

**SEABROOK CITY COUNCIL
NOTICE OF REGULAR CITY COUNCIL MEETING
TUESDAY, JANUARY 6, 2015 - 7:00 PM**

NOTICE IS HEREBY GIVEN THAT THE SEABROOK CITY COUNCIL WILL MEET ON **TUESDAY JANUARY 6, 2015 AT 7:00 PM** IN THE SEABROOK CITY HALL COUNCIL CHAMBERS, 1700 FIRST STREET, SEABROOK, TX 77586, **TO DISCUSS, CONSIDER, AND IF APPROPRIATE, TAKE ACTION** WITH RESPECT TO THE ITEMS LISTED BELOW.

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) 291-5710 FOR FURTHER INFORMATION.

PLEDGE OF ALLEGIANCE

1.0 PRESENTATIONS

- 1.1 Recognize Jen Vajdos, Photojenic as the winner of the 2014 Old Seabrook Holiday Decorating Contest. (EDC)
- 1.2 Present plan to control feral hogs in city parks. (Cook)

2.0 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. 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.

- 2.1 Mayor, City Council and/or members of the city staff may make announcements about city/community events. (Council)

3.0 BID AWARDS

 ATTACHMENT 1

- 3.1 Consider and Approve Bid Award for RFP# 2014-09, Clock Tower, to The Verdin Company in the amount of \$50,095.00. (Cook)

- 4.0 CONSENT AGENDA - Council will discuss, consider and if appropriate, take action on the items listed below.**

All consent agenda items are considered by the City Council to be routine and will be enacted by one motion. There will be no separate discussion of these items unless a council member, city manager, city attorney or city secretary so requests, in which event the item will be removed from the Consent Agenda and considered immediately following the Consent Agenda.

ATTACHMENT 2

- 4.1 Renew the contract with the Houston Community Newspapers & Media Group for publication of city notices. There is no increase in cost. (Glaser)

ATTACHMENT 3

- 4.2 Approve minutes of the special joint Seabrook City Council and Planning & Zoning Commission meeting of December 2, 2014. (Glaser)

ATTACHMENT 4

- 4.3 Approve minutes of the regular City Council meeting of December 2, 2015. (Glaser)

ATTACHMENT 5

- 4.4 Consider second and final reading of proposed Ordinance No. 2014-28, "Amendments to the Old Seabrook Village PUD." (Applicant)

AN ORDINANCE AMENDING ORDINANCE 2014-06 APPROVING "OLD SEABROOK VILLAGE PUD" LOCATED IMMEDIATELY EAST OF MEYER ROAD AND NORTH OF 1ST STREET, BY REVISING THE PLANNED UNIT DEVELOPMENT ("PUD") PLAN, REGULATIONS, RESTRICTIONS AND CONDITIONS ("PLAN") ONLY IN RELATION TO THE "TOWNHOME MINIMUM LOT WIDTH" FROM 30 FEET TO 24 FEET AND THE "MINIMUM TOWNHOME LOT SIZE" FROM 2,000 SQUARE FEET TO 1,800 SQUARE FEET (24 X 75); REVISING THE "ALLOWED AND CONDITIONAL USES MATRIX" BY ALLOWING HOTELS/MOTELS, AND PRIVATE CLUB AS CONDITIONAL USES; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES INCONSISTENT OR IN CONFLICT HERewith; PROVIDING FOR A PENALTY IN AN AMOUNT NOT TO EXCEED \$2,000 FOR EACH DAY OF VIOLATION OF ANY PROVISION HEREOF BY INCLUSION INTO THE CODE; AND PROVIDING FOR SEVERABILITY AND NOTICE.

- 4.5 Approve an appointment to the Board of Directors of the Harris-Galveston Subsidence District for a two-year term. Mr. James Edwards is the incumbent and is recommended for reappointment. (Mayor)

END OF CONSENT AGENDA

- 5.0 NEW BUSINESS - Council will discuss, consider and if appropriate, take action on the items listed below.**

ATTACHMENT 6

- 5.1 Consider engaging the services of the law firm of Joyce, McFarland & McFarland, LLP as land acquisition attorney(s) for the City of Seabrook Community Development Block Grant project as recommended by staff. Expenditures for these services will be include within the project costs of the CDBG grant. (Cook)

ATTACHMENT 7

- 5.2 Consider preliminary approval of a Planned Unit Development (PUD) to create Chesapeake Bay Luxury Seniors Community Complex, which consists of approximately 269 senior apartment units on approximately 12-13 acres of land. (Applicant)

ATTACHMENT 8

- 5.3 Consider the Public Notice for Request of Sealed Bid Proposals for Property Exchange for the Current City of Seabrook Public Works Yard. (Cook)

6.0 ROUTINE BUSINESS - Council will discuss, consider and if appropriate, take action on the items listed below.

ATTACHMENT 9

- 6.1 Approve the Action Items Checklist which is attached and made a part of this agenda. (Council)

ATTACHMENT 10

- 6.2 Establish future meeting dates and agenda items. (Council)

7.0 EXECUTIVE SESSION

The City Council will now hold a closed executive meeting pursuant to the provisions of the open meetings Act, Charter 551, Government Code, and Vernon's Texas Codes Annotated, in accordance with the authority contained in one or more of the following sections: Section 551.071, Consultation with Attorney; Section 551.072, Real Property; Section 551.073, Deliberation Regarding a Prospective Gift; Section 551.074, Personnel Matters; Section 551.076. Security Devices; and Section 551.087, Economic Development.

Section 551.072

- 7.1 Discuss the purchase, exchange, lease, or exchange of real property in closed session due to potential detrimental effect on City in negotiations with third party if conducted in open session, as provided by Section 551.072 of the Texas Government Code. (Cook)

8.0 OPEN MEETING

Council will reconvene in open session to allow for possible action on any of the agenda items listed above under "Executive Session".

THE CITY COUNCIL 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 on or before Friday, January 2, 2015 and that this notice will remain posted until the meeting has ended.

Michele Glaser, TRMC
City Secretary



***CITY
OF
SEABROOK***

**AGENDA
BRIEFING**

Date of Meeting: TUESDAY, JANUARY 6, 2015

Submitter/Requestor: Cook

Date Submitted: 12/30/2014 9:50:14 AM

Presenter: Cook

Description/Subject:

Consider and Approve Bid Award for RFP# 2014-09, Clock Tower, to The Verdin Company in the amount of \$50,095.00. (Cook)

Purpose/Need: NA

Background/Issue(What prompted this need):

City Council met on December 2, 2014, to consider and approve moving forward with the purchase of a decorative clock tower in the Repsdorph traffic circle. Two options were given and the large 20' design was approved.

This ROW belongs to Harris County, and the City Manager explained that an agreement would have signed between the City of Seabrook and Harris County that would guarantee that the city would take care of the maintenance, insurance and any landscaping needs for the clock.

Because the larger option was approved, the estimated expenditure exceeds the \$50,000 limit and must be publicly bid. A bid package was assembled and put out for notice in RFP#2014-09. It was publicly opened with one bidder, Verdin Clocks.

Impacted Parties(Expected/Notified):

Miscellaneous Comments:

Attachments:

(Please list description of attachments and number of pages in each attachment)

Bid Info

Fiscal Impact:	Budgeted	Yes	Finance	Officer
	Budget Amendment Required	Yes	Review:	
	Future/Ongoing Impact	Yes		
	Budget Dept/Line Item Number			

Funding Comments:

Funds remain in a special fund for Repsdorph Cr. construction project. Bond counsel was consulted and agreed that this expenditure meets the requirements for eligibility.

Where on the agenda should this item be placed?

Bid Awards

Suggested Motion:

Approve the bid from Verdin Clocks for RFP# 2014-09 in the amount of \$50,095.00

Agenda Language:

Consider and Approve Bid Award for RFP# 2014-09, Clock Tower, to The Verdin Company in the amount of \$50,095.00. (Cook)

City Manager Review:

(All items are to be reviewed and approved by the city manager, except items submitted by the mayor or any council member or routine consent agenda items such as minutes and second & third readings of ordinances)

(City Attorney should review all ordinances, resolutions, contracts and executive session items.)

Original



December 23, 2014

City of Seabrook
1700 First Street, Suite 206
Seabrook, TX 77586
Attn: City Secretary

RE: Bid Title: Free Standing Four Dial Post Clock
Seabrook Project No. 2014-09
Bid Opening Date: Tuesday, December 30, 2014 @ 2:00 P.M.

To Whom It May Concern:

Thank you for the opportunity to bid this very exciting project. On behalf of The Verdin Company it would truly be a real privilege to provide this clock to the City of Seabrook.

For your review I am attaching The Verdin Company's bid documents for Project No. 2014-09. Please note Verdin meets every specification in the bid.

The Verdin Company has been in the business of manufacturing clocks since 1842. We are the oldest family owned business in the state of Ohio currently under operation by the fifth generation of the Verdin family with the sixth generation being employed by the company. Currently, we have more than 50,000 installations worldwide, with more than 1,100 installations in Texas alone. Verdin has street clocks installed in towns such as Webster, Texas, Texas City, Texas with two large clocks at The University of Texas at Galveston.

All Verdin street clocks are completely weatherproof and carry the Underwriters Laboratories Listing #863 for Timepieces, having passed temperature, dielectric voltage withstand, insulation resistance, rain, and impact tests. All components and internal wiring are compliant with UL requirements, which is unique in our industry. I would encourage you to verify this listing by going to ul.com. This listing was updated within the last eight weeks.

Verdin is also the only company that employs representatives to install, maintain, repair and restore their clocks. We have a representative of our company who is located less than 25 miles from your city.

The Verdin staff works hard to ensure that they manufacture the highest quality clocks on the market today. If a Verdin clock is approved for this project it will be our goal to see that you are given the highest quality clock available, which will last for years to come.

If an addendum to this bid should be issued after the date on this letter we would like to reserve the right to revisit the bid.

If you have any questions, please let me know.

With best regards,


Jeannie R. Caldwell
Street Clock Product Manager
(513) 852-2764

THE VERDIN COMPANY. BUILDERS OF FINE BELLS & CLOCKS SINCE 1842.

Corporate Headquarters: 444 Reading Road - Cincinnati, OH 45202 - p: 800-543-0488, f: 513-241-1855 - www.verdin.com

INVITATION TO BID



1700 First Street

BID TITLE: Free Standing Four Dial Post Clock
PROJECT NUMBER: 2014-09

BID OPENING DATE: December 30, 2014 @ 2:00 P.M.
LATE BIDS WILL NOT BE CONSIDERED.

Bidder Must Fill In & Sign

Name of Firm, Company
The Verdin Company
Agent's Name
Jeannie R. Caldwell
Agent's Title
Product Manager *(Street clocks)*
Mailing Address
444 Reading Road, Cincinnati, OH 45202
City (513) 852-2764 **State** **Zip**
Telephone
(513) 241-1855
Fax No.
jcaldwell@verdin.com
Email address:

Jeannie R. Caldwell
AUTHORIZED SIGNATURE
ATTEST/SEAL(if a corporation):
WITNESS (if not a corporation):

Witness: [Signature]

BIDDER AGREES TO COMPLY WITH ALL CONDITIONS BELOW, ATTACHED SPECIFICATIONS, AND NOTES. BIDDER HAS READ AND AGREES TO COMPLY WITH ALL TERMS AND CONDITIONS OF INVITATION TO BID. PURCHASES MADE FOR CITY USE ARE EXEMPT FROM THE STATE SALES TAX AND FEDERAL EXCISE TAX. DO NOT INCLUDE TAXES IN YOUR BID. BIDDER GUARANTEES PRODUCT OFFERED SHALL MEET OR EXCEED MINIMUM SPECIFICATION IDENTIFIED IN THIS INVITATION TO BID.

