



**NOTICE OF MEETING
PLANNING AND ZONING COMMISSION
THURSDAY, MARCH 15, 2018**

NOTICE IS HEREBY GIVEN THAT THE PLANNING AND ZONING COMMISSION OF THE CITY OF SEABROOK WILL HOLD A MEETING ON **THURSDAY, MARCH 15, 2018 AT 7:00 PM.**, SEABROOK CITY HALL, 1700 FIRST STREET, SEABROOK, TEXAS TO **DISCUSS, CONSIDER, AND IF APPROPRIATE, TAKE ACTION** WITH RESPECT TO THE ITEMS LISTED BELOW. ALTHOUGH THIS IS NOT AN OFFICIAL COUNCIL MEETING, A QUORUM OF COUNCIL MEMBERS MAY BE PRESENT.

THIS FACILITY IS WHEELCHAIR ACCESSIBLE AND ACCESSIBLE PARKING SPACES ARE AVAILABLE. REQUESTS FOR OTHER ACCOMMODATIONS OR INTERPRETIVE SERVICES MUST BE MADE 48 HOURS PRIOR TO THIS MEETING. PLEASE CONTACT THE CITY SECRETARY'S OFFICE AT 281-291-5600 OR FAX 281-291-5690 FOR FURTHER INFORMATION.

1.0 PUBLIC COMMENTS AND ANNOUNCEMENTS

At this time we would like to listen to any member of the audience on any subject matter, whether or not that item is on the agenda. All comments are limited to a maximum of four minutes for each speaker, shall be limited to city business or city-related business or matters of general public interest, and shall not include any personal attacks. In accordance with the Open Meetings Act, members may not discuss or take action on any item that has not been posted on the agenda. When your name is called, please come to the podium and state your name and address clearly into the microphone before making your comments. Thank you.

2.0 SPECIFIC PUBLIC HEARINGS

2.1 Request for approval of the Chesapeake Bay Phase Two Preliminary Plat.

Applicant/Owner: William M. Friedrichs Jr., 16865 Diana Lane, Houston, Texas 77058

Legal Description: A tract of land containing 12.4890 acres (544,021 square feet) more or less, in the Ritson Morris League, Abstract 52, and being all of those certain tract described in conveyances to William M. Friedrichs, Jr. recorded at Harris County Deed Records.

Location: This property is located immediately north of Larrabee Street and east of Repsdorph.

2.2 Proposed text changes to Appendix A. Comprehensive Zoning, Article 5, "Off Street Parking, Loading, Ingress and Egress; and Landscaping and Safety Requirements".

2.3 The creation of Article 7, "Landscaping and Safety Requirements".

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 the request for approval of the Chesapeake Bay Phase Two Preliminary Plat.

3.2 Consider and take all appropriate action on a recommendation to the City Council on the proposed text changes to Appendix A. Comprehensive Zoning, Article 5, "Off Street Parking, Loading, Ingress and Egress; and Landscaping and Safety Requirements".

- 3.3 Consider and take all appropriate action on a recommendation to the City Council on the creation of Article 7, "Landscaping and Safety Requirements".
- 4.0 ROUTINE BUSINESS
- 4.1 Approve the minutes from the February 15, 2018 Planning & Zoning Commission meeting.
- 4.2 Update on the expansion of Hwy. 146.
- 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.
- 4.2 Establish future agenda items and meeting dates.

THE PLANNING & ZONING COMMISSION RESERVES THE RIGHT TO HEAR ANY OF THE ABOVE DESCRIBED AGENDA ITEMS THAT QUALIFY FOR AN EXECUTIVE SESSION IN AN EXECUTIVE SESSION BY PUBLICLY ANNOUNCING THE APPLICABLE SECTION NUMBER OF THE OPEN MEETINGS ACT (CHAPTER 551 OF THE TEXAS GOVERNMENT CODE) THAT JUSTIFIES EXECUTIVE SESSION TREATMENT.

CERTIFICATE

I certify that this notice was posted on the bulletin board at Seabrook City Hall on or before 5:00 p.m. Thursday, March 8, 2018 and that it will remain posted until the meeting has ended.

/s/Alesia Hammock – Secretary

Specific Public Hearing Item No. 2.1/ New Business Item No. 3.1

Applicant: WMF Investments, Inc.

Owner: William B. Friedrichs Jr.

Request: Request for approval of a Preliminary Plat named "Chesapeake Bay Senior Living Facility Section Two, a Subdivision of 12.4890 acres of land consisting of 2 Reserves.

Existing Use: Residential Multi-Family Age Restricted/PUD

Property: A tract of land containing approximately 12.4890 acres, in the Ritson Morris League, Abstract 52, and being all those certain tract described in conveyances to William M. Friedrichs, Jr. recorded at Harris County Deed of Records.

