

The Seabrook Planning and Zoning Commission met on Tuesday, November 19, 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

Chairman Potts stated that they would take 3.0 (Approval of Minutes) out of order.

3.0 APPROVAL OF MINUTES

3.1 Discussion, consideration and possible action concerning the minutes from the November 5, 2013 joint meeting with City Council.

Motion was made by Buddy Hammann and seconded by Rosebud Caradec

To approve the November 5, 2013 minutes as written.

Ayes: Potts, Hammann, Caradec, Miller, and Sharpe

Abstained: DeHart

MOTION CARRIES BY UNANIMOUS CONSENT OF THOSE VOTING.

2.0 NEW BUSINESS

2.1 Discussion, consideration, and possible action regarding the request for approval of a Planned Unit Development (PUD) to create “The Commons at Seabrook”, a 14.734 Acre, 416 Unit, Luxury Apartment Complex, 6.58 Acres of Retail Development, and 1.295 Acres for a Street.

Sean Landis stated that he wanted to discuss the issues that were brought up during the Joint Public Hearing with City Council. He stated that tonight they were considering approval of the preliminary PUD. Mr. Landis stated that if they recommend approval, they are approving the concept. If Planning and Zoning/City Council wanted more information or have conditions that they want added to the PUD document, these would be added before consideration of the final PUD document.

Mr. Landis stated that the applicant is requesting a two phase development. He is requesting commercial development in the front and multi-family residential in the rear. Mr. Landis stated that the applicant is not changing the underlying zone for the commercial phase; it will stay C-3. He stated that during the public

hearing, the Mayor had issues with the intensive uses (allowed by right) in the C-3 zone that could possibly be in front of the apartments. Mr. Landis stated that could be easily fixed by changing all references in the PUD document from C-3 zoning to the C-2 zoning district.

Mike DeHart stated that there were uses in the C-2 zoning district that should not be allowed there.

Mr. Landis stated that he created a spreadsheet that showed what the R-3 zoning district building requirements are and what is proposed in the PUD document.

R-3 ZONING DISTRICT REQUIREMENTS

PROPOSED PER PUD

DENSITY	Limit 20 units per Acre 14.734 Acres x 20 = 295 units max	416 units proposed. $416 \div 14.734 = 29$ units per Acre. Max proposed total # of Buildings – 13
SETBACKS	Front – 25' min Rear – Property abuts R-1 Zoning Required 30' min setback Parking and Storage prohibited. Sideyard – 20' min between buildings on same parcel. 20' min from any street R.O.W. 20' min from side property line.	Front – 25' Rear – 20' proposed Sideyard – 20'
LOT SIZE	12,000 Sq. ft. (min) Lot Width – min 80' Shall abut city street min distance of 35'	641,808 Sq. ft. (14.734 Acres) Lot Width – 336.28' Lot Depth – 1173.60' Front Street Approx 200'
OPEN SPACE	600 Sq. ft. min of open space per unit (5.73 Acres) Open space required = (249,600 Sq. ft.) Required 416 x 600 = Acres No more than 50% of total site area shall be covered by building mass. (320,906 Sq. ft.) Required open space (7.367 Acres) PUD Ordinance Requires min 20% Open Space	(Lot Coverage) 353,764 Sq. ft. Open Space provided 288,049 Sq. ft. Need to provide open space calculation. (Entire Development)
HEIGHT	Max 40'	Proposed 59.5'
PARKING	Shall average min 1.66 spaces per unit. Spaces required = 690 min	Open spaces = 290 Covered spaces = 457 Spaces provided = 747
SIDEWALK	Along all Street Frontages Min 3' width Located min 1' from R.O.W. line Along full width of property	No sidewalks being proposed along public R. O. W.
SIGNS	Wall Signs Allowable area = 2 x linear frontage of Structure, not to exceed 400 Sq. ft.	Proposing 2 Signs One on site (Monument) 4' x 9' = 36 Sq. ft.