ESTIMATED AMOUNTS	ITEM AND DESCRIPTION	PRICE PER ADAPTER
1	Free Standing Four Dial Post Clock	<i>\$50,995.00</i>

Estimated time of delivery once order has been placed 45 to 60 days from placement order.

"By the signature hereon affixed, the bidder hereby certifies that neither the bidder nor the firm, corporation, partnership, or institution represented by the bidder, or anyone acting for such firm, corporation, or institution has violated the antitrust laws of the State, codified in Section 15.01, et seq., Texas Business and Commerce Code, or the Federal antitrust laws, nor communicated directly or indirectly the bid made to any competitor or any other person engaged in such line of business."

Original

Clock Description:

- Clock height of at least: 20'-7/16"
- Cast aluminum post; base pre-drilled for mounting bolts
- Aluminum head with fiberglass skin and decoration; easy access for replacing lights
- Spun aluminum bezels

Movement:

- High torque, step movement
 - Permanently lubricated motor rotor bearings and totally sealed shaft bearings
 - Cast aluminum gear box with permanently lubricated worm gear reducers
 - Rust resistant gears

Clock Dials:

- White cast acrylic dials (1/4" inch thick) with protective high-impact cover
 - Four clock faces of a 42" diameter
 - Black, silk-screened dial markings

Paint Specifications:

BASF UNO HD Acrylic Urethane

Clock Hands:

Each pair of clock hands will be precision cut from a composite material measuring 3-4 millimeters in thickness containing two sheets of .012" aluminum over a thermoplastic core. The composite material should be pre-painted with a highly durable, black polyester finish designed to provide years of maintenance free protection.

Dial Illumination (back lighting):

The backlighting of dials should be provided by LED lights controlled by a photoelectric cell mounted in clock frame to turn the backlighting on at dusk and off at dawn.

Clock Color:

Black

- Gold paint accent trim.
- Custom headers located above the dials with wording of customer's choice.

Master Clock Controller located in base of clock:

- Automatic Daylight Savings Time re-set
- At least a 10-year battery back-up to re-set after power outage
- At least a 100-year calendar

Jeannie R. Caldwell
Product Manager

BIDDER'S CERTIFICATION

The 1985 Texas Legislature passed HB620 relating to bids by nonresident contractors. The pertinent portion of the Act has been extracted and is as follows:

Section 1. (a)

(2) "Nonresident bidder" means a bidder whose principal place of business is not in this state, but excludes a contractor whose ultimate parent company or majority owner has its principal place of business in this state.

(3) "Texas resident bidder" means a bidder whose principal place of business is in this state, and includes a contractor whose ultimate parent company or majority owner has its principal place of business in this state.

(b) The state or a governmental agency of the state may not award a contract for general construction, improvements, services, or public works projects or purchases of supplies, materials, or equipment to a nonresident bidder unless the nonresident's bid is lower than the lowest bid submitted by a responsible Texas resident bidder by the same amount that a Texas resident bidder would be required to underbid a nonresident bidder to obtain a comparable contract in the state in which the nonresident's principal place of business is located.

I certify that _____ is a resident bidder of Texas as defined in HB 620.

(Company Name)

Signature _____

Print Name _____

I certify that The Verdin Company is a Nonresident bidder as defined in HB 620

(Company Name)

and our principal place of business is Cincinnati, Ohio

(City and State)

Signature Jeannie R. Caldwell

Print Name Jeannie R. Caldwell
Product Manager

ORIGINAL

EXCEPTIONS TO SPECIFICATIONS

If any item, material or equipment submitted as a part of this bid does not fully meet or exceed the minimum specifications as published, the exception(s) MUST be listed on this sheet and attached to the bid.

Section	Item/Material/Equipment Bid	Reason
	The Vardin Company	
	Meets all Specifications	

If no exceptions are listed, it will be assumed that the bid meets or exceeds the minimum specifications and any purchase contract as a result of this bid will be contingent on that condition.

Company The Vardin Company

Agent Jacqueline R. Caldwell
Product Manager

ORIGINAL

SUPPLIER INFORMATION FORM

COMPANY'S FULL BUSINESS NAME:	The Verdin Company
PHYSICAL ADDRESS:	444 Reading Road Cincinnati, Ohio 45202
PHONE #:	513-852-2714
FAX #:	513-241-1855
CONTACT PERSON:	Jeannie R. Caldwell
PHONE #:	513-852-2714
REMITTANCE ADDRESS:	444 Reading Road Cincinnati, Ohio 45202
PHONE #:	513-852-2714
FAX #:	513-241-1855
CONTACT PERSON:	Jeannie R. Caldwell
PHONE #:	513-852-2714
PAYMENT TERMS DISCOUNT:	50% down 50% upon delivery
COMPANY TAX ID#:	31-0476190

Jeannie R. Caldwell

CITY OF SEABROOK
PURCHASING DEPARTMENT
NO BID NOTIFICATION

BID TITLE: Free Standing Four Dial Post Clock
BID NUMBER: 2014-09

SUPPLIER NAME: The Verdin Company
ADDRESS: 444 Reading Road
Cincinnati, OH 45202

AGENT'S NAME: Jeannie R. Caldwell TELEPHONE: (513) 852-2764
Product Manager

The CITY OF SEABROOK is interested in receiving competitive pricing on all items bid. We also desire to keep your firm as a bidder and a supplier of materials and equipment. Therefore, it is important for us to determine why you are not bidding on this item. We will analyze your input carefully and try to determine if future changes are needed in our specifications and procedures.

I did not bid for the following reasons: (PLEASE CHECK ONE OF THE LISTED REASONS)

- ☐ Do not supply the requested product.
- ☐ Quantities offered are too small or too large to be supplied by your company. (Please circle one of the underlined.)
- ☐ Specifications are "too tight" or written around a particular product. (Please elaborate on this item.)
- ☐ Cannot bid against manufacturer or jobber on this item. (Please circle one of the underlined.)
- ☐ Time frame for bidding was too short for my organization.
- ☐ Not awarded a previous contract by the City when you felt you were low bidder.
- ☐ Other _____

Failure to submit a bid or no-bid notification may result in removal from future bidders' lists.

If you wish to remain on the City's bid list for this item, please indicate:

☒ I wish to remain. ☐ I do not wish to remain.

Jeannie R. Caldwell



Bid Open Sign In
Project 2014-09
Free Standing Four Dial Clock
Date: December 30, 2014 Time: 2:00 p.m.

Company Name	Contact	Phone No.	email
Seabrook	Michael Gibbs	281-291-5732	mjibbs@seabrooktx.gov
Seabrook	Elaine Salles	281-291-5679	esalles@seabrooktx.gov

Time: 2:00p.m.

[illegible]



***CITY
OF
SEABROOK***

**AGENDA
BRIEFING**

Date of Meeting: TUESDAY, JANUARY 6, 2015

Submitter/Requestor:

Date Submitted: 12/31/2014 11:24:34 AM

Presenter:

Description/Subject:

Purpose/Need: NA

Background/Issue(What prompted this need):

Impacted Parties(Expected/Notified):

Miscellaneous Comments:

This contract does not prohibit Seabrook from using other newspapers for publications, ads and notices.

Attachments:

(Please list description of attachments and number of pages in each attachment)
contract

Fiscal Impact:	Budgeted	Yes	Finance Officer Review:
	Budget Amendment Required	Yes	
	Future/Ongoing Impact	Yes	

Budget Dept/Line Item Number

Funding Comments:

Where on the agenda should this item be placed?

Consent Agenda

Suggested Motion:

Agenda Language:

Renew the contract with the Houston Community Newspapers & Media Group for publication of city notices. There is no increase in cost. (Glaser)

City Manager Review:

(All items are to be reviewed and approved by the city manager, except items submitted by the mayor or any council member or routine consent agenda items such as minutes and second & third readings of ordinances)

(City Attorney should review all ordinances, resolutions, contracts and executive session items.)



CONTRACT

This agreement entered into on January 1, 2015 between City of Seabrook (advertiser) and Houston Community Newspapers (HCN), is for 52 weeks totaling \$16.00 per column inch plus \$5.00 border and \$1.50 per line for bolding. This agreement begins January 1, 2015 and ends on December 31, 2015.

It is agreed that during the period of this agreement, the fee rate for advertisements will be \$15.24 per newspaper column inch for any of the 24 HCN Newspapers plus \$5.00 for border & \$1.50 per line for bolding per advertisement. HCN agrees to provide to the City of Seabrook affidavits and tear sheets within one week of newspaper publication.

HCN also agrees to provide the City a 15% discount off the open rate for employment advertisements to be published in any of our 24 newspapers that the City chooses to run the advertisement in.

Statements will be rendered at the beginning of each month, and the advertiser agrees to pay HCN in full. Failure to pay the bill within twenty-five (25) days of the statement date may result in cancellation of the contract at the discretion of HCN.

The advertiser agrees to adhere to the requirements as outlined in this agreement.

HOUSTON COMMUNITY NEWSPAPERS CITY OF SEABROOK

HCN Authorized Representative

Approved By (Signature and Title)

Printed Name

100 Ave A
Mailing Address

Conroe, TX 77301
City, State, Zip

Approved By (Signature and Title)

Printed Name

Mailing Address

City, State, Zip

Phone Number

Special Joint meeting of Seabrook City Council and Planning & Zoning Commission

Minutes of December 2, 2014

Page 1

The Seabrook City Council and the Planning and Zoning Commission met in joint session on Tuesday, December 2, 2014 at 6:00 p.m. to hold a public hearing on the subject listed below.

THOSE PRESENT WERE:

CITY COUNCIL

GLENN R. ROYAL

ROBERT LLORENTE

MIKE GIANGROSSO

GARY JOHNSON

MELISSA BOTKIN (arrived at 6:15p.m.)

THOM KOLUPSKI

O. J. MILLER

MAYOR

COUNCIL PLACE NO. 1

COUNCIL PLACE NO. 2

COUNCIL PLACE NO. 3 &

MAYOR PRO TEM

COUNCIL PLACE NO. 4

COUNCIL PLACE NO. 5

COUNCIL PLACE NO. 6

PLANNING & ZONING COMMISSION

MICHAEL POTTS

ROSEBUD CARADEC

MIKE DEHART

BUDDY HAMMANN

BOLIVAR F. LEWIS, III (absent)

DODIE MILLER

MICHAEL SHARPE

CHAIRMAN

MEMBER

MEMBER

VICE-CHAIR

MEMBER

MEMBER

MEMBER

STAFF

GAYLE COOK

SEAN LANDIS

MEREDITH BRANT

ALESIA HAMMOCK

STEVEN L. WEATHERED

CITY MANAGER

ASSISTANT CITY MANAGER &

DIRECTOR OF COMMUNITY DEVELOPMENT

ASSISTANT CITY SECRETARY

P&Z COMMISSION SECRETARY

CITY ATTORNEY

Mayor Royal called the City Council meeting to order at 6:00 p.m.

Chairman Potts called the Planning & Zoning Commission meeting to order at 6:00 p.m.

Mayor Royal stated that the City of Seabrook had received a written request from the applicant, William Friedrichs, Jr. to withdraw the application listed on the agenda tonight for the Planned Unit Development (PUD) to create a Senior Living complex. The applicant is present tonight, but there will be no presentation. Pursuant to Section 2.04.08 of the Zoning Ordinance, City Council will need to accept this withdrawal. If the withdrawal is approved and the applicant wishes to move forward with this project, he will be required to submit a new application to the City and a new Specific Public Hearing notice will be published, posted and mailed with the new hearing date. At that time, the applicant would be required to make a presentation.

Special Joint meeting of Seabrook City Council and Planning & Zoning Commission
Minutes of December 2, 2014
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Mayor Royal asked for a motion on this matter.

