The City Council and the Planning and Zoning Commission of the City of Seabrook met in special joint session on Tuesday, February 18, 2014 at 6:00 p.m. in Seabrook City Hall, 1700 First Street, Seabrook, Texas to discuss, consider and if appropriate, take action on the items listed below.

THOSE PRESENT WERE:

CITY COUNCIL

GLENN R. ROYAL	MAYOR
ROBERT LLORENTE	COUNCIL PLACE NO. 1
MIKE GIANGROSSO – Ex. Abs.	COUNCIL PLACE NO. 2
GARY JOHNSON – Ex. Abs.	COUNCIL PLACE NO. 3
DON HOLBROOK	COUNCIL PLACE NO. 4
THOM KOLUPSKI	COUNCIL PLACE NO. 5
LAURA DAVIS	MAYOR PRO TEM & COUNCIL PLACE NO. 6

PLANNING & ZONING COMMISSION

MICHAEL POTTS	CHAIRMAN
ROSEBUD CARADEC	MEMBER
MIKE DEHART	MEMBER
BUDDY HAMMANN	VICE-CHAIR
BOLIVAR F. LEWIS, III – Ex. Abs.	MEMBER
DODIE MILLER	MEMBER
MICHAEL SHARPE	MEMBER

STAFF

GAYLE COOK	CITY MANAGER
SEAN LANDIS	ASSISTANT CITY MANAGER & DIRECTOR OF COMMUNITY DEVELOPMENT
MICHELE L. GLASER	CITY SECRETARY
ALESIA HAMMOCK	P&Z COMMISSION SECRETARY
STEVEN L. WEATHERED	CITY ATTORNEY

Mayor Royal requested that Chairman Potts conduct the meeting. Chairman Potts called the meeting to order at 6:00 p.m., declaring a quorum was present.

1.0 PUBLIC COMMENTS AND ANNOUNCEMENTS – None.

2.0 SPECIFIC PUBLIC HEARING(S)

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

Applicant/Owner: OSVillage LLC, 2510 De Four Trace, Seabrook, Texas 77586

Legal Description: Lots 1-7, Block 1 and Lots 1-7, Block 2 in the Baybrook Subdivision, Section 1 and Tract 1, 2 and 3. Being 13.81 acres of land, situated in Abstract 52 of

Ritson Morris Survey, in Harris County, Texas. This property is located immediately east of Meyer and north of 1st Street. The property is located in the R-2 (Single Family Detached-Small Lot) and OS (Old Seabrook) zoning districts.

Mr. Landis gave a presentation on the proposed PUD as shown in Attachment A. Mr. Landis stated that the developer will conform to the proposed flood zone maps that will change the property from an AE flood zone to a VE flood zone with a minimum elevation of 17 feet. The PUD is primarily a residential subdivision of single family, zero lot line duplexes and town homes with some commercial as listed in the plan. The city engineer is aware that requested right-of-way widths are less than 50 feet. The PUD is divided into three phases. Phase 1 will begin within 12 months of approval with an estimated total build out of the PUD within 4-5 years of the start of Phase 1.

Councilor Kolupski questioned allowing businesses on zero lot line lots, as there could be an issue of odor and noise from some uses. Developer, Mark Caldwell stated all commercial uses listed in the PUD are currently permitted in the OS zoning district but some uses allowed in the OS district will not be allowed in the PUD. He added that vents will not be placed on the zero lot line. While businesses can be located anywhere in the PUD, Mr. Caldwell stated that he anticipates that most businesses will front Meyer or the waterfront. He also stated that he had no objection to making additional uses conditional if requested by Council.

Mr. DeHart asked about parking for businesses. Mr. Caldwell stated that there is additional parking on Meyer and every street will allow on-street parking. Mr. Landis stated that all businesses will adhere to the parking requirements in the Comprehensive Zoning Ordinance and that businesses may require more than one lot to meet the parking requirements.

Councilor Davis asked if the reduced right-of-way width was sufficient for emergency vehicles to turn around. Mr. Landis stated that although the right-of-way width is reduced, the pavement width for streets will be 30 feet curb to curb which meets the city's standards and is the same as other neighborhood city streets. The alley payment width will be 20 feet which will meet minimum fire lane distances.

