

1 The Seabrook Planning and Zoning Commission met on Thursday, April 21, 2016 in regular  
2 session at Seabrook City Hall, 1700 First Street, Seabrook, Texas to consider and if appropriate,  
3 take action on the 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	STEVE WEATHERED	CITY ATTORNEY
15	SEAN LANDIS	DIRECTOR OF COMMUNITY DEVELOPMENT
16		
17	ALESIA HAMMOCK	SECRETARY

18  
19 Chairman Potts called the meeting to order at 7:00 p.m. and stated there was a quorum present.  
20

21 **1.0 ROUTINE PUBLIC HEARING AND ANNOUNCEMENTS**  
22

23 Robert Kidd, Victorian Court, stated that he was speaking about the Hwy. 146 expansion  
24 project. He stated that the north bound exit for the pass over comes down at  
25 approximately Fourth Street. It will not be possible to come off of the exit and go down  
26 what is now available on any of the streets to the south of that (Hardesty, Meyer, Fifth.)  
27 So you will have to go around to Third Street, Main Street, First Street, or further if you  
28 want to turn east into Seabrook. He stated that the City missed the ball when they  
29 accepted this a year or so ago. They should have demanded that the exit be moved south  
30 as far as possible.  
31

32 Marian Kidd, Victorian Court, stated that she was also speaking about the Hwy. 146  
33 expansion project. She stated that they were overjoyed to hear that the City had arranged  
34 for an exit for Nasa Road One, but the point that has never come out until recently is that  
35 anyone exiting could not make a right turn or even change lanes until they got within a  
36 block of Nasa Road One, which cuts out the number one prime piece of property as you  
37 enter our city which is on the water and 146 from being accessed from that point. She  
38 stated that the City should push to have the exit further south so that it can have the  
39 benefit from some wonderful business there. It is available and for sale. There should  
40 be a huge concern for this and not only for that piece of property but the many businesses  
41 and property owners in that area.  
42

43 **2.0 SPECIFIC PUBLIC HEARING**  
44

45 **2.1 Request for an amendment to the Seabrook City Code, Appendix A,**  
46 **“Comprehensive Zoning”, Article 4, “Special Use Regulations”, Section 4.16**  
47 **“Seabrook Town Center Overlay District Regulations”.**  
48

49 Sean Landis gave a presentation on the proposed Seabrook Town Center Overlay District  
50 Regulations. Mr. Landis stated that there was a Developers Agreement that was signed  
51 by the developers agreeing that they would only put certain uses on the properties even  
52 though they had C-2 zoning and that they would create a buffering area adjacent to the  
53 most northern subdivision. What the developers have agreed to do is to come forth and  
54 allow us to put those items into a city ordinance or overlay and also add some additional  
55 requirements such as architectural requirements. The developers are requesting an  
56 overlay be created for the district as a whole to set the standard for what the look is going  
57 to be. Mr. Landis stated that he has created the draft overlay text (attached) for  
58 discussion.

59  
60 Mr. Landis stated that in the C-2 Ordinance the height maximum is 40 feet and they are  
61 requesting 50 feet.

62 Mr. Landis stated that the developers have created a Special Landscape Area within the  
63 buffering requirements. The Special Landscape Area boundaries are the area within 50  
64 feet of contiguous and adjoining R-1 zoned properties and shall meet the following  
65 standards: pervious, landscaped area; no drives or parking; no commercial or retail  
66 use; and, irrigation maintained by the owner thereof in good order, appropriately  
67 trimmed and clear of trash/debris.

68 The Special Landscape Area has Special Screening /Buffering requirements which  
69 include: 8 foot masonry wall without openings and trees no shorter than 8 feet tall and  
70 in a quantity of no less than one tree per four feet of boundary wall shall be planted,  
71 maintained, and replaced as required. The lay out shall be approved by the City  
72 Planning Director at the time of plan approval for the Project. The trees shall be  
73 appropriately irrigated.

74 Special Setbacks for Certain Uses: The following uses must be setback 75' from the  
75 following distances from contiguous and adjoining R-1 zoned properties located in the  
76 Special Landscape Area: Loading Docks, Trash Dumpsters, and Open Storage.

77 Laura Davis stated that she would like to see the Special Landscape Area extend  
78 across the entire R-1 boundary.

79 Mr. Landis stated that Signage in the Overlay District shall be uniform in materials  
80 and general appearance.

81 Three types of Ground Sign types will be allowed and must all be permitted through  
82 the City.

83 1. Multi-Tenant, Multi-Lot Signage: One sign of this type will be permitted for  
84 signage of combined lots that total more than 6 acres for each 750' of frontage. A  
85 sign of this type on Hwy 146 frontage shall have a maximum height of 60' and  
86 maximum width of 24' including all structure and finishes. A sign of this type on  
87 Repsdorph frontage shall have a maximum height of 50' and maximum width of  
88 22' including all structure and finishes. A sign of this type on Lakeside frontage  
89 shall have a maximum height of 30' and maximum width of 15' including all  
90 structure and finishes.

