

1 The Seabrook Planning and Zoning Commission met on Thursday, January 21, 2016 in regular session at
2 Seabrook City Hall, 1700 First Street, Seabrook, Texas to consider and if appropriate, take action on the
3 agenda items listed below:

4
5 THOSE PRESENT WERE:

6		
7	MICHAEL POTTS	CHAIRMAN
8	BUDDY HAMMANN	VICE CHAIRMAN
9	ROSEBUD CARADEC	MEMBER
10	MIKE DEHART	MEMBER
11	DODIE MILLER	MEMBER
12	MICHAEL SHARPE	MEMBER
13	LAURA DAVIS	MEMBER
14	SEAN LANDIS	DIRECTOR OF COMMUNITY DEVELOPMENT
15		
16	ALESIA HAMMOCK	SECRETARY
17		

18 Chairman Potts called the meeting to order at 7:00 p.m. and stated there was a quorum present.

19
20 **1.0 ROUTINE PUBLIC HEARING AND ANNOUNCEMENTS**

21
22 Robert Rodriguez, Sawyer Drive, stated that his property backs up to the Senior Living PUD.
23 Mr. Rodriguez stated that his only concern was drainage and flooding.

24
25 **2.0 SPECIFIC PUBLIC HEARINGS**

26
27 **2.1 Request for approval for amendments to the Chesapeake Bay Senior Living
28 Community Planned Unit Development (PUD).**

29
30 Sean Landis gave a brief report. He stated that on January 6, 2015, City Council along with the
31 Planning and Zoning Commission approved the Chesapeake Bay Luxury Seniors Community,
32 Planned Unit Development Plan. The approved plan consists of 259 units of age restricted
33 multifamily units. He stated that the developer is requesting that the Planning and Zoning
34 Commission consider the following amendments to the currently approved Chesapeake Bay PUD
35 Plan:

36
37 1. Create a Phase II, which consists of an additional 48 units of one story apartment units with
38 attached garages. The units are proposed to be constructed on an additional 6.7 acre tract of land
39 located to the east of the originally approved 12 acre tract of land.

40
41 2. Create a Phase III, which consists of Light Commercial Retail and Mini Storage Warehouse.
42 The Light Commercial will include 5000 square feet of C-1 (Light Commercial) retail space. The
43 Mini Warehouse is proposed to be a 3 story, 165,000 square feet climate controlled facility.
44 Phase III is proposed to be constructed on a 5.6 acre tract of land located to the north of the
45 originally approved 12 acres tract of land.

46
47 Mike DeHart asked if Phase II was enough density to require two entrances.

48
49 Mr. Landis stated no, that it complies with Seabrook's ordinances.

50
51 Laura Davis stated that she had concerns with the parking and ingress/egress for emergency
52 personal on the Phase II portion.

53
54 Mr. Landis stated that during the review process the Fire Marshall will look at the ingress and
55 egress for emergency personal. He stated that they will not approve it unless it complies with all
56 state and city codes. Mr. Landis stated that staff was satisfied with the number of parking spaces.
57
58 Michael Sharpe asked what the maximum height was for the storage units.
59
60 Mr. Landis stated that it was 40 feet.
61
62 Buddy Hammann asked if the Master Plan update was approved.
63
64 Mr. Landis stated that the goal is to have it approved by the end of April.
65
66 Buddy Hammann stated that they did not know if the amendments would fit in with the Master
67 Plan. He stated that other projects had been tabled by City Council until the Master Plan was
68 finished.
69
70 Mr. Landis stated that he did not think that in the updated Master Plan this area would change a
71 great deal because the rest of this corridor is multi-family.
72
73 Stan Winter, New Trails Drive, The Woodlands, stated that he was the Planning Division
74 Manager for the project. He stated that this was amendment to the existing PUD and what they
75 were amending was adding two additional tracts to what was previously approved. He stated this
76 would bring the total acreage to the amended PUD to just over 20 acres. The tract to the east of
77 the project (Phase II) is 4.5 acres which would consist of 48 additional one story, one - two
78 bedroom units. Mr. Winter stated that Phase III is 3.78 acres located north of the original PUD
79 and would allow the construction of light commercial uses and a climate controlled mini-
80 warehouse. He stated that the revised plan would create additional parking and open spaces. He
81 stated that all of the requirements and regulations that were approved with original PUD will
82 remain with the amendments. Mr. Winter stated that they have provided a detailed diagram of the
83 drainage plan. He stated that the system was designed to with sufficient capacity to accept the
84 inflow from properties offsite adjacent to the project plus collect the onsite drainage and convey
85 all of that storm water to the existing canal.
86
87 Mark Mucasey, Houston, Texas, stated that Phase II enriches the whole bedroom community
88 atmosphere to the PUD. He stated that they have extended the greenbelt into Phase II and now
89 have a continuous greenbelt and walkway that connects to the park on the north side of the
90 project. The development of the mini-warehouse and retail in Phase III was their attempt to
91 coincide with the civic scale of the three-story building on Phase I.
92
93 Ed Figiro, Shellmark Engineering, stated that their priority is to address any drainage issues.
94
95
96 The following citizens spoke against the amendments to the Chesapeake Bay Senior Living
97 Community Planned Unit Development stating that they were concerned about drainage and
98 flooding issues:
99
100 Robert Cooke, Cheryl Radney, and Derek Maxwell.
101
102 Bill Friedrichs, Kirby Drive, asked if the Commissioners had any questions for him.
103
104 Laura Davis asked about the access point to the mini-warehouse.

