

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.

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

- 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.

Meredith Brant, TRMC
Assistant City Secretary



Glenn Royal, Mayor

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

Michael Potts, P & Z Chairman

Alesia Hammock, P & Z Secretary