91 2. Multi-Tenant, Single Lot signage: One sign of this type will be permitted per  
92 applicable Lot. A sign of this type shall have a maximum height of 8' and  
93 maximum width of 6' including all structure and finishes.

94 3. Single Tenant, Single Lot signage: One sign of this type will be permitted per  
95 applicable Lot. A sign of this type shall have a maximum height of 5' and  
96 maximum width of 4' including all structure and finishes.  
97

98 Directional Signs: Small directional signs may be used where it helps circulation on  
99 site. No directions sign shall exceed 8 square feet in size or 36" tall, and lettering  
100 should be no more than 4" tall.  
101

102 Buddy Hammann had a question regarding 4.16.16. A. He stated that in the paragraph it  
103 states the external architectural finishes of the buildings located in the Overlay District  
104 must be uniform in materials and general appearance in a manner to be harmonious  
105 with the other buildings in creating a "Village" feel. He asked who made that decision.  
106

107 Mr. Landis stated that statement should be removed.  
108

109 Michael Sharpe stated that in regards to 4.16.15. Signage: A-1. Multi-Tenant, Multi-Lot  
110 Signage, do we know the general idea of how much footage we have along the Hwy.  
111 146 frontage. He was looking at how many signs they could potentially have that are  
112 50 and 60 feet.  
113

114 Mr. Landis stated that they could request an exhibit to be incorporated into the overlay  
115 ordinance showing exactly where the signs would be located and then modify the  
116 language to reflect that.  
117

118 The following citizens spoke against the Seabrook Town Center Overlay District  
119 Regulations stating that they were concerned about the height and placement of the signs,  
120 heavy building restrictions, buffering requirements, air quality, late night noise and street  
121 lights.  
122

123 Juan Umana, Wild Oak Forest Lane	Justin Murry, Vermillion
124 Scott Frade, Oak Dale Way	Katy Murry, Vermillion
125 Tom Diegelman, Acadiana Lane	Bonnie Frade, Oak Dale Way
126 Robert Kidd, Victorian Court	

127  
128 Chairman Potts closed the Specific Public Hearing portion of the meeting at 8:17.  
129

130 **2.0 NEW BUSINESS**

131  
132 **3.1 Discussion, consideration, and possible action regarding the election of Planning &**  
133 **Zoning Chairman and Vice Chairman.**  
134

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

136  
137 *To nominate Michael Potts as Chairman of the Planning & Zoning Commission.*  
138

139 **MOTION CARRIES BY UNANIMOUS CONSENT.**  
140

141 **Motion was made by Rosebud Caradec and seconded by Dodie Miller**

142  
143 *To nominate Buddy Hammann as Vice Chairman of the Planning & Zoning*  
144 *Commission.*

145  
146 **MOTION CARRIES BY UNANIMOUS CONSENT.**

147  
148 **3.2 Discussion, consideration, and possible action regarding the request for an**  
149 **amendment to the Seabrook City Code, Appendix A, “Comprehensive Zoning”,**  
150 **Article 4, “Special Use Regulations”, Section 4.16 “Seabrook Town Center Overlay**  
151 **District Regulations”.**

152  
153 **Motion was made by Buddy Hammann and seconded by Rosebud Caradec**

154  
155 *To approve the request for an amendment to the Seabrook City Code, Appendix A,*  
156 *“Comprehensive Zoning”, Article 4, “Special Use Regulations”, Section 4.16 “Seabrook*  
157 *Town Center Overlay District Regulations” as presented.*

158  
159 Buddy Hammann asked if they could approach the County regarding the Repsdorph right-  
160 of-way to use it as a buffer.

161  
162 Mr. Landis stated yes.

163  
164 Buddy Hammann stated that if the County right-of-way could not be used, they could  
165 request a buffer wall.

166  
167 Dodie Miller stated that they should address the requested signage requirements.

168  
169 Michael Sharpe stated that they needed to ask the developer for an overlay of where they  
170 are proposing to put the signs.

171  
172 Mike DeHart stated that the signs were a concern for him also.

173  
174 Rosebud Caradec stated that with the amount of material that they needed to review, they  
175 should table this item until the next P&Z meeting.

176  
177 **Motion was made by Rosebud Caradec to table this item.**

178  
179 **MOTION FAILS DUE TO LACK OF SECOND.**

180  
181 Buddy Hammann stated that he wanted to clarify a statement made by Mr. Landis, that as  
182 it stands now this whole area is already zoned for commercial development and what the  
183 developer is requesting is to make it more restrictive on the zoning requirements so that  
184 any future developers will have to comply with the same overlay requirements. He stated  
185 that if the City starts asking for more restrictions, the developer can withdraw their  
186 overlay request and develop the property with the C-2 requirements which are much less  
187 restrictive.

