

Exhibit B

Edge at Seabrook Town Centre Planned Unit Development District Plan

Ordinance No. _____



December 2023

Exhibit B

EDGE AT SEABROOK TOWN CENTRE PLANNED UNIT DEVELOPMENT DISTRICT PLAN

Ordinance No. 2022-08

A. CONTENTS

This Planned Unit Development District Plan (PUD) includes the following Sections:

- General Provisions
- Permitted Land Uses
- Development Regulations
- Landscape and Pedestrian Circulation Regulations
- Signage
- Building Regulations
- PUD Amendments

B. GENERAL PROVISIONS

1. The PUD approved herein must be constructed, developed, and maintained in compliance with this ordinance and other applicable ordinances of the City. For Multi-family; if any provision or regulation of any City ordinance applicable in a R-3(Medium Density Residential) zoning district (Base Zoning) is not contained in this ordinance, all the regulations contained in the Zoning and Subdivision ordinances applicable to the R-3 zoning district in effect on the effective date of this ordinance apply to this PUD as though written herein, and for Retail Office; if any provision or regulation of any City ordinance applicable in a C-1(Light Commercial) zoning district (Base Zoning); except that restaurants shall be a use by right and not require a Conditional Use Permit; is not contained in this ordinance, all the regulations contained in the Zoning and Subdivision ordinances applicable to the C-1 zoning district in effect on the effective date of this ordinance apply to this PUD as though written herein except to the extent the City regulation or provision conflicts with a provision of this ordinance.
2. Except as otherwise provided herein, the words used in this PUD have the meaning established by the Zoning ordinance. In this ordinance:

Accessory building means a building subordinate to a principal building and includes detached garages.

Common Open Space means a parcel or parcels of land or an area of water or a combination of land and water within the site designated PUD, designed for the use and enjoyment of the residents of the PUD. Common open space as defined herein includes both passively landscaped sites without improvements of any kind or complimentary structure and improvements as are necessary and appropriate for the benefit and enjoyment of the residents of the PUD

Not less than 20 percent of the land shall be reserved for “common open space” as defined above, the term “common open space,” as used herein, may include boardwalks and 20 percent of the parking areas. In calculating the minimum area required, the measurement may also include the area of all dedicated streets entirely within the site and one-half of the area of the boundary streets.

PUD means the planned unit development district created by this ordinance.

Shared/Common Driveway means a privately owned and maintained vehicular access way that provides access from a public street to residential or non-residential units.

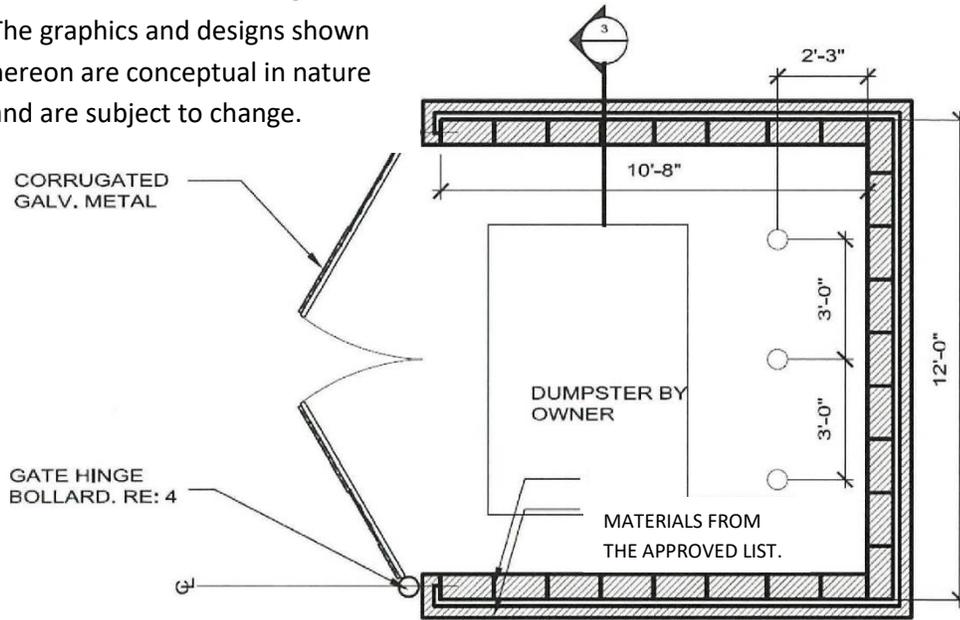
3. The PUD shall be developed in accordance with the following exhibits that are attached to and made part of this document:

Exhibit D-1:	<i>Location Map</i>
Exhibit D-2:	<i>Site Plan</i>
Exhibit D-3:	<i>Access Detail</i>
Exhibit D-4:	<i>Parking Plan</i>
Exhibit D-5:	<i>Open Space Plan</i>
Exhibit D-6:	<i>Sign Locations and Details</i>
Exhibit D-7:	<i>Aerial Perspective</i>
Exhibit D-8:	<i>Building Elevations</i>
Exhibit D-9:	<i>Building Elevations</i>
Exhibit D10:	<i>Utilities, Water & Sanitary Sewer</i>
Exhibit D11:	<i>Drainage Plan</i>
Exhibit D-12:	<i>Development Schedule</i>
Exhibit D-12b:	<i>Phasing Plan</i>

4. As shown on [Exhibit D-1, Location Map](#), the PUD encompasses 19.5355 acres located west of SH 146, east of Lakeside Drive, north of Repsdorph Drive and south of Wild Oak Forest Lane.
5. Multi-family residential development shall substantially conform to the general layout and design concepts illustrated on [Exhibit D-2, Site Plan](#).
6. Refuse containers 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 so that trash container/dumpster shall not be visible from any public street. The enclosures shall be constructed in accordance with Figure 1-1 through 1-4 and kept closed at all times other than at trash pick-up.

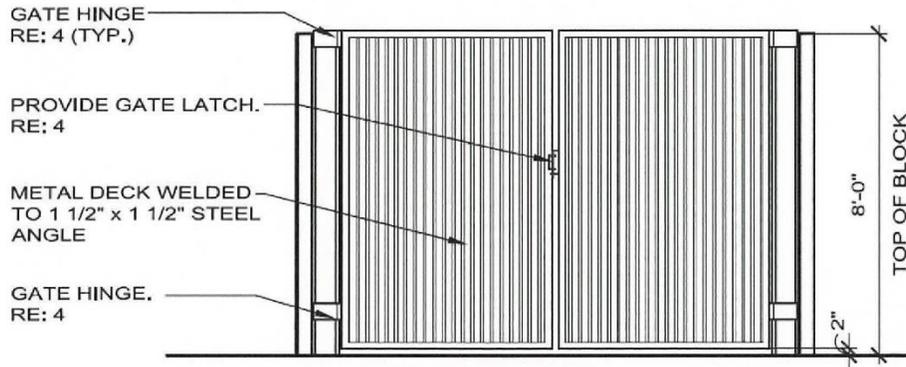
Figure 1-1: DUMPSTER ENCLOSURE

The graphics and designs shown hereon are conceptual in nature and are subject to change.



1 DUMPSTER ENCLOSURE PLAN
SCALE: 1/4"=1'-0"

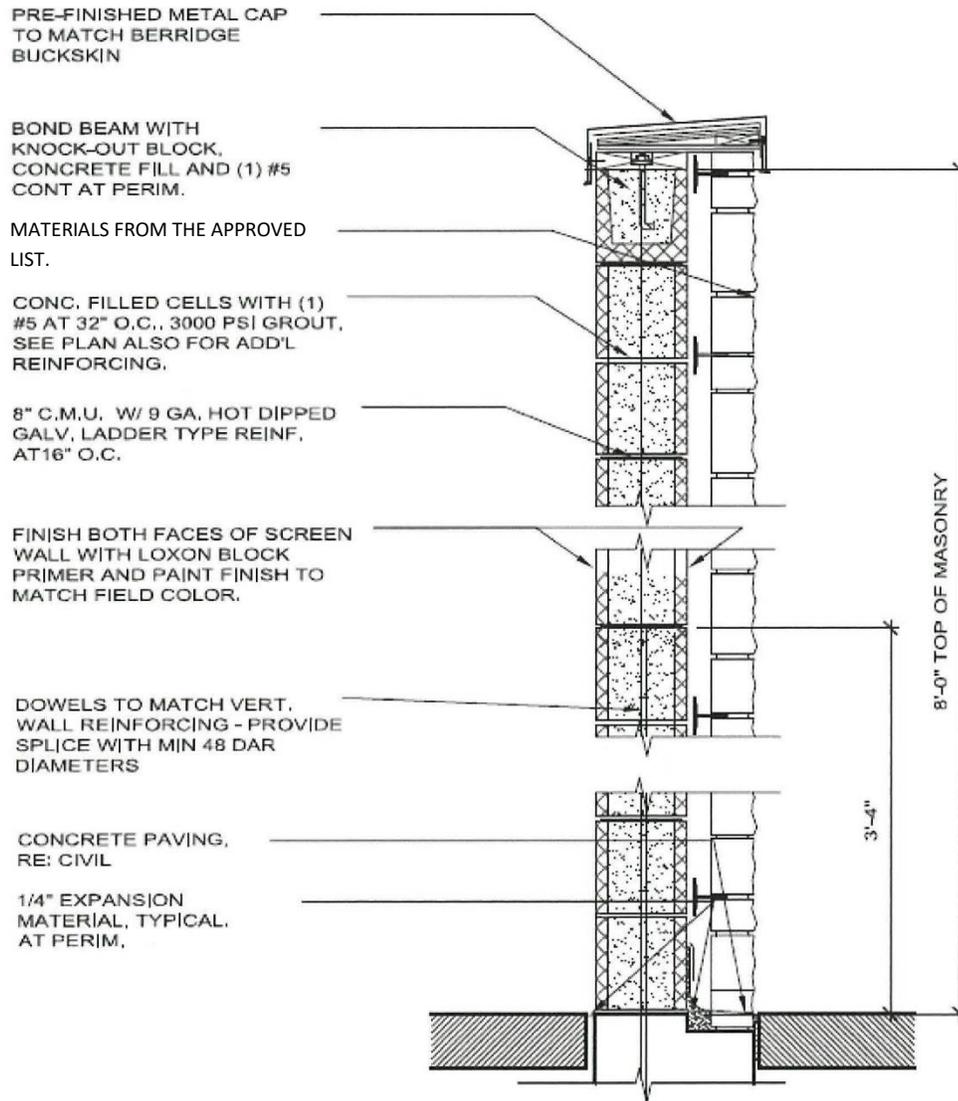
Figure 1-2: DUMPSTER ENCLOSURE



2 DUMPSTER ENCLOSURE PLAN
SCALE: 1/4"=1'-0"

The graphics and designs shown hereon are conceptual in nature and are subject to change.