Motion was made by Councilor Llorente and seconded by Mayor Pro Tem Johnson

To approve the withdrawal of the application as requested by the applicant.

MOTION CARRIED BY UNANIMOUS CONSENT.

Mayor Royal stated that as a result of the approval of the withdrawal by the applicant, the Specific Public Hearing is no longer under consideration on this agenda and the subsequent item on the regular City Council agenda at 7:00 p.m. will not be considered.

Chairman Potts of the Planning & Zoning Commission stated that the following Planning and Zoning Commission meeting scheduled tonight to address this matter is also canceled.

Mayor Royal added that per the agenda, the city has posted a general Public Comments section and does not wish to ignore this right to those who are present and wish to speak. He asked that Chairman Potts conduct the public hearing

1.0 PUBLIC COMMENTS AND ANNOUNCEMENTS

Those speaking against the proposed PUD Senior Living Complex were as follows:

Dick Gregg - Todville Road
Gloria Riley – Sawyer Drive
Robin Riley – Sawyer Drive
Brenda Prestegard – Pinebrook
Elle Crawford – Sawyer Drive
John Nelson – Sawyer Drive
Tracy Smith – Sawyer Drive
Pete Braccio – Dolphin Drive
Tom Diegelman – Acadiana
Eric Bourque – realtor in area

Concerns expressed included:

- The burden of added traffic
- Drainage issues
- Land use should increase property values, not devalue them
- The city should be encouraging small neighborhood businesses
- Development is in conflict with the Master Plan
- No need for additional apartments
- Quality of life issues
- A three-story building in one's backyard is not desirable
- Seabrook needs some place exciting to take family, not more apartments
- High density project should not be a commercial zone
- Should consider impact on wastewater facility
- High density project should not be next to residential zone

Special Joint meeting of Seabrook City Council and Planning & Zoning Commission
Minutes of December 2, 2014
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- Nice homes often become rental properties when apartments are built nearby
- Commercial project would be of more benefit to city by adding to tax base

At the conclusion of the public comments, Chairman Potts read the uses allowed in a C-2 zone.

2.0 SPECIFIC PUBLIC HEARING(S)

2.1 Request for preliminary approval of a Planned Unit Development (PUD) to create a Senior Living Complex of approximately 269 units on approximately 12.15 acres. (Applicant)

Applicant: William Friedrichs, Jr., 16865 Diana Lane Ste 200, Houston, TX 77058

Owner: CL Repsdorph LLC, 111 E. Jericho TPKE FL2, Mineola, NY 11501

Owner: Jack Hornsby Jr., 406 Lakeshore Drive, El Lago, TX 77586

Owner: James Hussion Jr., 22110 Terrace Gate Lane, Katy, TX 77450-8054

Owner: Charles & Jan Bosone, PO Box 7, Seabrook, TX 77586

Legal Description: Tracts 1F, 1J, 1, 1H, 1G-1, 1G and 13, Repsdorph Partition, Abstract 52 in the Ritson Morris Survey, Harris County Texas. This property is located immediately east of Repsdorph Road and south of Brummerhop Park.

This item was not heard due to action taken by council at the beginning of the meeting.

Upon motion, Mayor Royal adjourned the City Council meeting at 6:46 p.m.

Upon motion, Chairman Potts adjourned the Planning & Zoning Commission meeting at 6:46 p.m.

Approved by the City Council on this 6th day of January 2015.

Glenn Royal, Mayor

Meredith Brant, TRMC
Assistant City Secretary

Approved by the Planning and Zoning Commission on this 6th day of January 2015.

Michael Potts, P & Z Chairman

Alesia Hammock, P & Z Secretary

ORDINANCE NO. 2014-28
AMENDMENTS TO THE OLD SEABROOK VILLAGE PUD

AN ORDINANCE AMENDING ORDINANCE 2014-06 APPROVING “OLD SEABROOK VILLAGE PUD” LOCATED IMMEDIATELY EAST OF MEYER ROAD AND NORTH OF 1ST STREET, BY REVISING THE PLANNED UNIT DEVELOPMENT (“PUD”) PLAN, REGULATIONS, RESTRICTIONS AND CONDITIONS (“PLAN”) ONLY IN RELATION TO THE “TOWNHOME MINIMUM LOT WIDTH” FROM 30 FEET TO 24 FEET AND THE “MINIMUM TOWNHOME LOT SIZE” FROM 2,000 SQUARE FEET TO 1,800 SQUARE FEET (24 X 75); REVISING THE “ALLOWED AND CONDITIONAL USES MATRIX” BY ALLOWING HOTELS/MOTELS, AND PRIVATE CLUB AS CONDITIONAL USES; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES INCONSISTENT OR IN CONFLICT HERewith; PROVIDING FOR A PENALTY IN AN AMOUNT NOT TO EXCEED \$2,000 FOR EACH DAY OF VIOLATION OF ANY PROVISION HEREOF BY INCLUSION INTO THE CODE; AND PROVIDING FOR SEVERABILITY AND NOTICE.

WHEREAS, OS Village, LLC, applicant and owner, (“Owner”) acting by and through its duly authorized representative Mark Caldwell, has requested an amendment to Ordinance 2014-06 “Old Seabrook Village PUD,” consisting of 112 Lots, 17 Blocks and 9 Reserves legally described as Lots 1-7, Block I and Lots 1-7, Block 2 in the Baybrook Subdivision, Section 1 and Tracts 1, 2 and 3 situated in Abstract 52 of Ritson Morris Survey, in Seabrook, Harris County, Texas being more particularly described by metes and bounds in the subject Ordinance, (“Property”) which is incorporated by reference for all purposes, by revising the PUD Plan, regulations, restrictions, and conditions, (“Plan”) to reflect that the “Townhome Minimum Lot Width” from 30 feet to 24 feet, the “Minimum Townhome Lot Size” from 2,000 square feet to 1,800 square feet (24 X 75); and revising the “Allowed and Conditional Uses Matrix” by allowing Hotels/Motels, and Private Club as conditional uses; and

WHEREAS, the City Council of the City of Seabrook is continually reviewing the provisions of the City Code of Ordinances relating to land use and other circumstances which generally impact the health, safety and well-being of residents, citizens and inhabitants; and

WHEREAS, the Planning and Zoning Commission of the City of Seabrook has conducted a public hearing, received input from staff and is of the opinion and has issued its final report that the amendments hereto are necessary for the public safety, health and welfare and for protection of the residents; and

WHEREAS, all public notices have been published, mailed and provided in accordance with statute and Appendix “A” of the City Code of Ordinances (Zoning Code); and

WHEREAS, as a result of the said public hearings and the recommendation of the Planning and Zoning Commission as contained in its final report, the City Council hereby

finds and determines that the proposed amendments to Ordinance 2014-28 “Old Seabrook PUD” would not be detrimental to the community, and is in conformance with the zoning ordinance and comprehensive plan for development of the City;

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF SEABROOK, STATE OF TEXAS:

SECTION 1. FINDINGS.

The facts and matters set forth in the preamble of this Ordinance are hereby found to be true and correct.

SECTION 2. AMENDMENT TO ORDINANCE 2014-06 “OLD SEABROOK PUD” TAB G “OSV PUD”, SECTION C “TOWNHOUSES”.

The Plan made the basis of Ordinance 2014-06 is hereby revised to reflect a minimum Townhome lot size from the prior 2,000 square feet to 1,800 square feet (24x75).

SECTION 3. AMENDMENT TO ORDINANCE 2014-06 “OLD SEABROOK PUD” TAB G “OSV PUD”, CATEGORY OF REGULATION MATRIX “TOWNHOUSES”.

The Plan made the basis of Ordinance 2014-06 is hereby revised to reflect a minimum Townhome lot width from the prior 30 feet to 24 feet.

SECTION 4. AMENDMENT TO ORDINANCE 2014-06 “OLD SEABROOK PUD” TAB G “OSV PUD”, OLD SEABROOK VILLAGE PUD, ALLOWED AND CONDITIONAL USES MATRIX.

The Plan made the basis of Ordinance 2014-06 is hereby revised to add the following conditional uses listed below. These uses would require a “Conditional Use Permit” to be applied for and approved by the City of Seabrook.

- A. Hotels and Motels
- B. Private Club (per TABC).

SECTION 5. REVISION

This Ordinance shall in no manner amend, change, supplement, or revise any provision of any ordinance of the City of Seabrook, or prior Ordinance 2014-06, save and except the amendments permitted herein of said Property as described in Sections 2 through 4 hereof.

SECTION 6. INCORPORATION INTO THE CODE; PENALTY CLAUSE.

Ord Revising Prior Ord 2014-06 to Revise PUD Plan 112414 slwR

This ordinance is hereby incorporated and made a part of the Seabrook City Code. Violation of this Ordinance is subject to the penalty section of said Code including, Section 11.06, "Criminal Enforcement" which provides that any person who shall violate any provision of this Ordinance shall be deemed guilty of a misdemeanor and, upon conviction, shall be fined in an amount not to exceed \$2,000.00. Each day of violation shall constitute a separate offense. Additionally, should the subject PUD project fail to meet the schedule as approved herein, or otherwise fail to comply with this Ordinance, the PUD Plan, the PUD classification and all related permits shall be immediately terminated, and the Property shall return to the zoning that existed immediately prior to the PUD as conditionally approved by this Ordinance.

SECTION 7. REPEAL OF CONFLICTING ORDINANCES.

All ordinances or parts of ordinances in conflict or inconsistent with this Ordinance are hereby expressly repealed. This Ordinance shall in no manner amend, change, supplement, or revise any provision of any ordinance of the City of Seabrook, save and except the change in zoning classification and specific uses/structures approved in the Plan, as provided herein.

SECTION 8. SEVERABILITY.

In the event any clause phrase, provision, sentence, or part of this Ordinance or the application of the same to any person or circumstances shall for any reason be adjudged invalid or held unconstitutional by a court of competent jurisdiction, it shall not affect, impair, or invalidate this Ordinance as a whole or any part of provision hereof other than the part declared to be invalid or unconstitutional; and the City Council of the City of Seabrook, Texas, declares that it would have passed each every part of the same notwithstanding the omission of any such part thus declared to be invalid or unconstitutional, whether there be one or more parts.

SECTION 9. NOTICE.

The City Secretary shall give notice of the enactment of this Ordinance by promptly publishing it or its descriptive caption and penalty after final passage in the official newspaper of the City; the Ordinance to take effect upon publication.

PASSED AND APPROVED on first reading this 2ND day of December, 2014.

PASSED, APPROVED, AND ADOPTED on second and final reading this 6th day of January, 2015.

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152

By: _____
Glenn R. Royal
Mayor

ATTEST:

By: _____
Michele L. Glaser, TRMC
City Secretary

APPROVED AS TO FORM:

By: _____
Steven L. Weathered
City Attorney

Planning & Zoning Commission OFFICIAL REPORT

The Planning and Zoning Commission of the City of Seabrook met on November 6, 2014 to hold a meeting to consider:

Request for approval of updates and request for changes to the "Old Seabrook Village" (PUD) Planned Unit Development.

THE PLANNING & ZONING COMMISSION MADE THE FOLLOWING RECOMMENDATION:

APPROVAL ☒ APPROVAL WITH AMENDMENTS/CONDITIONS (SEE BELOW) ☐ DENIAL ☐
by a concurring vote of a majority of members of the Planning and Zoning Commission present at the meeting on November 6, 2014, as designated below and as certified by the signature of the Chairman. This document is not valid unless signed by the Chairman/Presiding Commissioner.