188

189 Mr. Landis stated that was correct, they would just have to abide by the developers  
190 agreement.

191  
192 Laura Davis asked if the developer's agreement was transferrable or is it specific to the  
193 current property owner.

194  
195 Steve Weathered stated that he believed so.

196  
197 Ms. Davis stated that the changes she would like to see are:

- 198 • adding the additional R-1 property to the Special Landscape Area,
- 199 • submitting an exhibit of the major signs fronting Hwy. 146,
- 200 • removing "the external architectural finishes of the buildings located in the  
201 Overlay District must be uniform in materials and general appearance in a  
202 manner to be harmonious with the other buildings in creating a "Village" feel."  
203 from 4.16.16. A., and
- 204 • buffer wall along Repsdorph right-of-way

205  
206 Sean Landis stated that he could make the recommended changes and bring it back to  
207 Planning & Zoning at their next meeting. He stated that he would request that the  
208 developers attend the next meeting.

209  
210 **MOTION FAILS BY UNANIMOUS CONSENT.**

211  
212 **3.3 Discussion, consideration and possible action regarding an update on the expansion**  
213 **of Hwy. 146.**

214  
215 Sean Landis gave a brief report.

216  
217 **4.0 ROUTINE BUSINESS**

218  
219 **4.1 Discussion, consideration and possible action concerning the minutes from the**  
220 **March 17, 2016 Planning & Zoning Commission meeting.**

221  
222 **Motion was made by Dodie Miller and seconded by Michael Sharpe**

223  
224 *To approve the minutes from the March 17, 2016 Planning & Zoning Commission*  
225 *meeting as presented.*

226  
227 Ayes: Caradec, Hammann, Potts, and Sharpe

228 Nays: None

229 Abstained: Davis and DeHart

230  
231 **MOTION CARRIES BY UNANIMOUS CONSENT OF THOSE VOTING.**

232  
233 **4.2 Report from the Director of Planning and Community Development on the status**  
234 **of a list of actions taken by Planning & Zoning and sent to City Council for its**  
235 **action or review.**

236

237 Sean Landis gave a brief report.

238  
239 **4.3 Discussion with staff and P&Z Commission to establish future agenda items and**  
240 **meeting dates.**

241  
242 Chairman Potts stated that the next meeting would be held on May 19, 2016 and the  
243 following items would be discussed:

- 244  
245
  - Seabrook Town Center Overlay Ordinance

246  
247 **Motion was made by Buddy Hammann and seconded by Dodie Miller**

248  
249 *To adjourn the Planning & Zoning Commission meeting.*

250  
251 **MOTION CARRIES BY UNANIMOUS CONSENT.**

252  
253 Having no further business, the meeting adjourned at 8:47 p.m.

254  
255 APPROVED THIS 19TH DAY OF MAY, 2016.

256  
257   
258 \_\_\_\_\_  
Michael Potts, Chairman

  
\_\_\_\_\_  
Alesia Hammock, Secretary

## 04/21/2016 DRAFT – Seabrook Town Center Overlay District Regulations

### Sec. 4.16. The Seabrook town center commercial development overlay district regulations.

*4.16.01. Purpose:* The Seabrook Town Center Commercial Development Overlay District (“STCOD”) is intended to promote an attractive mixed-use retail commercial development exhibiting an overall desirable appearance with enduring quality. The overlay will provide direction to the tenant/owner/developer by defining certain design elements and areas which should be common to the project and will unify its overall design. The standards that follow allow for and promote design integration. The city has conducted extensive study for the purposes of establishing the regulations that follow:

*4.16.02. Applicability:* All new developments and changes to existing developments in the district that require site plan or building permit approval are subject to the requirements of the overlay district in addition to other applicable regulations in the City’s Code of Ordinances.

*4.16.03. Boundaries of the overlay district:* The Seabrook Town Center Commercial Development overlay district (“STCOD”) shall consist of the area lying west of the western edge of (State Highway 146 right-of-way, north of Vermillion Drive rear property lines, east of Loch Lake Drive rear property lines, east of Ed White Elementary School, south of Oak Dale Way rear property lines, and south of Seabrook Methodist Church.



4.16.04. *Submission and plan review procedures:*

- A. Application submittals: A completed building permit application form and three (3) sets of plans printed at a standard architectural sheet size of a minimum of (24"X 36") along with one electronic copy in PDF format, and include the following:
1. Site Survey.
  2. Site improvement details such as building(s), parking lot(s) and or garage, curbing, walks, culvert, fences, water quality elements, screens, and mechanical equipment.
  3. Civil plans that include existing and proposed grades and wet/dry utilities with sizes and locations.
  4. Building plans and elevations (one copy of a colored elevation is needed). Samples of all exterior building materials to show color, texture, and finish.
  5. A separate Landscape Plan(s) showing all vegetation setbacks, existing and proposed plant material, and irrigation to be installed (irrigation should be to shoulder of road within jurisdictional codes, ordinances, etc).
  6. Site and exterior building Lighting Plan with Lumens per acre calculations and photo metrics including average light levels achieved.
  7. Location and details for all exterior signage whether freestanding or building mounted (Signage Plan).
  8. Construction access and staging areas.

