

1 The Seabrook Planning and Zoning Commission met on Thursday, August 18, 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 (Absent) | MEMBER                               |
| 12 | MICHAEL SHARPE        | MEMBER                               |
| 13 | LAURA DAVIS           | MEMBER                               |
| 14 | SEAN LANDIS           | DIRECTOR OF COMMUNITY<br>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.  
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## 20 **1.0 ROUTINE PUBLIC HEARING AND ANNOUNCEMENTS**

21  
22 Robert Kidd, Victorian Court, stated that when discussing the Master Plan and zoning  
23 changes, he would like to see every possible zoning change that will be considered listed  
24 on the Planning & Zoning agenda so that the public would know what is being discussed.  
25 He stated that he would like to see the agenda reflect the specific items being discussed  
26 regarding the Master Plan.  
27

28 Joseph McCollum, Larrabee Street, stated that his concern was that his home is next to  
29 where the proposed development is going to be. He stated that when his wife and he  
30 were looking to build a house and they purchased the property, the fact that Seabrook was  
31 a zoned community and the property was surrounded by R-1 zoning was a major factor in  
32 purchasing the land. He stated that he is also concerned about the drainage issues this  
33 could cause on his property.  
34

35 Janet Mayeaux, Dolphin Drive, stated that her property backed up to the El Mar Village  
36 Subdivision. She stated that she was concern about the trash on the property; it is  
37 attracting rats and snakes. She is also concerned about the drainage issues this could  
38 cause. Ms. Mayeaux stated that the contractor damaged the fence between the two  
39 properties.  
40

## 41 **2.0 SPECIFIC PUBLIC HEARINGS**

42  
43 **2.1 Request for approval for amendments to the 11.7726 acre tract Chesapeake Bay**  
44 **Senior Living Community Planned Unit Development (PUD), the addition of a**  
45 **4.5156 acre tract, a 3.7817 acre tract, and a 7.846 acre tract to increase the**  
46 **residential portion and add commercial uses to the PUD.**  
47

48 Sean Landis gave a brief report. He stated that on January 6, 2015, City Council along  
49 with the Planning and Zoning Commission approved the Chesapeake Bay Luxury Seniors  
50 Community, Planned Unit Development Plan. The approved plan consists of 259 units of  
51 age restricted multifamily units. He stated that on January 21, 2016, the developer  
52 requested that the Planning and Zoning Commission consider the following amendments  
53 to the approved Chesapeake Bay PUD Plan:  
54

55 1. Create a Phase II, which consists of an additional 48 units of one story apartment units  
56 with attached garages. The units are proposed to be constructed on an additional 6.7 acre  
57 tract of land located to the east of the originally approved 12 acre tract of land.  
58

59 2. Create a Phase III, which consists of Light Commercial Retail and Mini Storage  
60 Warehouse. The Light Commercial will include 5000 square feet of C-1 (Light  
61 Commercial) retail space. The Mini Warehouse is proposed to be a 3 story, 165,000  
62 square feet climate controlled facility. Phase III is proposed to be constructed on a 5.6  
63 acre tract of land located to the north of the originally approved 12 acres tract of land.  
64

65 The Commission concluded by a vote 4 to 3 to postpone any decision to recommend any  
66 modifications to the Chesapeake Bay PUD until the Comprehensive Master Plan updates  
67 have been approved by City Council. Mr. Landis stated that on August 2, 2016, City  
68 Council with a unanimous vote approved the 2035 Comprehensive Master Plan.  
69

70 The Developer, WMF Investments is requesting that the Planning and Zoning  
71 Commission consider the following amendments to the approved Chesapeake Bay PUD  
72 Plan:  
73

74 1. Create a Phase II, which consists of an additional 48 units of one story apartment units  
75 with attached garages.  
76

77 2. Create a Phase III, which consists of Light Commercial Retail and Mini Storage  
78 Warehouse. The Light Commercial will include 5000 square feet of C-2 (Medium  
79 Commercial) retail space. The Mini Warehouse is proposed to be a 3 story, 135,600  
80 square feet climate controlled facility.  
81