Figure 1-3: DUMPSTER ENCLOSURE

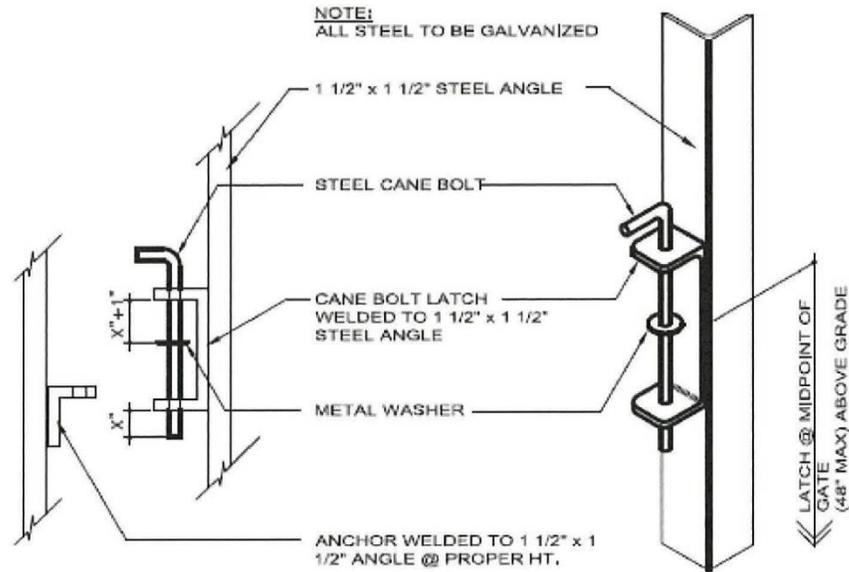


3 SCREEN WALL SECTION

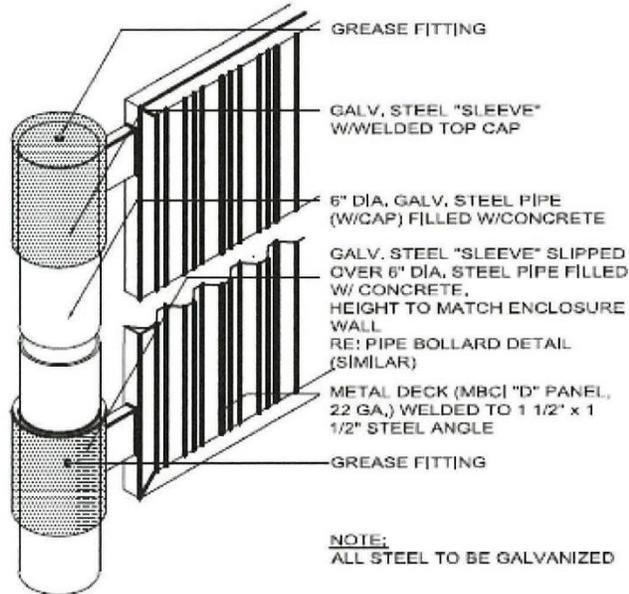
SCALE: 1/1"=1'-0"

The graphics and designs shown hereon are conceptual in nature and are subject to change.

Figure 1-4: DUMPSTER ENCLOSURE



GATE LATCH DETAIL



GATE HINGE DETAIL

4 GATE LATCH DETAIL

SCALE: 1/4" = 1'-0"

The graphics and designs shown hereon are conceptual in nature and are subject to change.

6. Signage: Five freestanding signs, meeting the standards outline in Section F, Signage will be constructed on-premises as shown on [Exhibit D-6, Sign Locations and Details](#) . Wall signage will be constructed meeting the requirements established in Article 6 – Signage, City Code of Ordinance

7. Oak Meadow Drive: Vehicular access to, or the extension of Oak Meadow Drive is not permitted.

C. PERMITTED LAND USES

1. Permitted land uses are listed below in [Table 1.0: Permitted Uses](#). Any use that is not expressly listed below but is permitted in the C1 District or cannot be reasonably categorized as falling within the definition or common English interpretation of listed use, may be considered by the Seabrook Planning Commission as a Conditional Use or Specific Use.
2. Permitted land uses may be mixed horizontally or vertically on a single property in accordance with the [Table 1.0: Permitted Uses](#).
3. Permitted Uses: The following table presents the permitted uses within the District. Certain land uses are permitted when developed under specific conditions as established in the Notes section of the [Table 1.0: Permitted Uses](#).

Table 1.0 – Permitted Uses:

Land Uses Permitted	Phase 1 MultiFamily and Commercial	Phase 2 Commercial	Notes
Residential Land Uses			
Dwelling, Multifamily/	X		Note 1
Medical Land Uses			
Clinic		X	
Medical, Dental & Optical Retail Sales	X	X	
Medical, Dental Office		X	
Optician Shop	X	X	
Professional Services			

Accessory Banking		X	Note 2
Banks or Financial Services		X	
Office, Business	X	X	
Office, Professional	X	X	
Office, Real Estate Development Tract or Field Office	X	X	
Commercial, Retail, Personal Services			
Antique Shop	X	X	
Art Gallery	X	X	
Arts, Crafts and Hobby Shop	X	X	
Bakery, Retail Confectionery	X	X	
Barbers/Beauty Salons/Day Spa	X	X	
Bars / Pub	X	X	Note 4
Caterers	X	X	
Convenience Store (Without Fuel Pumps)	X	X	
Farmers' Market, Outdoor	X	X	
Gift Shop including Florist	X	X	

Health Club	X	X	
Hobby Studio, Private	X	X	
Kiosk	X	X	
Laundry, Dry Cleaning Pickup & Receiving Station	X	X	Note 3
Liquor Store		X	
Meat Market (includes Seafood)		X	
Music Store	X	X	
Office Supply Store	X	X	
Pet Shop (Indoor Kennels Only)		X	
Restaurant Full Service	X	X	
Restaurant, Drive-in/Drive-Thru		X	
Restaurant, Refreshment Stand (temporary or Seasonal)	X	X	
Tanning Studio	X	X	
Art & Craft Production	X	X	
Accessory Use			
Accessory Building	X	x	Note 5

Notes: Uses within the PD must be developed in compliance with the following conditions:

1. Multi-Family development is limited to a maximum of 320 units and other development regulations specified in Section D, Development Regulations, Page 7 of this document and illustrated on [Exhibit D-2](#).

Multi Family uses within the PD shall be designed with units accessible to a temperature controlled interior corridor. No external corridors shall be permitted.

- a. Internal corridor means corridors located internal to the building complex and not along the building perimeter or adjacent to a public street or internal access easement. As shown on Figure 1.
- b. External corridor means a corridor that is located along the perimeter of the building complex and adjacent to a public street or internal access easement.
- c. "Exit ways" are openings from the internal corridors to the perimeter of the building complex. As shown on Figure 1.

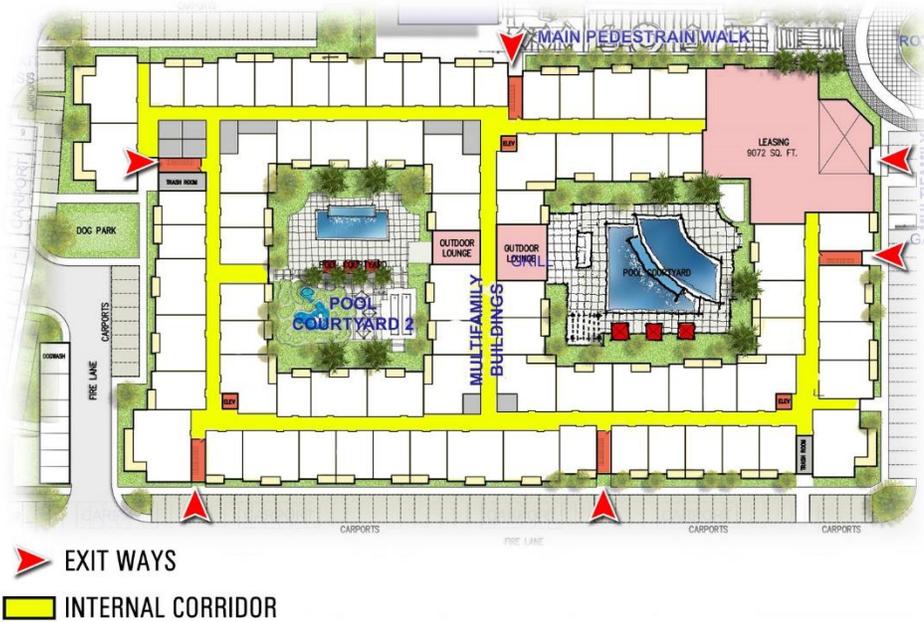


FIGURE 2.

- d. On the ground floor, "exit ways" from an interior corridor shall be enclosed with doors with controlled access.
- e. Corridors and or "exit ways" on the upper levels that open to the adjacent public street or internal access easements shall be screened from public view by the use of a decorative screen that will limit the view of any stairs.

