

The Seabrook Planning and Zoning Commission met on Thursday, February 15, 2018 in regular session at Seabrook City Hall, 1700 First Street, Seabrook, Texas to consider and if appropriate, take action on the agenda items listed below:

THOSE PRESENT WERE:

BUDDY HAMMANN	CHAIRMAN
DODIE MILLER	VICE CHAIRMAN
ROSEBUD CARADEC	MEMBER
MIKE DEHART	MEMBER
TRACIE SOICH (EXCUSED ABSENCE)	MEMBER
GREG AGUILAR	MEMBER
SEAN LANDIS	DIRECTOR OF COMMUNITY DEVELOPMENT
ALESIA HAMMOCK	SECRETARY

Chairman Hammann called the meeting to order at 7:00 p.m. and stated there was a quorum present.

1.0 PUBLIC COMMENTS AND ANNOUNCEMENTS

Janet Mayeaury, 1700 Dolphin Drive, stated that she wanted to discuss drainage issues from El Mar Village which runs to her back yard. She stated that her back yard is now retaining water. She also stated that the lighting is shining into her house at night.

2.0 SPECIFIC PUBLIC HEARINGS

Chairman Hammann opened the public hearing portion of the meeting.

2.1 Request for amendments to El Mar Village Planned Unit Development (PUD).

Sean Landis gave a brief report. He stated the applicant is requesting two amendments to El Mar Village PUD.

Mr. Landis stated that the first amendment is due to a construction error, Lots 5, 6, 7, and 8 are to be modified to resolve a 10" encroachment into a city required 5' side set back. He stated that during the month of December 2017, Bayway Homes began construction on a set of duplex townhomes (Lots 7 and 8) located in the El Mar Village PUD. The pilings for the duplexes were set in the ground in the wrong locations. To maintain the structural integrity of the site/soil it has been determined that it would be very difficult to remove and reset the pilings. This is due to that all the installed pilings would be required to be removed and adjusted to the east in 2" increments.

Mr. Landis stated the second amendment is a request to modify the El Mar Village Site Plan by creating Phase II, Lots 1 and 2. He stated that Sunset Development recently acquired the property located at the corner of El Mar Lane and Meyer Road with the hope of constructing 1 additional two unit townhome. The property historically has been an eye sore for the city. The previous owner has been deceased for years and maintenance prior to the purchase had fallen on the adjacent property owner Sunset Development.

Mike DeHart asked if there would be townhomes built on the new lots.

Mr. Landis stated yes.

2.2 Request for amendments to the Chesapeake Bay II Senior Living Community Planned Unit Development (PUD).

Mr. Landis gave a brief report. He stated that on April 21, 2015, City Council along with the Planning and Zoning Commission approved the Chesapeake Bay Luxury Seniors Community, Planned Unit Development Plan. The approved plan consists of 259 units of age restricted multifamily units. May 2, 2017, City Council approved Ordinance # 2017-04 creating Chesapeake Bay II Planned Unit Development (PUD).

The PUD contains the following:

1. Phase I, which consists of an additional 48 units of one story apartment units with attached garages. The units are proposed to be constructed on an additional 4.5156 acre tract of land located to the east of the originally approved 11.7726 acre tract of land.
2. Phase II, which consists of Light Commercial Retail and Mini Storage Warehouse. The Light Commercial will include 5000 square feet of C-1 (Light Commercial) retail space with the exception that restaurants shall be an allowable use by right and not require a conditional use permit. The Mini Warehouse is proposed to be a 3 story, 135,600 square feet climate controlled facility.
3. Phase III, which consists of an additional 90 units of one story apartment units with attached garages and an additional 2,000 square foot clubhouse. The units are proposed to be constructed on an additional 7.846 acre tract of land located to the southeast of the originally approved 11.7726 acre tract of land.

