REVIEW AND ACTION ON BRAZORIA COUNTY ANNEX SITE PLAN (202 PEACH STREET)

##### Engineer’s Memo:

*This agenda item was originally set for preliminary and final to advance the county planned schedule. It has now been delayed after the site plans as prepared by the architect and civil counterpart had slight differences that needed to be conformed for proper drainage operation.*

*The consultants agreed to making those adjustments but will have to wait until the coming March meeting for final review. The site plan basic content is complete and compliant as listed:*

- *The parking space count of 159 provided far exceeds the required 51 as detailed by building use breakdown.*
- *Building and site hydrant fire protection systems and fire lane access has been reviewed by Fire Marshal without issue.*
- *Facility water and sanitary sewer service systems comply with our standards, subject to minor adjustments.*
- *The required fencing to the residential area although indicated remains to be submitted in detail for drainage pass through.*

*The sites drainage system is an underground storm pipe system with detention outfall controls. The interior pipe system design criteria meet the city’s standard for site but the detention basin standards have been modified to the limitations of the development area under the conditions as*

*approved for the offsite infrastructure system and of no adverse impact to adjoining neighborhood. The sites grading plan will be modified at final to the matched site plan flow pattern.*

*Above mentioned comments on the discussion on the annex offsite, apply here as well being the offsite and annex are interconnected when it comes to drainage. However, the engineer and/or architect will be asked to take another look at the grading of the site to contain as much runoff and convey runoff within the parking areas directly to the pond while creating more storage volume adding to or not changing the overall available flood plain storage volume.*

Mr. Bowles stated the building is a 20,000 sq. ft building owned by Brazoria County. More parking will be added to accommodate the various offices in the building. Overall site parking provided is 159 parking space, required to have 103.

Mr. Sargent asked about the security of the building. Mr. Bowles mentioned the number of entrances/exits is held to a minimum and all the building code requirements have been met.

Mr. Aguirre stated a fence will be added between the residential property and the county's property and will be opaque. You will not be able to see through the fence.

Mr. Rinehart asked what facilities would be in the building.

Gerald Hendrick -

The Clute office for Health and WIC will be in the new building. Mr. Rinehart questioned the number of handicapped parking spaces and felt there should be more based on the nature of the businesses in the office. Mr. Bowles stated he would discuss the handicapped parking with the county.

Mr. Gilbert mentioned to keep in mind that employees may be taking up some of the handicapped parking spaces not leaving enough for people who come in to the office.

Ms. Colegrove asked if there would be sidewalks along Peach St. Mr. Aguirre stated there would be a 5 ft. sidewalk required on the developed portion going from one in to the other tying in to Planation. On the opposite side it will be left out until development takes place.

On motion by Ms. Colegrove second by Mr. Sargent with all present members voting "aye" the preliminary review and action on Brazoria County Annex Site Plan (202 Peach Street) was approved.

#### PRELIMINARY REVIEW AND ACTION ON BRAZORIA COUNTY ANNEX SITE ALTERNATE LAND-SCAPE PLAN (202 PEACH STREET)

##### Engineer's Memo:

*The site landscape plan as prepared by the architect differed from that of the civil counterpart that created the site plan confusion and delay. The architect's version is being submitted for official review as the County's goodwill attempt to save as many of the existing credit value trees for the neighborhood integrity.*

*The landscape plan is being submitted as an alternate plan with all requirement compliance except for the automatic irrigation as detailed:*

- *Tree survey submitted indicates a 75 protected tree existing condition of which 18 are to remain and accommodated within the plan. None are being taken as credit trees.*
- *Tree count requirement of 10 trees is being amply met by the proposed new 14 large tree laurel oak, 10 small hawthorn cockspur, 4 small crepe myrtles in addition to the 18 protected trees.*
- *Parking lot tree and shrub screening is also included as per requirement.*
- *Open landscape area requirement of 10% is exceeded by twice the amount even without crediting the detention area.*
- *Alternate manual hose irrigation is being requested as alternative to the automatic irrigation requirement and the reason for its alternate plan designation.*

Mr. Bowles stated per city ordinance there was not the need to save any trees, but they will be doing what they can do save as many as possible. Eighteen trees throughout the site have been saved.

Mr. Bowles stated irrigation is not being provided. Community service providers would be using a garden hose to water.

Mr. Rinehart asked if the watering would be a scheduled activity. He felt it needed to be consistent.

Mr. Sargent asked if the hose would be drug across the property. Mr. Bowles stated the workers would be taking a garden hose from a hose bib on the west side of the building. There are not hose bibs on the island of the building.

On motion by Mr. Sargent second by Mr. Gilbert with all present members voting “aye” the preliminary review and action on Brazoria County Annex Site Alternate Landscape plan (202 Peach Street) was approved.