- f. Temperature in the corridors shall be controlled by the use of a mechanical ventilation system to include at a minimum ceiling fans installed at regular intervals not to exceed 40 feet on center, automatically activated by a thermostat.
 - g. Internal corridors shall include at least the following minimum architectural finishes:
 - Decorative and or recessed lighting fixtures.
 - Door frames and base boards of a contrasting color.
2. Functions Closely Related to Banking excludes check cashing, credit access businesses, and motor vehicle title loans (as defined in Chapter 393 of the Texas Financial Code)
 3. For Laundry, Dry Cleaning Pickup & Receiving Station, rear doors must be screened by masonry screening walls that are a minimum 6 feet in height
 4. Bars / Pubs are limited to a maximum of 2,500 square feet gross leasable area per establishment.
 5. Accessory uses, include uses which are subordinate to and incidental to the principal use. All uses must be allowed per the zone

D. DEVELOPMENT REGULATIONS

1. Commercial Buildings located within Phase 1, Phase 2, and Phase 3 are limited to 1 story, no more than 35 feet above ground level. The measurement shall be taken from the finished ground elevation to the mean roof height (No other height exceptions shall apply).
2. All multi-family Residential development shall conform to the (R-3) Medium Density Residential zoning district with the following exceptions:
 - (a) Density: A maximum of 320 units.
 - (b) Off-street parking for Multi-family; 475 spaces required, 1.33 parking spaces per one-bedroom unit, 1.66 parking spaces per two-bedroom unit and 2.0 parking spaces per three-bedroom unit.
 - (c) Height: Maximum height of structures: 4 stories, but no more than 65 feet above ground level. The measurement shall be taken from the finished ground elevation to the mean roof height except as follows: Chimneys, ornamental tower spires, cooling towers, elevator bulkheads, fire towers, stacks, roof gables, parapet walls, and mechanical equipment may extend an additional Height not to exceed 15 feet above the maximum Height allowed for the Structure to which it is affixed.
 - (d) Compensating Open Space: In addition to six hundred (600) square feet of open space per unit, a Central Plaza, and a pedestrian trail, along the northern boundary as described in Paragraph E below, shall be required.
 - (e) Building Area: not more than 50 percent of the total site area shall be covered by building mass.
 - (f) Buffering and screening:
 - i. A fifty foot (50') wide setback shall be provided along the northern boundary of the site, adjacent to existing single family residential.

- ii. An 8’ high opaque, concrete panel fence will be installed along the northern boundary of the site, adjacent to existing single family residential and along the southern boundary and the west boundary along Lakeside Drive. An open style “wrought iron” metal security fence with masonry columns may be constructed within the interior property lines for the multi-family development.

3. Area Regulations:

(a) *Street Setbacks:*

Street Setback Criteria						
	Landscape and Parking Setbacks			Building Setbacks		
	Front	Side**	Rear	Front	Side*	Rear
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 zero feet.

**For lots where the lot line runs in the middle of a driveway for a contiguous shopping center, the landscape setback can be zero feet.

(b) *Lot size:* A minimum site of 10,000 square feet in area shall be required.

(c) *Lot width:* Each lot shall have a minimum width of not less than 80 feet at the front building line.

(d) *Lot depth:* Each lot shall have a minimum depth of not less than 125 feet.

- 4. Multi-family resident and visitor access is limited to only the gated entries located off State Highway 146. “911-access gates” for the exclusive use of emergency response vehicles will be constructed at the entrances from Lakeside Drive as provided for in Exhibit D-3.

5. Off-street parking for Commercial Buildings 1 – 7: Parking requirements for all non-multifamily uses shall be based on the Shared Parking Worksheet used by the City of Houston, plus 10% to account for reduced multimodal access in the area. (See attached spreadsheet, Appendix XX)

Compact parking spaces are permitted as follows: no more than 15 compacts spaces, to be located in groups of 5 contiguous spaces and be clearly identified as compact parking spaces.

6. Paving:
 - (a) All parking lots and vehicle use areas must be constructed of concrete.
 - (b) Driveways may be constructed of concrete, or paved with interlocking, multicolored pavers supported by a 6 inch reinforced concrete tray and a sub-grade per City design standards.
 - (c) Construction of paving and parking areas shall conform to the schedule illustrated on [Exhibit D-12b, Phasing Plan](#), except that construction of successive phases may be constructed simultaneous to the proceeding phase.
7. Supplementary Regulations:
 - (a) No temporary structures, including recreational vehicles, construction trailers, or travel trailers may be used for on-site dwelling purposes.
 - (b) Temporary 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) Utilities, including, but not limited to, electrical lines, gas lines, telephone lines, and cable television lines, shall be installed underground.
 - (d) No trailer or semitrailer may be used for the storage of retail or wholesale merchandise on any property in the district for a period of time exceeding 12 hours.
 - (e) No trailer motor vehicle, semitrailer or shipping container may be used for the display, vending or retailer of any merchandise at any time.
 - (f) Outside display of merchandise is prohibited, except on weekends.
 - (g) Rooftop or ground level mechanical equipment shall be totally screen from view by either parapet walls at the same height of the mechanical units for rooftop mounts or by providing screening for ground mounted units.
 - (h) Exterior dumpster/garbage/waste containers shall be placed a minimum of ten feet from any side or rear property line. Containers shall not project beyond the front building line of the principal structure. Containers shall be fully screened so not to be visible from off the property. Each trash container enclosure shall be constructed of impervious material with a gate.

- (i) Loading docks are prohibited between the street right-of-way and any building façade fronting a street right-of-way. Loading docks shall be situated toward the rear of structures. Loading docks may not be used for any type of long-term storage. Any vehicle, trailer or material left standing in a loading dock for more than a 12-hour period shall be deemed a violation of this ordinance.

E. LANDSCAPE AND PEDESTRIAN CIRCULATION REGULATIONS

1. Landscape buffer (Single-family adjacency consideration):
 - (a) 50-foot wide minimum landscape buffer shall be provided along the northern property boundaries adjacent to existing single family lots.
 - (b) An eight foot (8') opaque, concrete panel fence shall be constructed during the initial phase of construction along the northern property boundaries adjacent to the existing single family lots.
2. Central Plaza: A central plaza of 0.75 acres with recreational amenities, performance stage, public restrooms and water features shall be constructed in the center of the site as shown on [Exhibit D-2, Site Plan](#)
3. Lighting used to illuminate sidewalks, landscape buffers, bicycle parking areas, or other common open space shall be arranged, located, or screened to direct light away from existing single-family residential lots.
4. Sidewalks: All sidewalks shall be paved with concrete and be a minimum of four (4) feet wide and conform to the City of Seabrook standards.
5. Landscaping: Shall conform to the City of Seabrook standards as stated in Section 7.01 Landscaping Requirements of the Seabrook Code of Ordinance.

F. SIGNAGE as shown on [Exhibit D-6, Sign Location and Details](#)

1. State Highway 146
 - 16' wide x 60' (maximum) high pylon development sign in front of Commercial Pad 2, 32 square feet per sign face. (sign A-1, shown on [Exhibit D-6](#)) or 16' wide x 14' high monument sign, 100 square feet per sign face
 - 16' wide x 25' (maximum) high pylon multi-tenant sign beside the Pump Yard, 144 square feet per sign face. (sign A, shown on [Exhibit D-6](#)) or 16' wide x 14' high monument sign, 100 square feet per sign face
 - 16' wide x 30' (maximum) high pylon multi-tenant monument sign, 144 square feet per sign face or 16' wide x 14' high monument sign, 100 square feet per sign face beside Multi-family fire lane entrance gate. (sign A or B, shown on [Exhibit D-6](#))
2. Lakeside Drive
 - 16' wide x 10' (maximum) high monument signs on each side of main entrance, 100 square feet per sign face. (sign B, shown on [Exhibit D-6](#))

G. BUILDING REGULATIONS

1. Phase 1, Multi-family, the PUD shall require the following regulations for Residential Developments:

- (a) Color palette shall be uniform between all phases of the development.
- (b) Primary exterior finishes are limited to brick, stone (natural, cast, or cultured-textured), textured concrete panels, glass, and fiber cement siding, cement plaster, cementitious stucco and shall comprise at least 70% of each façade.
- (c) Secondary exterior finishes shall include wood, ceramic tiles, concrete masonry units (indented, hammered, or split face concrete), and EFIS (for architectural features), and shall comprise no more than 30% of each façade.
- (d) Architectural Metals may be used for canopies, parapet walls, roof systems, and miscellaneous trim work.
- (e) Roofing materials shall be limited to the following:
 - i. Slope roof – dimensional composite shingles, metal, tile
 - ii. Flat roof – shall meet the requirements as required by the IBC

2. Commercial Buildings in Phase 1 and 2, the PUD shall require the following regulations for Commercial

- (a) The building's architectural features and treatment shall be applied to all sides of buildings. Building details, including roof forms, windows, doors, trim, and siding materials, shall reflect the architectural style of the building. All sides of a commercial building shall display a similar level of quality and architectural detailing.
- (b) *Blank Walls Prohibited*: Any wall that faces a street, connecting pedestrian walkway and that exceeds 30 feet in length shall include a minimum of two of the following within successive 30-foot section or fraction thereof. Change in wall plane, such as projections or recesses, having a depth of at least three percent of the length of the façade and extending at least ten percent of the length of the façade.
 - Change in texture or pattern.
 - Windows.
 - Covered walkways or entrances.
 - Canopies; or
 - An equivalent element that subdivides the wall into human-scale proportions.
 - Tri-partite architecture

(c) All primary exterior building materials shall be durable, economically maintained, and of a high quality that will retain its appearance over time. The following material are allowed as primary exterior building materials:

- Brick and materials identical in appearance
- Sandstone or natural or synthetic stone
- Tinted and textured concrete masonry units
- Wood and composite material identical in appearance. Wood may include horizontal boards and board-and-batten
- Cast stone
- Cementitious stucco

(d) *Prohibited Primary Building Exterior Materials*

- Smooth-faced concrete block
- Smooth-faced tilt-up concrete panels
- Prefabricated metal panels, galvanized tin or other metals
- Vinyl

H. PUD AMENDMENTS

To facilitate the effective development of the project, and allow the development to respond to and adjust to ongoing market conditions, occasional refinement of the PUD may be necessary. In order to minimize City of Seabrook staff, Planning Commission and Council time, this PUD allows for two (2) distinct amendment processes. Minor Amendments may be approved administratively by the City's Planning and Zoning Director, whereas, Major Amendments will require a full review and approval of staff, Planning Commission and City Council. The specific items which constitute a Minor Amendment vs. a Major Amendment are detailed below.

Minor PUD Amendment

The following items shall constitute a minor PUD amendment and may be approved administratively:

1. Adjustments to the internal street/drive aisle/parking or building pad layout needed to meet site and/or engineering requirements during final design and construction that does not change the illustrated Entry/Exit locations to the site, by more than 50 feet.
2. Increasing or decreasing the total Office component by up to 50% so long as sufficient parking is available for the increased office space component.
3. Increasing the Commercial/Retail component as long as sufficient parking is available for the increase.
4. Decreasing, but not increasing the number of multi-family units.