4.16.05. *Uses:* Uses permitted by right and by conditional use shall be governed by Section 3.15, "Comprehensive land use regulation matrix" STCOD District.

4.16.06. *Area Regulations:*

Street Setback Criteria						
	Landscape & Parking Setbacks			Building Setbacks		
	Front	Side**	Rear	Front	Side*	Rear
<b>Streets</b>						
SH 146	20'	5'	5'	40'	40'	10'
Repsdorph	15'	5'	5'	25'	25'	10'
Lakeside	15'	5'	5'	25'	25'	10'

\*For Lots where buildings abut each other for a contiguous shopping center, the Building Side Setback can be 0'.

\*\*For Lots where the lot line runs in the middle of a driveway for a contiguous shopping center, the Landscape Setback can be 0'.

Side Building Setback Requirements				
Land Use	Adjoining Thoroughfare	Adjoining Collector	Adjoining R-1 - R-2 Single Family	Adjoining Commercial
Commercial	25'	25'	50'	Per IBC
Rear Building Setback Requirements				
Land Use	Rearing Thoroughfare	Rearing Collector	Adjoining R-1 - R-2 Single Family	Adjoining Commercial
Office	10'	10'	50'	10'
Retail	10'	10'	50'	10'

4.16.07. *Building height:* No building or structure shall have a finished floor whose elevation exceeds 74 feet 11 inches above finished grade. Structures exceeding 50 feet in height shall require a conditional use permit and shall be set back from properties zoned R-1 and R-2 a distance equal to the height of the structure. This setback shall not apply to church steeples, spires, belfries, cupolas, or other normal appurtenances usually required to be placed above the roof level and not intended for human occupancy.

4.16.08. *Buffering and screening:*

A. Special Landscape Area: (Graphic 4-A delineates the Special Landscape Area boundaries) the area within 50' of contiguous and adjoining R-1 zoned properties located in the Special Landscape Area shall meet the following standards:

1. Pervious, landscaped area
2. No drives or parking
3. No commercial or retail use
4. Irrigated Maintained by the owner thereof in good order, appropriately trimmed and clear of trash/debris.

B. Special Screening /Buffering: Along the Boundary with contiguous and adjoining R-1 zoned properties located in the Special Landscape Area, the following requirement shall apply:

1. 8' masonry wall without openings
2. Trees no shorter than 8' tall and in a quantity of no less than one tree per four feet of boundary wall shall be planted, maintained, and replaced as required. The lay out shall be approved by the City Planning Director at the time of plan approval for the Project. The trees shall be appropriately irrigated.

C. Special Setbacks for Certain Uses: The following uses must be setback 75' from the following distances from contiguous and adjoining R-1 zoned properties located in the Special Landscape Area:

1. Loading Docks
2. Trash Dumpsters
3. Open Storage

Graphic 4-A  
Special Landscape Area



*4.16.09. Outside storage and display:* Outside storage, display, and sales is only permitted for Single Tenants that exceed 50,000 SF of Gross Interior Square Footage. Outside Storage must be screened from view from all public streets with the use of screening walls, landscaping, or berms. Outside display and sales areas must be out of traffic circulation areas and maintained at all times to keep the area clean and free of debris and trash.

*4.16.10. Parking:* Concrete paving on any Lot shall be used for all paving surfaces of sufficient thickness to withstand the anticipated commercial traffic based on sound Geotechnical Engineering recommendations for the Lot. Paint Striping for Fire Lanes shall be per City requirements. Paint Striping for Parking and Traffic Control shall be 4" in width, White Traffic Paint, of the Best Commercial Quality. Pavers are required at all driveway entry points from a Public Right Of Way. Pavers shall be set on recessed 7" paving according to City standards. Pavers to start 15' inside of the Lot and extend to 25' inside the Lot and run the full width of the driveway. Pavers shall be modular concrete pavers, "Holland Stone – Antique Buff" color by Pavestone or approved equivalent. Paver areas shall be framed with 2 Soldier courses and then filled in with a Parquet pattern. Required parking shall be in accordance with Section 5, Table 5-C of this ordinance "Required Parking Spaces by Land Use Category".

4.16.11. *Landscaping*: Each Lot shall have to be landscaped in accordance with the following guidelines and include a complete irrigation system. Preservation of healthy and desirable trees is encouraged where reasonable and should be considered in the design and layout of each Lot.

