NOTICE OF JOINT MEETING
CITY COUNCIL &
PLANNING & ZONING COMMISSION
TUESDAY, MARCH 17, 2015
6:00 P.M.

NOTICE IS HEREBY GIVEN THAT THE SEABROOK CITY COUNCIL WILL MEET ON **TUESDAY MARCH 17, 2015 AT 6:00 PM** IN THE SEABROOK CITY HALL COUNCIL CHAMBERS, 1700 FIRST STREET, SEABROOK, TEXAS, **TO DISCUSS, CONSIDER, AND IF APPROPRIATE, TAKE ACTION** WITH RESPECT TO THE ITEMS LISTED BELOW.

THIS IS A JSPECIAL JOINT MEETING OF THE CITY COUNCIL AND THE PLANNING AND ZONING COMMISSION.

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.

1.0 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.

2.0 SPECIFIC PUBLIC HEARING(S)

ATTACHMENT 1

2.1 Request for preliminary approval of a Planned Unit Development (PUD) to create Chesapeake Bay Senior Living Complex, approximately 259 units on approximately 11.7127 acres of land.

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

Owner: Estate of Robert Delmonteque, c/o Schlanger Silver Barg & Paine, LLP, 109 N. Post Oak Lane, Suite 300, Houston, TX 77024

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: Tract 1 - 0.2327 Acres, H.C.C.F. No. 20070629538, remainder of 0.2248 Acres; Tract 2A - 1.2 Acres, H.C.C.F. No. T539938, remainder of 1.16 Acre; Tract 2B - 1.2 Acres, H.C.C.F. No. T539938, remainder of 1.16 Acre; Tract 3 - 3.360 Acres

H.C.C.F. No. U067284, remainder 3.244 Acres; and Tract 4 - 5.72 Acres out of 10.501 Acres, H.C.C.F. No. P969328, Repsdorph Partition, Abstract 52 in the Ritson Morris Survey, Harris County Texas.

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

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, March 13, 2015 and that this notice will remain posted until the meeting has ended.

Michele Glaser, TRMC
City Secretary

THE CITY OF SEABROOK TEXAS

CITY OF SEABROOK

AGENDA BRIEFING

Date of Meeting: March 17, 2015

Submitter/Requestor: Community Development **Date Submitted: March 9, 2015**

Presenter: Sean Landis

Description/Subject:

A request for approval of a Preliminary Planned Unit Development (PUD) to create "Chesapeake Bay Luxury Seniors Community" approximately 12 acre, 259 unit, luxury apartment complex.

Applicant:

WMF Investments (William Friedrichs)

Legal Description: Tract 1 - 0.2327 Acres, H.C.C.F. No. 20070629538, remainder of 0.2248 Acres; Tract 2A - 1.2 Acres, H.C.C.F. No. T539938, remainder of 1.16 Acre; Tract 2B - 1.2 Acres, H.C.C.F. No. T539938, remainder of 1.16 Acre; Tract 3 - 3.360 Acres H.C.C.F. No. U067284, remainder 3.244 Acres; and Tract 4 - 5.72 Acres out of 10.501 Acres, H.C.C.F. No. P969328, 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.

Request: The applicant is requesting the aforementioned property be granted approval of a preliminary Planned Unit Development (PUD) Overlay.

Purpose/Need: Policy Issue☑ Administrative Issue ☐

The purpose of the preliminary Planned Unit Development (PUD) is to provide a flexible approach for development, allows a more flexible response to the market, encourage innovative mixed uses and site plan design.

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, 259 unit multifamily development.

The project will be constructed on approximately a 12 acres site located immediately east of Repsdorph and south of Brummerhop Park.

Impacted Parties (Expected/Notified):

Recommended Action:

Attachments:

Exhibit A. Preliminary Planned Unit Development Plan, Titled "Chesapeake Bay Luxury Seniors Community"

Fiscal Impact:

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

Budget Dept/Line Item Number N/A

Funding Comments:

N/A

Where on the agenda should this item be placed?
(i.e. Public Hearing, New Business, Old Business, Consent Agenda, Executive Session, etc.)

Joint Public Hearing & New Business

Suggested Motion:

City Manager Review:

- O Approved as submitted
- O Submitted for Council consideration without comment
- O Submitted for Council consideration with comments stated below:

(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.)

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

Received and accepted by the City Secretary/Assistant _____ _____

Returned by the City Secretary/Assistant (If incomplete) _____ _____

All requests must be submitted to the City Secretary's Office no later than 5:00 p.m. on the Wednesday preceding the regular Tuesday Council Meeting. All required attachments are to be submitted with the request. Incomplete items cannot be placed on the agenda.

EXHIBIT B-1:

LOCATION MAP

CHESAPEAKE BAY

A Luxury Seniors Community

Developed by

WMF INVESTMENTS

MUCASEY
&
Associates
Architects

0 50' 100' 200'

SCALE : 1" = 100' - 24" x 36" SHEET

JONES & CARTER, INC.
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CHESAPEAKE BAY - A LUXURY SENIORS COMMUNITY

DATE: 02-13-2015

CHESAPEAKE BAY

A Luxury Seniors Community

Developed by:

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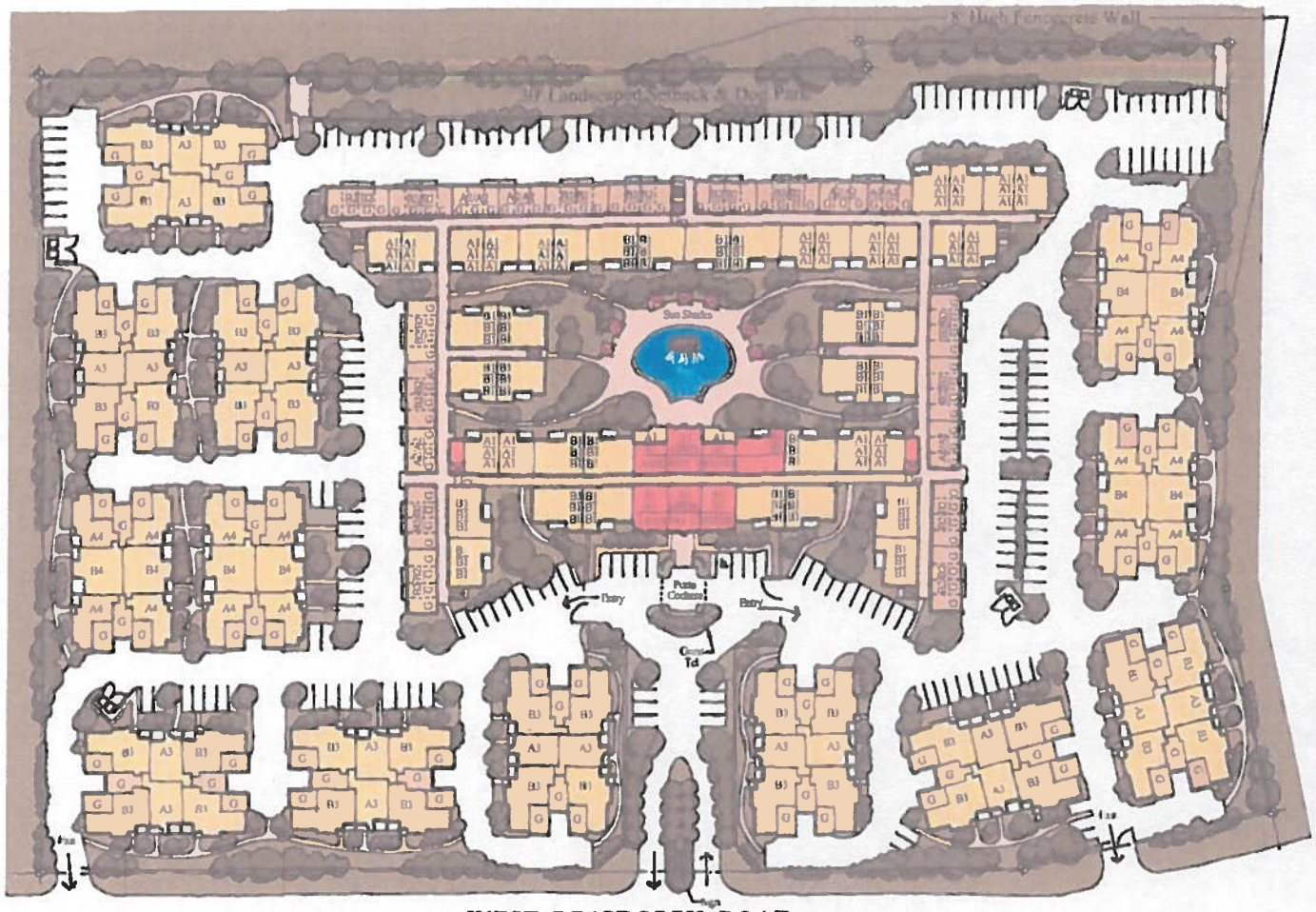
PROJECT SUMMARY:

