

The Seabrook Planning and Zoning Commission met on Thursday, March 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 (ABSENT)	MEMBER
TRACIE SOICH	MEMBER
GREG AGUILAR	MEMBER
DARRELL PICHA (EXCUSED ABSENCE)	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 - None

2.0 SPECIFIC PUBLIC HEARINGS

Chairman Hammann opened the public hearing portion of the meeting at 7:00.

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

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".

Chairman Hammann closed the public hearing portion of the meeting at 7:01.

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.

Motion was made by Rosebud Caradec and seconded by Dodie Miller

To approve the Chesapeake Bay Phase Two Preliminary Plat as presented.

Sean Landis gave a brief report. He stated that the applicant is requesting to subdivide the property into 2 Reserves for the purpose of developing a Planned Unit Development (Chesapeake Bay II PUD). He also 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.

MOTION CARRIES BY UNANIMOUS CONSENT.

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".

Motion was made by Tracie Soich and seconded by Dodie Miller

To approve the proposed text changes to Appendix A. Comprehensive Zoning, Article 5, "Off Street Parking, Loading, Ingress and Egress; and Landscaping and Safety Requirements" as presented.

Sean Landis gave a brief report. 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".

MOTION CARRIES BY UNANIMOUS CONSENT.

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".

Motion was made by Tracie Soich and seconded by Dodie Miller

To approve the creation of Article 7, "Landscaping and Safety Requirements" as presented.

Sean Landis gave a brief report. He stated that Staff recommends deleting the current Landscape Regulations from Article 5; and creating a new Article 7, Titled, and "Landscape Regulations". Mr. Landis stated that he would go over the highlights of the ordinance.

- The following percentages of the front yard shall be landscaped with vegetative cover other than turf grass. For the purposes of this requirement, front yard means the area between the house and the front property line.

Single-family detached: at least 15 percent vegetative cover.

Duplex or townhouse: at least 30 percent vegetative cover.

Required Materials

The front yard shall be landscaped with the following materials.

Single-family detached: at least ten shrubs of at least two different species, and one minimum two (2) inch caliper tree.

Duplex or townhouse: at least six shrubs and one minimum two (2) inch caliper tree.

Corner Lots:

97 Front yard landscaping in corner lots shall wrap around the side for a minimum of 10 feet from
98 the street-facing building corner in single-family detached developments, and seven feet in
99 single-family attached developments. At least three shrubs shall be included in this area.

100 Sidewalk Zone

101 A continuous sidewalk at least four feet in width shall be provided on both sides of the street at
102 least three feet distant from and generally parallel to the back of the curb. Meandering
103 sidewalks are encouraged.

104
105 Rosebud Caradec stated that on line 77 it should state that the remaining percentage of the yard
106 shall be turf grass.

107
108 Mr. Landis stated that he could add: non-vegetative areas shall be turf grass.

109
110 • Main Street Perimeter Landscape Requirements

111
112 a. Landscaped Buffer Zone: A minimum 20' landscaped buffer area shall be provided
113 between the edge of the right of way (R.O.W.) and the front façade of the building. The buffer
114 area shall be designed as follows:

115 (i) Sidewalk Zone

116 a. A continuous sidewalk at least 15' wide shall be provided adjacent to Main Street.
117 b. The sidewalk shall be constructed of Pavestone, Black Obsidian Quartex, City Lock
118 Series concrete unit pavers or an approved equivalent. The pavers shall be installed in a
119 herringbone pattern.

120 (ii) Percentage of Vegetative Cover

121 a. 25% of the front yard shall be landscaped with vegetative cover. The vegetative cover shall
122 be a mix of planting beds, planters and trees.
123 b. An irrigation system shall be installed within all vegetative areas.

124 (iii) Pedestrian Pole Mounted Lighting.

125 a. The pedestrian pole mounted light fixture shall be installed 70' on center adjacent to
126 the R.O.W.
127 b. The light fixture shall be a manufactured Hess Avalon pendant mounted pole
128 light or an approved equivalent.
129 c. The light fixture shall have a height of 14' and be black in color.

130
131 *7.01.07 Non-Residential/Multi-Family Parking Lot Screening and Buffering Regulations*

132
133 INTERIOR LANDSCAPING: A minimum of ten (10) percent of the gross parking areas shall
134 be devoted to living landscaping which includes grass, ground cover, plants, shrubs and trees.
135 Gross parking area is to be measured from the edge of the parking and/or driveway paving and
136 sidewalks. The following additional criteria shall apply to the interior of parking lots.