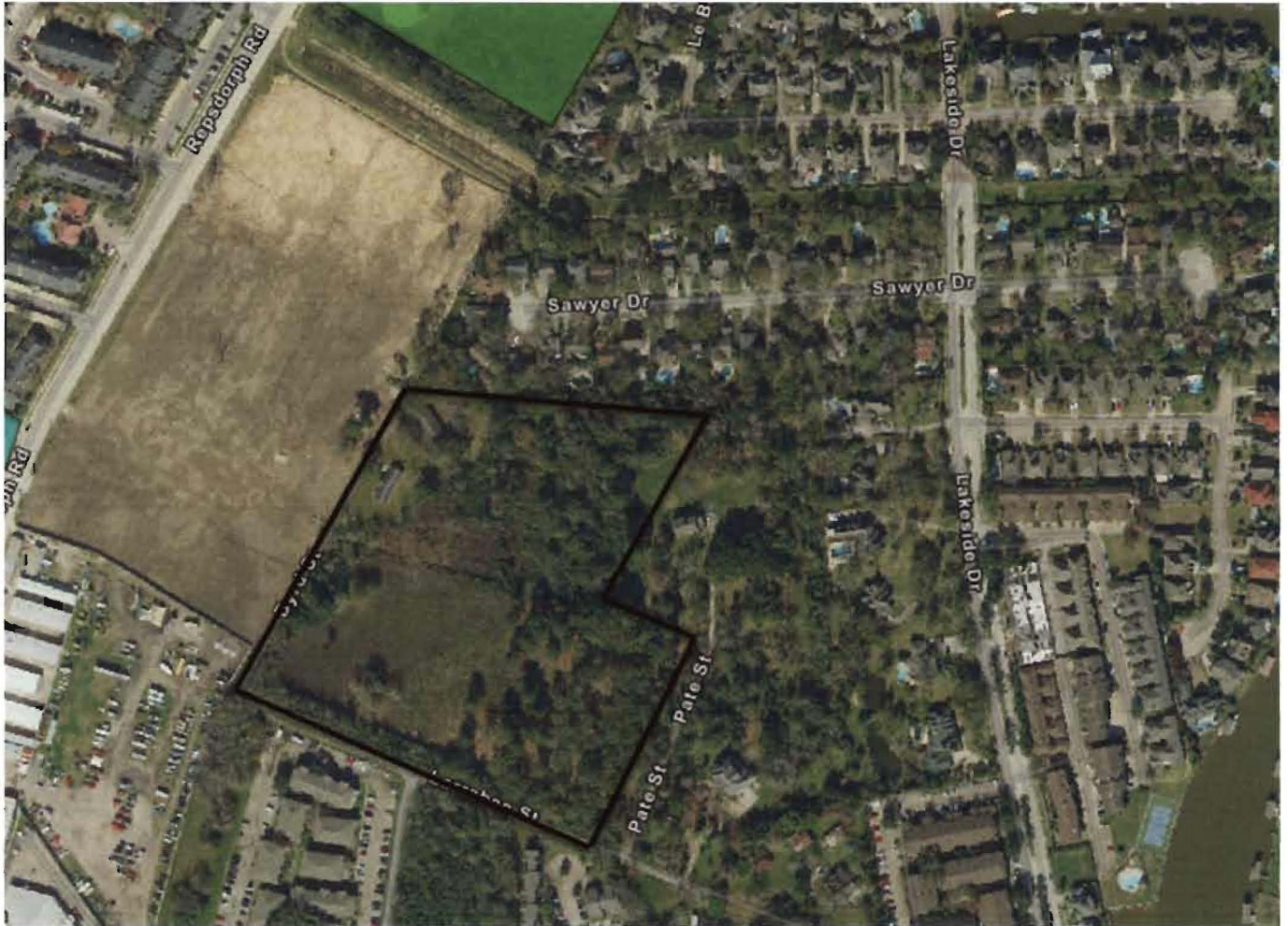
Background: The applicant is requesting to subdivide the property into 2 Reserves for the purpose of developing a Planned Unit Development (Chesapeake Bay II PUD).

This property is located immediately north of Larrabee Street and east of Repsdorph Road. This property is located within the Chesapeake Bay II PUD.

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.

Attachments: Location Map, Zoning Map, and Preliminary Plat

Location Map



Zoning Map



Specific Public Hearing Item No. 2.2 and 2.3 / New Business Item No. 3.3 and 3.4

Applicant: N/A

Owner: N/A

Request: Consider and take all appropriate action on a recommendation to the City Council on proposed text changes to Appendix A, Comprehensive Zoning, Article 5, "Off-Street Parking, Loading, Ingress and Egress; and Landscaping and Safety Requirements.

Existing Use: N/A

Property: N/A

Background: As a result of the aesthetic and functional changes occurring due to the State Highway 146 Expansion Project. City Staff is recommending the Planning and Zoning Commission review the current landscaping regulations. Staff recommends deleting the current Landscape Regulations from Article 5; and creating a new Article 7, Titled, and "Landscape Regulations".

Attachments:

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 Mayeauby, 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

PLANNING & ZONING COMMISSION
ITEMS TO CITY COUNCIL - 2018

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FUTURE AGENDA DATES/ ITEMS

April 5, 2018 (Alternate Date)

April 19, 2018

- **Old Seabrook Village Section B Preliminary Plat**
- **Malibu Sunshine Planned Unit Development**
- **Chesapeake Bay Phase Two Final Plat.**