Apartments:

Type	Description	Qty	Area
A1	One Bedroom, 1 Bath	70	729 s.f
A2	One Bedroom, 1 Bath	12	746 s.f
A3	One Bedroom, 1 Bath (Garage)	18	820 s.f
A4	One Bedroom, 1 Bath (Garage)	16	791 s.f
Total One Bedroom Units		116 Units	
B1	Two Bedroom, 2 Bath	71	990 s.f
B2	Two Bedroom, 2 Bath	28	1,012 s.f
B3	Two Bedroom, 2 Bath (Garage)	36	1,098 s.f
B4	Two Bedroom, 2 Bath (Garage)	8	1,115 s.f
Total Two Bedroom Units		143 Units	
Apartments Total		259 Units	234,472 s.f

Parking Provided:

Direct Attached Garages	78 cars
Breezeway Garages	74 cars
Open Parking	204 cars
Total Parking Provided	356 cars (1.37 cars/unit)



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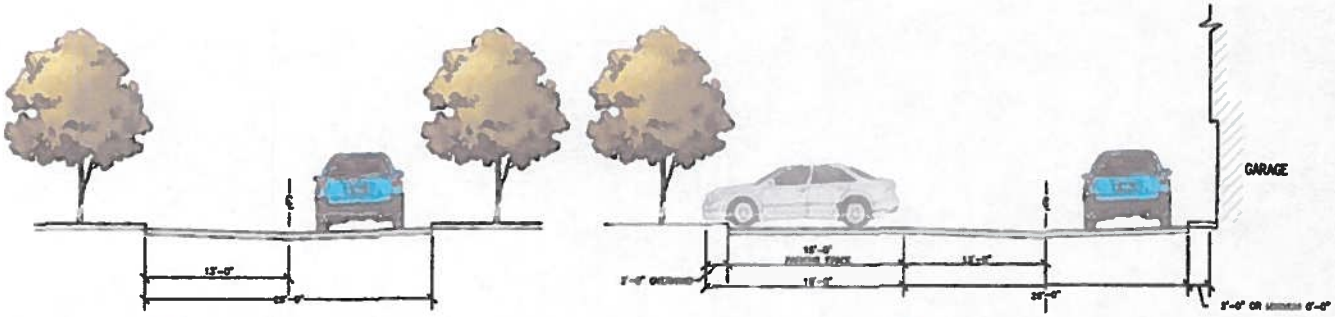
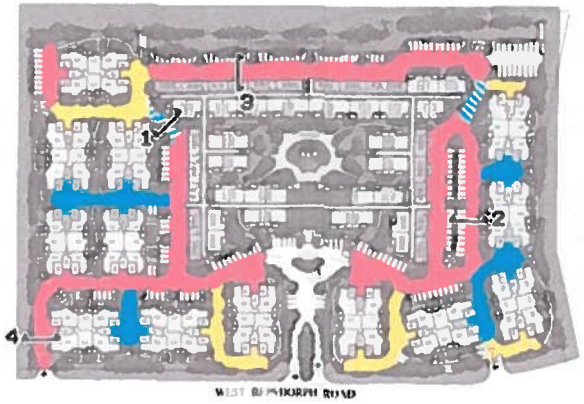
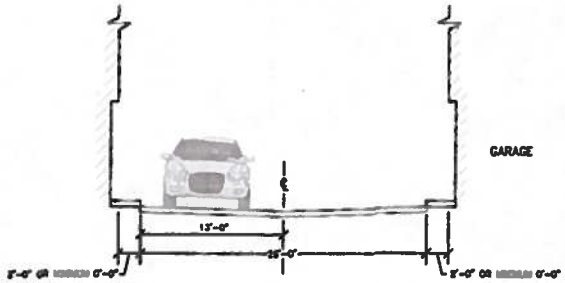