- A. Plants shall be selected from Table 4-A “Approved Plant List”. These materials have been selected because they are generally native, drought resistant, and non-invasive. These same characteristics should be considered for seasonal color plantings also. Landscaped Islands, Setback Areas, and Green Spaces to include Solid Sod Bermuda Grass where mulched beds are not used.
- B. All Plant material shall be sound, healthy specimens typical of their species, free from injurious insects or disease. Plant proportions shall be those recognized as normal for a well grown plant of that species and size, as used by the American Standard for Nursery Stock. Caliper for sizes shall be taken on the trunk 6” to 12” above natural ground.
- C. Street Trees and Shrubs: One Tree will be required for every 50’ of Street Frontage per Lot to be placed in the Landscape Setback. These trees can be clustered for planting so long as the quantity is met. Street Trees shall be 65 gallon, 3 ½” minimum caliper, and 12’-14’ in height at time of planting. (Street Trees and Shrubs will not be required for SH 146 Frontage.) Twenty-five (25) shrubs will be required for each 75’ of Street Frontage per Lot to be placed in the Landscape Setback. These shrubs shall be planted at 36” on center. Shrubs shall be minimum 3 gallon size.
- D. Planting Islands: Parking rows should have Landscaped Islands on each end of the rows which shall contain one to two trees in each island depending on the reasonable planting and island size.

Table 4-A  
Approved Plant List

<b>APPROVED PLANT LIST</b>		
<b><u>Small Trees</u></b>	<b>Common Name</b>	<b>Reforestation Species</b>
Bumelia celastrina	Tropical Buckthorn	Yes
Cercis canadensis	Redbud	Yes
Chionanthus virginicus Fringe Tree		
Comus florida	Dogwood	
Diospyros virginiana	Eastern Persimmon	
Hamameys Virginiana	Witch Hazel	
Lagerstroemia indica	Crepe Myrtle	
Malus Spp.	Crabapple	
Pistacia texana	Texas Pistache	Yes
Prunus mexicana Mexican Plum		
Pyrus calleryana bradfordii	Bradford Pear	
Sophora spp.	Mountain Laurel	

### **Medium & Large Trees**

Acer Rubrum "Drummondii"	Swamp Maple	Yes
Betula nigra	River Birch	
Carya illinoensis	Pecan	
Celtis laevigata	Southern Hackberry	Yes
Fraxinus americana	White Ash	
Fraxinus pennsylvanica	Green Ash	Yes
Juglans nigra	Black Walnut	
Liquidambar styraciflua	Sweetgum	Yes
Liriodendron tulipifera	Tulip Tree	
Magnolia grandiflora	Southern Magnolia	
Ostrya virginiana	American Hop Hornbeam	
Pinus taeda	Loblolly Pine	Yes
Platanus mexicana	Mexican Sycamore	
Platanus occidentalis	American Sycamore	
Quercus falcata	Swamp Red Oak	Yes
Quercus glaucooides	Lacey Oak	
Quercus michauxii	Swamp Chestnut Oak	
Quercus macrocarpa	Bur Oak	Yes
Quercus shumardii	Shumard Oak	
Quercus texana	Red Oak	
Quercus texana nuttall	Nuttall Oak	Yes
Quercus virginiana	Live Oak	
Sabal Texana (Mexicana)	Texas Sabal	
Taxodium distichum	Bald Cypress	Yes
Ulmus crassifolia	Cedar Elm	Yes

### **Shrubs, Dwarf Shrubs & Plants**

Azalea	Azalea	
Abelia grandiflora prostrata	Dwarf Abelia	
Berberis thunbergii	Pigmy Barberry	
Gardenia radicans	Dwarf Gardenia	
Hesperaloe parviflora	Red Yucca	
Ilex Spp.	Holly-Yaupon	
Lantana horrida T	exas Lantana	
Nandina domestica nana	Dwarf Nandina	
Poliomintha longifolia	Mexican oregano	
Penstemon baccharifolius	Red Penstemon	
Pittosporum tobira	Dwarf Pittosporum	
Rosemarinus officinalis	Rosemary	
Salvia leucantha	Mexican Brush Sage	

### **Small Shrubs & Plants**

Abelia Spp.	Abelia	
Anisacanthus wrightii	Hummingbird Bush	
Aucuba japonica	Aucuba	
Buxus Spp.	Boxwood	
Callicarpa americana	American Beauty Berry	Yes
Chaenomeles japonica	Flowering Quince	
Gardenia Spp.	Gardenia	

Hydrangea macrophylla	Hydrangea	
Opuntia compressa	Lowprickly pear cactus	
Malvaviscus drummondii	Turk's Cap	Yes
Opuntia engelmannii texana	Flaming prickly pear cactus	
Opuntia engelmannii linguiformis	Cow's tongue prickly pear cactus	
Opuntia leptocarpa Mackenson	prickly pear cactus	
Pavonia lasiopetala	Rock Rose	
Pistacia texana	Texas Pistachio	Yes
Raphiolepis indica	Indian Hawthorne	
Spiraea prunifolia	Bridal Wreath Spirea	
Yucca pallida	Paleleaf Yucca	
Yucca torreyi	Spanish Bayonet Yucca	