82 3. Create a Phase IV, which consists of an additional 90 units of one story apartment  
83 units with attached garages and an additional 2,000 square foot clubhouse. The units are  
84 proposed to be constructed on an additional 7.846 acre tract of land located to the  
85 southeast of the originally approved 12 acre tract of land.  
86

87 Mike DeHart asked if the 90 additional units were going to be 55+.  
88

89 Mr. Landis stated yes, the whole development was 55 and older.  
90

91 Buddy Hammann asked what the zoning of the undeveloped property surrounding the  
92 project was.  
93

94 Mr. Landis stated that there was R-1 to the east and C-2/C-3 to the south.  
95

96 Laura Davis asked why the change of C-1 to C-2 in Phase III.  
97

98 Mr. Landis stated that it would expand the uses allowed in the retail.  
99

100 Stan Winter, Jones Cater, stated that Phase II would add 48 one-story units that will be  
101 age restricted. The commercial portion is Phase III and the reason it is located on the  
102 north side of the project is because of the expense already invested in Phase I for the  
103 architectural plans, rendering, and platting. The requested change from C-1 to C-2 is for  
104 the purpose of a small restaurant in the retail space. Mr. Winter stated that there will be  
105 additional parking and open space with the addition of Phase II and IV. He stated that the  
106 perimeter fencing requirements and 30 foot landscaping buffer between any R-1 and the  
107 PUD would be extended to include Phase II and Phase IV. Mr. Winter stated there is also  
108 included a detailed drainage plan that has been designed with the capacity to  
109 accommodate the inflows from the adjacent properties that are draining onto this  
110 property.  
111

112 Mr. DeHart asked why the commercial portion was on the north side and not the south  
113 side of the project.  
114

115 Michael Travis, WMF Investments, stated that Phase I was already designed and  
116 presented to the City before they had purchased the property that Phase III is on.  
117

118 Mr. Hammann stated first there was Phase I, then Phase II and III, and now Phase IV; is  
119 this the last of the Phases or will there be more in the future.  
120

121 Mr. Travis stated that there would not be anymore additions to the project.  
122

123 Ms. Davis asked if WMF Investments owned all of the property.  
124

125 Mr. Travis stated that they are under contract on everything.  
126

127 Ms. Davis asked if WMF Investments would be amendable to changing the proposal to  
128 C-1 with restaurants as a Conditional Use rather than changing it to C-2.  
129

130 Mr. Travis stated that he did not think it would be an issue.  
131

132 Michael Sharpe asked when WMF acquired the property to the north, where the storage  
133 facility is proposed, had they intended or initially looked into putting additional housing  
134 at that site or was it always meant to be commercial.  
135

136 Mr. Travis stated that they had looked at it both ways. He stated residential was not  
137 feasible on that piece of property.  
138

139 Mr. Sharpe stated that he thought the retail was a good idea, but he had concerns with the  
140 storage warehouse at that site.  
141

142 Mr. Travis stated that they expect a lot of the residents of the apartments will be using the  
143 climate controlled warehouse for storage. He stated one of the good things about mini-  
144 storage is that you don't have a lot of traffic on a daily basis.

145  
146 Joseph McCollum, Larrabee Street, stated that Phase II and Phase IV were located in R1,  
147 and were adjacent to his and his neighbor's property. This will affect them dramatically.  
148 This will make a big difference on the drainage of all of the adjoining properties. He  
149 stated that he bought his house not expecting it to be rezoned to R-3.

150  
151 Mr. Travis stated that they are responsible for taking the water and make sure that it does  
152 exactly what it was designed to do. It was designed by the City and the County to  
153 improve the drainage for all of the surrounding properties.

154  
155 **2.2 Request for approval for the El Mar Village Subdivision Final Plat.**

156  
157 Mr. Landis stated that the applicant is requesting to subdivide the property into 1 Block  
158 and 18 Lots and 1 Reserve for the purpose of developing a townhome community.

159  
160 Staff has reviewed the Final Plat, and finds it to be compliant with the El Mar Village  
161 Planned Unit Development (PUD), the City's Subdivision and Zoning Ordinances. Staff  
162 recommends that the commission approves the final plat.

163  
164 Janet Mayeaux, Dolphin Drive, stated that she did not think the final plat should be  
165 approved.