*See attached document "Old Seabrook Village PUD
"Planned Unit Development" November 6th 2014*

<u>VOTE:</u>	<u>AYE</u>	<u>NAY</u>	<u>ABSTAINED</u>	<u>ABSENT</u>	<u>INITIAL</u>
Rosebud Caradec	☒				<i>RC</i>
Mike DeHart	☒				<i>MDH</i>
Buddy Hammann	☒				<i>BH</i>
Bolivar Lewis	☒				<i>BL</i>
Dodie Miller	☒				<i>DM</i>
Michael Potts	☒				<i>MP</i>
Michael Sharpe	☒				<i>MDS</i>

Michael Potts
Michael Potts, Chairman
Planning & Zoning Commission

ATTEST:

Alesia L. Hammock
Alesia L. Hammock
Secretary

Old Seabrook Village PUD
"Planned Unit Development"
November 6th 2014

OSVillage, LLC, "Applicant" Requests the following amendments to the currently approved Old Seabrook Village PUD document:

1. Add the following conditional uses listed below. These uses would require a "Conditional Use Permit" to be applied for and approved by the City of Seabrook.

- A. Hotels and Motels
- B. Private Club (per TABC).

Purpose: These additional uses are proposed in the context of development of a full service, boutique waterfront hotel on approximately 4-5 acres total.

2. Modify the Townhome minimum lot width from 30 feet to 24 feet and the minimum townhome lot size to 1,800 square feet (24x75).

Purpose: The typical "end unit" townhome on a 30 foot wide lot is 24 feet after side setbacks. The reduction from 30 feet to 24 feet is for interior units that could be built with the same width as the end units. This would not increase the allowed project density.

1 The Seabrook Planning and Zoning Commission met on Thursday, November 6, 2014 in regular session
2 at Seabrook City Hall, 1700 First Street, Seabrook, Texas to consider and if appropriate, take action on
3 the agenda items listed below:
4

5 THOSE PRESENT WERE:
6

7 MICHAEL POTTS	CHAIRMAN
8 BUDDY HAMMANN	VICE CHAIRMAN
9 ROSEBUD CARADEC	MEMBER
10 MIKE DEHART	MEMBER
11 DODIE MILLER	MEMBER
12 MICHAEL SHARPE	MEMBER
13 BOLIVAR LEWIS	MEMBER
14 ALESIA HAMMOCK	SECRETARY

15

16 Chairman Potts called the meeting to order at 7:00 p.m. and stated there was a quorum present.
17

18 **1.0 ROUTINE PUBLIC HEARING AND ANNOUNCEMENTS – None**
19

20 **2.0 SPECIFIC PUBLIC HEARING**
21

22 **2.1 Update and request for changes to the Old Seabrook Village Planned Unit Development**
23 **(PUD).**
24

25 Mark Caldwell, a partner of OSVillage, LLC, gave a brief update on the status of the Old
26 Seabrook Village PUD. He stated that the engineer drawings are almost completed and are
27 expected to be submitted to the City by the end of the year. They have also instructed their
28 architectural design firm to layout the first of the three sections. He stated that they have met
29 with three different builders that are interested in building the type of homes that they have
30 envisioned for Old Seabrook Village. Mr. Caldwell stated that they have been bringing in fill to
31 level out areas and for the construction of the road.
32

33 Mr. Caldwell stated that he would also like to make the following amendments to the currently
34 approved Old Seabrook Village PUD document:
35

36 1. Modify the Townhome minimum lot width from 30 feet to 24 feet and the minimum
37 townhome lot size to 1,800 square feet (24x75).
38

39 Purpose: The typical “end unit” townhome on a 30 foot wide lot is 24 feet after side setbacks. The
40 reduction from 30 feet to 24 feet is for interior units that could be built with the same width as the
41 end units. This would not increase the allowed project density.
42

43 2. Add the following conditional uses listed below. These uses would require a “Conditional Use
44 Permit” to be applied for and approved by the City of Seabrook.
45

- 46 A. Hotels and Motels
47 B. Private Club (per TABC).
48

49 Purpose: These additional uses are proposed in the context of development of a full service,
50 boutique waterfront hotel with a restaurant component, small convention space, a health club
51 component, and a very unique pool component. He stated that they feel that a spa/resort, private
52 club would enhance Old Seabrook and would be a tremendous draw to bring people into the area.

53
54 Mike DeHart asked if it would be a membership club.
55

56 Mr. Caldwell stated yes.
57

58 Rosebud Caradec asked if it would be open to the public.
59

60 Mr. Caldwell stated yes.
61

62 Zane Seagull, Washington Avenue, stated that he was a partner of OSVillage, LLC. He stated
63 that they feel that an intercity hotel resort would go over well. The components will need to be
64 dramatic to draw the members and local promotion would be a great tourist draw.
65

66 Amy Harris, Kirby Drive, stated that she was concerned about the lighting and traffic issues.
67

68 Chairman Potts closed the specific public hearing portion of the meeting at 7:24.
69

70 **3.0 NEW BUSINESS – The Commission will discuss, consider, and if appropriate, take action**
71 **on the items listed below.**
72

73 **3.1 Discussion, consideration, and possible action regarding the update and request for changes**
74 **to the Old Seabrook Village Planned Unit Development (PUD).**
75

76 **Motion was made by Buddy Hammann and seconded by Mike DeHart**
77

78 *To approve the amendments to the original Old Seabrook Village Planned Unit Development as*
79 *presented to include as conditional use, Hotels/Motels and Private Club (per TABC) and to*
80 *change the Townhome minimum lot width from 30 feet to 24 feet and the minimum townhome lot*
81 *size to 1,800 square feet.*
82

83 Dodie Miller stated that he thought it would be a great thing to have.
84

85 Ayes: Caradec, Dehart, Hammann, Lewis, Miller, and Sharpe
86

86 Nays: None
87

87 Abstained: Potts
88

89 **MOTION CARRIES BY UNANIMOUS CONSENT OF THOSE VOTING.**
90

91 **3.2 Discussion, consideration, and possible action regarding rezoning The Point. (Item Tabled**
92 **on October 16, 2014 Planning & Zoning meeting.)**
93

94 **Motion was made by Buddy Hammann**
95

96 *To remove from the table Item 3.2 (Rezoning The Point).*
97

98 Chairman Potts stated that since Mr. Landis was not here to present rezoning The Point, Item 3.2
99 should be re-tabled until the next meeting.
100

101 **Motion was made by Buddy Hammann and seconded by Rosebud Caradec**
102

103 *To Table Item 3.2 until the next scheduled Planning & Zoning meeting.*

104
105 **MOTION CARRIES BY UNANIMOUS CONSENT.**
106

107 **4.0 APPROVAL OF MINUTES**
108

109 **4.1 Discussion, consideration and possible action concerning the minutes from the October 16,**
110 **2014 Planning & Zoning meeting.**
111

112 **Motion was made by Rosebud Caradec and seconded by Buddy Hammann**
113

114 *To approve the minutes from the October 16, 2014 Planning & Zoning meeting as presented.*
115

116 Ayes: Caradec, Dehart, Hammann, Miller, Potts, and Sharpe
117 Abstained: Lewis
118

119 **MOTION CARRIES BY UNANIMOUS CONSENT OF THOSE VOTING.**
120

121 **5.0 ROUTINE BUSINESS**
122

123 **5.1 Discussion with staff and P&Z Commission to establish future agenda items and meeting**
124 **dates.**
125

126 Chairman Potts stated that the next meeting would be on November 20, 2014 and the following
127 items will be discussed:
128

- 129 • Ashley Special Subdivision Short Form Plat
- 130 • Rezoning The Point
- 131

132 Chairman Potts stated that they would also meet on December 2, 2014 for a joint public hearing
133 with City Council and the following items will be discussed:
134

- 135 • Senior Living PUD
- 136

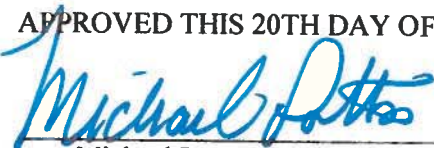
137 **Motion was made by Buddy Hammann and seconded by Mike DeHart**
138

139 *To adjourn the Planning & Zoning Commission meeting.*
140

141 **MOTION CARRIES BY UNANIMOUS CONSENT.**
142

143 Having no further business, the meeting adjourned at 7:30 p.m.
144

145 **APPROVED THIS 20TH DAY OF NOVEMBER, 2014.**
146

147 
148

149 Michael Potts, Chairman



Alesia Hammock, Secretary



CITY OF SEABROOK

AGENDA BRIEFING

Date of Meeting: TUESDAY, JANUARY 6, 2015

Submitter/Requestor: Cook

Date Submitted: 12/30/2014 10:07:20 AM

Presenter: Cook

Description/Subject:

Consider engaging the services of the law firm of Joyce, McFarland & McFarland, LLP as land acquisition attorney(s) for the City of Seabrook Community Development Block Grant project as recommended by staff.

Purpose/Need: NA

Background/Issue(What prompted this need):

As part of the disaster recovery process, a number of projects were submitted and approved for the City of Seabrook to improve drainage capacities throughout the city. In many of the projects, additional land were needed and agreements were approved between the property owner(s) and the City. However, in other instances, property owners could not come to an agreement for the project(s) to move forward. In these instances, outside counsel is needed to assist in acquisition.

Impacted Parties(Expected/Notified):

Miscellaneous Comments:

Attachments:

(Please list description of attachments and number of pages in each attachment)

Fiscal Impact:	Budgeted	Yes	Finance	Officer
	Budget Amendment Required	Yes	Review:	
	Future/Ongoing Impact	Yes		

Budget Dept/Line Item Number

Funding Comments:

Expenditures for these services will be included within the project costs of the CDBG grant.

Where on the agenda should this item be placed?

New Business

Suggested Motion:

Agenda Language:

Consider engaging the services of the law firm of Joyce, McFarland & McFarland, LLP as land acquisition attorney(s) for the City of Seabrook Community Development Block Grant project as recommended by staff. Expenditures for these services will be include within the project costs of the CDBG grant. (Cook)

City Manager Review:

(All items are to be reviewed and approved by the city manager, except items submitted by the mayor or any council member or routine consent agenda items such as minutes and second & third readings of ordinances)

(City Attorney should review all ordinances, resolutions, contracts and executive session items.)



***CITY
OF
SEABROOK***

**AGENDA
BRIEFING**

Date of Meeting: TUESDAY, JANUARY 6, 2015

Submitter/Requestor: Community Development Date Submitted: 12/29/2014 1:18:08 PM

Presenter: Sean Landis

Description/Subject:

A request for approval of a Preliminary Planned Unit Development (PUD) to create "Chesapeake Bay Luxury Seniors Community" approximately 13 acre, 269 unit, luxury apartment complex.

Applicant: WMF Investments (William Friedrichs)

Legal Description: Tracts 1F, 1J, 1, 1H,1G-1, 1G and 13, Repsdorph Partition, Abstract 52 in the Ritson Morris Survey, Harris County Texas.

This property is located immediately east of Repsdorph and south of Brummerhop Park.

Purpose/Need: NA

Background/Issue(What prompted this need):

The applicant: W.M.F. Investments is requesting the approval of a preliminary Planned Unit Development (PUD) "Chesapeake Bay Luxury Seniors Community". The project will be 55 years of age restricted, 269 unit multifamily development.

The project will be constructed on approximately a 13 acres site located immediately east of Repsdorph and south of Brummerhop Park.

Impacted Parties(Expected/Notified): Property Owners within 500 feet.

Miscellaneous Comments:

Attachments:

(Please list description of attachments and number of pages in each attachment)

PUD plans

Fiscal Impact:	Budgeted	No	Finance Officer Review:
	Budget Amendment Required	No	
	Future/Ongoing Impact	No	

Budget Dept/Line Item Number

Funding Comments:

Where on the agenda should this item be placed?