Councilor Davis also asked if phases of the development were in a mandated order as the traffic circle, if built at the beginning of the project, could be used as a turnaround for emergency vehicles. Mr. Landis stated that the phases are not mandated in the plan. He stated that the PUD must comply with subdivision regulations and plat will be reviewed by the staff and the Planning and Zoning Commission. This process will give staff the authority to determine the necessary infrastructure.

Councilor Davis asked if visibility requirements applied to alleys as well as to streets. Mr. Landis said that both streets and alleys will be treated the same regarding visibility. Mr. Landis stated that as part of the plat review, staff will insure that the visibility triangle requirements are met. Councilor Davis asked if the maximum height of a structure is measured from the road elevation. Mr. Landis stated that the maximum height is measured from base flood elevation, as is all construction in the city so that a builder is not penalized for meeting FEMA requirements. Lastly, Councilor Davis asked if conceptual information

could be in writing instead of just photos. Mr. Landis stated that the Council can add this as a condition to the use.

In answer to additional questions about parking, Mr. Landis stated that the Comprehensive Zoning Ordinance has a matrix that lists the required parking for each use. Permits will not be issued for construction unless the required parking is met. Residential units will have two off-street parking spaces.

No one from the public wished to speak.

Upon motion, Chairman Potts adjourned the special joint meeting at 6:41 p.m.

Approved by the Seabrook City Council on this 4th day of March 2014.

Laura Davis, Mayor Pro Tem

Approved by the Planning and Zoning Commission on this 20th day of March, 2014.

Michael Potts, Chairman

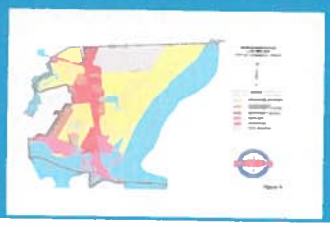
Michele L. Glaser, TRMC
City Secretary

City of Seabrook

City Council and Planning & Zoning Commission Joint Public Hearing

Old Seabrook Village Planned Unit Development Final Plan Approval

February 18, 2014



Project Description

- Old Seabrook Village ("OSV") is a proposed 14-acre waterfront, mixed use infill development located in the 1500 block of N. Meyer Road.
- It is five blocks from the intersection of Highway 146 and East NASA Parkway, with a long water frontage bordering the Seabrook Slough.
- The development will consist of 112 subdivided lots.
- The development complies with the minimum parcel size of 3.5 acres.
- The development plan complies with the minimum open space requirement of 20 percent.

SEABROOK

Project Description

- The development plan is in accordance with the City's Comprehensive Master Plan 2030.
- The PUD allows for efficient use of land through smaller lots and larger open spaces.
- The community will be pedestrian friendly and will connect all blocks with public sidewalks leading to pocket parks, community water features and the Bay view waterfront park.