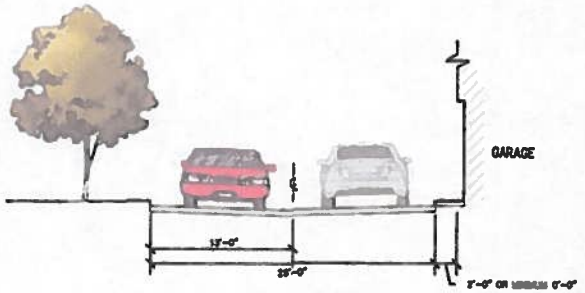
TYPICAL ACCESS DRIVE

SINGLE LOAD ACCESS DRIVE
WITH PARKING





DOUBLE LOAD ACCESS DRIVE



SINGLE LOAD ACCESS DRIVE
WITHOUT PARKING

CHESAPEAKE BAY

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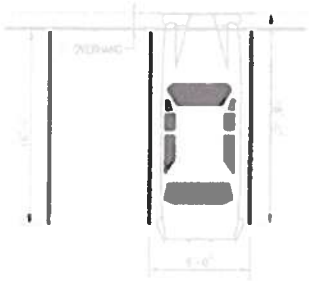
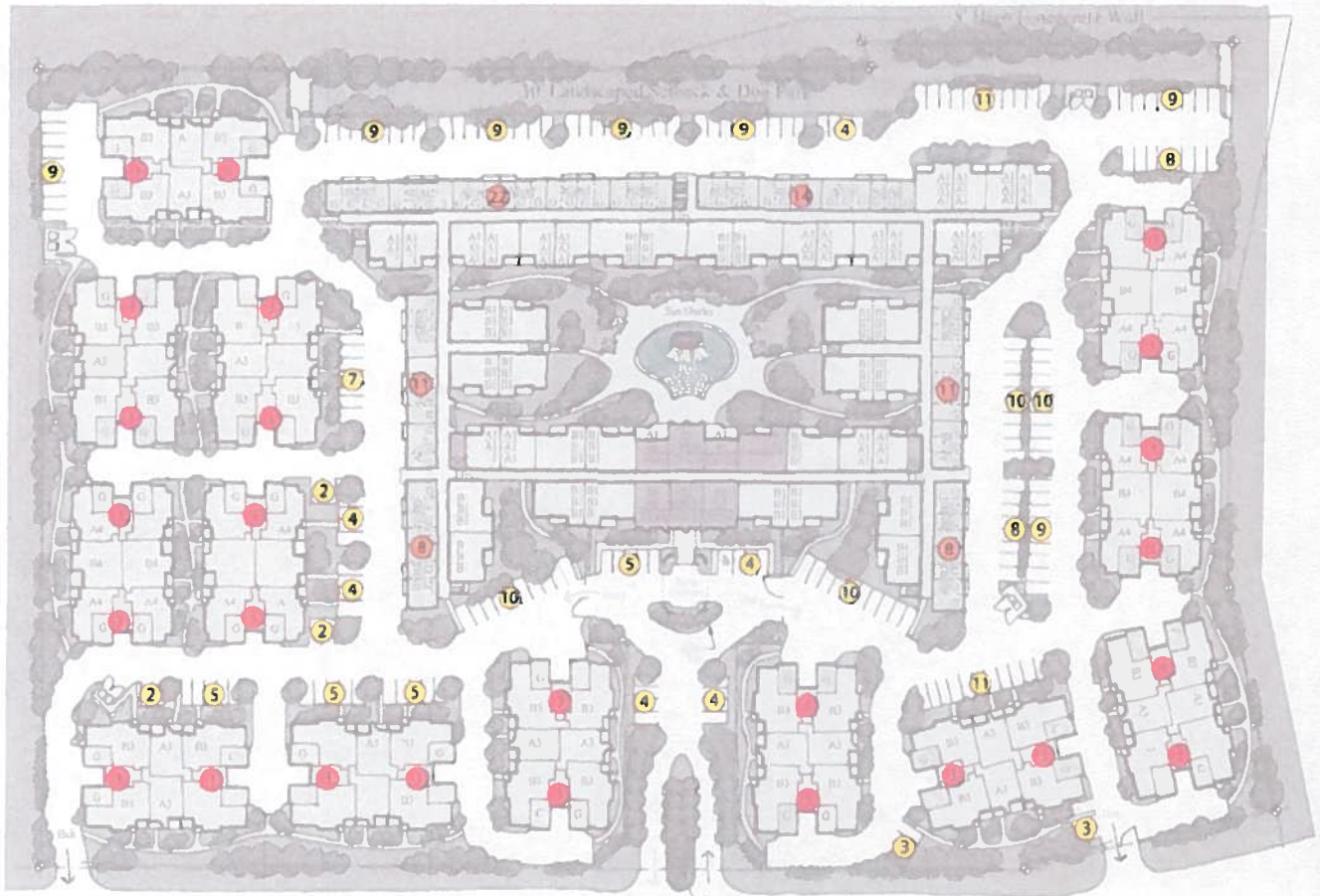
PARKING SUMMARY

Attached Garages	78
Breezeway Garages	74
Open Parking	204
Total Parking	356

Minimum 1.37 Spaces/Unit



TYP. PARKING DETAIL



WEST REP DORPH ROAD

CHESAPEAKE BAY

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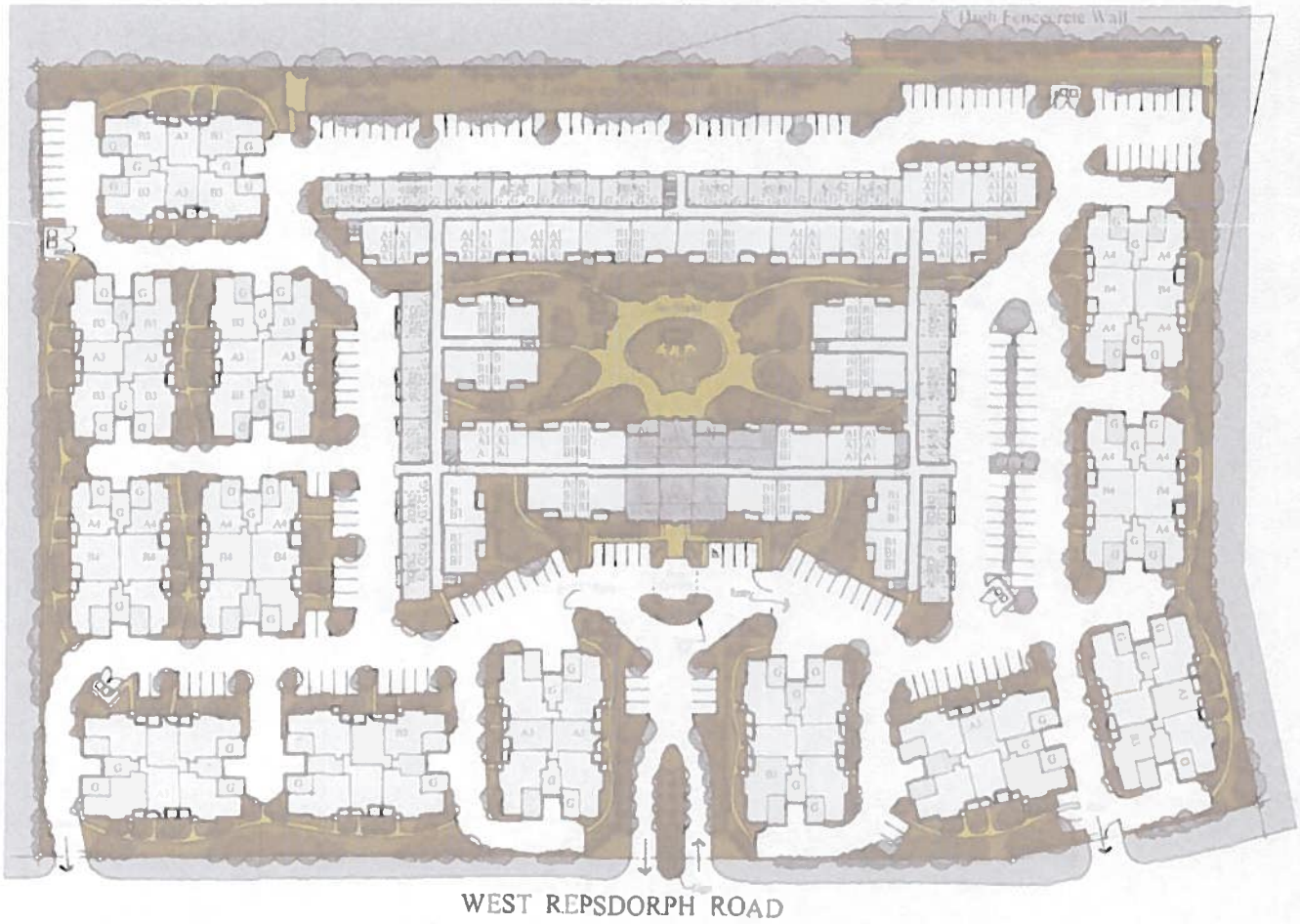