New Business

Suggested Motion:

Agenda Language:

Consider preliminary approval of a Planned Unit Development (PUD) to create Chesapeake Bay Luxury Seniors Community Complex, which consists of approximately 269 senior apartment units on approximately 12-13 acres of land. (Applicant)

City Manager Review:

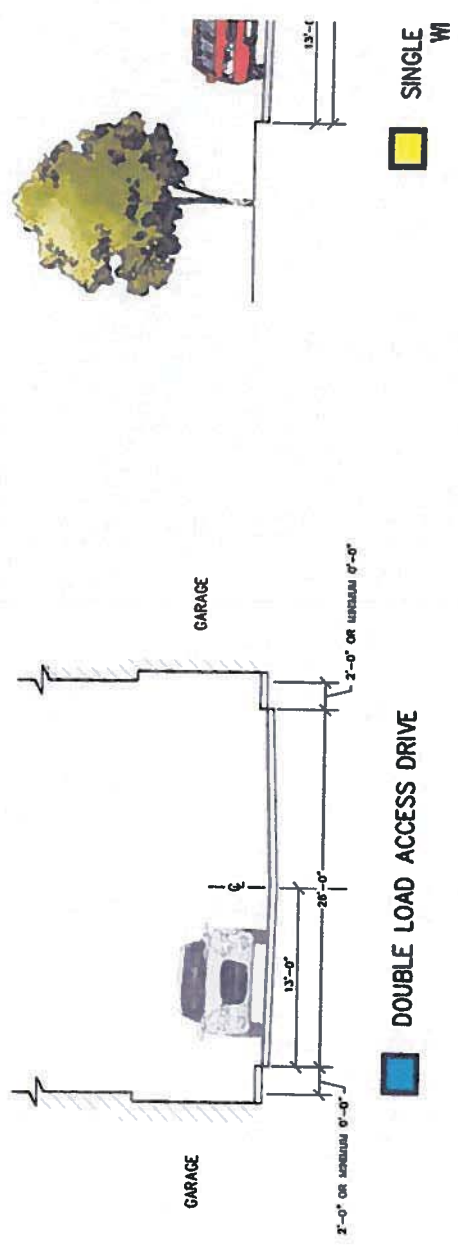
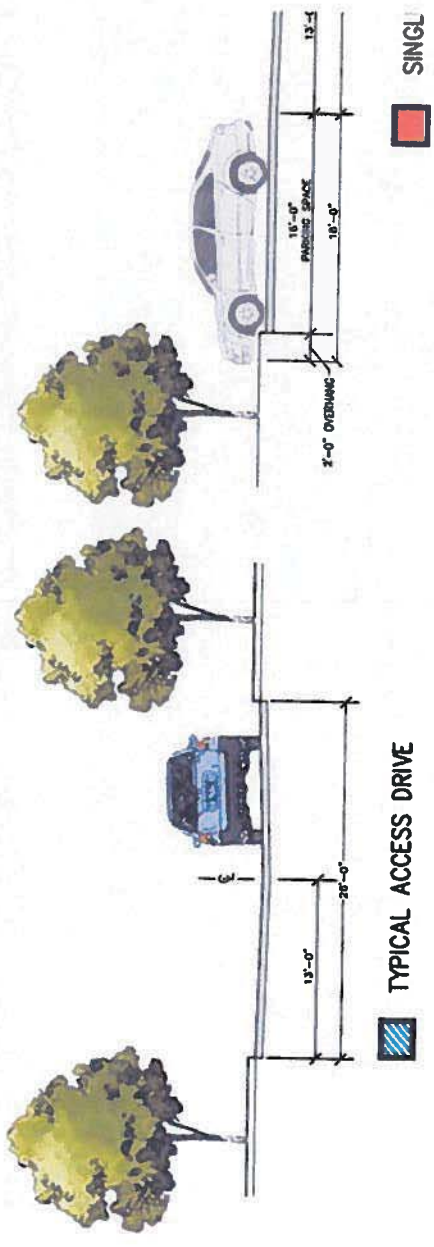
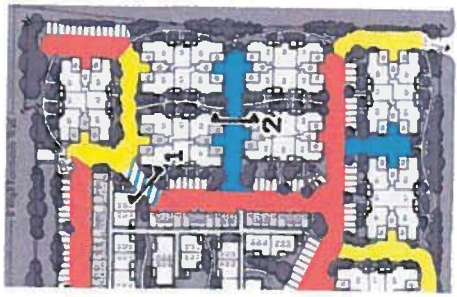
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(City Attorney should review all ordinances, resolutions, contracts and executive session items.)



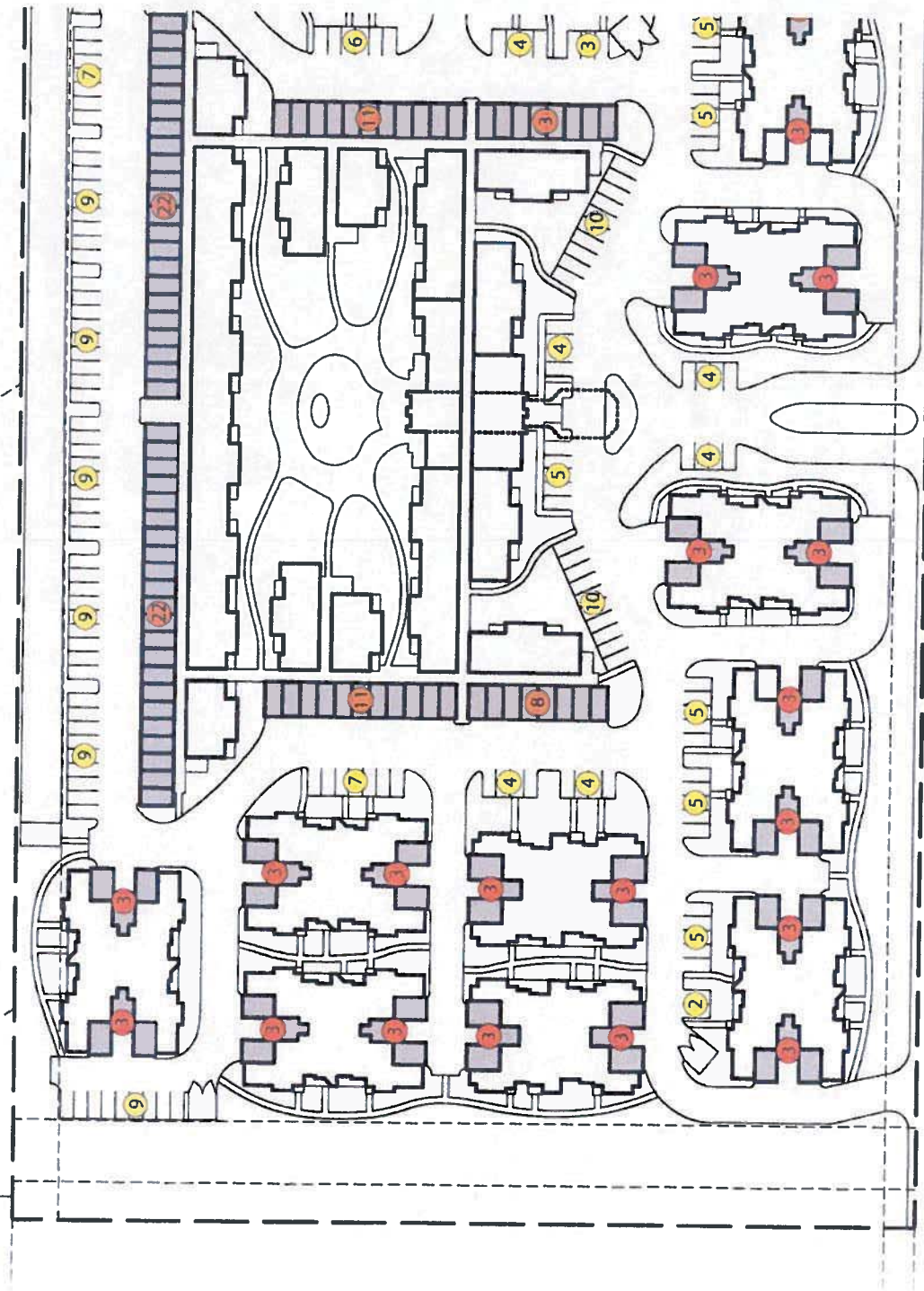


Area	
729 s.f.	990 s.f.
746 s.f.	1,012 s.f.
820 s.f.	1,098 s.f.
791 s.f.	1,115 s.f.
	244,736 s.f.