Major PUD Amendment

The following items shall constitute a major PUD amendment, and will require review and approval of City Staff, Planning Commission and City Council:

1. Any increase in the number of multi-family units.
2. Changes to the location of Entry/Exit locations to the site by more than 50 feet.
3. Changes in proposed uses in each phase in a way not allowable in this PUD document.
4. Any site, building use, location or total area not specifically spelled out above as a minor PUD Amendment.

EDGE AT SEABROOK TOWN CENTRE

Location Map

Developed By:



HS Development Group

WILD OAK FOREST LN.

146
TEXAS

STATE HIGHWAY 146

LAKESIDE DR.

19.5355 Acres

REPSDORPH RD.

REPSDORPH RD.



0' 150' 300' 600'

SCALE: 1"=300'
DATE: 12.2023

EDGE AT SEABROOK TOWN CENTRE

Site Plan

Developed By:



HS Development Group

LAND USE TABLE				
MULTI-FAMILY				
Level	1-BR	2-BR	3-BR	Subtotal
Level 1	45	25	4	74
Level 2	47	29	4	80
Level 3	48	30	5	83
Level 4	48	30	5	83
Subtotal	188	114	18	320
%	59%	35%	6%	
TOTAL	320*			
1-BR	131,419 SF			
2-BR	133,465 SF			
3rd Floor	26,376 SF			
Total	291,260 SF			

*Maximum 320 units permitted.

COMMERCIAL	
Phase 1	
Commercial Building 5	5,200 SF
Commercial Building 6	8,840 SF
Phase 2	
Commercial Pad 1	2,500 SF
Commercial Pad 2	3,000 SF
Commercial Pad 3	2,500 SF
Commercial Pad 4	2,500 SF
Office Pad 9	10,000 SF
Phase 3	
Commercial Pad 7	5,000 SF
TOTAL RENTABLE	39,540 SF



0' 75' 150' 300'

SCALE: 1"=150'
DATE: 12.2023

EDGE AT SEABROOK TOWN CENTRE

Access Detail

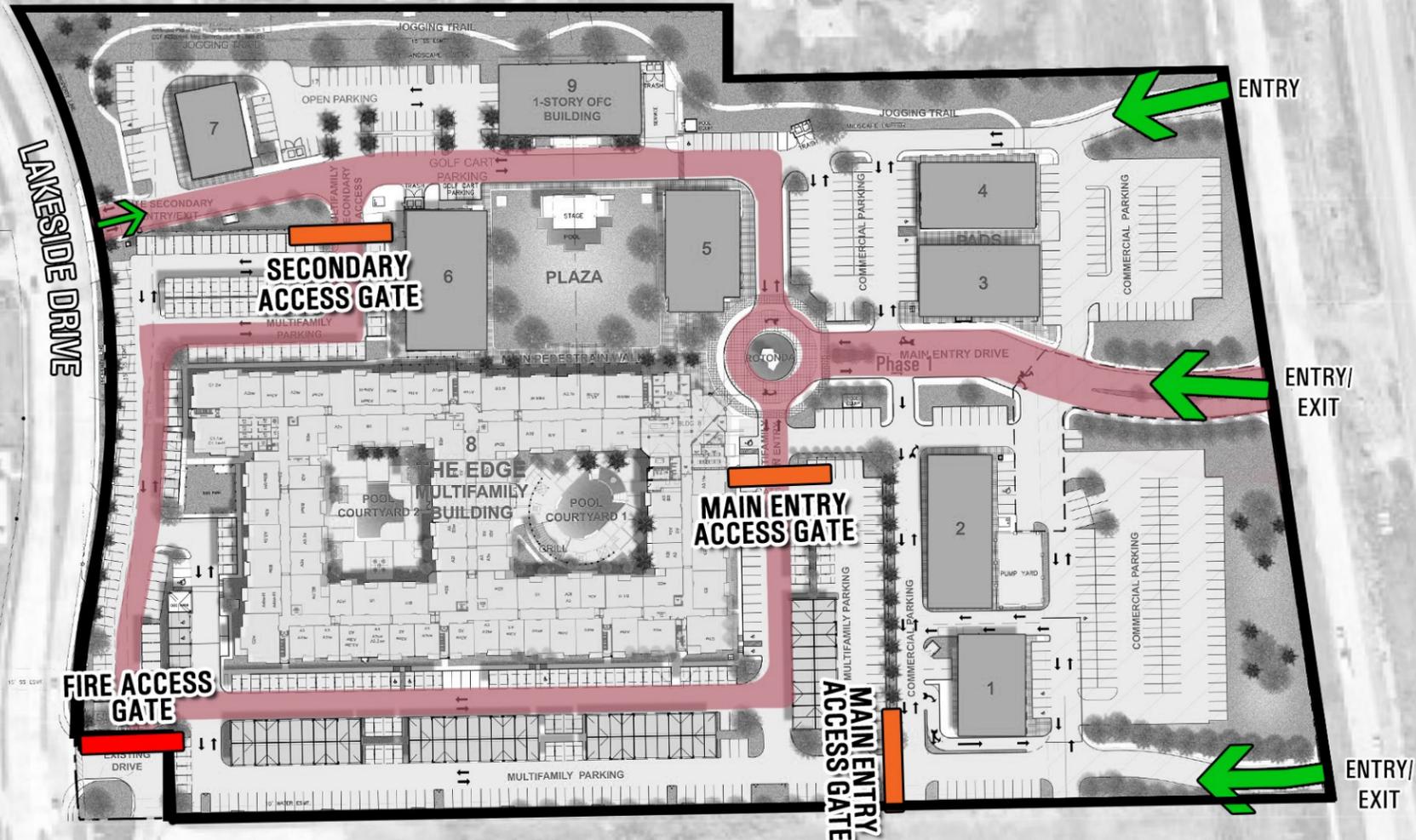
Developed By:



HS Development Group

LEGEND

-  Indicates emergency fire access only gate.
-  Indicates secondary access gate.
-  Indicates access denied
-  Indicates access points.
-  Indicates fire lane



0' 75' 150' 300'

SCALE: 1"=150'
DATE: 12.2023

EDGE AT SEABROOK TOWN CENTRE

Parking Plan

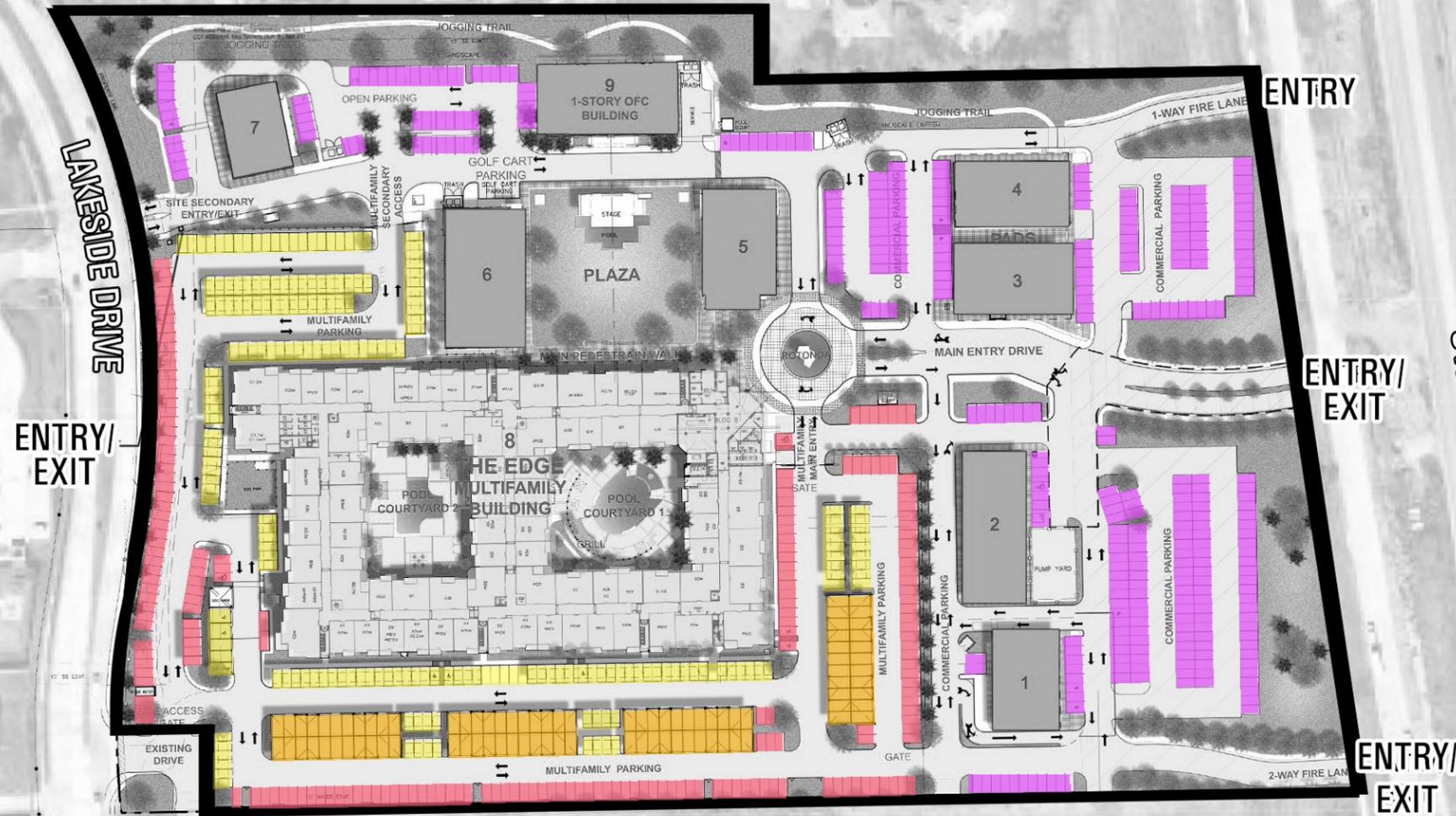
Developed By:



HS Development Group

PARKING PROVIDED	
Phase 1:	
Parking Category	No. Spaces
Garages	92
Carport	195
Open Parking - MF	191
TOTAL	478
Phase 2:	
Parking Category	No. Spaces
Open Parking - Retail	329
TOTAL	329
TOTAL SPACES SHOWN	807

PARKING REQUIRED		
Multi-Family Units		
1-BR	2-BR	3-BR
188 Units	114 Units	18 Units
Required parking:		
1.33 SP/Unit	1.66 SP/Unit	2.0 SP/Unit
250 spaces	189 spaces	36 spaces
TOTAL MF REQUIRED:	475 SPACES	
Commercial/Retail/Office		
Per Worksheet	225 Spaces	
TOTAL SPACES REQUIRED	700	



EDGE AT SEABROOK TOWN CENTRE

Open Space Plan

Developed By:



HS Development Group

Open Space Provided:	
Open Space Category	Acres
General Open Space	4.7
Plaza	0.75 (min.)
TOTAL	5.5 Acres

Open Space Required:	
600 SF/UNIT x 320 UNITS	4.4 Acres

- In addition to the required open space, a pedestrian pathway, "Jogging Trail" shall be constructed between S.H. 146 and Lakeside Drive.
- Plaza to include recreational amenities, a performance stage, public restrooms and water features.
- Indicates proposed 4' sidewalk.