### PRELIMINARY REVIEW AND ACTION ON REPLAT OF LAKE JACKSON TOWN CENTER, RESERVE B

#### Engineer’s Memo:

*A local development investor group has acquired the undeveloped tracts of land in the HEB Lake Jackson Town Center PUD including that of the Wellington Group. The local group have been involved with city staff doing due diligence for their development business plan and PUD conditions.*

*They have a preliminary masterplan initiated by a local hotelier that has now offered to buy in to the first development of this area. This prompted the developers to begin the partition process of this replat that creates this particular tract along with others that for now follow the schematic masterplan partition footprint but will be subject to the future changes of buyers and market needs. The existing PUD conditions stay with these tracts.*

*All the platting requirements are being met in this preliminary with only minor revisions expected. As laid out, all the tracts have immediate frontage or approved parkway access to existing public streets although the designated hotel use tract at the moment has a 30-foot frontage to the existing public Azalea Street stub.*

*Eventually this is being considered to become a main private common drive to this subdivision. Subdivision service infrastructure already exists along the perimeter and individual tract service extensions will come in future site development plans.*

Renee Rodriguez – LJA Engineering

Mr. Rodriguez stated Reserve B would be subdivided into 4 different areas.

Mr. Aguirre stated this replat belongs to local developers. They have control over this property and have taken comments the city has provided. The developers are looking into building a hotel. There are not any problems that have been seen.

Mr. Rinehart asked if the PUD remains the same. Mr. Aguirre replied that it did.

On motion by Mr. Rinehart second by Mr. Gilbert with all present members voting “aye” the preliminary review and action on Replat Of Lake Jackson Town Center, Reserve B was approved.

### PRESENTATION FOR DISCUSSION AND DIRECTION OF A PLAN TO UPGRADE THE EXISTING PLANTATION VILLAGE PLAZA SHOPPING CENTER SITE AND LANDSCAPING PLAN AT THIS WAY AND SH 332

#### Engineer’s Memo:

*Mr. Gene Werlin, a Houston shopping center developer, is doing his due diligence for acquisition of the Plantation Village Plaza Shopping Center from its current owner Milton Howe. The center is located at the corner of This Way and US 288/SH 332 and adjoins the Dow Administration Building.*

*He has prepared a preliminary layout and exhibit of his proposed improvements and modifications to the existing site and in doing so some of its drawbacks to site requirements. At press time, the only item in question was the landscape area shortage created by his plan, so he wished to appear before you with this possibility and that of being able to proceed with this condition or with permission to complement this with use of public parkway, if by your criteria the end product justifies the means.*

Gene Werlin

Mr. Werlin stated he was coming before the commission for direction on what is allowed. They are under contract with Planation Village. It's a great location and well-built center that needs help.

The parking has been increased by approximately 40 spaces in the proposal by moving some of the islands. Some of the trees have been relocated to the parking islands. The number of trees has increased from what is required.

Mr. Yenne stated City Council is very supportive to the idea. Council would allow them to plant trees in the right of way as long as they maintained it.

Mr. Rinehart suggested a pathway from the Dow Building to the shopping area.

Mr. Gilbert gave positive feedback on the concept. He thought is was a great idea.

Mr. Yenne stated they have been informed of the sewer issues that need work.

Mr. Sargent did not like the dumpster location and thought it should be hidden. He asked about fencing in the dumpsters.

Mr. Aguirre stated it was suggested Mr. Werlin look at the relocation entrance going into Lowe's.

Larry Taylor – Anyway

Mr. Taylor asked what the current tenants would do and how would they be affected.

Mr. Werlin stated current leases would be honored and nobody would be kicked out. Tenants whose lease would expire may be relocated. Mr. Werlin mentioned they are looking for a good tenant mix.

Mr. Gilbert stated the Planning Commission and Council would like to work with him and give him feedback.

Mr. Aguirre mentioned the Taco Bell has been torn down and will be rebuilt.

#### SIGNATURE OF DOCUMENTS

- Bess Brannen Elementary School Site Plan
- Bess Brannen Elementary School Landscape Plan

#### ITEMS OF COMMUNITY INTEREST

Ms. Colegrove mentioned the Lake Road street improvements have not held up well. Mr. Rinehart stated that area is the state's responsibility. Mr. Herrera stated the city's street department patched the area on Lake Road by Valero because the state would not respond.

Mr. Sargent mentioned street lights that are out and numbers on the pole. Mr. Aguirre asked him to contact Ms. Epps in Engineering and she would take care of it.

Mr. Rinehart asked about the progress on Hickory St. Mr. Aguirre gave an update on the progress.

Mr. Yenne updated the board on future development and interest.

SET NEXT MEETING DATE - Tuesday, March 5, 2019 at 6:30 p.m.

ADJOURN

There being no further business the meeting was adjourned at 7:52 p.m.

These minutes read and approved this \_\_\_\_\_ day of \_\_\_\_\_, 2019.

\_\_\_\_\_  
Locke Sanders, Chairman

\_\_\_\_\_  
Harry Sargent, Secretary