ENTS

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96	
82	
173	
351	
Unit	

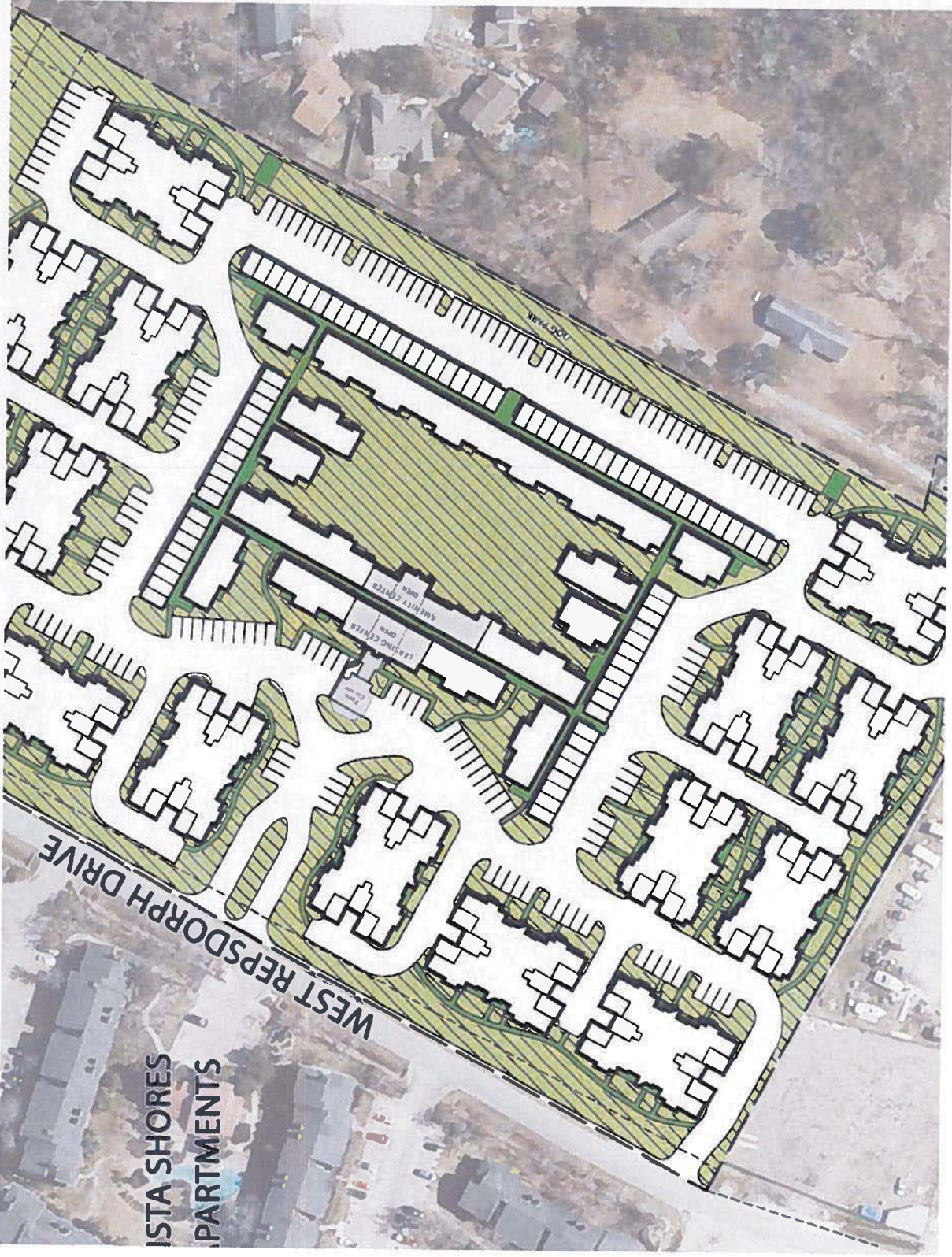


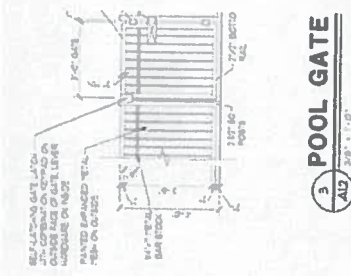
ISTA SHORES
PARTMENTS

WEST REPSDORPH DRIVE

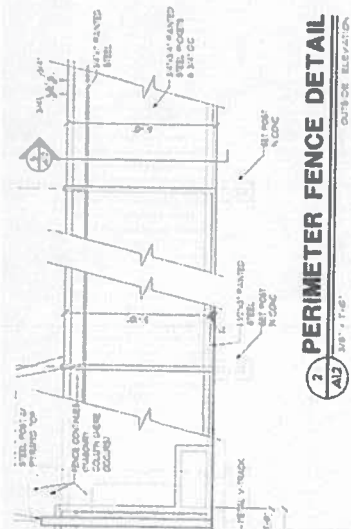
AMBIENT CENTER
LEARNING CENTER

DOCK PARK

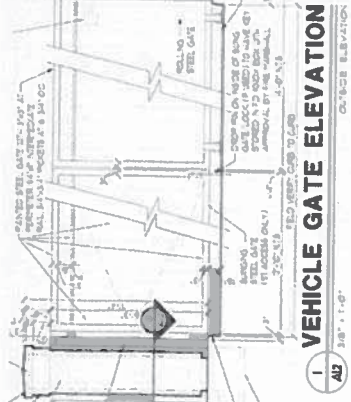




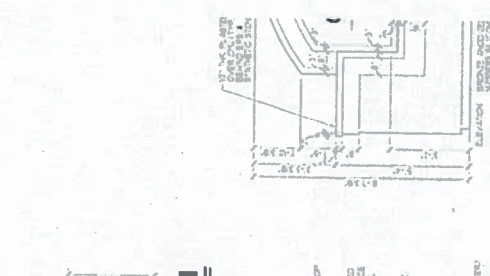
3 POOL GATE
AU 3/8" x 1'-0"



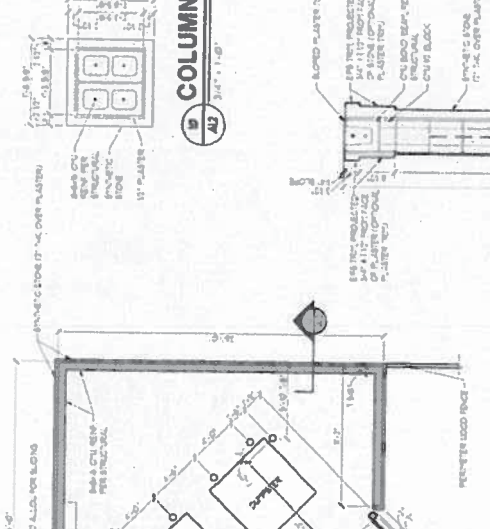
2 PERIMETER FENCE DETAIL
AU 3/8" x 1'-0"



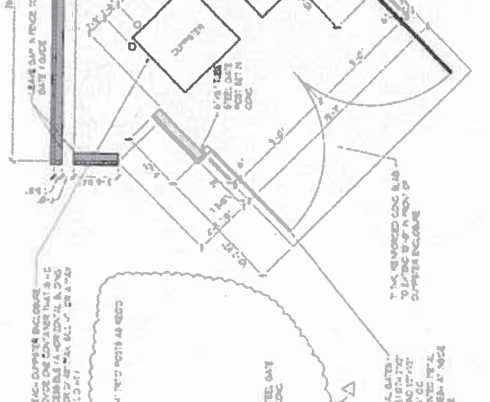
1 VEHICLE GATE ELEVATION
AU 3/8" x 1'-0"