137
138 a. Interior landscape areas shall be protected from vehicular encroachment of overhang through
139 appropriate wheel stops.

140 b. There shall be a minimum of one (1) tree planted for each four hundred (400) square feet or
141 fraction thereof of required interior landscape area.

142
143 c. Interior areas of parking lots shall contain planting islands located so as to best relieve the
144 expanse of paving. Planter islands must be located no further apart than every twelve (12)

145 parking spaces and at the terminus of all rows of parking. Such islands shall contain at least one
146 (1) tree. Planter islands shall not be required for lots containing less than fifteen thousand
147 (15,000) square feet. The remainder shall be landscaped with shrubs, lawn, ground cover and
148 other appropriate material not to exceed three (3) feet in height. Interior planter islands shall
149 have a minimum size of nine (9) by eighteen (18) feet.
150

151 PERIMETER LANDSCAPING: All parking lots and vehicular use areas shall be screened
152 from all abutting properties and/or public rights-of-way with a hedge, or other durable
153 landscape barrier. Landscaping shall be established in a four (4) feet minimum width planting
154 strip. Plants and materials used within the barriers shall be at least twenty-four (24) inches high
155 at the time of planting and shall be of a type and species that will attain a minimum height of
156 three (3) feet one (1) year after planting. Landscape areas shall also contain at least one (1) tree
157 minimum two (2) inch caliper for each fifty (50) lineal feet or fraction thereof of perimeter
158 length. Landscaping shall be designed to screen off-street parking lots and other vehicular use
159 areas from public rights-of-way and adjacent properties.
160

161 a. Whenever an off-street parking or vehicular use area abuts a public right-of-way a perimeter
162 landscape area of at least fifteen (15) feet in depth shall be maintained between the abutting
163 right-of-way and the off-street parking or vehicular use area. An appropriate landscape screen
164 or barrier shall be installed in this area and the remaining area shall be landscaped with at least
165 grass or other ground cover. Necessary access-ways from the public right- of- way shall be
166 permitted through all such landscaping. The maximum width for access-ways shall be: fifty
167 (50) feet for non-residential two- way movements; thirty (30) feet for non-residential one-way
168 movement.
169

170 b. Whenever an off-street parking or vehicular use areas abuts an adjacent property line, a
171 perimeter landscape area of at least ten (10) feet in width shall be maintained between the edge
172 of the parking area and the adjacent property line. Access-ways between lots may be permitted
173 through all perimeter landscape areas. Maximum width for access-ways shall be thirty (30)
174 feet. Landscaping shall be designed to visually screen the parking area.
175

176 c. Whenever such property is zoned or used for residential purposes, the landscape buffer shall
177 include a masonry wall along the common property line which shall be 100 percent impervious
178 to sight and at least eight feet in height. The wall shall consist of masonry/brick pilasters in
179 order to provide an adequate buffer from the particular use. The required wall materials are to
180 provide for ease of maintenance and longevity of the required buffer screen. All sides of the
181 wall that are visible to the public shall be appropriately landscaped. Bare unfinished wall
182 surfaces are specifically prohibited. A masonry wall(s) is not required for properties which are
183 separated by a street.
184

185 d. Perimeter landscape areas shall contain at least one (1) tree minimum two (2) inch caliper for
186 each fifty (50) lineal feet or fraction thereof of perimeter length.
187

188 c. A continuous sidewalk at least four feet in width shall be provided on both sides of the street
189 at least three feet distant from and generally parallel to the back of the curb. Meandering
190 sidewalks are encouraged.
191

192 *7.01.08 Non-Residential/Multi-Family Interior Site Landscaping Regulations*

All interior spaces within any non-residential development shall conform to the following minimum requirements:

- a. Grass, ground cover, shrubs, and other landscape materials shall be used to cover all open ground within ten (10) feet of any building or paving or other use such as storage.
- b. All structures shall be treated with landscaping so as to enhance the appearance of the structure and to screen any detractive or unsightly appearance.
- c. A minimum of fifteen (15) percent of the total site area shall be devoted to feature landscaping with not less than fifty (50) percent of the landscaping being located in the required front yard.