105
106 Mr. Friedrichs stated that there would be entrances on each end of the warehouses to access the
107 inside storage units on the second floor and garage doors on the units on the first floor exterior.
108

109 Rosebud Caradec asked if the retail would be more than one story.

110
111 Mr. Mucasey stated that the retail would be one story.

112
113 Laura Davis asked if Mr. Friedrichs owned all of the property.

114
115 Mr. Friedrichs stated that he owned the property of Phase I and Phase III and he had a contract on
116 the Phase II property.

117
118 Laura Davis asked if he planned to purchase more property to extend the project even further or if
119 Phase II and III was the end.

120
121 Mr. Friedrichs stated that he had looked at the 7.2 acres on the south side, but this was it was for
122 now.

123
124 Laura Davis asked if there were potential tenants for the retail.

125
126 Mr. Friedrichs stated that he was talking to some of the businesses located on Hwy. 146 that were
127 being displaced.

128
129 **Chairman Potts closed the Specific Public Hearing portion of the meeting at 8:12.**

130
131 **3.0 NEW BUSINESS – The Commission will discuss, consider, and if appropriate, take action**
132 **on the items listed below.**

133
134 **3.1 Discussion, consideration, and possible action regarding the request for approval for**
135 **amendments to the Chesapeake Bay Senior Living Community Planned Unit**
136 **Development (PUD).**

137
138 **Motion was made by Buddy Hammann and seconded by Dodie Miller**

139
140 *To approve the request for amendments to the Chesapeake Bay Senior Living Community Planned*
141 *Unit Development (PUD) as presented.*

142
143 Buddy Hammann stated that they should wait until the approval of the Master Plan.

144
145 Dodie Miller and Rosebud Caradec stated that they approved of the amendments.

146
147 Mike DeHart stated that he had a problem with the mini-warehouse and they should wait for the
148 Master Plan.

149
150 Michael Sharpe stated that he had a problem with the mini-warehouse.

151
152 Laura Davis stated that she was concerned about the warehouse and the drainage and catch
153 basins. She stated that they should wait for the Master Plan.

154
155 **Motion was made by Laura Davis and seconded by Mike DeHart**
156

157 *To Postpone the item.*

158

159 **Motion was amended by Laura Davis and seconded by Mike DeHart**

160

161 *To Postpone the item until the approval of the Master Plan by City Council.*

162

163 Ayes: Davis, DeHart, Hammann, and Sharpe

164 Nays: Caradec, Miller, and Potts

165

166 **MOTION CARRIES BY MAJORITY VOTE.**

167

168 **4.0 ROUTINE BUSINESS**

169

170 **4.1 Discussion, consideration and possible action concerning the minutes from the December**
171 **17, 2015 Planning & Zoning Commission meeting.**

172

173 **Motion was made by Buddy Hammann and seconded by Rosebud Caradec**

174

175 *To approve the minutes from the December 17, 2015 Planning & Zoning Commission meeting as*
176 *presented.*

177

178 Ayes: Caradec, Davis, Hammann, Miller, Potts, and Sharpe

179 Nays: None

180 Abstained: DeHart

181

182 **MOTION CARRIES BY UNANIMOUS CONSENT OF THOSE VOTING.**

183

184 **4.2 Report from the Director of Planning and Community Development on the status**
185 **of a list of actions taken by Planning & Zoning and sent to City Council for its**
186 **action or review.**

187

188 Sean Landis gave a brief report.

189

190 **4.3 Discussion with staff and P&Z Commission to establish future agenda items and meeting**
191 **dates.**

192

193 Chairman Potts stated that the next meeting would be held on February 18, 2016 and the
194 following items would be discussed: Modifications to the PUD Ordinance

195

196 **Motion was made by Buddy Hammann and seconded by Laura Davis**

197

198 *To adjourn the Planning & Zoning Commission meeting.*

199

200 **MOTION CARRIES BY UNANIMOUS CONSENT.**

201

202 Having no further business, the meeting adjourned at 8:39 p.m.

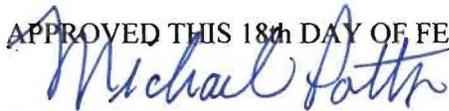
203

204 APPROVED THIS 18th DAY OF FEBRUARY, 2016.

205

206

207



Michael Potts, Chairman



Alesia Hammock, Secretary