

The Seabrook Planning and Zoning Commission met on Thursday, November 21, 2013 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:

MICHAEL POTTS	CHAIRMAN
BUDDY HAMMANN	VICE CHAIRMAN
ROSEBUD CARADEC	MEMBER
MIKE DEHART	MEMBER
DODIE MILLER	MEMBER
MICHAEL SHARPE	MEMBER
BOLIVAR LEWIS (Excused Absence)	MEMBER
XOCHYTL DIANE GREER	CITY ATTORNEY
SEAN LANDIS	DIRECTOR OF COMMUNITY DEVELOPMENT
ALESIA HAMMOCK	SECRETARY

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

1.0 ROUTINE PUBLIC HEARING AND ANNOUNCEMENTS - None

2.0 SPECIFIC PUBLIC HEARING

2.1 Request for approval of a Short-form Plat to create 1 Block and 2 Lots.

Sean Landis stated that the applicant is requesting to subdivide the property into 2 Lots, 1 Block for the purpose of a commercial development. This property is located immediately north of Nasa Parkway and west of Repsdorph Road. The property is located in the C-2 (Commercial Medium) zoning district.

Mr. Landis stated that Staff had reviewed the short-form plat, and finds it to be compliant with the City's Subdivision and Zoning Ordinances. Staff recommends that the commission approves the plat.

Rosebud Caradec asked what the access was on the west side.

Mr. Landis stated that on the west side of the property, they have platted an access easement that runs down the length of the property. He stated that the property has frontage and access on Nasa Parkway.

Chairman Potts stated that they would take 3.1 out of order.

3.0 NEW BUSINESS

3.1 Discussion, consideration, and possible action regarding the request for approval of a Short-form Plat to create 1 Block and 2 Lots.

Motion was made by Buddy Hammann and seconded by Rosebud Caradec

To approve the Short-form Plat as presented.

MOTION CARRIES BY UNANIMOUS CONSENT.

2.2 Request for approval of a Planned Unit Development (PUD) to create Old Seabrook Village, 101 Lots, 17 Blocks, and 9 Reserves.

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55 Mark Caldwell, De Four Trace, Seabrook, stated that he was there on behalf of the applicant/owner of OS
56 Village, LLC. He stated that the property is just less than 14 acres with about 1,500 feet of waterfront on
57 the Seabrook slough. Mr. Caldwell stated that the average elevation of the property is 10 to 11 feet that has
58 been filled along the water's edge. The Meyers Road edge of the property is about 8 feet and the rest of the
59 property varies a little higher or lower. The PUD plan shows that it does comply with the PUD
60 requirements with an excess of 20% open space. He stated that there are two larger parks and a couple of
61 smaller parks.

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63 He stated that there are a couple of major changes coming to Seabrook. The widening and improvement of
64 Highway 146 will make Seabrook closer to much of Houston. It will shorten commute times and will make
65 this area more attractive. Mr. Caldwell stated that with FEMA raising the base flood elevation and
66 expansion of the velocity zones will continue to have a major effect on the future developments in
67 Seabrook.

68
69 Mr. Caldwell stated that one feature of Old Seabrook Village which will not be found in Old Seabrook
70 itself are the raised public streets, while the homes in both will be built to the new Base Flood Elevation
71 requirements, so that the lowest structural member will be at 17.5 feet MSL. The raised streets in front of
72 OSV's homes will make the village seem more like Houston's Heights than Galveston's East and West
73 Beaches with their beach houses perched atop tall pillars far above street level. OSV's homes will be on
74 pilings, but it will not look like a beach-house community. The roadways will be elevated with fill to an
75 elevation of between 10' and 12' MSL with the rear alleys behind most homes at an elevation of 6' to 8'
76 MSL. This will allow for a rear sloping lot to the back alley. Residents will utilize the rear alley for covered
77 garage parking access underneath their homes. Although homes will be constructed on pilings with the
78 lowest floor joists at 17.5 feet MSL, front elevations will be only 5+ feet above the street grade in front,
79 allowing for a home that is closer to street grade and more visually appealing than homes perched high on
80 pilings. The use of rear alleys will also reduce a lot of the traffic on the streets, making it a more pedestrian
81 friendly neighborhood. The alleys will be one-way and 15-20 ft. wide.

82
83 Mr. Caldwell stated that they have a local builder that has expressed an interest in building a townhome
84 type product, where you would have a 2-3 attached single-family homes as opposed to two residences on
85 one lot.

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87 Mr. Caldwell stated that there were several different lot types. One example is a single-family, 42 ft. wide
88 by 75 ft. deep and the one along Meyer would be 90 ft. deep and typically 30 – 33 ft. wide. He stated that
89 they are envisioning that these lots could be either single-family detached or if they are attached, they
90 would refer that as a townhome. The development plan features live-work properties along N. Meyer
91 Road, but all of the homes will allow a home office. Old Seabrook Village, though a predominantly
92 residential, owner-occupied housing development, will allow and promote a limited palette of commercial
93 uses. He stated that there would be parallel parking on the streets for both guests and customers.

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95 Mr. Caldwell pointed out that they will have several parks and a pond that will be maintained by the
96 homeowners association. There will also be smaller parks and a walking pier out to a gazebo on the
97 slough.