4 COLUMN
AU 3/8" x 1'-0"



DUMPSTER WALL
SECTION



6 Dumpster #1 - Plan
AU 3/8" x 1'-0"



1 Dumpster #2 - Plan
AU 3/8" x 1'-0"

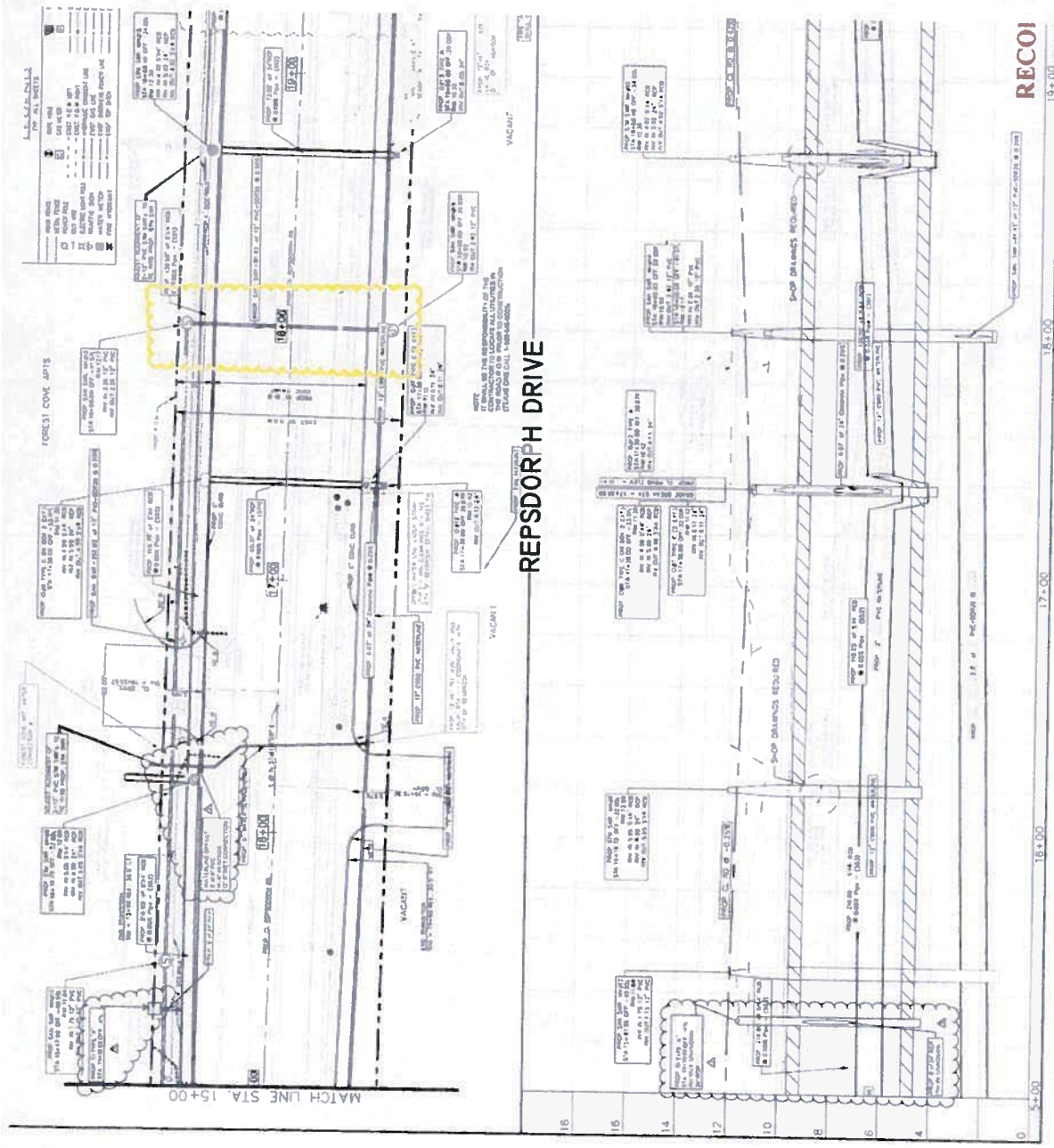


2 Dumpster #2 - Elevation
AU 3/8" x 1'-0"



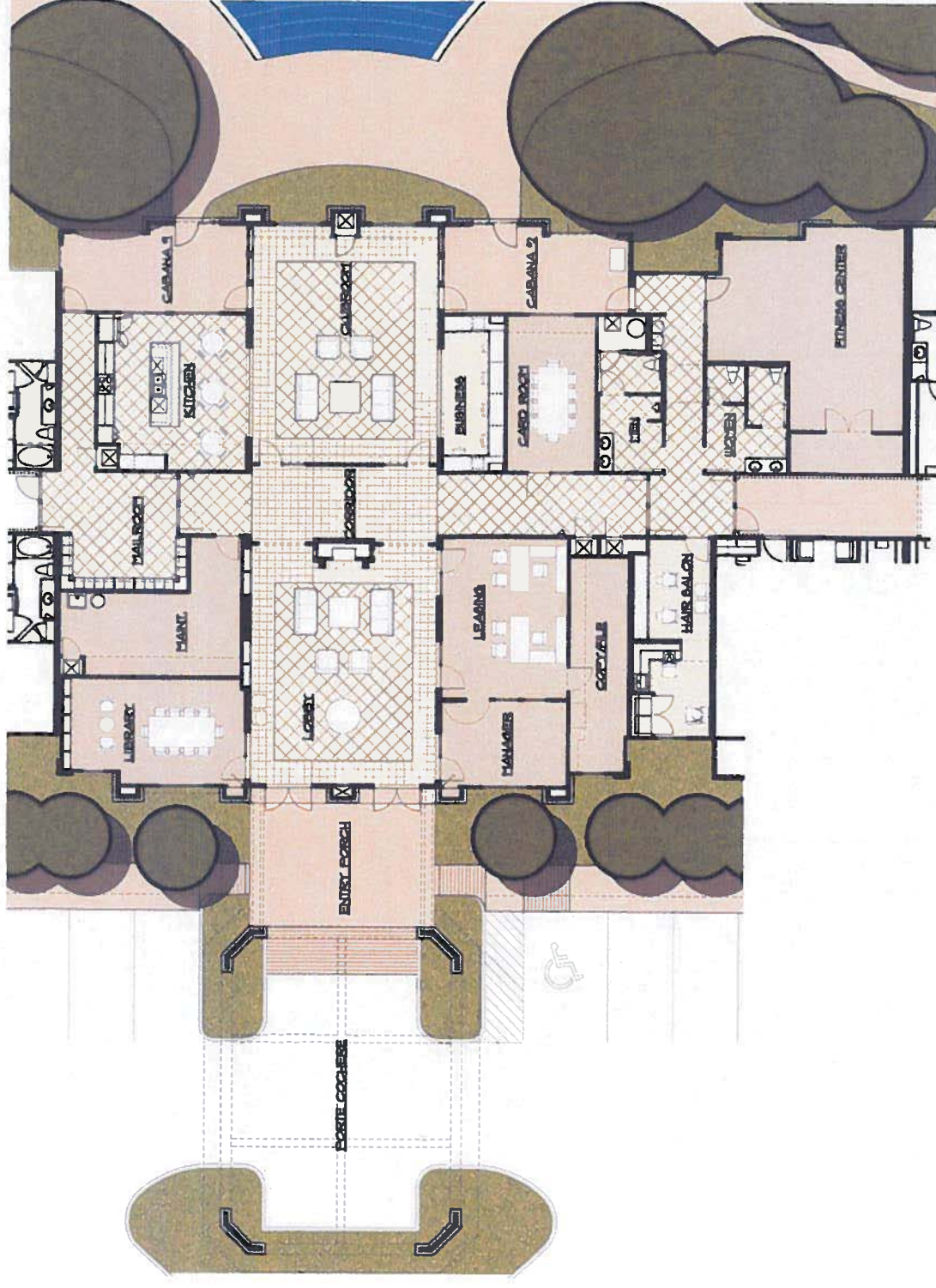
levation





Community

NTS

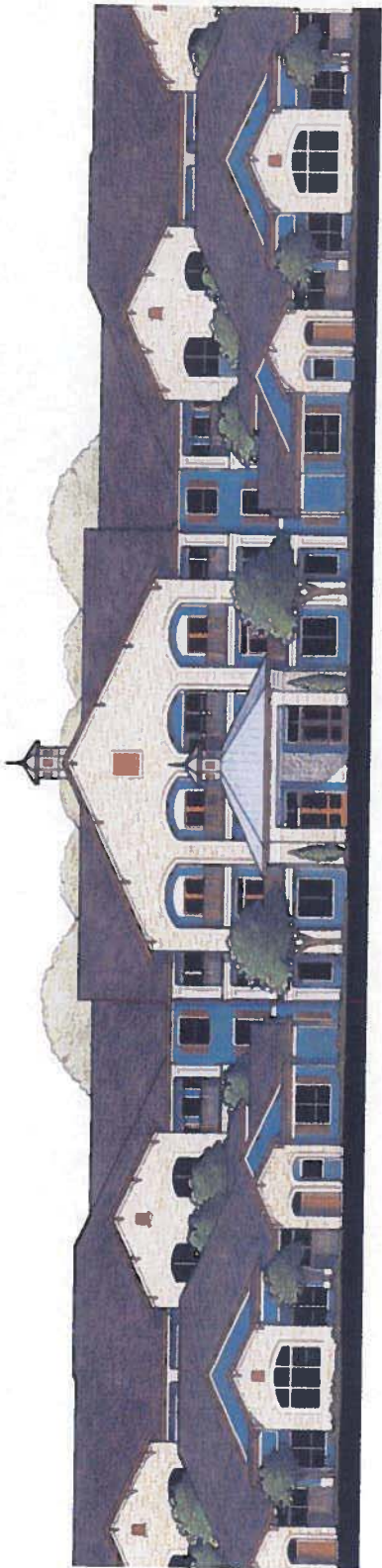


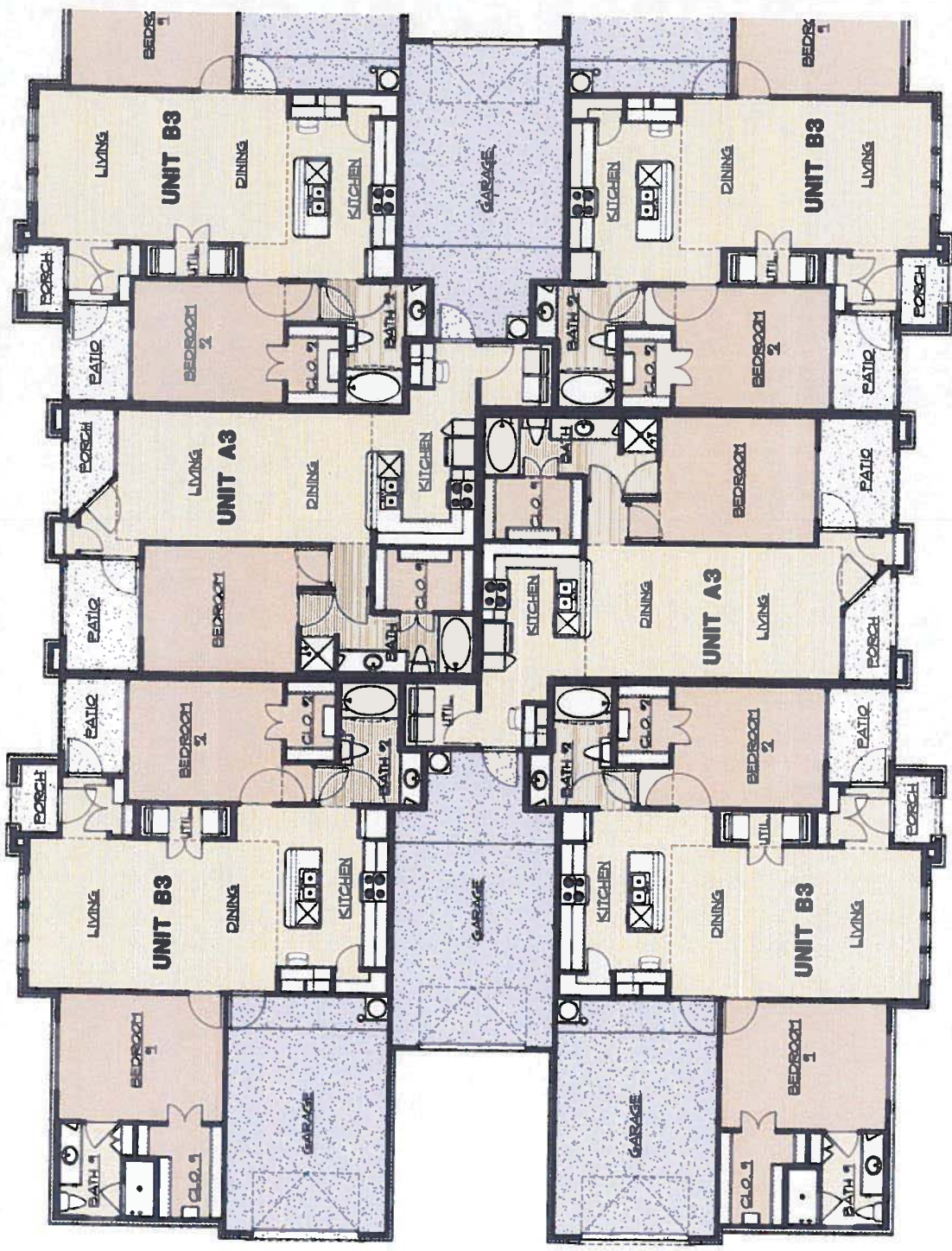
Community

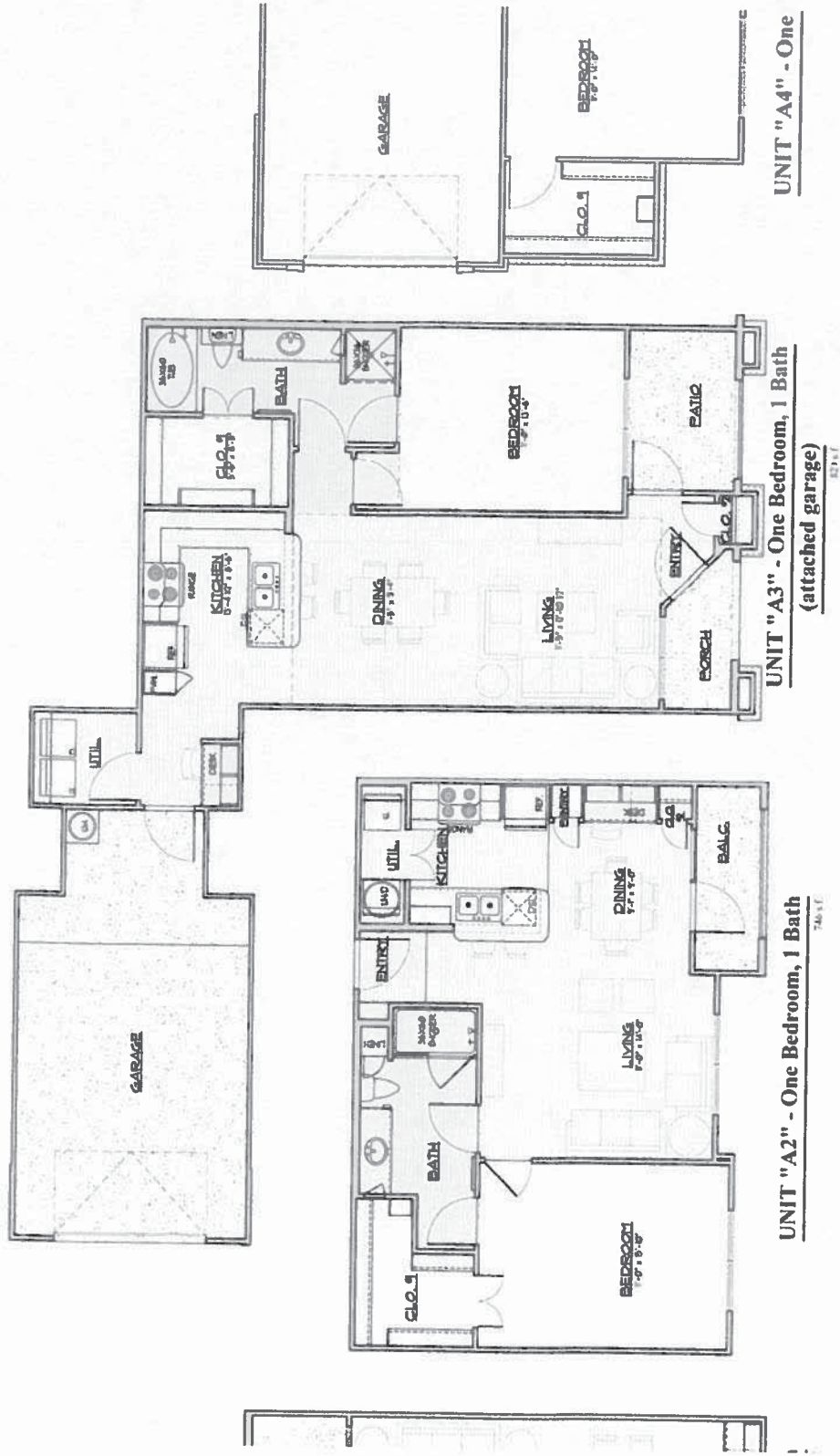
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Amenity Center Detail





