

1 The City Council and the Planning and Zoning Commission of the City of Seabrook met in
2 special joint session on Tuesday, April 7, 2015 at 6:00 p.m. in Seabrook City Hall, 1700 First
3 Street, Seabrook, Texas to discuss, consider and if appropriate, take action on the items listed
4 below.

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6 THOSE PRESENT WERE:

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8 **CITY COUNCIL**

9 GLENN R. ROYAL

MAYOR

10 ROBERT LLORENTE - Ex. Abs.

COUNCIL PLACE NO. 1

11 MIKE GIANGROSSO

COUNCIL PLACE NO. 2

12 GARY JOHNSON - Ex. Abs.

MAYOR PRO TEM & COUNCIL PLACE NO. 3

13 MESLISSA BOTKIN

COUNCIL PLACE NO. 4

14 THOM KOLUPSKI

COUNCIL PLACE NO. 5

15 O. J. MILLER

COUNCIL PLACE NO. 6

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17 **PLANNING & ZONING COMMISSION**

18 MICHAEL POTTS

CHAIRMAN

19 ROSEBUD CARADEC

MEMBER

20 MIKE DEHART- Ex. Abs.

MEMBER

21 BUDDY HAMMANN

VICE-CHAIR

22 BOLIVAR F. LEWIS, III - Ex. Abs.

MEMBER

23 DODIE MILLER

MEMBER

24 MICHAEL SHARPE

MEMBER

25
26 **STAFF**

27 GAYLE COOK

CITY MANAGER

28 SEAN LANDIS

ASSISTANT CITY MANAGER &

29 MICHELE L. GLASER

DIRECTOR OF COMMUNITY DEVELOPMENT

30 ALESIA HAMMOCK

CITY SECRETARY

31 STEVEN L. WEATHERED

P&Z COMMISSION SECRETARY

CITY ATTORNEY

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34 Mayor Royal called the meeting to order at 6:00 p.m. Chairman Potts conducted the meeting.
35 Councilor Kolupski recused himself for Item 1.1 and left his seat at the council table. He
36 returned to his seat after completion of Item 1.1
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38 **1.0 PRESENTATIONS**

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40 **1.1 Presentation of final plan of the Chesapeake Bay Senior Apartments Planned Unit**
41 **Development (PUD). This item will be considered for approval at the regular**
42 **meeting at 7:00 p.m. (Applicant)**
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Mr. Landis gave a presentation by reviewing the PUD plan that is attached and made a part of Ordinance No. 2015- 11. There were no questions from council members or commission members.

1.2 Presentation of the final plan for El Mar Village Townhomes Planned Unit Development (PUD). This item will be considered for approval at the regular meeting at 7:00 p.m. (Applicant)

Mr. Landis gave a presentation by reviewing the PUD plan that is attached and made a part of Ordinance No. 2015- 10. There will be one private street in the development with a paved surface of approximately 20 feet in width. Although the street does not meet city standards, it will provide sufficient access for emergency vehicles. A 10-foot utility easement on each side of the private street will be dedicated to the city.

Mr. Landis responded to several questions from members of the Council and the Commission. The Homeowners' Association Bylaws are not included in the PUD document. This document is usually submitted at the time of platting. The PUD does not show plans for balconies, delineate ceiling height or show the development of green space within the project. Some units will face El Mar Lane. Applicants will comply with city standards regarding street lighting. In answer to a concern about whether parking on the private street would impede emergency vehicles, Mr. Landis stated that there will be two off-street parking spaces per unit.

2.0 PUBLIC COMMENTS AND ANNOUNCEMENTS – None.

3.0 SPECIFIC PUBLIC HEARING(S)

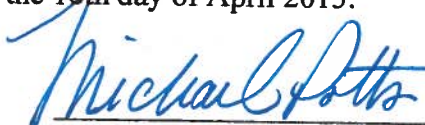
3.1 Proposed Ordinance No. 2015-08, "Procedure for Consideration of Preliminary PUD Plans. (Landis)

AN ORDINANCE AMENDING THE SEABROOK CODE OF ORDINANCES, APPENDIX A "COMPREHENSIVE ZONING", ARTICLE 4, "SPECIAL USE REGULATIONS", SECTION 4.10 "PLANNED UNIT DEVELOPMENTS" ("PUD"), BY UPDATING AND CLARIFYING PROCEDURES FOR CONSIDERATION OF PRELIMINARY PUD PLANS PURSUANT TO SUBSECTION 4.10.06 "PUD DESIGNATION PROCEDURE"; PROVIDING FOR A PENALTY IN AN AMOUNT NOT TO EXCEED \$2000.00 FOR VIOLATION OF ANY PROVISION HEREOF BY INCLUSION INTO THE CODE; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES INCONSISTENT OR IN CONFLICT HERewith; AND PROVIDING FOR SEVERABILITY, EFFECTIVE DATE AND NOTICE.

Mr. Landis explained that this ordinance will allow the City Council to make changes at the time of preliminary PUD approval. Currently, only the Planning and Zoning Commission may make changes at the time of preliminary approval. There were no questions from council members or commission members.

89 Upon an approved motion, Mayor Royal and Chairman Potts adjourned the joint meeting at 6:26
90 p.m.

91 Approved by the Planning and Zoning Commission on the 16th day of April 2015.
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Michael Potts, Chairman

97 Approved by the City Council on the 21st day of April 2015.
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Glenn R. Royal, Mayor

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104 Michele Glaser, TRMC
105 City Secretary
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