

The City Council and the Planning and Zoning Commission of the City of Seabrook met in special joint session on Tuesday, March 17, 2015 at 6:00 p.m. in Seabrook City Hall, 1700 First Street, Seabrook, Texas to discuss, consider and if appropriate, take action on the items listed below.

THOSE PRESENT WERE:

CITY COUNCIL

GLENN R. ROYAL	MAYOR
ROBERT LLORENTE	COUNCIL PLACE NO. 1
MIKE GIANGROSSO	COUNCIL PLACE NO. 2
GARY JOHNSON	MAYOR PRO TEM & COUNCIL PLACE NO. 3
MESLISS BOTKIN	COUNCIL PLACE NO. 4
THOM KOLUPSKI – Ex. Abs.	COUNCIL PLACE NO. 5
O. J. MILLER	COUNCIL PLACE NO. 6

PLANNING & ZONING COMMISSION

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

STAFF

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

Chairman Potts called the joint meeting to order at 6:00 p.m.

1.0 PUBLIC COMMENTS AND ANNOUNCEMENTS

Robin Riley, Sawyer Drive, thanked Mr. Friedrichs for honoring the Master Plan by moving his development, adding the buffer and honoring the wetlands. He also stated that he was disappointed with the previous Council majority vote to approve the preliminary PUD before these changes had been made.

Elle Crawford, Sawyer Drive, spoke about her volunteer efforts, business background and efforts to attract businesses into the community. She stated that it is difficult to attract businesses because of the challenges of living near the coast.

Robert Cook, Sawyer Drive stated that he is uncertain as to whether the development will be economically viable. He was concerned about an increase in traffic, cost of a new traffic light, drainage issues, the destruction of the wetlands due to drainage and loss of wildlife. He stated that he anticipates losing his electric, telephone and cable services when the new nine-foot concrete fence foundation is installed as the easement abuts his back fence. He also stated that the plan shows that wetlands are still under a portion of one building and parking. He ended by stating that this use is preferable to some commercial uses.

2.0 SPECIFIC PUBLIC HEARING(S)

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.

Citizens' comments concerning the PUD are listed under Agenda Item 1.0 above.

Bill Friedrichs, developer of the project, stated that the project had been modified since the last hearing, based on comments from Planning and Zoning Commission members and residents of Sawyer Drive. The project was moved approximately 214 feet to the south, so that only one six-unit building is on wetlands and only a single story building will now abut the Sawyer Drive cul-de-sac. He also stated that Seabrook residents who wish to live in senior housing now have to leave the city, as Seabrook does not have senior housing at this time.

Land Planner Stan Winter of Jones & Carter spoke about the benefits of this development as a Planned Unit Development (PUD). Conditions established by the PUD include additional landscaping, restricting renters to age 55 and older, compliance with a specific site plan, open space consisting of 29 percent of the land area, an amenities center and additional buffers, including a nine-foot masonry fence along the east property boundary and a tubular steel decorative fence along Repsdorph Road. Also included in the PUD document are drainage plans and a flow chart showing the process to identify the presence or absence of wetlands on the site.

Architect Mark Mucasy, Mucasy & Associates told the audience that his firm had developed many other senior communities in the state, including the Houston area. He explained that the entire front and sides of the property will consist of one-story structures, each containing six villas with attached garages. For those who want a senior community feel, there will be a three-story building in the center of the property, with setbacks of 150 feet on all sides, parking under the building and elevators. The amenities center or town hall will have a Porte-cochère leading into a two-story lobby with a fireplace. Also in the amenities center are a clubroom, kitchen, fitness center, hair salon, library, business center and restrooms. The courtyard will contain cabanas, sunshades, grill houses and a swimming pool making this a luxury community for seniors. The style has a maritime motif with a stone exterior and blue-gray trim. All units will have nine-foot ceilings, crown moldings, stone countertops, wood stained cabinets, large garden tubs and computer desks.

There were no other comments.

Upon motion, Chairman Potts and Mayor Royal adjourned the joint meeting at 6:25 p.m.

Approved this 7th day of April 2015 by the Planning and Zoning Commission.


Michael Potts, Chair

Approved this 7th day of April 2015 by the City Council.


Glenn R. Royal, Mayor


Michele L. Glaser, TRMC
City Secretary