SEABROOK

Site Plan

SEABROOK

Aerial Photo

SEABROOK

Conceptual Housing Product

SEABROOK

Conceptual Housing Product

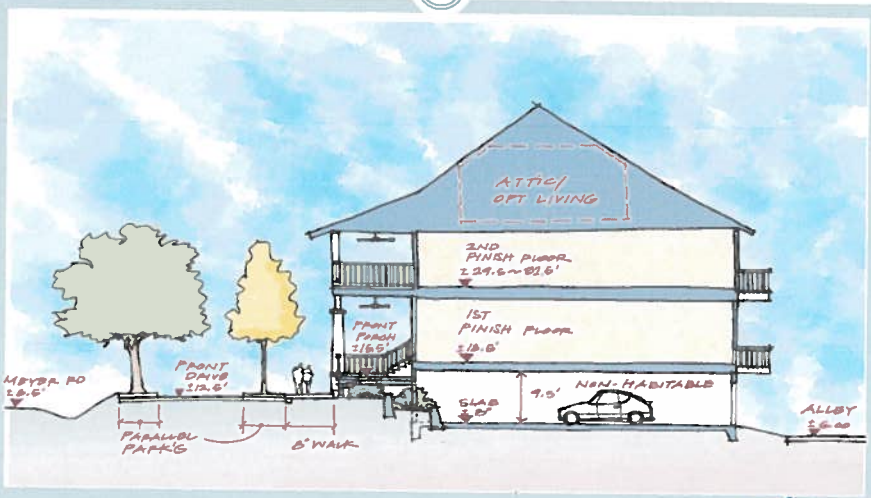
SEABROOK

Conceptual Street Plan

SEABROOK

Conceptual Street Plan

Conceptual House Cross Section



PUD Regulations

Category of Regulation	OSV-PUD
Single Family Homes:	
Density per Acre	8.11 per acre
Density per Lot	2 primary buildings/lot
Minimum-Lot square footage	2,400
Minimum-Lot width	30 feet
Minimum-Lot frontage on cul-de-sac	30 feet
Minimum-Lot depth	75 feet
Minimum Front Yard (set back)	8 feet
Minimum Rear Yard (set back)	7 feet
Minimum Side Yard (set back)	0 feet
Minimum Side Yards (total set backs)	5 feet
Maximum Building Height	40 feet above BFE

SEABROOK

PUD Regulations

Townhomes:	
Density per Acre	8.11 per acre
Density per Lot	2 primary buildings/lot
Minimum-Lot square footage	2,400
Minimum-Lot width	30 feet
Minimum-Lot depth	75 feet
Minimum Front Yard-Townhomes (set back)	8 feet
Minimum Rear Yard-Townhomes (set back)	7 feet
Minimum Side Yard (set back)	5 feet
Maximum Building Height	40 feet above BFE

SEABROOK

PUD Regulations

Zero Lot Line, Duplex Homes:	
Density per Acre	n/a
Density per Lot	2 primary buildings/lot
Minimum-Lot square footage	2,400
Minimum-Lot width-Zero Lot Line	30 feet
Minimum-Lot frontage on cul-de-sac	30 feet
Minimum-Lot depth	75 feet
Minimum Side Yard (set back)	0 feet
Minimum Side Yard-Zero Lot Line (set back)	6 feet
Minimum Side Yards (total set backs)	5 feet
Maximum Building Height	40 feet above BFE

SEABROOK

Allowed and Conditional Uses

Category of Uses	OSV-PUD
Duplex	Allowed
Single Family Detached	Allowed
Townhome	Allowed
Zero Lot Line Homes	Allowed
Accessory Buildings	Allowed
Alterations, Clothing	Allowed
Antique Shops & Dealers	Allowed
Appliance Dealers-Retail	Allowed
Bakers Retail	Allowed
Banks or Financial Services	Allowed
Barbers/Salons/Spa	Allowed
Bars/Pubs	Conditional
Bed & Breakfast	Allowed
Bicycle Sales	Allowed
Boat Rental	Allowed
Candy & Confection retail	Allowed
Child day care	Allowed
Clothing Store	Allowed
Coffee Shop/Store	Allowed
Coin Dealers	Allowed
Computer Sales & Service	Allowed
Convenience/General Store	Allowed
Copy & Duplicating Service	Allowed
Dance Instruction	Allowed
Dinner Theatre	Allowed
Florist	Allowed
Food Store, Specialty	Allowed
Health Club	Conditional
Office, Professional	Allowed
Office, Medical	Allowed
Public Use-Government	Allowed
Restaurants	Conditional

SEABROOK

Regulations that apply to all uses by right and conditional uses allowed in this PUD

Accessory structures:

- Accessory structures shall not occupy a required front or corner side yard or project beyond the front building line of the principal structure on a site.
- Accessory structures shall be set back at least five feet from interior side and rear property lines.
- A minimum distance of not less than five feet shall be maintained between the main structure and accessory buildings.
- Connecting breezeways shall not exceed eight feet in width from finish wall to finish wall.
- Buildings shall be separated by an approved fire-stop in the roof and walls.
- No accessory structures or other obstructions including decks, pools, paving, landscaping structures or trees and fountains may be erected on any utility easement.
- No accessory structure shall be allowed to be constructed prior to completion of the principal structure unless constructed concurrently with the primary structure.

SEABROOK

Regulations that apply to all uses by right and conditional uses allowed in this PUD

Buffering and screening:

- Any property classified in this PUD which adjoins or abuts any property classified in the R-1 zoning district shall provide a front, side or rear setback as applicable that is at least as deep or wide as that required in such adjoining or abutting districts.
- Properties in the OSV PUD which are separated by a street from any R-1 zone will provide a 5-foot landscape buffer between the street and any adjoining R-1 zoning district.

