



*CITY
OF
SEABROOK*

AGENDA
BRIEFING

Date of Meeting: September 20, 2016

Submitter/Requestor: Sean Landis

Date Submitted: September 7, 2016

Presenter: Sean Landis

Description/Subject:

Consider and take all appropriate action on the request for approval for amendments to the 11.7726 acre tract Chesapeake Bay Senior Living Community Planned Unit Development (PUD), the addition of a 4.5156 acre tract, a 3.7817 acre tract, and a 7.846 acre tract to increase the residential portion and add commercial uses to the PUD.

AN ORDINANCE AMENDING ORDINANCE 2015-11 APPROVING "CHESAPEAKE BAY PLANNED UNIT DEVELOPMENT (PUD)" LOCATED IMMEDIATELY EAST OF REPSDORPH ROAD AND SOUTH OF BRUMMERHOP PARK, BY REVISING THE PLANNED UNIT DEVELOPMENT ("PUD") PLAN, REGULATIONS, RESTRICTIONS AND CONDITIONS ("PLAN") BY CREATING A PHASE II, III, AND IV, LIMITING ALL COMMERCIAL USES TO BE LOCATED WITHIN PHASE III TO THOSE PERMISSIBLE WITHIN C-1 (LIGHT-COMMERCIAL DISTRICT) WITH THE EXCEPTION THAT RESTAURANTS SHALL BE A USE BY RIGHT AND NOT REQUIRE A CONDITIONAL USE PERMIT; 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.

Name of Applicant (if applicable) : WMF Investments (Bill Friedrichs)

Legal Description (if applicable):

11.7726 acre tract of land partially out of Farm Lot 1 of the Repsdorph Partition, located in the Ritson Morris League Survey Abstract 52, Harris County, Texas. Being a 4.5156 acre tract of land out of the Rison Morris League, Abstract 52, Harris County, Texas. Being a 3.7817 acre tract of land out of Farm Lot 1 of the Ritson Morris League Survey, Abstract 52, Harris County, Texas. Being a 7.846 acre tract of land out of the Ritson Morris League Survey, Abstract 52, Harris County, Texas. The property is located immediately east of Repsdorph Road and south of Brummerhop Park.

Purpose/Need: Policy Issue

Background/Issue (What prompted this need?):

January 6, 2015, City Council along with the Planning and Zoning Commission approved the Chesapeake Bay Luxury Seniors Community, Planned Unit Development Plan. The approved plan consists of 259 units of age restricted multifamily units.

January 21, 2016, the developer requested that the Planning and Zoning Commission consider the following amendments to the approved Chesapeake Bay PUD Plan:

1. Create a Phase II, which consists of an additional 48 units of one story apartment units with attached garages. The units are proposed to be constructed on an additional 6.7 acre tract of land located to the east of the originally approved 11.7726 acre tract of land.
2. Create a Phase III, which consists of Light Commercial Retail and Mini Storage Warehouse. The Light Commercial will include 5000 square feet of C-1 (Light Commercial) retail space. The Mini Warehouse is proposed to be a 3 story, 165,000 square feet climate controlled facility. Phase III is proposed to be constructed on a 5.6 acre tract of land located to the north of the originally approved 11.7726 acres tract of land.

The Commission concluded by a vote 4 to 3 to postpone any decision to recommend any modifications to the Chesapeake Bay PUD until the Comprehensive Master Plan updates have been approved by City Council.

August 2, 2016, City Council with a unanimous vote, approved the 2035 Comprehensive Master Plan.

The Developer, WMF Investments is requesting that the Planning and Zoning Commission consider the following amendments to the approved Chesapeake Bay PUD Plan:

1. Create a Phase II, which consists of an additional 48 units of one story apartment units with attached garages. The units are proposed to be constructed on an additional 4.5156 acre tract of land located to the east of the originally approved 11.7726 acre tract of land.
2. Create a Phase III, which consists of Light Commercial Retail and Mini Storage Warehouse. The Light Commercial will include 5000 square feet of C-1 (Light Commercial) retail space with the exception that restaurants shall be an allowable use by right and not require a conditional use permit. The Mini Warehouse is proposed to be a 3 story, 135,600 square feet climate controlled facility. Phase III is proposed to be constructed on a 3.7817 acre tract of land located to the north of the originally approved 11.7726 acres tract of land.
3. Create a Phase IV, which consists of an additional 90 units of one story apartment units with attached garages and an additional 2,000 square foot clubhouse. The units are proposed to be constructed on an additional 7.846 acre tract of land located to the southeast of the originally approved 11.7726 acre tract of land.

Impacted Parties (Expected/Notified): N/A

Miscellaneous Comments: N/A

Recommended Action:

The proposed changes to the “Chesapeake Bay Senior Living Community Planned Unit Development (PUD)” were recommended for approval by the Planning and Zoning Commission by a 4-2 vote at their regular meeting held on August 18, 2016.

Ayes: Potts, Caradec, Davis and Hammann
Nays: Sharpe and DeHart
Absent: Miller

All requests must be submitted to the City Secretary's Office no later than 12:00 p.m. on the Monday, one week prior to the regular Tuesday Council Meeting. All required attachments are to be submitted with the request. Incomplete items cannot be placed on the agenda.

Attachments:

- (1.) Copy of Proposed Ordinance 2016-26
- (2.) Copy of the Planning and Zoning Commission Official Report
- (3.) Copy of Modified Planned Unit Development (PUD) Document

Fiscal Impact: Finance Officer Review Yes No
Budgeted Yes No
Budget Amendment Required Yes No

Budget Dept/Line Item Number: N/A
Future/Ongoing Impact: N/A

Funding Comments: N/A

Where on the agenda should this item be placed? Specific Public Hearing

Suggested Motion:

The proposed changes to the “Chesapeake Bay Senior Living Community Planned Unit Development (PUD)” were recommended for approval by the Planning and Zoning Commission by a 4-2 vote at their regular meeting held on August 18, 2016.

Ayes: Potts, Caradec, Davis and Hammann
Nays: Sharpe and DeHart
Absent: Miller

(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 on

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

All requests must be submitted to the City Secretary's Office no later than 12:00 p.m. on the Monday, one week prior to the regular Tuesday Council Meeting. All required attachments are to be submitted with the request. Incomplete items cannot be placed on the agenda.