EXISTING 4' SIDEWALK

LAKESIDE DRIVE

EXISTING 4' SIDEWALK

EXISTING 6' JOGGING TRAIL



PROPOSED PLAZA

STATE HIGHWAY 146



0' 75' 150' 300'

SCALE: 1"=150'
DATE: 12.2023

EDGE AT SEABROOK TOWN CENTRE

Aerial Perspective



ARCHITECTURE • PLANNING • INTERIORS
3221A WEST ALABAMA • HOUSTON, TEXAS 77098
Office 713-522-1054 • Fax 713-522-4496 • info@mcshouston.com



The graphics, elevations and designs shown hereon are conceptual in nature and are subject to change.

EDGE AT SEABROOK TOWN CENTRE

Building Elevations - Multi-Family

Developed By:



HS Development Group




 HS Development Group
 Luxury Multi-Family Real Estate

 MCS
 ARCHITECTS LLC




 HS Development Group
 Luxury Multi-Family Real Estate

 MCS
 ARCHITECTS LLC

EDGE AT SEABROOK TOWN CENTRE

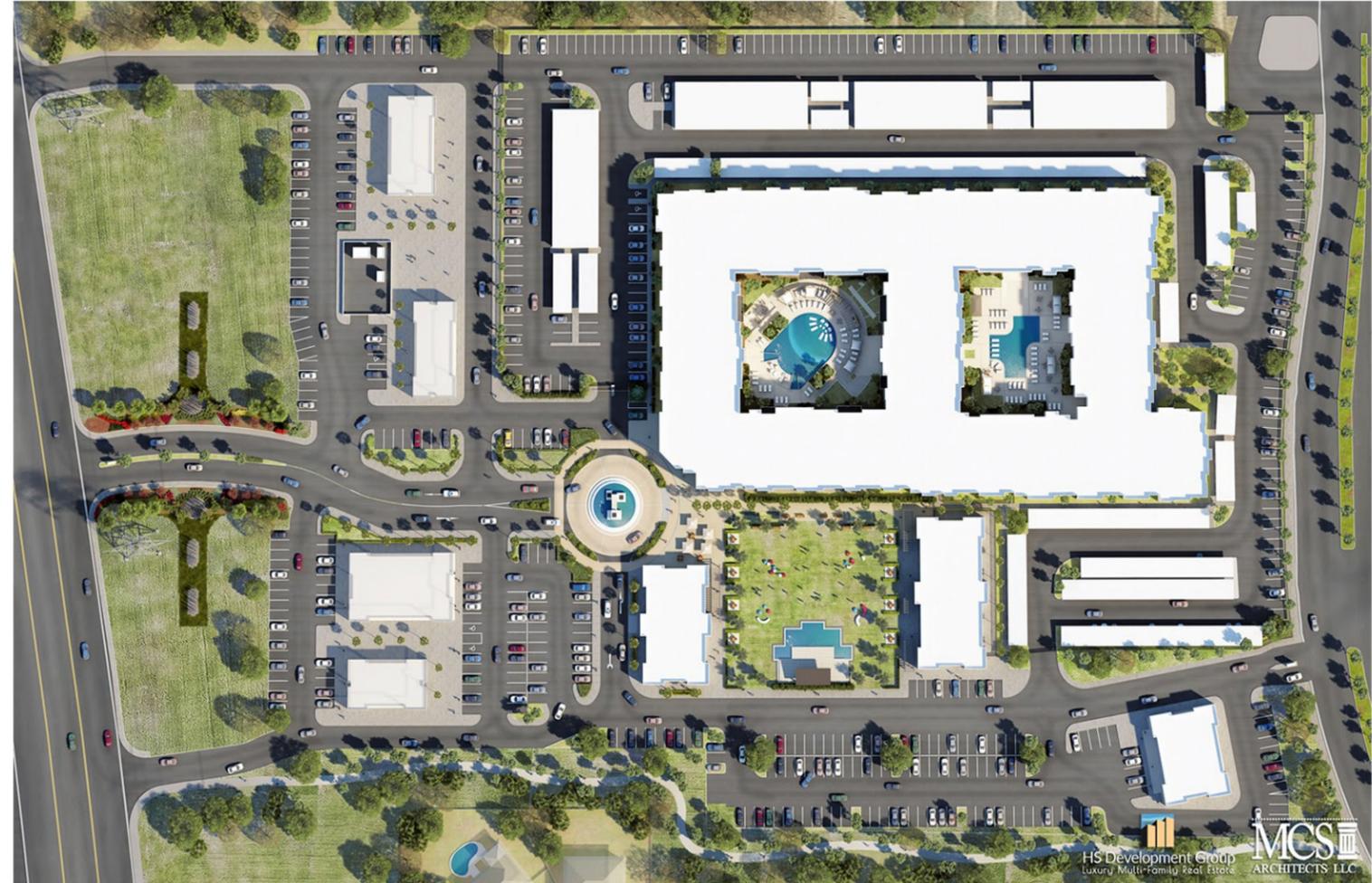
Building Elevations - Multi-Family

The graphics, elevations and designs shown hereon are conceptual in nature and are subject to change.

Developed By:



HS Development Group



EDGE AT SEABROOK TOWN CENTRE

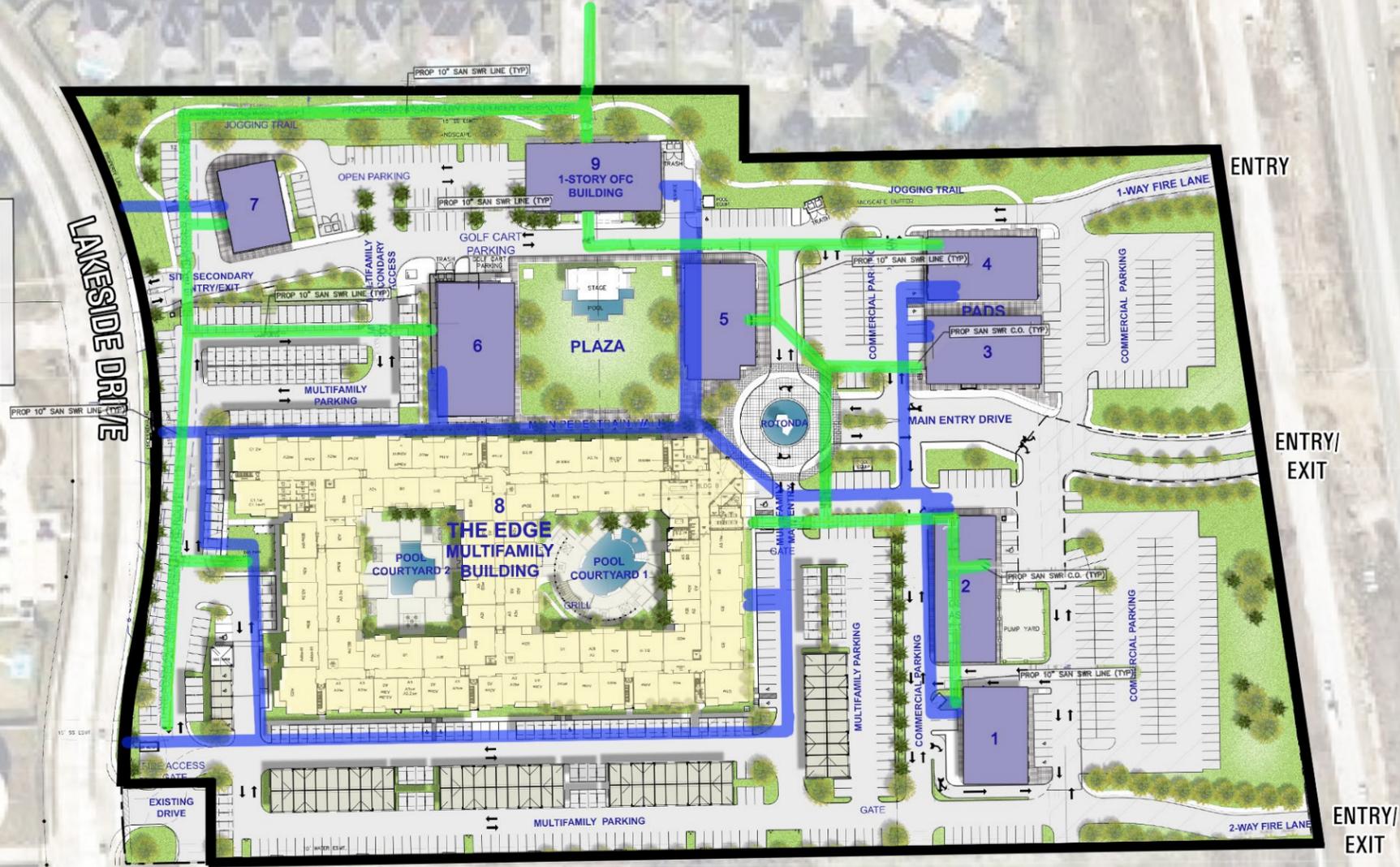
Utilities

Developed By:



HS Development Group

SANITARY SEWER, WATER & STORM LEGEND	
	SANITARY SEWER LINE
	WATER LINE
	SANITARY MANHOLE



0' 75' 150' 300'