The Developer requests the following amendments to the PUD:

1. Phase II, Retail/Storage: Divide the building into two separate buildings. The first building will consist of 66,300 s.f. of climate controlled storage along with 5,000 s.f. of retail. The second building will consist of 58,300 s.f. of climate controlled storage. No changes are being proposed to the 3 story height limitations set forth within the original approved PUD.
2. Phase III, 90 units of one story apartment units: Divide Phase III, creating a new Phase IV. The modified Phase III will consist of 42 units of one story age restricted apartment units with attached garages. The proposed Phase IV will consist of a three story, 92 units age restricted apartment building. It is the developers hope that Phase IV will be approved for Low Income Housing Tax Credits (LIHTC).

2.3 Request for approval for the Old Seabrook Village Section "A" Preliminary Plat.

Mr. Landis stated that the applicant is requesting to subdivide the property into 12 Lots, 2 Blocks and 6 Reserves for the purpose of developing a Planned Unit Development (Old Seabrook Village). He stated that Staff has reviewed the Preliminary Plat, and finds it to be

compliant with the City's Subdivision and Zoning Ordinances. Staff recommends that the commission approves the plat.

John Whitman, 1228 First Street asked where the first phase is located.

Mr. Landis pointed it out on the plat.

Chairman Hammann closed the Specific Public Hearing portion of the meeting at 7:38.

3.0 NEW BUSINESS – The Commission will discuss, consider, and if appropriate, take action on the items listed below.

3.1 Consider and take all appropriate action on a recommendation to the City Council on the request for amendments to El Mar Village Planned Unit Development (PUD).

Motion was made by Dodie Miller and seconded by Mike Dehart

To approve the request for amendments to El Mar Village Planned Unit Development (PUD) as presented.

MOTION CARRIES BY UNANIMOUS CONSENT.

3.2 Consider and take all appropriate action on a recommendation to the City Council on the request for amendments to the Chesapeake Bay II Senior Living Community Planned Unit Development (PUD).

Motion was made by Mike DeHart and seconded by Dodie Miller

To approve the request for amendments to Chesapeake Bay II Senior Living Community Planned Unit Development (PUD) as presented.

MOTION CARRIES BY UNANIMOUS CONSENT.

3.3 Consider and take all appropriate action on a recommendation to the City Council on the request for approval for the Old Seabrook Village Section "A" Preliminary Plat.

Motion was made by Rosebud Caradec and seconded by Greg Aguilar

To approve the request for the Old Seabrook Village Section "A" Preliminary Plat as presented.

MOTION CARRIES BY UNANIMOUS CONSENT.

4.0 ROUTINE BUSINESS

4.1 Approve the minutes from the January 17, 2018 Planning & Zoning Commission meeting.

Motion was made by Rosebud Caradec and seconded by Dodie Miller

To approve the minutes from the January 17, 2018 Planning & Zoning Commission meeting as presented.

MOTION CARRIES BY UNANIMOUS CONSENT.

4.2 Update on the expansion of Hwy. 146.

Sean Landis gave a brief report.

4.3 Report from the Director of Planning and Community Development on the status of a list of actions taken by Planning & Zoning and sent to City Council for its action or review.

Sean Landis gave a brief report.

4.4 Establish future agenda items and meeting dates.

Chairman Hammann stated that the next meeting will be on March 15, 2018 to discuss the following:

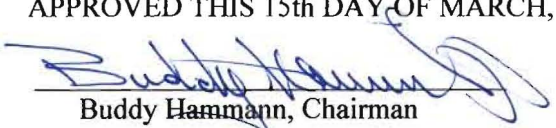
- Chesapeake Bay Phase Two Preliminary Plat
- Proposed text changes to Appendix A. Comprehensive Zoning, Article 5, "Off Street Parking, Loading, Ingress and Egress".
- Creation of Article 7, "Landscaping and Safety Requirements".

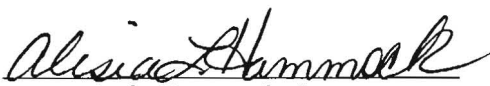
Motion was made by Dodie Miller and seconded by Rosebud Caradec

To adjourn the February 15, 2018 Planning & Zoning meeting.

Having no further business, the meeting adjourned at 7:48 p.m.

APPROVED THIS 15th DAY OF MARCH, 2018.


Buddy Hammann, Chairman


Alesia Hammock, Secretary