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99 Mike DeHart asked if there would be enough parking for a number of employees and customers.

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101 Mr. Caldwell stated that any business would have to meet the parking requirements.

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103 Buddy Hammann asked who is going to control what types of businesses will be allowed.

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105 Mr. Caldwell stated that they have a use matrix that is included in the plan that states what businesses will
106 be allowed.

Mr. DeHart asked how they planned on handling handicap access for the businesses along Meyer.

Mr. Caldwell stated that is something that the businesses would have to address.

Mr. Landis stated it is a code issue and would have to be address before construction.

Mr. DeHart asked if this would be a gated community.

Mr. Caldwell responded no, it will be all public right-of-way.

Mr. Hammann asked what impact this subdivision will have on Seabrook's water and sewer facilities.

Mr. Landis stated that the Public Works Director and City Engineer have stated that we have the capacity for this development.

Zane Siegel, Washington Avenue, Houston, Texas, stated that he was a partner in OS Village LLC. He stated that this area was a beautiful place and people wanted to live here. One of the reasons this site was chosen is because it is waterfront with beautiful views. With the economy growing, people are going to need a place to live. They are going with the small lot concept because that will enable more people to move into Seabrook and to live in a very beautiful environment.

Chairman Potts closed the Specific Public Hearing at 7:55.

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

3.2 Discussion, consideration and possible action concerning the request for approval of a Planned Unit Development (PUD) to create Old Seabrook Village, 101 Lots, 17 Blocks, and 9 Reserves.

Motion was made by Buddy Hammann and seconded by Mike DeHart

To approve the Preliminary Planned Unit Development known as "Old Seabrook Village" as presented.

Chairman Potts asked if there were parts of the property along Meyer that is in the R-2 zoning district where signs are not allowed.

Mr. Landis stated that the PUD would overlay all of the original zoning.

Chairman Potts asked what would be the separation distance between the detached buildings.

Mr. Landis stated that they would be required to meet code, if the buildings are closer than 5 ft. from each other they are required to have a one hour fire separation. If you get less than three ft. apart there are some requirements and limitations on the percentages of openings within those walls.

Chairman Potts asked if it is attached construction, is there a requirement for a firewall.

Mr. Landis stated yes.

Chairman Potts asked if they need to specify the construction of the pier.

Mr. Landis stated that they could require the construction drawings for the pier as part of the PUD documents.

Mr. Caldwell stated that they would have to get permits through the Corp. and the General Land Office..

Chairman Potts asked if the alleys have to meet a minimum width for emergency access.

Mr. Landis stated that the lots that front green belts and are only accessible by the alley will have to meet at least the minimum width for a fire lane and the applicant is aware of that. The remaining alleys, where the lots front streets, as long as they are one-way the 15ft. will be sufficient.

Chairman Potts asked if there is a fill compaction plan.

Mr. Landis stated that there will be.

Mr. Hammann asked if the subdivision would retain ownership and liability of the pier.

Mr. Caldwell stated that it would be owned, maintained, managed, and insured by the homeowners association.

MOTION CARRIES BY UNANIMOUS CONSENT.

3.3 Discussion, consideration and possible action on adopting additional Rules of Procedure for the Planning & Zoning Commission.

Chairman Potts stated the current P&Z procedures do not state that they follow any rules of order and it is also not in the City Charter. City Council has adopted Robert's Rules of Order with a few revisions. He stated that tonight he would like to approve the process to work with Alesia to revise Planning & Zoning's current rules of procedures, adopting Robert's Rules of Order with these revisions and per Robert's Rules of Order, the proper way to quote that you are subject to Robert's Rules of Order.

No action was taken at this time.

4.0 APPROVAL OF MINUTES

4.1 Discussion, consideration and possible action concerning the minutes from the October 17, 2013 meeting.

Motion was made by Buddy Hammann and seconded by Mike DeHart

To approve the October 17, 2013 P&Z minutes as written.

MOTION CARRIES BY UNANIMOUS CONSENT.

5.0 ROUTINE BUSINESS

5.1 Discussion and Consideration of the Community Development Activity Summary.
Sean Landis gave a brief report.

5.2 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.

5.3 Discussion with staff and P&Z Commission to establish future agenda items and meeting dates.

Chairman Potts stated that the next P&Z meeting will be held on December 17, 2013 and the following will be discussed: Joint public hearing with City Council to discuss final approval of *The Commons at Seabrook* PUD.

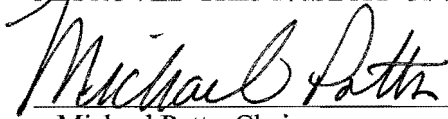
Motion was made by Rosebud Caradec and seconded by Dodie Miller

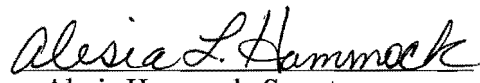
To adjourn the Planning & Zoning Commission meeting.

MOTION CARRIES BY UNANIMOUS CONSENT.

Having no further business, the meeting adjourned at 8:21 p.m.

APPROVED THIS 17th DAY OF DECEMBER, 2013.


Michael Potts, Chairman


Alesia Hammock, Secretary