SCALE: 1"=150'
DATE: 12.2023

EDGE AT SEABROOK TOWN CENTRE

Drainage Plan

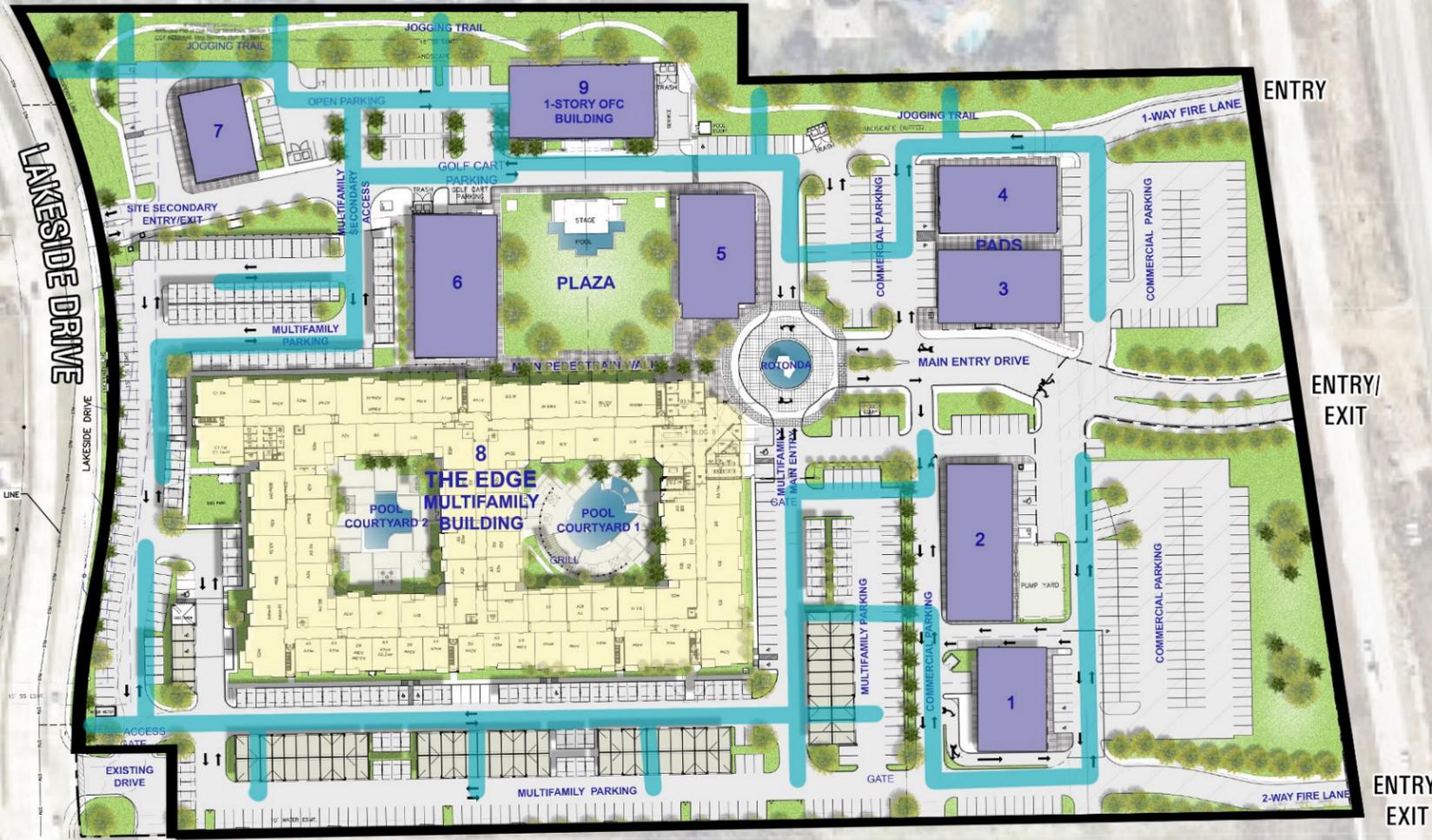
Developed By:



HS Development Group

SANITARY SEWER, WATER & STORM LEGEND

- STORM LINE
- STORM INLET



LAKESIDE DRIVE

STATE HIGHWAY 146



0' 75' 150' 300'

SCALE: 1"=150'
DATE: 12.2023

EDGE AT SEABROOK TOWN CENTRE

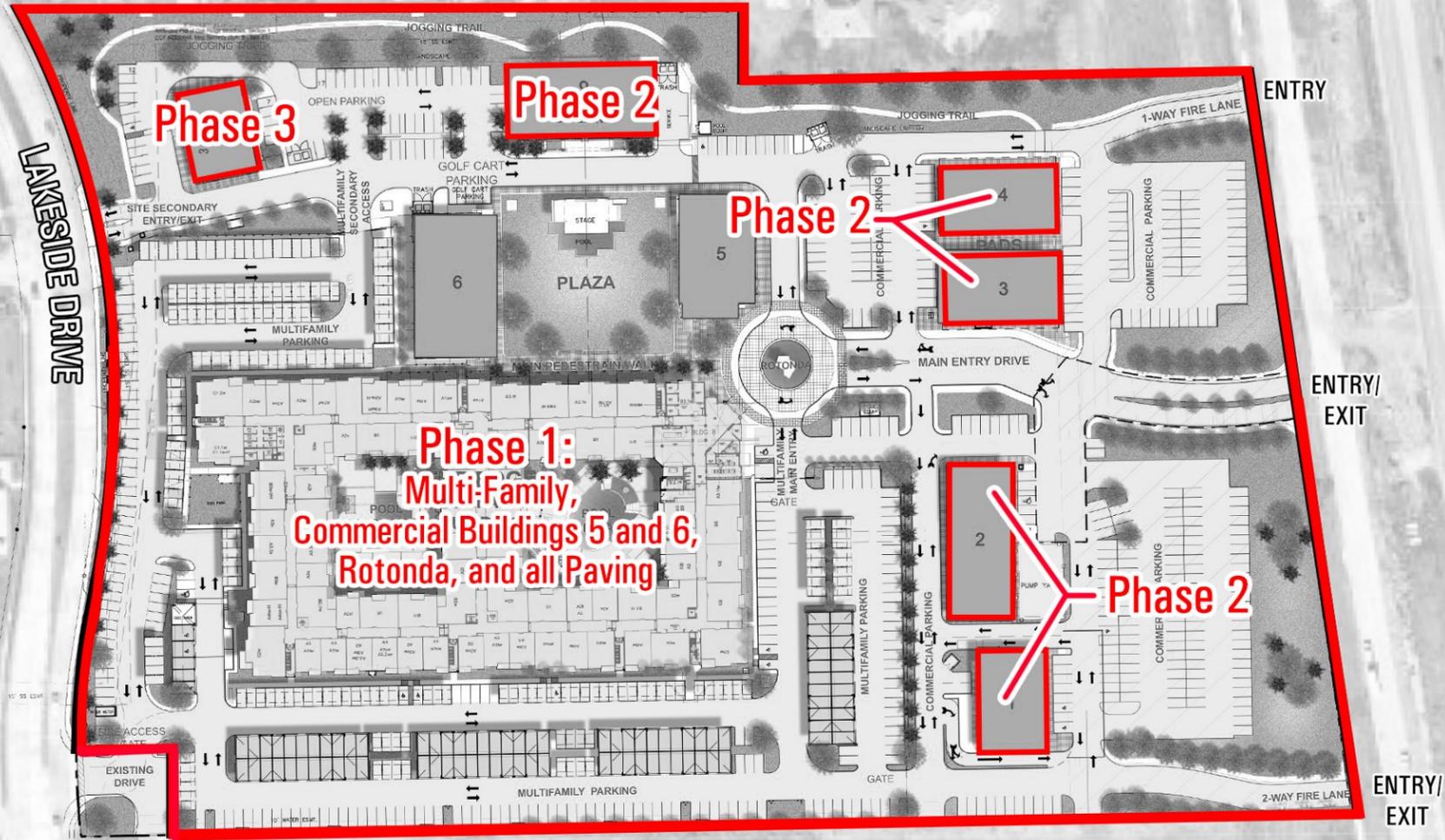
Phasing Plan

Developed By:



HS Development Group

Phase 1: Commercial Buildings 5 and 6, Plaza Rotonda and all paving
Third/ Fourth Quarter 2023: Design and plan review and approval.
Second Quarter 2024 Begin on-site construction.
Third Quarter 2026: Construction complete
First Quarter 2026: Begin occupancy
Phase 2: Commercial Pads
Third/ Fourth Quarter 2025: Commercial pad sites only will be ready for construction.
Phase 3: Commercial Pads
Second/Third Quarter 2026: Commercial pad sites only will be ready for construction.



0' 75' 150' 300'

SCALE: 1"=150'
DATE: 12.2023

Exhibit 13

Shared Use Parking Example - (23,700 sq. ft. Restaurant, 10,200 sq. ft. Retail, 10,000 sq. ft. Office)

Class	Use	Parking Required	Weekday	Weekday	Weekday	Weekday	Weekend	Weekend	Weekend	Weekend
			Midnight to 7AM	7AM to 5PM	5PM to 9PM	9PM to Midnight	Midnight to 7AM	7AM to 5PM	5PM to 9PM	9PM to Midnight
1	Office	34	1.7	34	10.2	1.7	0	3.4	0	0
	Financial Facility	0	0	0	0	0	0	0	0	0
2	Apartment	0	0	0	0	0	0	0	0	0
	Hotel	0	0	0	0	0	0	0	0	0
3	Clinic (Medical Complex)	0	0	0	0	0	0	0	0	0
	Clinic (Medical or Dental)	0	0	0	0	0	0	0	0	0
	Veterinary Clinic	0	0	0	0	0	0	0	0	0
4	Industrial/Warehouse/ Manufacturing	0	0	0	0	0	0	0	0	0
5	Church	0	0	0	0	0	0	0	0	0
	Day Care	0	0	0	0	0	0	0	0	0
	School	0	0	0	0	0	0	0	0	0
	Library	0	0	0	0	0	0	0	0	0
	Art Gallery	0	0	0	0	0	0	0	0	0
6	Movie Theater	0	0	0	0	0	0	0	0	0
	Bowling Alley	0	0	0	0	0	0	0	0	0
	Gym/Health Spa	0	0	0	0	0	0	0	0	0
7	Dessert Shop	0	0	0	0	0	0	0	0	0
	Small Restaurant	0	0	0	0	0	0	0	0	0
	Neighborhood Restaurant	0	0	0	0	0	0	0	0	0
	Restaurant	166	16.6	83	124.5	66.4	24.9	124.5	166	83
	Tavern	0	0	0	0	0	0	0	0	0
	Small Bar	0	0	0	0	0	0	0	0	0
	Bar, club or lounge	0	0	0	0	0	0	0	0	0
8	Retail (excluding shopping center)	51	2.55	25.5	38.25	5.1	2.55	51	38.25	5.1
9	Auto Parts and Supply Store	0	0	0	0	0	0	0	0	0
	All Others	0	0	0	0	0	0	0	0	0
Total		251	20.85	142.5	172.95	73.2	27.45	178.9	204.25	88.1

204.25

Put 1 if this qualifies as a historic building

0

Total Reduction

0

PARKING SPACES REQUIRED:

204.25

+ 10%

20.425

Total Required

224.675

Sec. 5.01. - Off-street parking requirements.