Freestanding	One to be located at front of subdivision
Limit = 1 sign	One to be located on Sign reserve G
Height = Max 25'	Height = 25' max
Area = Max 144 Sq. ft. per face	Area = 288 Sq. ft. max
Max 288 Sq. ft. double faced	

Min Setback = 10' from side property line

LANDSCAPING	Required Trees	Detailed Landscaping Plan
	2 per unit	
	Min 2" Caliper	

Items to be addressed:

1. Need to provide open space calculations for the entire development.
 - (a) Not less than 20% of the land shall be reserved for open space.
2. Need to add to the cover sheet of the PUD Plan:
 - (a) Name, Address, and telephone number of the landowner.
 - (b) Date submitted to Planning & Zoning Commission.
3. Under Tab 10. Phasing and Development Schedule (For Discussion)
 - (a) The inclusion of an allowed modification of square footage of uses and ranges of square footage, adjustments in use needs.
4. Provide a construction detail for the dumpster enclosure.
5. Provide a construction detail for the detention ponds.

Mr. Landis stated that they need to provide open space calculations for the entire development, not less than 20% of the land shall be reserved for open space.

Chairman Potts asked if the access street that comes in through the retail to the apartments would be considered part of the open space.

Mr. Landis stated yes, just the parking could not be considered as open space. He stated that they could get credit for one half of Hwy. 146 as part of their open space.

Dodie Miller asked if the detention ponds would be considered part of the open space.

Mr. Landis stated yes.

Mr. Landis stated that he recommended that when the final plan is presented to P&Z for review, a detailed plan for the detention ponds is included. He stated that during the public hearing, City Council stated that they would like to see interior and exterior details in written form in the final plan.

Motion was made by Buddy Hammann and seconded by Dodie Miller

To recommend Approval of the Preliminary Planned Unit Development as presented.

Buddy Hammann stated that he was concerned with having apartment complex next to the R-1 property. He stated that could have a negative effect on the neighboring property values. Mr. Hammann stated that he is also concerned with the impact a complex this big would have on the City's water and sewer facilities.

Mr. Landis stated that the Public Works has reviewed and approved the plans.

Motion was amended by Buddy Hammann and seconded by Rosebud Caradec

To amend the original motion to recommend approval of the Preliminary Planned Unit Development with the following recommended conditions:

1. C-2 uses in the commercial development.
2. Open Space calculations, including assumptions.
3. Detention Pond design details – dimension, landscape, and aeration.
4. Active marketing and signage for commercial property.
5. Defined scope and text – finish.
6. Construction detail for dumpster enclosures.
7. Tab 10: Phasing and Development Schedule – Remove 10% modification clause.
8. Detailed schedule per ordinance.

Rosebud Caradec stated that she did not agree that they should have to define the interior finish.

Ayes: DeHart, Hammann, Miller, Potts, and Sharpe

Nays: Caradec

MOTION TO AMEND THE ORIGINAL MOTION CARRIES BY MAJORITY VOTE.

Motion to recommend approval the Preliminary Planned Unit Development with the recommended conditions.

Ayes: DeHart, Hammann, Miller, Potts, and Sharpe

Nays: Caradec

MOTION TO APPROVE THE MOTION AS AMENDED CARRIES BY MAJORITY VOTE.

4.0 ROUTINE BUSINESS

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

Chairman Potts stated that the next meeting would be held on December 17, 2013 with a joint public hearing with City Council. Item to be discussed: Request for final approval of *The Commons at Seabrook* Planned Unit Development (PUD)

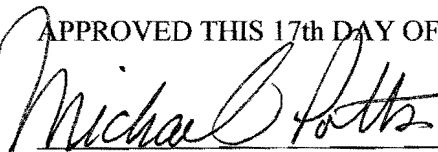
Motion was made by Buddy Hammann and seconded by Michael Sharpe

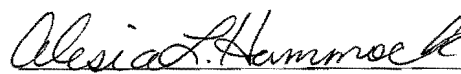
To adjourn the Planning & Zoning Commission meeting.

MOTION CARRIES BY UNANIMOUS CONSENT.

Having no further business, the meeting adjourned at 8:32 p.m.

APPROVED THIS 17th DAY OF DECEMBER, 2013.


Michael Potts, Chairman


Alesia Hammock, Secretary