OPEN SPACE SUMMARY

INDICATES OPEN SPACE
MINIMUM 20% OPEN SPACE
151,156 SF. PROVIDED
29% OF TOTAL SITE AREA

DATE: 02-13-2015

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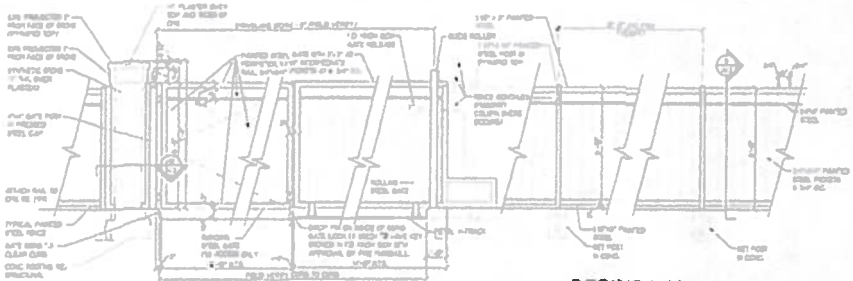
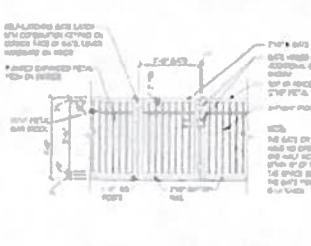
SIGN & SOLID WASTE
ENCLOSURE DETAILS



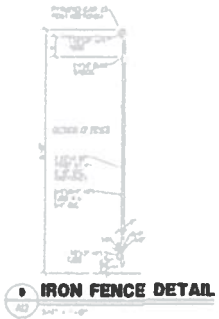
1 A13 VEHICLE GATE ELEVATION

2 A13 PERIMETER FENCE DETAIL

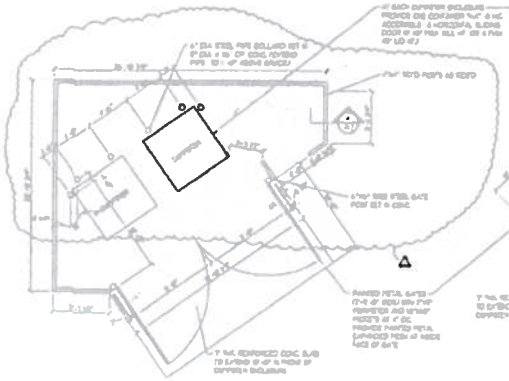


3 A13 POOL GATE DETAIL

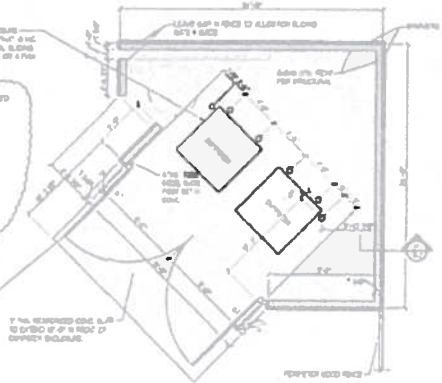
4 A13 WOOD FENCE SECTION, TYP.



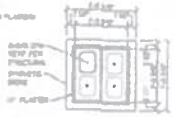
5 A13 IRON FENCE DETAIL



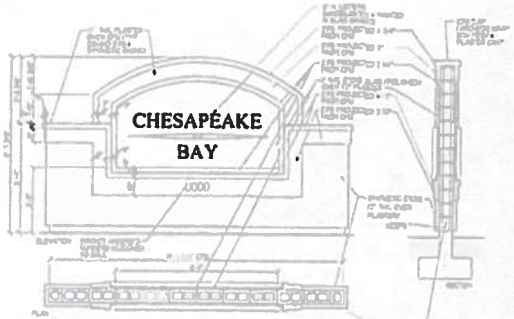
6 A13 Dumpster #1 - Plan



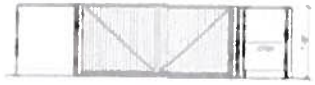
7 A13 Dumpster #2 - Plan



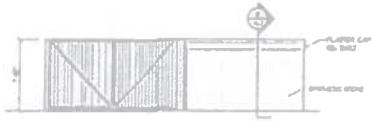
8 A13 COLUMN



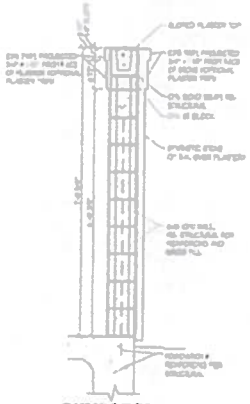
1 A13 ENTRY SIGNAGE (TYP. EA. FACE)



9 A13 Dumpster #1 - Elevation



9 A13 Dumpster #2 - Elevation



9 A13 DUMPSTER WALL SECTION

EXHIBIT B-7:

EXISTING UTILITIES

CHESAPEAKE BAY

A Luxury Seniors Community

Developed by

WMF INVESTMENTS

MUCASEY & Associates

Architects

0 60' 100' 200'

SCALE : 1" = 100' 24" x 36" SHEET

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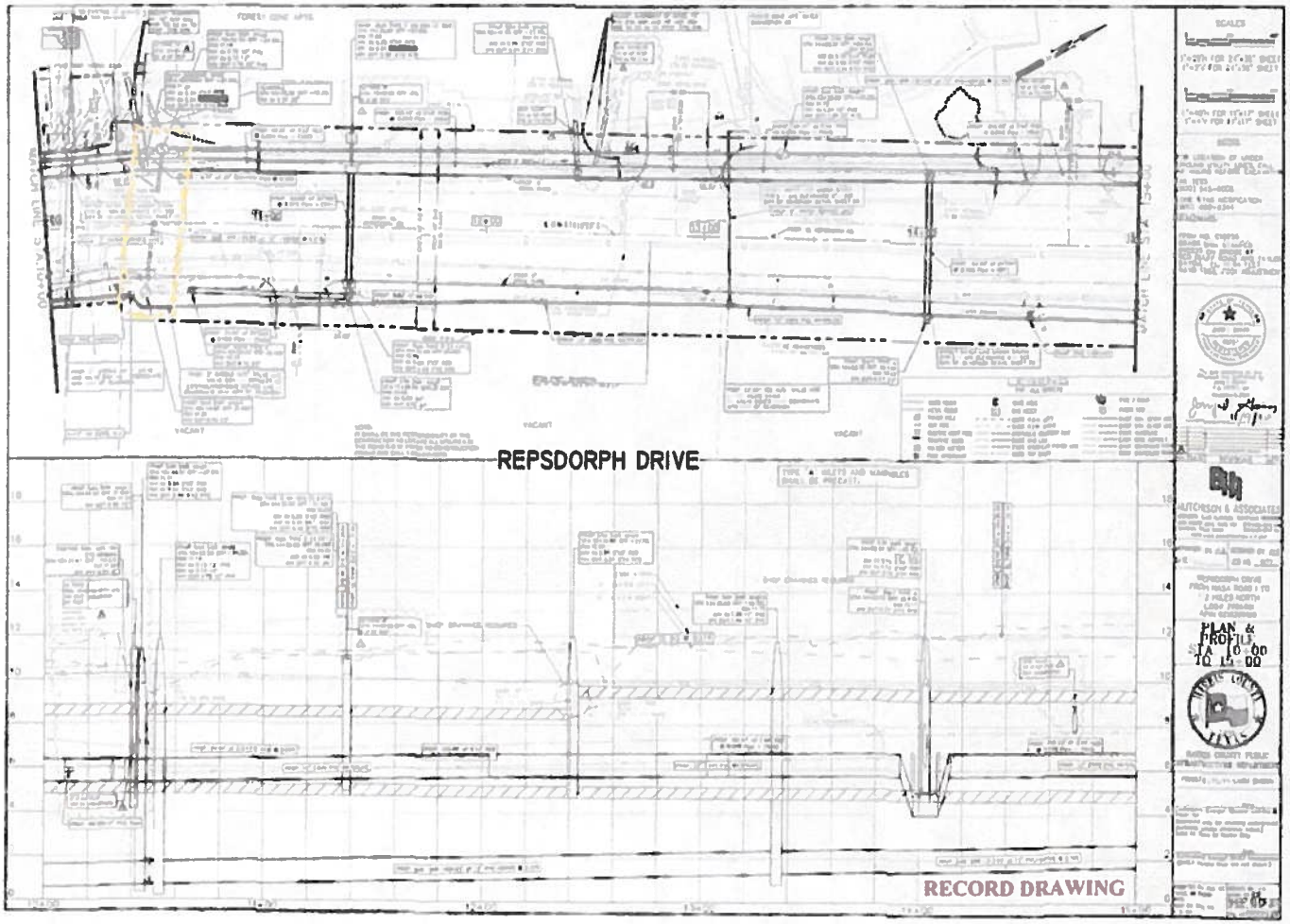