### Medium Shrubs & Plants

Azalea indicum Indica	Azalea	
Buddleia Spp.	Butterfly Bush	
Camellia Spp.	Camellia	
Elaeagnus fruitlandi	Silverberry	
Feijoa sellowiana	Pineapple Guava	
Hibiscus coccineus	Texas Star Hibiscus	Yes
Hibiscus syriacus	Althea	
Ilex Spp.	Holly-Yaupon	Yes
Ilex decidua	Possumhaw	Yes
Jasminum Spp.	Jasmine	
Lagerstroemia indica "dwarf"	Dwarf Crepe Myrtle	
Leucophyllum frutescens	Texas Sage	
Ligustrum texanum	Wax Leaf Ligustrum	
Lonicera fragrantissima	Winter Honeysuckle	
Malvaviscus drummondii	Turk's Cap	Yes
Crinum americanum	Crinum Lily	
Liriope Spp.	Lily Turf	
Lupinus texensis	Bluebonnet	
Lantana camara	Lantana	
Ophiopogon japonicum	Monkey grass	
Opuntia compressa	Low prickly pear cactus	
Opuntia engelmannii texana	Flaming prickly pear cactus	
Opuntia engelmannii linguiformis C	ow's tongue prickly pear cactus	
Opuntia leptocarpa	Mackenson prickly pear cactus	
Osmunda cinnamomea	Cinnamon Fern	Yes
Osmunda regalis	Royal Fern	Yes
Saururus cernuus	Lizardtail	
Sedum Spp.	Sedum	
Verbena peruviana	Peruvian Verbena	
Vinca minor and major	Vinca	
Woodwardia aereolata	Chain Fern	Yes

### Grasses Lawn and Ornamental

Cynodon dactylon	Common Bermuda	
Buchloe dactyloides	Buffalo Grass	
Bouteloua gracilis	Blue Grama	Yes
Bouteloua curtipendula	Sideoats Grama	

Muhlenbergia capillaris	Gulf Muhly	Yes
Muhlenbergia lindheimeri	Lindheimer Muhly	Yes
Schizachyrium scoparium	Little Bluestem	
Stipa tenuissima	Mexican Feather Grass	Yes

4.16.12. *Sidewalks*: The pedestrian paving will be constructed either within public street rights-of-ways and/or within the Landscape Setbacks. All walks must be constructed in a consistent workmanlike manner.

- A. Minimum construction requires sidewalks to be four inches (4") thick with #3 reinforcement at eighteen inches (18") o.c. both ways. Public Sidewalks located within the City or County right-of-way shall be a minimum of five feet wide. No cold joints are permitted. Complete pours between expansion joints are required. Drill dowels into existing concrete curbs and driveways and use expansion joints with slip dowels at connections of existing and new concrete. Dowels are to be stubbed out where sidewalk is to be continued in the future.
- B. Sidewalk elevations shall match with the existing manhole and valve box elevations. If adjustments of the height are required, Owner shall notify the Seabrook Public Works Department (24 hours) prior to sidewalk construction. If adjustments must be made, the Owner-builder/site developer will be responsible for such adjustments. Handicap ramps are required at every street and other locations required by **Americans with Disabilities Act of 1990 (ADA)** as amended.

4.16.13. *Site lighting*:

- A. A lighting photometric drawing, as part of the Lighting Plan, shall be submitted depicting the design layout and illustrating a point-by-point foot-candle lighting to achieve a minimum average level of ten foot (10') candles with a maximum/minimum uniformity ratio of between (10:1) & (15:1). All office building lighting will achieve a minimum average lighting level of five foot (5') candles. The types, size, and style of the lighting fixtures shall also appear in the form of a schedule to the Lighting Plan.
- B. All parking lot pole mounted lighting shall use the "Master Color Elite" Electronic System luminaires in a Guardco "Square Form Ten" fixture with a minimum rating of three hundred and fifteen (315) watts. Fixtures and poles shall have a powder-coated finish and shall be black color finish. See Exhibit B-2. Standards for parking lots shall be a maximum of thirty-nine feet (39') tall, on a 30" diameter, 30" tall concrete base that is painted white to match the traffic marking paint, and shall have a Glare light shield fixture. The arrangement of parking lot and drive way lights should provide adequate light coverage at all parcel entries and exits.
- C. Buildings shall be adequately lit at night. Light fixtures shall be attractive, efficient, and shall not create Glare or spillover into adjacent properties. No flood lights shall be mounted on buildings except for wall packs at the rear of the buildings. Where used, the wall packs must be shielded to prevent light trespass onto adjoining properties.
- D. Spillover at perimeter property lines shall be 0.00 foot-candles measured along the property line at a height of 30" above grade. Lighting fixtures located across or adjacent to R-1 and R-2 Single Family Residential Districts shall use "House Side Shields" to minimize glare.