166  
167 **Chairman Potts closed the Specific Public Hearing portion of the meeting at 8:01**  
168 **p.m.**

169  
170 **3.0 NEW BUSINESS – The Commission will discuss, consider, and if appropriate, take**  
171 **action on the items listed below.**

172  
173 **Chairman Potts stated that with the permission of the Commission, he would take**  
174 **Item 3.2 out of order.**

175  
176 **3.2 Consider and take all appropriate action on the request for approval for the El Mar**  
177 **Village Subdivision Final Plat.**

178  
179 **Motion was made by Buddy Hammann and seconded by Lara Davis**

180  
181 *To approve the request for the El Mar Village Subdivision Final Plat as presented.*

182  
183 **MOTION CARRIES BY UNANIMOUS CONSENT.**

184  
185 **3.1 Consider and take all appropriate action on the request for approval for**  
186 **amendments to the 11.7726 acre tract Chesapeake Bay Senior Living Community**  
187 **Planned Unit Development (PUD), the addition of a 4.5156 acre tract, a 3.7817 acre**  
188 **tract, and a 7.846 acre tract to increase the residential portion and add commercial**  
189 **uses to the PUD.**

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

*To approve the amendments to Chesapeake Bay Senior Living Community Planned Unit Development as presented.*

Mr. Hammann stated that the first amendment request was tabled in January until the completion of the Master Plan because they wanted to make sure that anything that they recommended was consistent the updated Master Plan. What is being requested is consistent with the new Master Plan. The areas requested in Phase II and IV is consistent for increased residential capacity, multi-family. He stated that this would be a minimum impact on the adjacent R-1 properties.

Rose Caradec stated that since Phase II and IV will be single story, it will be less evasive on the adjoining R-1.

Ms. Davis stated that she would to discuss changing the C-2 in Phase III to C-1 and making a restaurant a conditional use or use by right. She stated that there were uses in the C-2 zone that are not appropriate for that area.

**Motion was made by Lara Davis and seconded by Mike DeHart**

*To amend the language in the Chesapeake Bay Senior Living Community Planned Unit Development to keep the C-1 in Phase III and to allow restaurants as a Use by Right.*

Mr. DeHart stated that he had a problem with the mini-warehouses. He stated that the mini-warehouses should be on the south end of the development.

Mr. Hammann stated that there was a huge buffer between Phase III and the park and he did not have an issue with it.

Chairman Potts stated that they would vote on the amendment to the motion.

**MOTION CARRIES BY UNANIMOUS CONSENT.**

Chairman Potts stated that they would vote on the original motion.

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

**MOTION CARRIES BY MAJORITY VOTE.**

**3.3 Consider and take all appropriate action on implementation of the 2035 Comprehensive Master Plan.**

Sean Landis gave a brief report.

No action was taken at this time.

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**3.4 Discussion, consideration and possible action regarding an update on the expansion of Hwy. 146.**

Sean Landis gave a brief report.

**4.0 ROUTINE BUSINESS**

**4.1 Discussion, consideration and possible action concerning the minutes from the July 21, 2016 Planning & Zoning Commission meeting.**

**Motion was made by Buddy Hammann and seconded by Mike DeHart**

*To approve the minutes from the July 21, 2016 Planning & Zoning Commission meeting as presented.*

**MOTION CARRIES BY UNANIMOUS CONSENT.**

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

Sean Landis gave a brief report.

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

Chairman Potts stated that the next meeting would be held on September 1, 2016 to discuss the following items:

- 2035 Comprehensive Master Plan

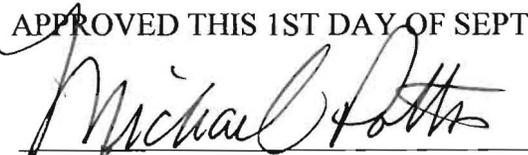
**Motion was made by Buddy Hammann and seconded by Michael Sharpe**

*To adjourn the Planning & Zoning Commission meeting.*

**MOTION CARRIES BY UNANIMOUS CONSENT.**

Having no further business, the meeting adjourned at 8:32 p.m.

APPROVED THIS 1ST DAY OF SEPTEMBER, 2016.

  
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Michael Potts, Chairman

  
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Alesia Hammock, Secretary