5.01.01. Purpose: The purpose of this section of the ordinance is to regulate required and auxiliary off-street parking facilities. These regulations are designed to provide for the needs of each land use activity within the City of Seabrook.

5.01.02. Applicability: These regulations shall be applied in any of the following circumstances:

- A. Any building, improvement, or use of land approved or erected, after the effective date of this ordinance, shall include the necessary off-street parking spaces that this section of the ordinance requires.
- B. Whenever any building, improvement, or use of land is proposed to be changed (whether or not the existing use is conforming), the provisions of this section of the ordinance shall be met before such change is approved.

5.01.03. Minimum number of off-street spaces required: All land use activities in Seabrook shall be governed by the off-street parking requirements as described in table 5-C later in this article. All fractional parking space calculations shall be counted as a full space.

5.01.04. Mixed use parking: The parking requirements for a lot or building containing a mixture of uses shall be the sum of the requirements for each type of use. No parking space provided for one type of use or building shall be included in the calculation of the parking requirements for any other use or building.

5.01.05. Shared parking: Where an increase in the number of off-street parking spaces is required, the additional required spaces may be located on another property that is located on the site of a use not normally open and used or operated during the same hours, provided, that the following conditions are satisfied:

- A. The parking spaces are located within 500 feet from an entrance to the building or use being served, measured along the shortest available pedestrian route with public access.
- B. A written agreement assuring the joint usages of the shared parking spaces shall be drawn and executed by all parties concerned providing the required number of additional parking space during the hours of use, and shall be approved as to form by the city attorney.
- C. The city council may rescind such approval and require additional spaces if the city council finds that such shared parking is inadequate or is resulting in a public nuisance adversely affecting the public health, safety, or welfare.
- D. All off-site shared parking shall also be required to be in conformance with all provisions found in subsection 5.01.06, entitled "Proximity."

5.01.06. Proximity: An off-street parking lot shall be located on the same side of a major thoroughfare as a pedestrian entrance for its associated land use. It shall be located in a district with the same zoning classification for which it is intended to serve. It may not be located on a site that is zoned for residential

use. "Major thoroughfares" include but are not limited to NASA Road 1, State Highway 146 and Red Bluff Road. Off-street or offsite parking shall not be permitted as a qualifying component of the parking requirement for a site not adjacent to the parking site and no off-street parking facility shall be permitted or allowed if such a use requires or encourages crossing of a major thoroughfare on foot by those who would patronize a use located across a major thoroughfare from the off-street parking lot in question, unless a special events permit has been applied for and issued for the date and time the pedestrian crossing is occurring or is to occur, and unless said special event and its promoters provide adequate peace officers as traffic control officials pursuant to the special events permit and regulations.

5.01.07. Off-street parking dimensions: Parking spaces shall be designed and constructed on the basis of the following standards:

- A. *Ninety-degree angle parking:* Each parking space shall be not less than nine feet wide or less than 19 feet in length. Maneuvering space is additional to the parking space and shall be no less than 24 feet perpendicular to the building or parking line.
- B. *Sixty-degree angle parking:* Each parking space shall be not less than nine feet wide or less than 19 feet in length. Maneuvering space is additional to the parking space and shall be no less than 20 feet perpendicular to the building or parking line.
- C. *Forty-five-degree angle parking:* Each parking space shall be not less than nine feet wide or less than 16 feet in length. Maneuvering space is additional to the parking space and shall be no less than 20 feet perpendicular to the building or parking line.

5.01.08. Parking area standards:

- A. *Surface and drainage:* All parking spaces residential or non-residential, aisles and maneuvering areas shall be constructed of an all-weather surface composed of concrete, asphalt, brick or paving stone. Such paving shall meet the minimum construction standards contained in the Seabrook Building Code. Such all-weather surface shall be provided for all parking spaces, whether enclosed or unenclosed, and shall be connected by an all-weather surface driveway to a street or alley. Rock, gravel and dirt parking surfaces are prohibited. Exception: Commercial-use parking lots within the (OS) Old Seabrook zoning district may be constructed with a parking surface material composed of crushed decomposed granite.
- B. *Curbs, wheel stops and islands:* Parking spaces abutting on adjoining property lines or street right-of-way lines shall be provided with wheel guards or bumper guards so located that no part of a normally parked vehicle will extend beyond the property line.
- C. *Maintenance:* All parking areas shall be continually maintained in a satisfactory condition so as to be safe and attractive and free of any hazard, nuisance, or other unsafe condition.
- D. *Lighting:* To prevent nuisance situations, all parking area lighting shall be designed and operated so as not to reflect or shine on adjacent properties.

- E. *Wooden poles:* Site lighting for a non-residential use shall not be constructed of wood.
- F. *Parking space identification marking:* Except for single-family, two-family residential uses and commercial parking lots constructed of decomposed crushed granite within a (OS) Old Seabrook zoning district, parking spaces shall be permanently and clearly identified by stripes, tiles, curbs, barriers, or other approved methods. Impermanent marking, such as paint, shall be regularly maintained. If any space identification markings become worn or otherwise dysfunctional, it is the responsibility of the property owner to replace or repair the identifiers within 30 days of notification of same by the code enforcement officer.
- G. *Headlight beam barriers:* Whenever a parking lot is located across the street from or adjacent to residentially used property (whether or not residences have been built at the time the parking lot is constructed), a permanent natural or artificial solid barrier of not less than three feet and not more than four feet above the finished grade of the off-street parking area shall be erected and maintained so as to provide a headlight screen for the residential district.

5.01.09. Parking lot design:

- A. *Lighting:* All off-street parking areas for land uses permitted in districts other than R-LD, R-1, and R-2, and which are used after dark, shall be illuminated. Such illumination shall begin at sunset, and continue, at a minimum throughout the hours of operation.
- B. *Accessibility:* All parking spaces shall be accessible at all times from a street, aisle, or driveway intended to serve such off-street parking.
- C. Except for single-family dwelling units and commercial use off-street parking lots within the (OS) Old Seabrook zoning district, parking spaces shall be arranged so that vehicles shall not be required to back out of the parking spaces directly into a street.

Commercial use off-street parking lots within the (OS) Old Seabrook zoning district may be arranged to allow for vehicles to back out of the parking spaces directly into a street. No parking space shall be constructed within three (3) feet of a city right-of-way without expressed consent of city council.

5.01.10. Requirements for off-street physically handicapped parking: Spaces for the handicapped and physically impaired shall be provided in accordance with federal and state law.

5.01.11. Requirements for parking/storage of boats, campers and other towed or driven vehicles: No towed vehicles, including trailers, mobile homes, boat trailers, boats, boat rigging or carts and some motor-driven vehicles, including motor homes, recreational vehicles or campers, shall be parked, stored or left standing in streets, public rights-of-way or on lawns between the actual front line of any structure and the street (or in the case of a corner lot, between the side construction line of any structure and the street). Nothing herein shall prohibit parking on an existing paved or unpaved driveway.

5.01.12. *Adjustments:* For a use or a site subject to approval by the planning and zoning commission as a planned unit development, a conditional use or as auxiliary parking, the minimum requirements of this section may be adjusted in order to improve the safety, usability, efficiency, attractiveness, and protection to adjoining land uses.

(Ord. No. 2019-04, § 2, 2-5-2019)

Sec. 5.04. - Comprehensive parking regulation matrix.

TABLE 5-C

REQUIRED PARKING SPACES BY LAND USE CATEGORY

Land Use Activity	Required Parking
Residential Uses	
Apartments	1.33 spaces/each 1-bdrm. unit, 1.66 spaces/each 2-bdrm. unit, and 2 spaces/each 3-bdrm. unit; If the above calculation results in a ratio of fewer than 1.66 spaces for each living unit, then the parking requirement shall be increased to provide no fewer than 1.66 parking spaces for each living unit.
Assisted living facilities	1 off-street space per every 5 units.
Condominium	1.33 spaces/each 1-bdrm. unit, 1.66 spaces/each 2-bdrm. unit, and 2 spaces/each 3-bdrm. unit; If the above calculation results in a ratio of fewer than 1.66 spaces for each living unit, then the parking requirement shall be increased to provide no fewer than 1.66 parking spaces for each living unit.
Duplex	2 off-street spaces per unit.
Group homes	1 off-street space per every 5 units.

Manufactured home/manufactured home park	2 off-street spaces per unit.
Single-family detached residence	2 off-street spaces per unit.
Townhouse	2 off-street spaces per unit.
Zero lot line homes	2 off-street spaces per unit.
Non-Residential Uses	
Accessory building/uses (all uses must be allowed per the zone)	None required.
Alterations, clothing	1 space per 300 square feet of gross floor area.
Ambulance service	1 space per 300 square feet of gross floor area.
Animal training schools	1 space per 300 square feet of gross floor area.
Appliance dealers/rental	1 space per 300 square feet of gross floor area.
Auction house	1 space per 300 square feet of gross floor area.
Auto body repair/painting	1 space per 300 sq. ft. of gross office area + 4 spaces per each service bay + 1 space/each 2,000 sq. ft. of outdoor service area.
Auto dealers	1 space/300 sq. ft. of gross office space + 1 space/600 sq. ft. of gross parts/service space + 1 space/each 2,000 sq. ft. of outdoor display area.
Auto repair/detailing	1 space per 300 square feet of gross floor area.
Auto rental and leasing	1 space per 300 square feet of gross floor area.