- E. Exterior lighting must enhance the atmosphere and safety of all public parking areas, walkways and entrances. Lighting shall be low key and placement of fixtures shall coincide with major walkway areas.
- F. Choice of light fixtures and poles, other than parking lot light fixtures, must reflect the theme and architecture of the Project. Structure illumination shall be lit with a concealed, stationary-shielded light source.
- G. All areas within the Property must be illuminated with area and decorative lighting continuously during operating hours or from dusk until at least 12:00 a.m. Each Owner of a Tract within the Project shall maintain at least one (1) exterior night light. Where multiple parcels/buildings are under one ownership, for the purposes of this exterior night light requirement, each tract shall be considered a separate tract.

4.16.15. *Signage*: Signage in the Overlay District shall be uniform in materials and general appearance.

A. Ground Sign Types: Three types of Ground Sign types will be allowed and must all be permitted through the City.

1. Multi-Tenant, Multi-Lot Signage: One sign of this type will be permitted for signage of combined lots that total more than 6 acres for each 750' of frontage. A sign of this type on Hwy 146 frontage shall have a maximum height of 60' and maximum width of 24' including all structure and finishes. A sign of this type on Repsdorph frontage shall have a maximum height of 50' and maximum width of 22' including all structure and finishes. A sign of this type on Lakeside frontage shall have a maximum height of 30' and maximum width of 15' including all structure and finishes.
2. Multi-Tenant, Single Lot signage: One sign of this type will be permitted per applicable Lot. A sign of this type shall have a maximum height of 8' and maximum width of 6' including all structure and finishes.
3. Single Tenant, Single Lot signage: One sign of this type will be permitted per applicable Lot. A sign of this type shall have a maximum height of 5' and maximum width of 4' including all structure and finishes.

B. Building Signs:

1. Lettering shall not exceed 10' high and must be in proportion to the building facade area on which they are being placed. Sign Area (created as a rectangle around all lettering and images) cannot exceed 80% of the width of the space being identified multiplied by a factor of 2.
2. Multi-tenant building signs lettering shall not exceed 36" when in a single row of text, and 54" total when in two rows of text (providing a 6" space between the two rows).
3. Signs may be Individual Channel Letters or Wireway mounted, provided the Wireway is bottom justified and colored to match the building facade. Box Signs will not be allowed. Internally lit or back lit signs are allowed. Logos will not be permitted except for nationally recognized businesses.

4. Businesses that have frontage on multiple streets shall be allowed one sign per frontage that they face.

C. Directional Signs: Small directional signs may be used where it helps circulation on site. No directions sign shall exceed 8 square feet in size or 36" tall, and lettering should be no more than 4" tall.

*4.16.16. External architectural finishes:* Buildings located in the Overlay District must be uniform in materials and general appearance.

A. Acceptable Materials: Building Exterior Finishes, other than fenestrations, shall consist of Stone, Brick, Stucco, EIFS, Metal Panels, Painted Concrete Wall Panels, Painted or Decorative Concrete Block, and Cement Board Rain Screen Systems in a manner to be harmonious with the other buildings in creating a "Village" feel. A minimum of 18% of each façade shall consist of Brick or Stone. Main Field Colors should consist of earth-tone colors.

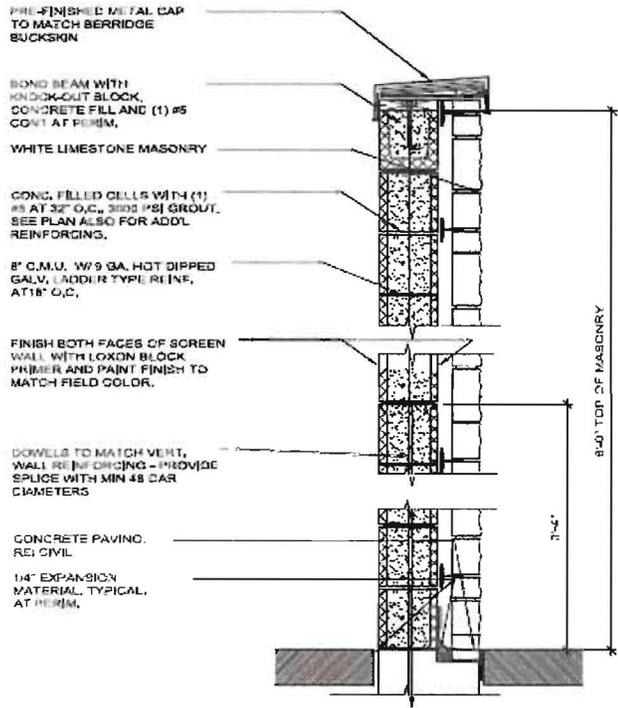
B. Specific Colors: When used in the facade of a building, Stone is to be Texas White Limestone in Random Ashlar Pattern, Brick is to be ACME Cinnamon Brown, Standing Seam Metal Roofing is to be Sierra Tan by Berridge Roofing, Aluminum Storefront is to be Clear Anodized, and Painted Concrete Block or Painted Concrete Wall Panels are to have heavy texture.