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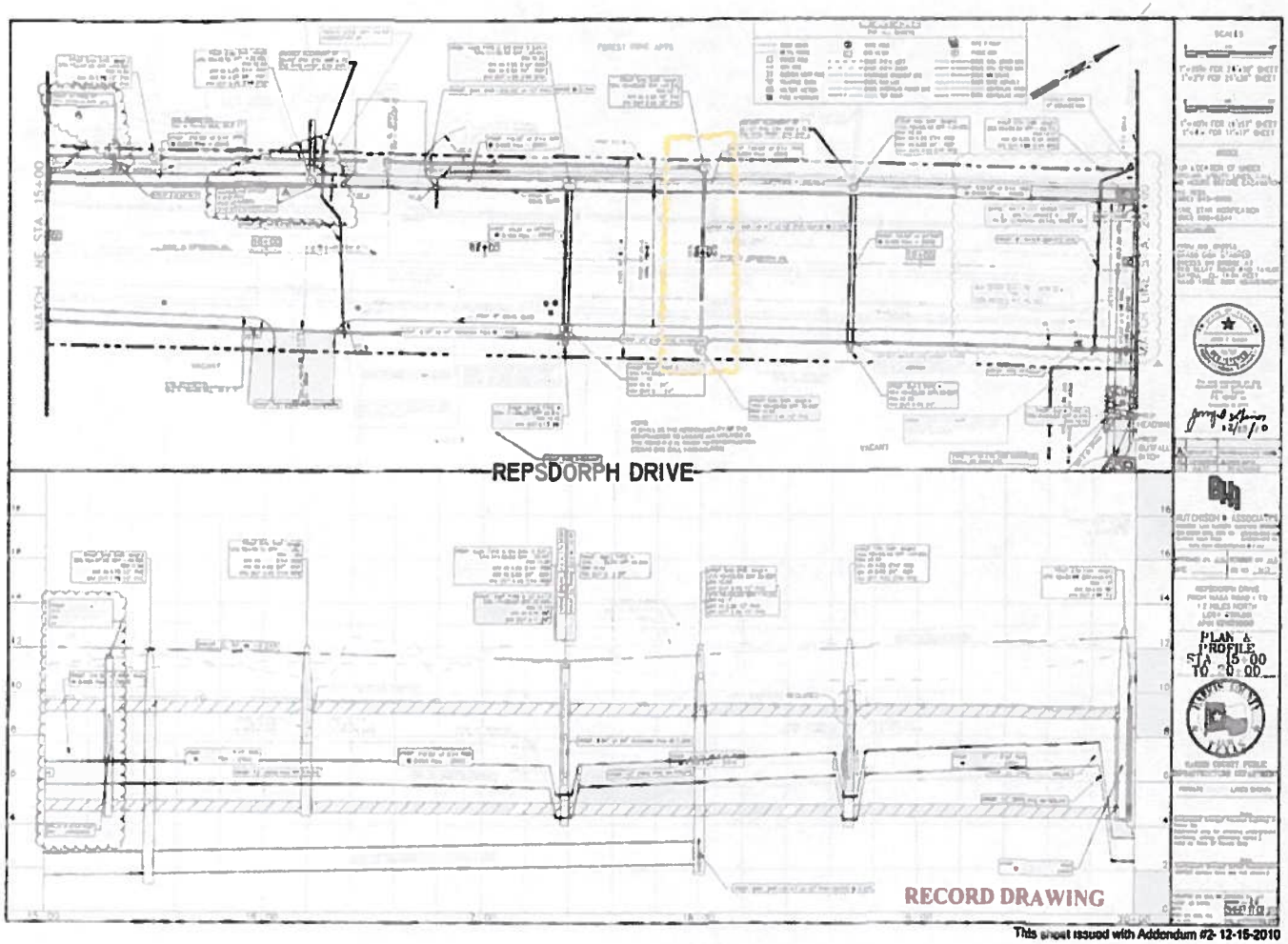

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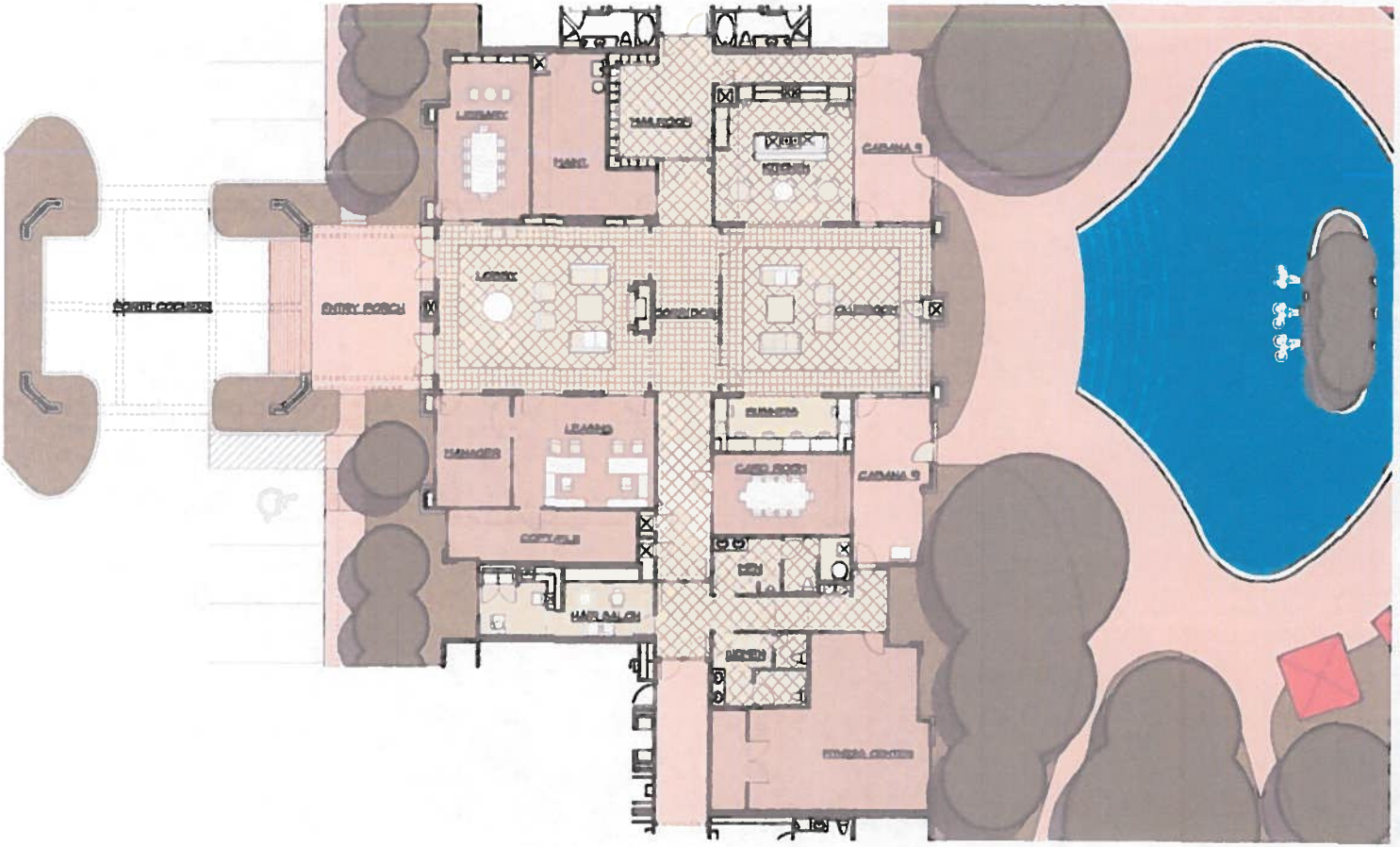