7.01.09 Landscape Design Submittal (Non-Residential Only)

Landscaping plans shall be prepared by a landscape architect, landscape contractor, landscape designer, knowledgeable in plants, materials and landscape design. Landscape Plans shall contain the following information:

1. Minimum scale of one (1) inch equals fifty (50) feet;
2. Location of all trees to be preserved;
3. Location of all plant and landscaping material to be used including plants, paving, benches, screens, fountains, statues, or other landscape features;
4. Species of all plant material to be used;
5. Size of all plant material to be used;
6. Spacing of plant material where appropriate;
7. Layout and description of irrigation systems, including placement of water sources;
8. Description of maintenance provision for the Landscape Plan;
9. Person(s) responsible for the preparation of Landscape Plan.
10. Ornamental structures including fences, fountains, public art, ground cover, and other landscaping elements that are intended to complement the proposed landscaping design.

7.01.14 Master Landscaping Plan

(a) Purpose. The purpose of a master landscape plan is to allow an applicant, subject to approval of the city council, the option of designating an area that will define unique characteristics in all landscape elements including type, design, and location based upon specific performance criteria. The goal of a master landscape plan is to:

- (1) Promote consistency among landscape elements within a development thus creating visual harmony between the landscape, buildings, and other components of the property;
- (2) Enhance the compatibility of the landscape elements with the architectural and site design features within a development; and
- (3) Encourage landscaping that is in character with planned and existing uses thus creating a unique sense of place.
- (4) Encourage multi-tenant commercial uses to develop a unique set of landscape regulations in conjunction with development standards.

(b) *Application process.*

- (1) The applicant shall develop a master landscape plan for all landscaping elements in the development based on the landscape design guidelines established in subsection (c) and (d) of this section.
- (2) The administrative official shall forward the applicant's master landscape plan to the planning and zoning commission for review and recommendation. A master landscape plan application will be considered by the city council following a recommendation by the planning and zoning commission. The city council shall make the final determination on the master landscape plan.
- (3) After approval of a master landscape plan for a particular development, all landscaping in that development shall meet the standards approved in that specific master landscape plan.

(c) Master landscape plans. Commercial landscaping is an integral part of the urban design fabric of Seabrook. It is absolutely necessary and shall be deemed as a tool that helps promote the health, safety and welfare of the general public. Due to its visual prominence and effect on the overall design character of our city, landscaping as part of master landscape plans must be considered on the broader scale of community rather than on an individual site basis. Landscape is an integral part of the visual urban streetscape and shall be designed to visually complement the surroundings, building on the quality of the traveler's and pedestrian's experience.

Design Goals:

- (1) To develop organized hierarchies of landscape types without infringing on the capability of creative design.
- (2) To establish design criteria that promote the overall visual quality of the streetscape environment for the general public while providing reasonable and improved standards for identification of individual properties.
- (3) To improve the overall visual cohesive appearance of the site through landscape guidelines, with strong consideration that the visual streetscape.
- (4) To promote a "sense of place" for the City of Seabrook while promoting creative design for individual developments.
- (5) To promote landscape as an architectural complement rather than being visually and thematically disconnected.

(d) *Application requirements.* A master landscape plan application shall be prepared by a landscape architect, knowledgeable in plants, materials and landscape design. Landscape Plans shall contain the following information:

1. Minimum scale of one (1) inch equals fifty (50) feet;
2. Location of all trees to be preserved;
3. Location of all plant and landscaping material to be used including plants, paving, benches, screens, fountains, statues, or other landscape features;
4. Species of all plant material to be used;
5. Size of all plant material to be used;
6. Spacing of plant material where appropriate;
7. Layout and description of irrigation systems, including placement of water sources;
8. Description of maintenance provision for the Landscape Plan;
9. Person(s) responsible for the preparation of Landscape Plan.
10. Ornamental structures including fences, fountains, public art, ground cover, and other landscaping elements that are intended to complement the proposed landscaping design.

11. Any other information as required by the decision making bodies.

Ms. Caradec stated that only allowing a landscape architect to prepare the application is too strict and should be more flexible.

MOTION CARRIES BY UNANIMOUS CONSENT.

4.0 ROUTINE BUSINESS

4.1 Approve the minutes from the February 15, 2018 Planning & Zoning Commission meeting.

Motion was made by Dodie Miller and seconded by Greg Aguilar

To approve the minutes from the February 15, 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 April 19, 2018 to discuss the following:

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

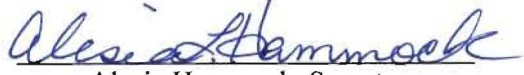
Motion was made by Dodie Miller and seconded by Tracie Soich

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

Having no further business, the meeting adjourned at 8:05 p.m.

APPROVED THIS 19th DAY OF APRIL, 2018.


Buddy Hammann, Chairman


Alesia Hammock, Secretary