SEABROOK

Regulations that apply to all uses by right and conditional uses allowed in this PUD

Outside storage and display:

- Outside display of merchandise is permitted except in any of the required parking areas or other restricted areas.
- No display shall be erected in a manner that obstructs the safe flow of pedestrian or vehicular traffic.
- Temporary permits for outside display in parking areas or other private areas may be issued to a business by the building official.
- These temporary permits may be for a period of no more than 72 consecutive business hours.

SEABROOK

Regulations that apply to all uses by right and conditional uses allowed in this PUD

Outside storage and display:

- Outside storage shall be permitted only when incidental to the commercial use located on the same premises and provided that:

1. The storage area may not be visible from the front line of the building.
2. The storage area may not be located in any of the required parking areas.
3. All stored merchandise must be behind a screen fence which shall be 100-percent impervious to sight and a minimum of six feet in height.
4. Merchandise shall not protrude above the height of the enclosed fence, walls or buildings.

SEABROOK

Regulations that apply to all uses by right and conditional uses allowed in this PUD

Animal control:

- No farm fowl or farm animals shall be kept on the premises.
- No boarding or sale of any animals shall be allowed within the district at any time.

Lighting:

- Adequate lighting shall be provided if off-street parking and/or loading facilities are to be used at night.
- The lighting shall be designed and installed to reflect away from adjacent property.

SEABROOK

Regulations that apply to all uses by right and conditional uses allowed in this PUD

Parking:

- The PUD shall be in accordance with (Article 5*) of the Seabrook ordinance with regard to Parking criteria.

SEABROOK

Regulations that apply to all uses by right and conditional uses allowed in this PUD

Landscaping:

- The PUD shall be in accordance with (Article 5*) of the Seabrook ordinance with regard to landscaping criteria.

Sidewalks:

- All 50-foot and 40-foot ROW street frontages shall have sidewalks which shall be a minimum of FOUR feet in width, placed one foot from the right-of-way line for the full width of the property.
- 35-foot ROW streets will have sidewalks on one side only.

SEABROOK

Regulations that apply to all uses by right and conditional uses allowed in this PUD

Supplementary regulations:

a. Lighting: Any light used for security or to illuminate the parking area shall be so arranged as to reflect away from any adjacent residential uses.
b. Temporary structures for uses incidental to construction work on the premises which are removed upon completion or abandonment of construction work are allowed upon permit from the building official.
c. No temporary structures, including recreational vehicles, construction trailers or travel trailers, may be used for on-site dwelling purposes.
d. Eaves shall be permitted to encroach no more than 18 inches upon any setback.

SEABROOK

Regulations that apply to all uses by right and conditional uses allowed in this PUD

Visibility requirements:

a. In any zone, no fence, wall, shrubbery, tree, sign, marquee or other obstruction to vision between the heights of 3½ feet and 15 feet above street level shall be permitted within 15 feet of the intersection of the right-of-way lines of two streets.

b. Accessory structures within 25 feet of the rear lot line of a corner lot shall be set back the minimum front yard depth required on the side street.

SEABROOK

Regulations that apply to all uses by right and conditional uses allowed in this PUD

Rights-of-way and street widths:

It is the intent of this section to establish minimum standards for street widths within the PUD. The PUD will comply with the standards set forth in Sec. 80-120 with the following exceptions:

a. The principal residential street off of Meyer Road, within the PUD shall have minimum right-of-way width of 50 feet.

b. The minor adjoining residential streets within the PUD shall have minimum right-of-way widths of 35 feet for single sidewalk streets or 40 feet for typical 2 sidewalk streets. Interior lots shall have rear alleys. Waterfront lots will have traditional front-of-lot access off of a 35-foot or 40-foot ROW per plan.

c. Streets shall have a minimum paved surface width of 30 feet, back of curb to back of curb and rear access alleys shall have a minimum paved surface width of 20 feet.

SEABROOK

Development Schedule

- OSV will begin development in 2014 and will be developed in multiple successive phases.
- The developer expects that construction of streets and infrastructure for phase one will begin within 12 months of the approval of the PUD final plan.
- The developer expects that construction of all streets and infrastructure for all phases will be completed within 3 years from the start date of construction of phase one.
- The developer expects that all homes will be constructed within 4 years from the start date of construction of phase one.

SEABROOK