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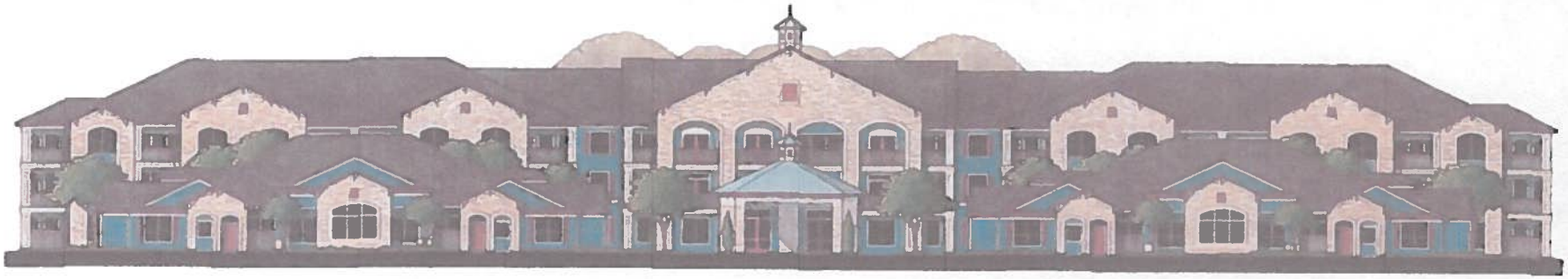
Amenity Center Detail



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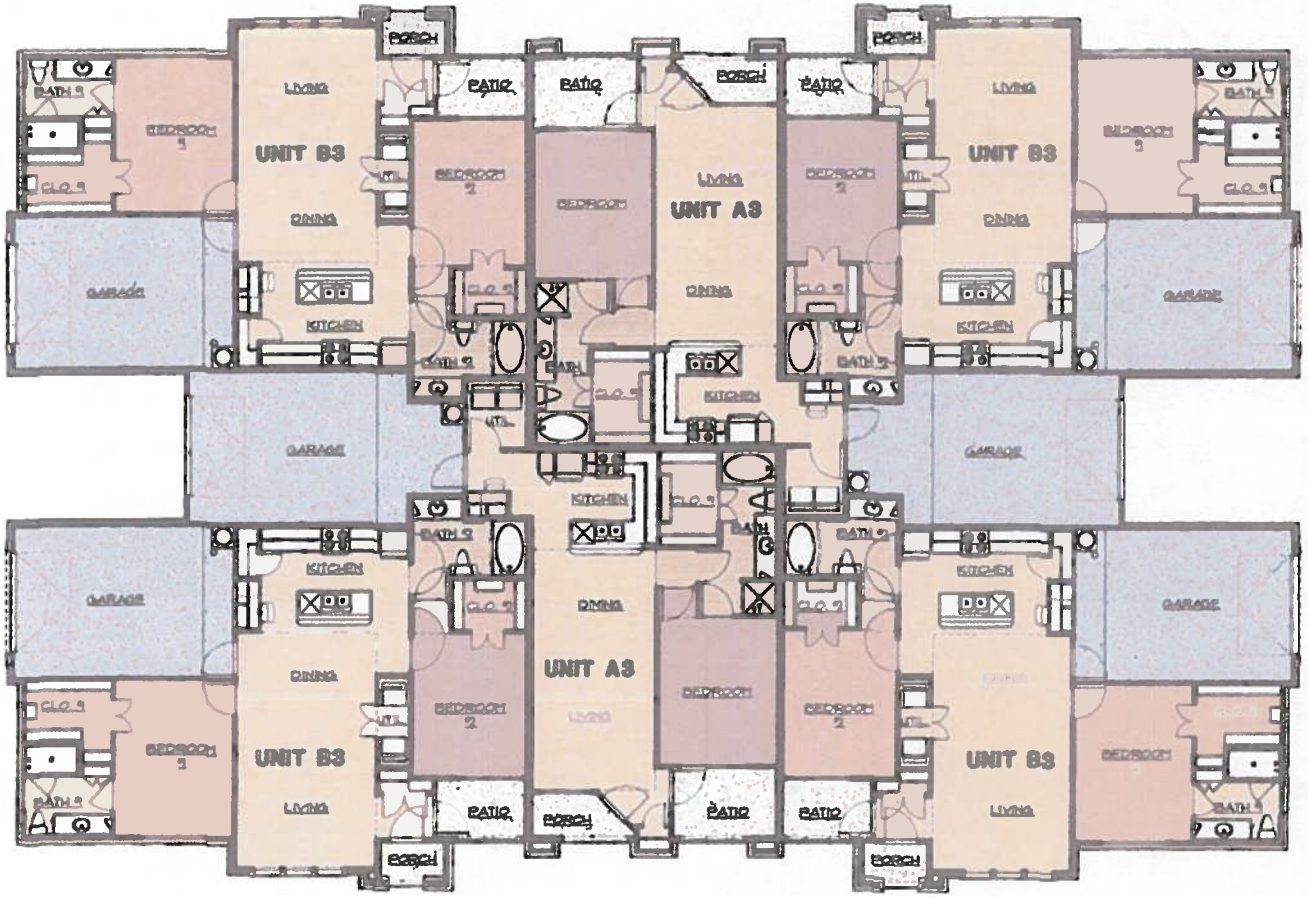