Auto wrecker service	1 space per 300 square feet of gross floor area.
Bakers, wholesale	1 space per 300 square feet of gross floor area.
Banks or financial services	1 space per 400 square feet of gross area + 4 stacking spaces per teller lane.
Banquet hall	1 space per 75 square feet of net floor area.
Barbers/beauty salons /day spa	1 space per 300 square feet of gross floor area.
Bars	1 space per 100 square feet of restaurant/bar area + 1 space per 200 square feet of other gross floor area.
Bed and breakfast	1 space per bedroom.
Bingo parlor	1 space per every 4 seats.
Boat engine repair and service	1 space/300 sq. ft. of gross office space + 1 space/600 sq. ft. of gross parts/service space + 1 space/each 2,000 sq. ft. of outdoor service area.
Boat hull repair and construction	1 space/300 sq. ft. of gross office space + 1 space/600 sq. ft. of gross parts/service space + 1 space/each 2,000 sq. ft. of outdoor display area.
Boat rental	1 space/300 sq. ft. of gross office space + 1 space/each 2,000 sq. ft. of outdoor display area.
Boat sales	1 space/300 sq. ft. of gross office space + 1 space/600 sq. ft. of gross parts/service space + 1 space/each 2,000 sq. ft. of outdoor display area.
Bowling alleys	1 space per 100 square feet of restaurant/bar area + 1 space per 200 square feet of other gross floor area.

Cabinet makers and millwork shops	1 space per 400 square feet of gross floor area.
Candy and confection, wholesale	1 space per 300 square feet of gross floor area.
Caterers	1 space per 300 square feet of gross floor area.
Cellular communications tower	1 service parking space.
Cemetery or mausoleum	None required.
Charter boat-service	1 space per 300 square feet of gross floor area.
Child day care center	1 space per 300 square feet of gross floor area + 1 space for every two employees.
Child day care family home	2 spaces
Church/place of worship	1 space for each 4 seats in the primary auditorium or 1 space per each 100 sq. ft. of gross floor area, whichever is more stringent.
Cigar lounge	1 space per 200 square feet of net floor area.
Cigar and tobacco shop	1 space per 300 square feet of gross floor area.
Civic club	1 space per 100 square feet of restaurant/bar area + 1 space per 200 square feet of other gross floor area.
Commercial automobile parking lot/garage	N/A
Computer sales and service	1 space per 300 square feet of gross floor area.

Contractors (with outside storage)	1 space per 300 square feet of gross floor area.
Contractors (without outside storage)	1 space per 300 square feet of gross floor area.
Convenience stores (without fuel pumps)	1 space per 200 square feet of gross floor area.
Copy and duplicating services	1 space per 300 square feet of gross floor area.
Dancehalls	1 space per 100 square feet of gross floor area.
Dance instruction	1 space per 300 square feet of gross floor area.
Delivery services	1 space per 300 square feet of gross floor area.
Dinner theatre	1 space per 100 square feet of dining/bar area.
Domestic animal training schools	1 space per 300 square feet of gross floor area.
Dry cleaners (pickup only)	1 space per 300 square feet of gross floor area.
Electrical equipment and supplies, wholesale	1 space per 300 square feet of gross floor area.
Electronics manufacturer	1 space/2 employees on largest shift + 1 space/company vehicle and local driver or 1 space/800 sq. ft. of gross floor space, whichever is greater.
Exterminators and pest control	1 space per 300 square feet of gross floor area.
Farm	N/A
Fish and seafood, retail	1 space per 300 square feet of gross floor area.

Fish and seafood, wholesale	1 space per 300 square feet of gross floor area.
Fraternal organizations	1 space per 300 square feet of gross floor area.
Funeral home/mortuary	1 space per 200 square feet of gross floor area.
Game rooms and billiard parlors	1 space per 100 square feet of restaurant/bar area + 1 space per 200 square feet of other gross floor area.
Gasoline service stations/convenience stores	1 space per 200 square feet of gross floor area + 3 spaces per bay + 2 stacking spaces per pump.
Glass sales, tinting and replacement	1 space per 300 square feet of gross floor area.
Golf course/country club	Determined to the satisfaction of the planning and zoning commission.
Greenhouse	1 space per 300 square feet of gross floor area.
Gunsmiths	1 space per 300 square feet of gross floor area.
Health club	1 space per 100 square feet of gross floor area.
Heavy machinery sales/rental	1 space per 300 square feet of gross floor area.
High rise (all uses within must be allowed per the zone)	As per individual included uses found within this matrix.
Hospice	1 space per bed.
Hospital	1 space per bed.
Hotels and motels (with full service restaurant)	1 space per dwelling unit + spaces as per additional commercial space as required by this matrix.

Janitorial services and supplies	1 space per 300 square feet of gross floor area.
Kennel, outdoor	1 space per 300 square feet of gross floor area.
Laundry, self-service	1 space per 300 square feet of gross floor area or 1.5 spaces per washer, whichever is more stringent
Limousine service	1 space per 300 square feet of gross floor area.
Machine shops and welding	1 space per 300 square feet of gross floor area.
Mailbox rentals	1 space per 300 square feet of gross floor area.
Mailing service, bulk	1 space per 200 square feet of gross floor area.
Manufacturing	1 space per 5,000 square feet of gross floor area or space for every employee, whichever is greater.
Marina	1 space for every four slips.
Medical emergency clinics (w/ambulance)	1 space per 300 square feet of gross floor area.
Medical equipment and supplies	1 space per 300 square feet of gross floor area.
Medical laboratories	1 space per 300 square feet of gross floor area.
Monastery or convent	1 space for each two residents.
Motion picture theatre	1 space for each three seats.
Motorcycle sales and repair	1 space per 300 square feet of gross floor area.
Museums	1 space per 300 square feet of gross floor area.

Music venue	One parking space per every 2.5 occupants + one parking space per every 2 employees on the largest shift; occupant limits are to be established by the city's building official and fire marshal and shall be posted onsite as required by the city's adopted building and fire codes.
Nurseries	1 space per 300 square feet of gross office area, plus one off-street space per 1,500 square feet of other gross sales area.
Nursing homes	1 space for every ten beds.
Office, professional	1 space per 300 square feet of gross floor area.
Open air market (all uses must be allowed per the zone)	1 space per 300 square feet of net covered area (each booth shall be charged with no less than 100 square feet under cover) + 1 space per 800 square feet of outside display area.
Pawnbrokers	1 space per 300 square feet of gross floor area.
Personal care home (assisted living)	1 space per 300 square feet of gross floor area.
Pet shops (Indoor kennels only)	1 space per 300 square feet of gross floor area.
Printers	1 space per 300 square feet of gross floor area.
Private clubs (as per TABC)	1 space per 100 square feet of restaurant/bar area + 1 space per 200 square feet of other gross floor area.
Private schools	To be determined by the Planning and Zoning Commission.
Public use (governmental)	N/A

Pumps, industrial sales and service	1 space per 300 square feet of gross office area + 4 spaces per each service bay or one off-street space per 1,000 square feet of other gross floor area.
Quick lube/oil change	1 space per 300 square feet of gross office area, plus 1 space per bay, plus two stacking spaces per bay.
Recreational vehicle park	1 space per 300 square feet of gross office area, plus 1 space per RV site.
Recreational vehicle sales, rental and repair	1 space per 300 square feet of gross office area + 4 spaces per each service bay or one off-street space per 600 square feet of other gross floor area
Recycling center	1 space per 300 square feet of gross floor area.
Rental service store (no heavy equipment)	1 space per 300 square feet of gross floor area.
Rental, trucks and heavy equipment	1 space per 300 square feet of gross floor area.
Restaurant equipment and supplies	1 space per 300 square feet of gross floor area.
Restaurant-fast food	1 space per 100 square feet of customer area + 4 stacking spaces per drive-up window + 1 space per every 2 employees on largest shift.
Restaurant-full service	1 space per 100 square feet of customer dining area; inclusive of bar seating and outdoor patio dining area.
Retail, heavy	1 space per 200 square feet of gross floor area.
Retail, light	1 space per 300 square feet of gross floor area.

Sailmakers	1 space per 300 square feet of gross floor area.
Sexually oriented business	1 space per 100 square feet of restaurant/bar area + 1 space per 200 square feet of other gross floor area.
Shipyard	1 space per every four slips + 1 space per each 1,000 square feet of gross floor/display area.
Signs, manufacturing	1 space per 300 square feet of gross floor area.
Skating rinks	1 space per 200 square feet of gross floor area.
Small engine repair	1 space per 300 square feet of gross floor area.
Smoke and head shop	1 space per 300 square feet of gross floor area.
Sports and recreational arenas	1 space per each 2 permanent seats. This is a standard parking requirement standard, which may be adjusted depending on the specific conditional use permit request.
Stables	1 space for every four stalls.
Storage, auto; inside	1 space per 300 square feet of gross office floor area.
Storage, auto; outside	1 space per 300 square feet of gross office floor area.
Storage, boat; inside	1 space per 300 square feet of gross office floor area.
Storage, boat; outside	1 space per 300 square feet of gross office floor area.
Swimming pool and spa sales and supplies	1 space per 300 square feet of gross floor area.
Tattoo parlor	1 space per 300 square feet of gross floor area.
Tele-video production	1 space per 300 square feet of gross floor area.

Theatre	1 space for every three seats.
Tire dealers and service	1 space per 300 square feet of gross office floor area, plus 3 spaces per bay.
Trucking company	1 space/2 employees on largest shift + 1 space/local driver and co. vehicle or one space/800 square feet of gross floor space, whichever is greater.
Upholstery shop	1 space per 200 square feet of gross office floor area.
Veterinarians and animal hospitals (no outside kennels)	1 space per 300 square feet of gross floor area.
Veterinarians (with outside kennels)	1 space per 300 square feet of gross floor area.
Warehouse	1 space/2 employees on largest shift, plus 1 space/local driver and co. vehicle, plus one space/20,000 square feet of gross warehouse floor space.
Warehouses, offices and mini	1 space per 300 square feet of gross office floor area.
Woodwork shops	1 space per 200 square feet of gross office floor area.
Yacht/sailing club	1 space for every four slips.

(Ord. No. 2019-04, § 2, 2-5-2019; Ord. No. 2019-32, § 2, 12-3-2019; Ord. No. 2022-01, § 4, 1-4-2022)

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