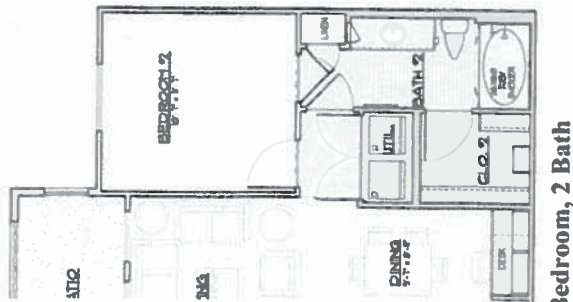


VTS

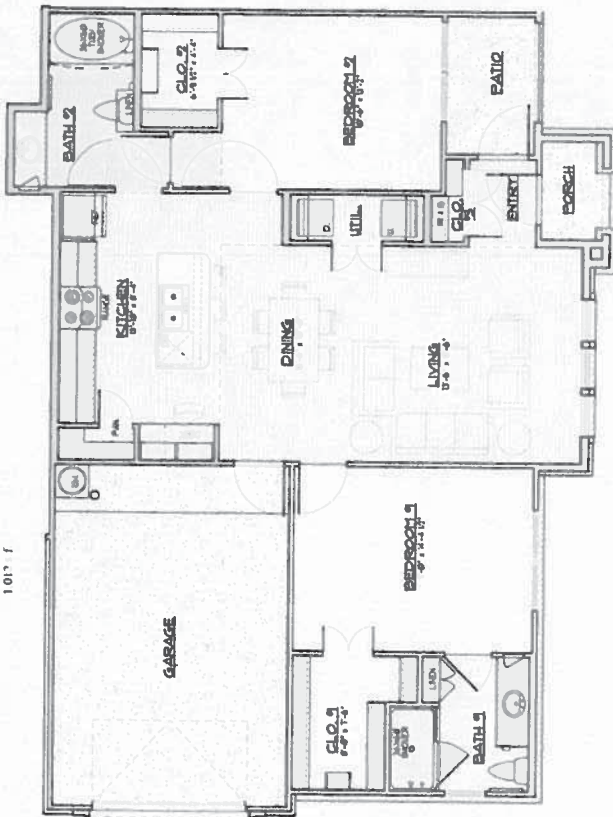


UNIT "B2" - Two Bedroom, 2 Bath

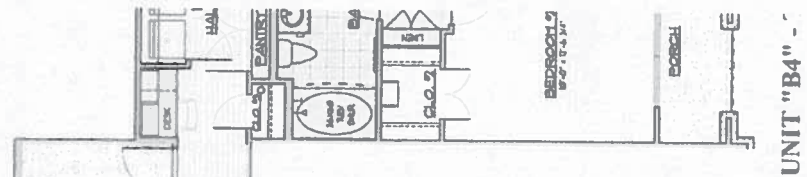
101' f



bedroom, 2 Bath



UNIT "B3" - Two Bedroom, 2 Bath (attached garage)



UNIT "B4" -

EXHIBIT B-11
CHESAPEAKE BAY PLANNED UNIT DEVELOPMENT
PRELIMINARY DEVELOPMENT SCHEDULE

- A. Second Quarter 2015: Design and plan review and approval**
- B. Third Quarter 2015: Begin on site construction**
- C. Second Quarter 2016: Construction complete**
- D. Mid 2016: Begin occupancy.**

CHESAPEAKE BAY PLANNED UNIT DEVELOPMENT DISTRICT PLAN

A. CONTENTS

This Planned Unit Development District Plan (PUD) includes the following Sections:

- General Provisions
- Permitted Land Uses
- Development Regulations
- Building Regulations

B. GENERAL PROVISIONS

1. The PUD approved herein must be constructed, developed, and maintained in compliance with this ordinance and other applicable ordinances of the City. If any provision or regulation of any City ordinance applicable in a R-3(Medium Density) zoning district (Base Zoning) is not contained in this ordinance, all the regulations contained in the Zoning and Subdivision ordinances applicable to the R-3 zoning district in effect on the effective date of this ordinance apply to this PUD as though written herein, except to the extent the City regulation or provision conflicts with a provision of this ordinance.
2. Except as otherwise provided herein, the words used in this PUD have the meaning established by the Zoning ordinance. In this ordinance:
 - Accessory building means a building subordinate to a principal building and includes detached garages.
 - Open Space means the portion of all land contained within the PUD that is not covered by buildings, parking lots, driveways, improved pedestrian areas, or other impermeable material.
 - PUD means the planned unit development district created by this ordinance.
 - Shared/Common Driveway means a privately owned and maintained vehicular access way that provides access from a public street to residential or non-residential units.
3. The PUD shall be developed in accordance with the following exhibits that are attached to and made part of this document:

Exhibit B-1:	Location Map
Exhibit B-2:	Site Plan
Exhibit B-3:	Access Detail
Exhibit B-4:	Parking Layout
Exhibit B-5:	Open Space Plan
Exhibit B-6:	Sign and Solid Waste Enclosure Details
Exhibit B-7 – 7a:	Existing Utilities
Exhibit B-8:	Amenity Center
Exhibit B-9:	Building Elevations

4. As shown on Exhibit 1, Location Map, the PUD encompasses approximately 13.45 acres between West Repsdorph Road to the west, Huckleberry Finn Cove to the east, Lot 1 Repsdorph Partition to the south, and Peeblebrook Drive to the north.

5. Senior Living, age restricted residential development shall substantially conform to the general layout and design concepts illustrated on Exhibit B-2, Site Plan.
6. Refuse containers which are to serve multi-family residential uses are not permitted within view of West Repsdorph Road. Exhibit 6, Sign and Solid Waste Enclosure Details
7. Signage: a Freestanding sign meeting the City's requirements established in Article 6 – Sign Standards will be constructed on-premises as shown on Exhibit 6, Sign and Solid Waste Enclosure Details

C PERMITTED LAND USES

1. Senior Living - Age Restricted Residential, up to 269 units are permitted as shown on Exhibit B-2, Site Plan, contingent on the following conditions:

- a) All residents of the facility must be 55 years of age or older, or the spouse of a resident who is 55 years of age or older.

- b) The facility shall include a common amenity area of not less than 5,000 square feet, including kitchen facilities, common use meeting rooms and gathering places, and shall substantially conform to the general layout and design concepts illustrated on Exhibit B-8, Amenity Center

- c) The facility shall provide physical fitness / wellness center

D DEVELOPMENT REGULATIONS

1. Maximum height of structures: 3 stories, but no more than 40 feet above ground level except as follows:

- (a) Chimneys, ornamental tower spires, cooling towers, elevator bulkheads, fire towers, stacks, roof gables, parapet walls, and mechanical equipment may extend an additional Height not to exceed 15 feet above the maximum Height allowed for the Structure to which it is affixed.
- (b) Satellite Dish Antennas as permitted by the City's accessory use regulations and towers and antennas and permitted by Article VII, regulating telecommunication towers and antennas.

2. All Senior Living - Age Restricted Residential development shall conform to the (R-3) Medium Density zoning district with the following exceptions:

- (a) Off-street parking:
 - i. 1.3 parking spaces is required for each unit of Senior Living - Age Restricted Residential
 - ii. Fifty percent (50%) of the required parking shall be covered or garage parking.

- (b) Fencing: An 8' high opaque, concrete panel fence will be installed along the south and east boundary of the site. An open style "wrought iron" metal fence with masonry columns will be constructed along the north and west boundary of the site.
- (c) Paving:
 - i. All parking lots and vehicle use areas must be constructed of concrete.
 - ii. Driveways may be constructed of concrete, or paved with interlocking, multicolored pavers supported by a 6 inch reinforced concrete tray and a sub-grade per City design standards.

3. Building Area: Not more than 50 percent of the total site area shall be covered by building mass.

E LANDSCAPE AND PEDESTRIAN CIRCULATION REGULATIONS

The PUD shall require the following regulations adjacent to any tracts developed for Senior Living – Age Restricted Residential uses:

- 1. Landscape buffer (Single-family adjacency consideration):
 - (a) 30-foot minimum buffer shall be provided along the eastern property boundary.
- 2. Lighting used to illuminate sidewalks, landscape buffers, bicycle parking areas, or other common open space shall be arranged, located, or screened to direct light away from existing single-family residential lots.
- 3. Sidewalks: Sidewalks are required to connect the front entrance of each unit to the paved parking areas. All sidewalks shall be paved with concrete and be a minimum of four (4) feet wide. Trails extending through landscape and natural areas may be constructed using decomposed granite or other similar material.

F BUILDING REGULATIONS

The PUD shall require the following regulations for Senior Living

Age Restricted Residential Developments:

1. Primary exterior finishes are limited to brick, stone (natural, cast, or cultured-textured), textured concrete panels, glass, and fiber cement siding, cement plaster, and shall comprise at least 70% of each facade.
2. Secondary exterior finishes shall include wood, ceramic tiles, concrete masonry units (indented, hammered, or split face concrete), and stucco, and shall comprise no more than 30% of each facade.
3. Architectural Metals may be used for canopies, parapet walls, roof systems, and miscellaneous trim work.
4. Roofing materials shall be limited to the following:
 - a. Slope roof – dimensional composite shingles, metal, tile
 - b. Flat roof – shall meet the requirements as required by the IBC



***CITY
OF
SEABROOK***

**AGENDA
BRIEFING**

Date of Meeting: TUESDAY, JANUARY 6, 2015

Submitter/Requestor: Cook

Date Submitted: 5/12/2014 11:54:07 AM

Presenter: Cook

Description/Subject:

Consider, discuss and approve the Public Notice for Request of Sealed Bid Proposals for Property Exchange for the Current City of Seabrook Public Works Yard.

Purpose/Need: NA

Background/Issue(What prompted this need):

The City of Seabrook understands that with the upcoming SH146 Expansion project, the current site of the city's public works facility is a prime frontage property for development and relocation. The site could offer numerous new sites for existing and new businesses and maintain or grow the city's economic base. An exchange would be in direct correlation with the Seabrook Comprehensive Plan 2030 and many of the goals set forth in this document for future development and facility improvements. With the recent property acquired by the city on Red Bluff from Acryl, there is now a location for the construction of a new Public Works facility if such an exchange were found and approved.

Therefore, city staff wishes to propose posting notice to area land owners a property exchange in the area and lend minimal impact to the city's financial burden for such a planning opportunity.

Impacted Parties(Expected/Notified):

Miscellaneous Comments:

Attachments:

(Please list description of attachments and number of pages in each attachment)

Fiscal Impact: Budgeted

Yes

Finance

Officer

Review:

Budget Amendment Required	Yes
Future/Ongoing Impact	Yes

Budget Dept/Line Item Number

Funding Comments:

Where on the agenda should this item be placed?

New Business

Suggested Motion:

Approve the Public Notice for Request of Sealed Bid Proposals for Property to Exchange for the Current City of Seabrook Public Works Yard as written.

Agenda Language:

Consider the Public Notice for Request of Sealed Bid Proposals for Property Exchange for the Current City of Seabrook Public Works Yard. (Cook)

City Manager Review:

(All items are to be reviewed and approved by the city manager, except items submitted by the mayor or any council member or routine consent agenda items such as minutes and second & third readings of ordinances)

(City Attorney should review all ordinances, resolutions, contracts and executive session items.)

ACTION ITEM CHECK LIST STATUS

#	STATUS	DATE ASSIGNED	NEXT REVIEW DATE	PROPOSED CLOSURE DATE	RESPONSIBLE ORGANIZATION	City Council RESPONSIBILITY	PLANNING OBJECTIVE #	AGENDA ITEM NUMBER	DESCRIPTION OF ACTION ITEM	STATUS AND DATE
19	OPEN/IN WORK	8/20/2013			City Manager			4.5	Coordinate and lead project to attempt to have Surf Oaks Drive dedicated to allow Precinct 2 to repave.	Resurfacing should start by 11/14
23	OPEN/IN WORK	11/4/2014			Mayor/ City Mgr.			5.1	Provide periodic updates on TxDOT's progress to improve/widen SH 146.	
29	OPEN/IN WORK	9/16/2014			Staff			6.1	Provide updates on resurfacing of Todville	
30	OPEN/IN WORK	11/18/2014			Staff			4.2	Provide periodic updates of Strategic Plan	
31	OPEN/IN WORK	12/2/2014			Staff			6.1	Mystic Village traffic issues and traffic count	Traffic plan is being considered on a staff level.
32	OPEN/IN WORK	12/2/2014			Staff			6.1	Provide periodic bond updates	

January 2015

Sun	Mon	Tue	Wed	Thu	Fri	Sat
				1 New Year Holiday	2	3
4	5 Charter Review 7 p.m.	6 7Joint Council & P&Z 6 p.m. Reg. Council 7 pm. Reg P&Z 7 pm	7	8 Open Space 5 pm EDC 7 pm	9	10
11	12 Master Plan Civil Service 6pm Charter Review 7pm	13	14	15 P&Z 7 p.m.	16	17
18	19	20 Council 7 p.m.	21	22	23	24
25	26	27	28	29 First Day to file for office for May election	30	31