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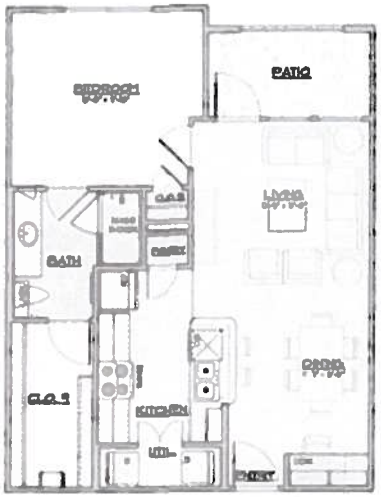
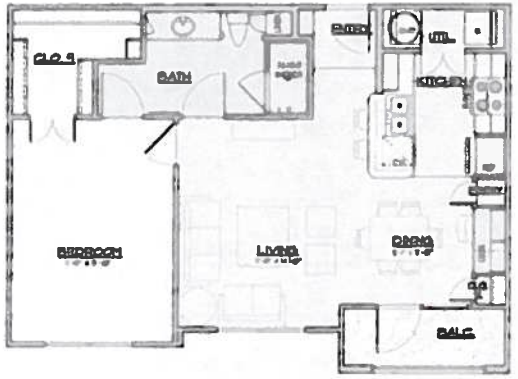
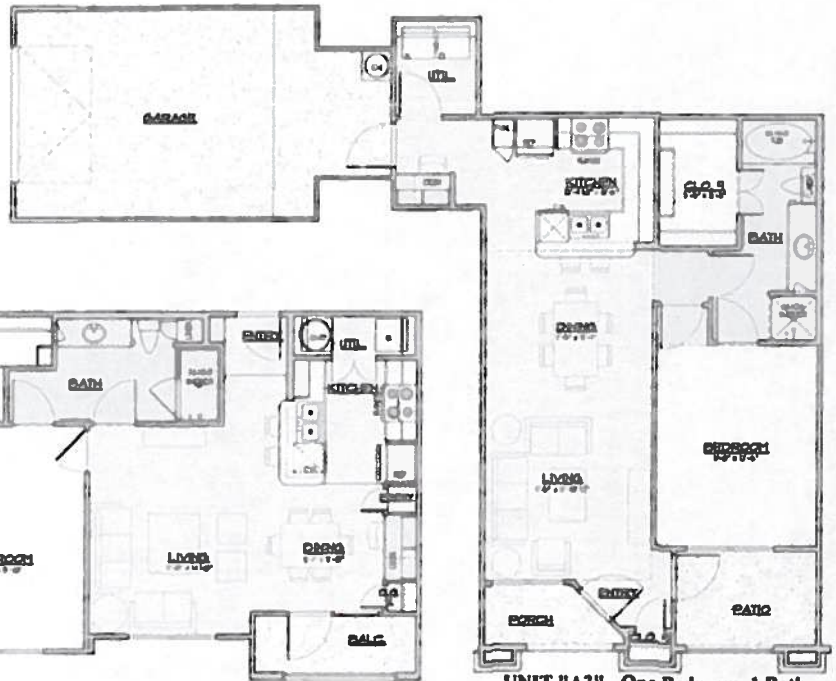


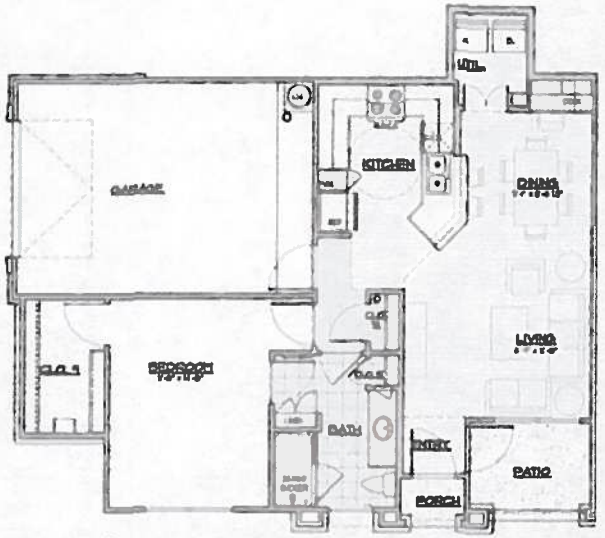
UNIT "A1" - One Bedroom, 1 Bath



UNIT "A2" - One Bedroom, 1 Bath



UNIT "A3" - One Bedroom, 1 Bath (attached garage)



UNIT "A4" - One Bedroom, 1 Bath (attached garage)

CHESAPEAKE BAY

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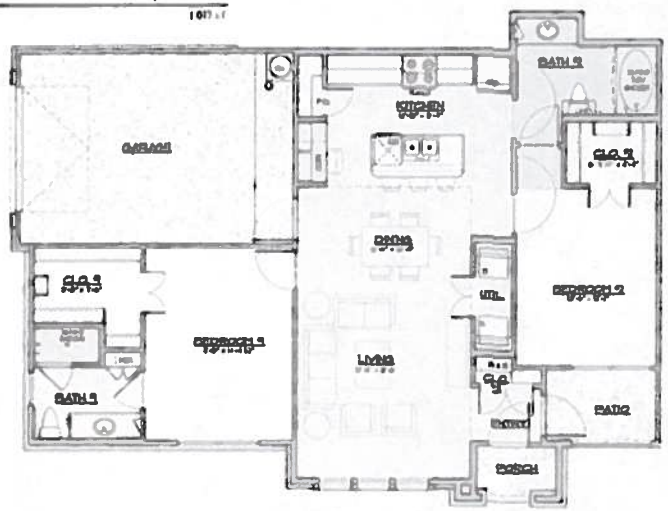
UNIT "B2" - Two Bedroom, 2 Bath

UNIT "B4" - Two Bedroom, 2 Bath (attached garage)

UNIT "B2" - Two Bedroom, 2 Bath



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

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

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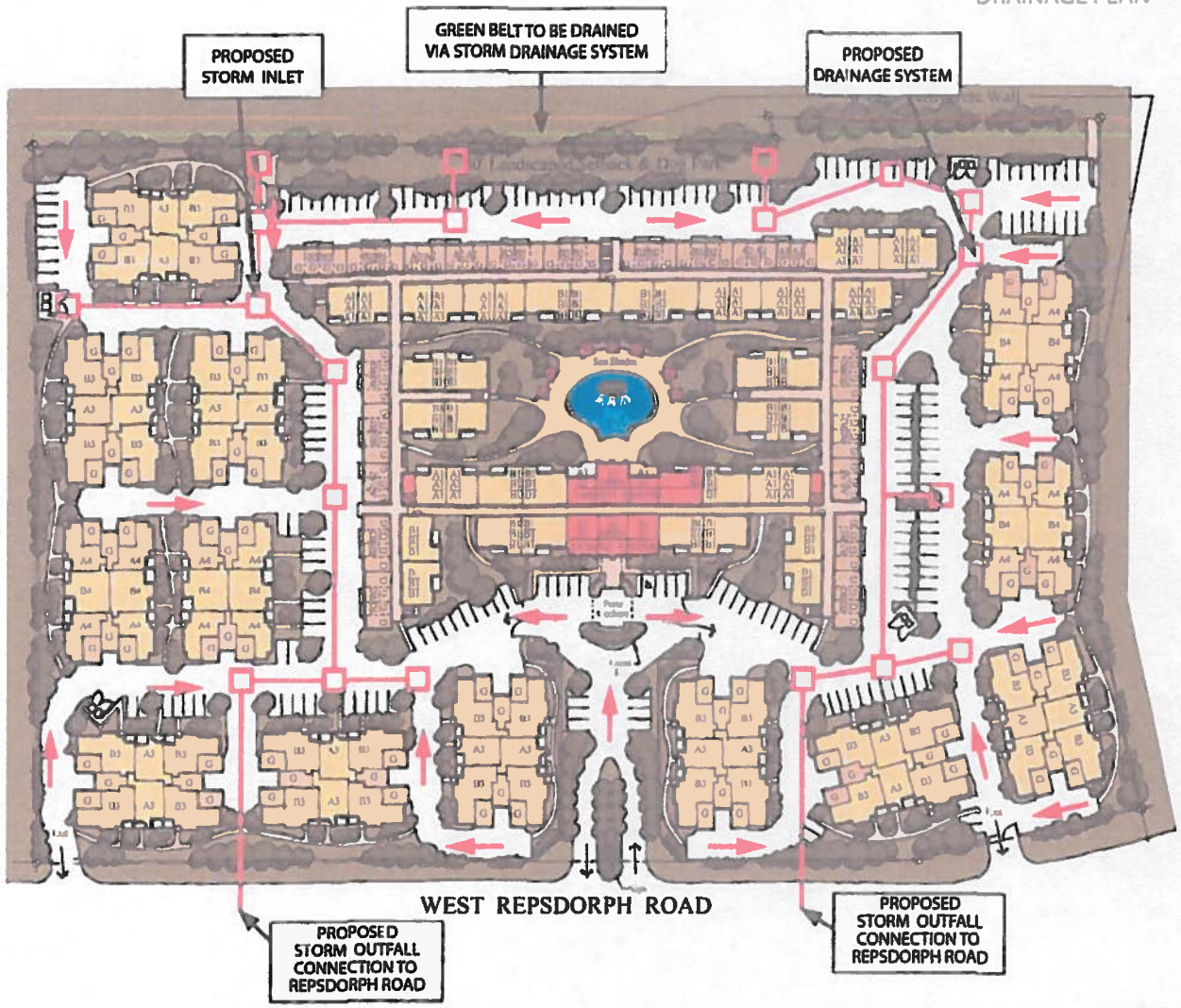
STORM LEGEND

