

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, March 5, 2019 at 6:30 p.m. in Lake Jackson, Texas with the following agenda:

Locke Sanders  
Harry Sargent  
Jeffrey Gilbert  
Joe Rinehart  
John Fey

William Yenne, City Manager  
Sal Aguirre, City Engineer  
Athelstan Sanchez, Asst. City Eng.  
Sally Villarreal, Asst. City Secretary  
Eddie Herrera, Engineering Technician  
Modesto Mundo, Assistant City Manager

Matt Broaddus, Council Liaison

PLEDGE OF ALLEGIANCE

Harry Sargent led the pledge of allegiance.

APPROVAL OF MINUTES – February 2019

February minutes were approved as presented.

VISITOR COMMENTS

There were no visitor comments.

FINAL REVIEW AND ACTION ON BRAZORIA COUNTY ANNEX ALTERNATE LANDSCAPE PLAN (202 PEACH STREET)

*Engineer's Memo:*

*The site landscape plan as prepared for final by the architect is different from the one presented at preliminary. At the heart of this version is the assessment provided by the county arborist report on the conditions of the existing trees which resulted in their reduction in the number of preserved existing protected trees from 18 to (7). The rest of the plan stays in line with preliminary plan which proposes the following conditions.*

*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 (7) 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 (7) 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.*

Sean Tisdale – iAD Architects  
Craig Koehl – C.N. Urban Forestry, Inc., Katy, Tx.

Mr. Tisdale went over the Landscape Plan with arborist recommendations for saving trees. Per the comments most of the trees are either structurally unsound or due to the cut of the dirt, they will not survive long after the site is done. The clump of trees to the west of the driveway and the tree behind the dumpster are the two most susceptible to surviving after the site is complete.

Mr. Aguirre pointed out the difference between the preliminary and final landscape plan. He wanted the new landscape plan presented to the commission with arborist comments, so they would be aware of any changes. Mr. Aguirre stated the only change is the number of trees to remain, which went from 18 to 7 trees.

Mr. Koehl explained the survival of trees. He explained the younger the tree the higher chance of survival.

Mr. Sargent asked if the trees to remain were Live Oak. Mr. Koehl said yes.

Mr. Sargent complimented Mr. Koehl's detailed evaluation on the trees.

On motion by Mr. Sargent second by Mr. Gilbert with all present members voting "aye" the final review and action on Brazoria County Annex alternate landscape plan (202 Peach Street) was approved.

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

*Engineer's Memo:*

*This agenda item was originally set for final but is now a no action item for update only. It has now been delayed after the different landscape plan prepared by the architect for final has been determined and the matching site plan and supporting civil counterpart are prepared. The revised submittal will have to wait until the coming April meeting for final review.*

No action or discussion on this item.

#### FINAL 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 Master Plan initiated by a local hotelier that has now offered to buy into 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 Master Plan 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 have been addressed in this final. 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-Ft 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 they are asking to replat the Reserve B into 4 reserves. The purpose is to create a hotel site. The utilities are existing already.

Mr. Aguirre stated this is preliminary. It follows the original masterplan for the area, but that is subject to change for future markets. Reserve "K" is currently spoken for and is currently being considered by the owner for a hotel.

Mr. Sargent asked if the owner is aware of the restriction on signs. Mr. Aguirre stated the buyer is aware of the PUD and what is allowed.

Mr. Sanders asked for clarification on the way the reserves were split up and lettered/numbered.

Mr. Herrera clarified how the lettering is split up.

Mr. Aguirre stated they would revisit and look into changing the numerations of the reserves to B1, B2, B3, etc. This would be less confusing and more in line with how it was originally. Mr. Aguirre stated Mr. Rodriguez with LJA Engineering would still have time to make those changes.

On motion by Mr. Sargent second by Mr. Rinehart with all present members voting "aye" the final review and action on the replat of Lake Jackson Town Center, Reserve B was approved with the condition that the Reserves are re-numbered to match the PUD.

#### PRELIMINARY REVIEW AND ACTION ON REPLAT OF LAKE JACKSON TOWN CENTER, RESERVE C (FUTURE HOTEL)

*Engineer's Memo:*

*No, this is not a repeat of the previous item.*

*This request caught us off guard as well, as we have not had any previous warning or knowledge of any specific development interest in this area other than the submittal made by the plat surveyor with the plat name with Hotel included. Not having had any further contact or information to offer we are considering this on platting process merit only.*

*This property is the remaining undeveloped area across from Chicken Express / Neighbors Clinic sites on the private Winding Way drive and next to a designated Yaklin Auto Center to come. This plat carves out an additional 2.2-acre parcel of the remaining Reserve Tract C. 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, the tract will only have access to the existing private drive similar to the current business sites mentioned.*

*The utilities to service the site are existing and accessible to the property, and drainage for the most part of this has been accounted in a previous development but an unaccounted portion of this tract will need to be addressed in a future site development review.*

Mr. Aguirre stated this refers to a hotel. A hotel is an allowed use under the PUD. Currently, we do not have any information or details for the future development of the property. This is only the replat of the property.

On motion by Mr. Fey second by Mr. Gilbert with all present members voting "aye" the preliminary review and action on replat of Lake Jackson Town Center, Reserve C (future hotel) was approved.

#### PRELIMINARY AND FINAL REVIEW AND ACTION ON REPLAT OF LOT 3, BRAZOS MALL PLAZA

*Engineer's Memo:*

*This request was well heralded by recent predevelopment discussions held with property development representative of Olive Garden. The speedy development of this plat shows the serious interest of this development taking place.*

*The plat is a simple partition of the remaining Lot 3 adjacent to the Marriott Courtyard hotel at the Brazos Mall Plaza into two lots. A 1.855-acre tract is being created for this possible user while a remaining 1.5-acre lot is left still unspoken for. All the platting requirements are being met in this preliminary and final.*

*As laid out, the tract will only have access to the existing private mall ring road similar to the current business sites mentioned. The utilities to service the site are existing and accessible to the property, and drainage for the most part of this has been accounted in a previous development but an existing storm pipe system will have to be extended to the reach of the farthest lot that will need to be addressed in a future site development review.*

John Mercer - representing owners of the Brazos Mall.

Mr. Mercer stated Olive Garden is interested in this property and would like to build on lot 3-B.

Mr. Aguirre stated everything is done but when it comes to development there will have to be an extension of the storm drain system that stops short. This will be done at the time of the site plan. This is just a plat to start the development process.

On motion by Mr. Rinehart second by Mr. Fey with all present members voting "aye" the preliminary and final review and action on replat of Lot 3, Brazos Mall Plaza was approved.

#### SIGNATURE OF DOCUMENTS

Documents were signed.

#### ITEMS OF COMMUNITY INTEREST

Mr. Fey asked if the Neighbors building was going to be leased out. Mr. Mundo stated his understanding is there is not a lot of interest in the building at this time and it is not a space that is easily converted into regular office spaces. There are 38 other Neighbors spaces in the same situation.

Mr. Sanders commented on the Bess Brannen lights needing attention.

SET NEXT MEETING DATE - Tuesday, April 2, 2019 @ 6:30 p.m.

#### ADJOURN

There being no further business the meeting was adjourned at 7:12 p.m.

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

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Locke Sanders, Chairman

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Harry Sargent, Secretary