*4.16.17. Supplementary regulations:*

A. Dumpster enclosures: All trash and utility areas shall be screened from public view and backyard views with masonry wall and can also be further screened by landscape and other devices. Trash areas and dumpster locations shall be permanently fenced or screened with enclosures per Exhibits 2 thru 4 so that trash container / dumpster shall not be visible from any public street.

1. The enclosures shall be constructed in accordance with Graphic 4-B thru 4-D and kept closed at all times other than at trash pick-up times.

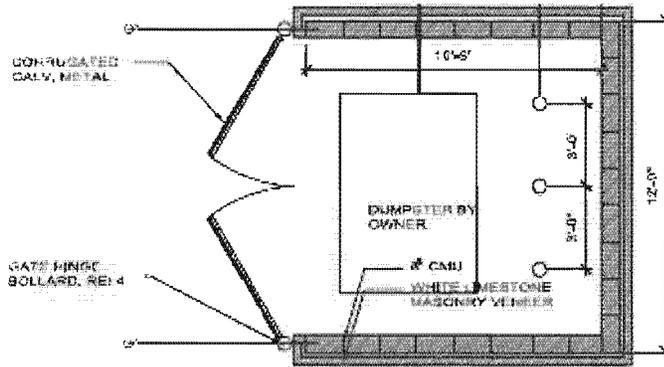
Graphic 4-B  
Dumpster Enclosure



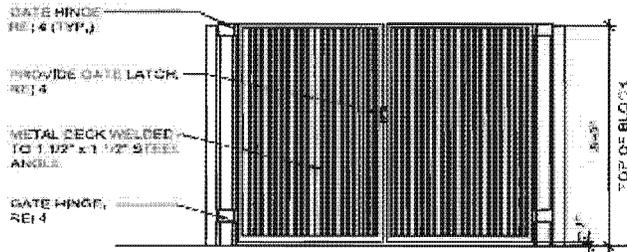
3 SCREEN WALL SECTION

SCALE: 1/8"=1'-0"

Graphic 4-C  
Dumpster Enclosure

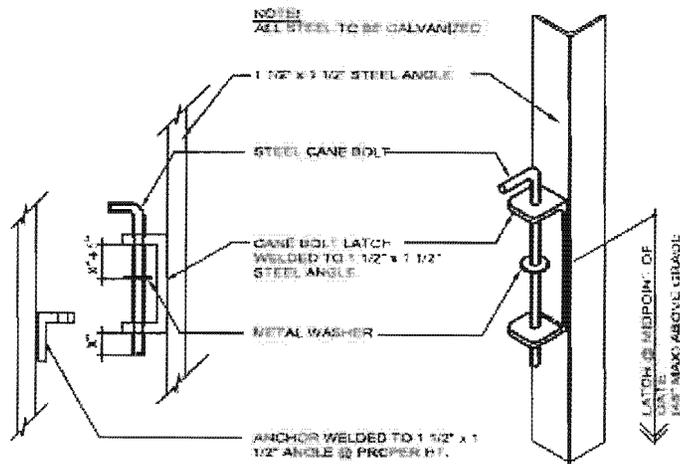


1 DUMPSTER ENCLOSURE PLAN  
SCALE: 1/8"=1'-0"

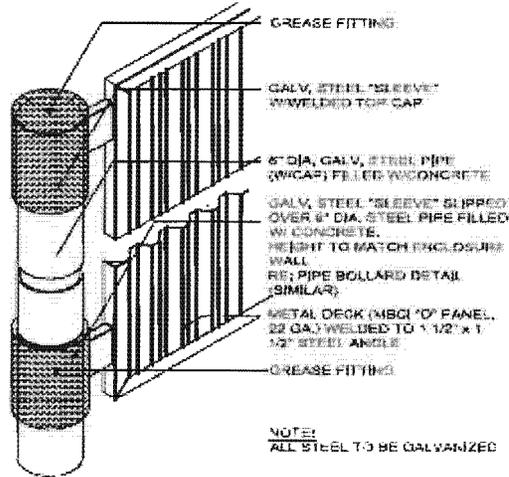


2 DUMPSTER ENCLOSURE PLAN  
SCALE: 1/8"=1'-0"

Graphic 4-D  
Dumpster Enclosure



**GATE LATCH DETAIL**



**GATE HINGE DETAIL**

**4 GATE LATCH DETAIL**

SCALE: N.T.S.

- B. Temporary structures: Structures for uses incidental to construction work on the premises which are removed upon completion or abandonment of construction work are allowed upon permit from the building official.
- C. Temporary structures: No structures, including recreational vehicles, construction trailers, or travel trailers may be used for on-site dwelling purposes.