- STORM INLET
- STORM PIPE
- DRAINGE FLOW

PROPOSED STORM DRAINAGE



SHELMARK ENGINEERING, L.L.C.
CIVIL | WATER | PLUMBING | STRUCTURAL
TX FIRM# F 2115

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ENGINEERS • PLANNERS • SURVEYORS

DATE: 02-13-2015

Wetland Delineation Plan

WMF Investments (Developer) has engaged Enercon Services, Inc. (Enercon) to perform a waters of the U.S., including wetlands, delineation. The flow chart below list the sequence of steps the Developer anticipates undertaking in order to determine the presence and impact of jurisdictional waters on the proposed development.

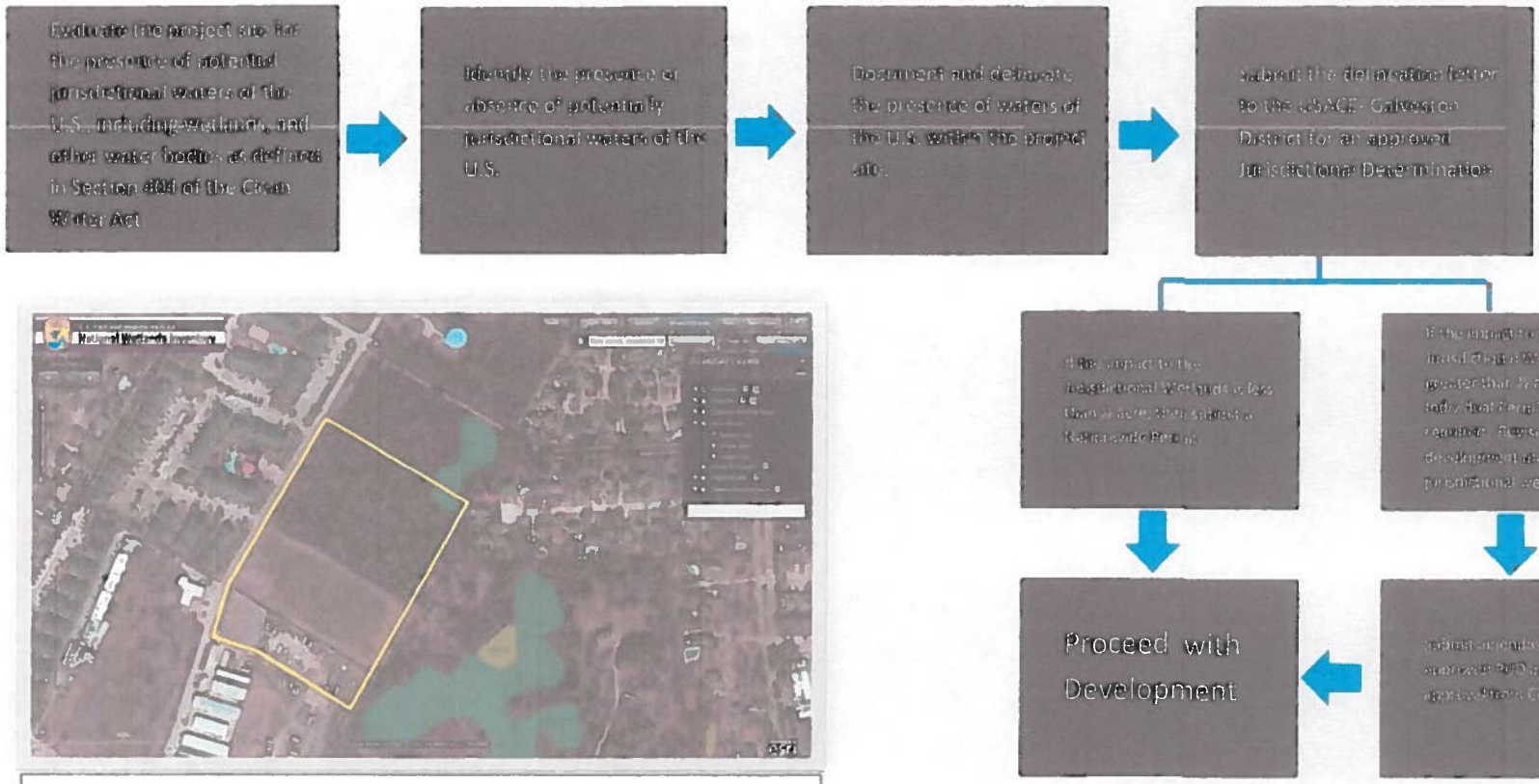

Figure 1. Screenshot of the National Wetlands Inventory Map, *Wetlands Mapper*, with the project site outlined in yellow.

Exhibit B

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*
Exhibit B-6:	*Sign and Solid Waste Enclosure Details*
Exhibit B-7 – 7a & b:	*Existing Utilities*

Exhibit B-8:	*Amenity Center*
Exhibit B-9:	*Building Elevations*
Exhibit B10a, b, & c:	*Typical Floor Plans*
Exhibit B-11:	*Development Schedule*
Exhibit B-12:	*Drainage Plan*
Exhibit B-13:	*Wetland Delineation Plan*

4. **As shown on** Exhibit 1, *Location Map*, **the PUD encompasses approximately 11.77 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 259 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) Density: No more than 23 units per acre.
   (b) Off-street parking:

      i. 1.3 parking spaces is required for each unit of Senior Living - Age Restricted Residential
      ii. Forty Two percent (42%) of the required parking shall be covered or garage parking.

   (c) 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.

   (d) 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 façade.

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 façade.

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