

# Planned Unit Development (PUD)

## *Joint Public Meeting* CITY COUNCIL & PLANNING & ZONING

Thursday, August 20, 2020



# Public MEETING OVERVIEW

- ▶ **At 6pm the JOINT MEETING of CITY COUNCIL & P&Z will begin**
  - ▷ Regular Public Comment (items not related to Specific Public Hearing) & Consent Agenda Review
  - ▷ Review of Planned Unit Development (PUD) Process
  - ▷ Presentation of proposed **Preliminary PUD** by Applicant & Owner
  - ▷ City Council & PZ Questions
  - ▷ Open Specific Public Hearing Period
  - ▷ Adjourn JOINT MEETING of CITY COUNCIL & PZ
- ▶ **Call to order PLANNING & ZONING REGULAR MEETING (no earlier than 6pm)**
  - ▷ Discussion & Action on **Preliminary PUD**
  - ▷ Adjourn P&Z Regular Meeting
- ▶ **Call to order CITY COUNCIL SPECIAL MEETING (no earlier than 8pm)**
  - ▷ Discussion & Action on **Preliminary PUD**

# *Public* COMMENT PERIOD

Regular Public Comment Period as Outlined on Posted Meeting Agenda

At this time, we would like to listen to any member of the public who has registered to speak on any subject matter, whether or not that item is on the agenda. All comments are limited to a maximum of four minutes for each speaker, shall be limited to City business or City-related business or matters of general public interest, and shall not include any personal attacks. In accordance with the Texas Open Meetings Act, members may not discuss or take action on any item that has not been posted on the agenda. When your name is called, please unmute your device mic and state your name and address clearly before making your comments.



03:26

Council will now review the  
**CONSENT AGENDA** as posted.

Please stay online or on the phone, after  
the the **CONSENT AGENDA**, the Preliminary  
PUD will be presented by the applicant.

# PRELIMINARY PUD PROCESS



## FILING

APPLICANT  
Submits required applications and copy of ***Preliminary PUD*** plans to the City of Seabrook for review and consideration.

## CITY

Staff reviews application & ***Preliminary PUD*** plans. Staff ensures plans are complete and comply with all city codes and requirements.

## REVIEW



## NOTICE

CITY  
The community is notified of Public Hearing for the ***Preliminary PUD*** as required by state mandates; 500' mailout and newspaper listing (15 days in advance).

## COUNCIL & PZ

Council & PZ is presented the Preliminary PUD & encourages public input for consideration. P&Z makes recommendation & Council takes action on ***Preliminary PUD***.

## MEETING



## DECISION

APPLICANT  
If approved by Council, applicant will then start the ***Final PUD*** process. If denied, the applicant may make adjustments and may choose to reapply for ***Preliminary PUD***.

*\*Estimated time for entire PUD Process (preliminary, final & construction) may range between 4 to 12 months.*

# FINAL PUD PROCESS



CITY  
Staff reviews application & ***Final PUD*** plans. Staff ensures plans are complete and comply with all city codes and requirements.



COUNCIL & PZ  
Council & PZ is presented the Preliminary PUD & encourages public input for consideration. P&Z makes recommendation & Council takes action on ***Final PUD***.



**FILING**

**REVIEW**

**NOTICE**

**MEETING**

**DECISION**

APPLICANT  
Submits required applications and copy of ***Final PUD*** plans to the City of Seabrook for review and consideration.



CITY  
The community is notified of Public Hearing for the ***Preliminary PUD*** as required by state mandates; 500' mailout and newspaper listing (15 days in advance).



APPLICANT  
If approved, a second reading of the ***Final PUD*** will be scheduled. If denied, applicant will be allowed to make adjustments to ***Final PUD*** for further consideration.

*\*Estimated time for entire PUD Process (preliminary, final & construction) may range between 4 to 12 months.*

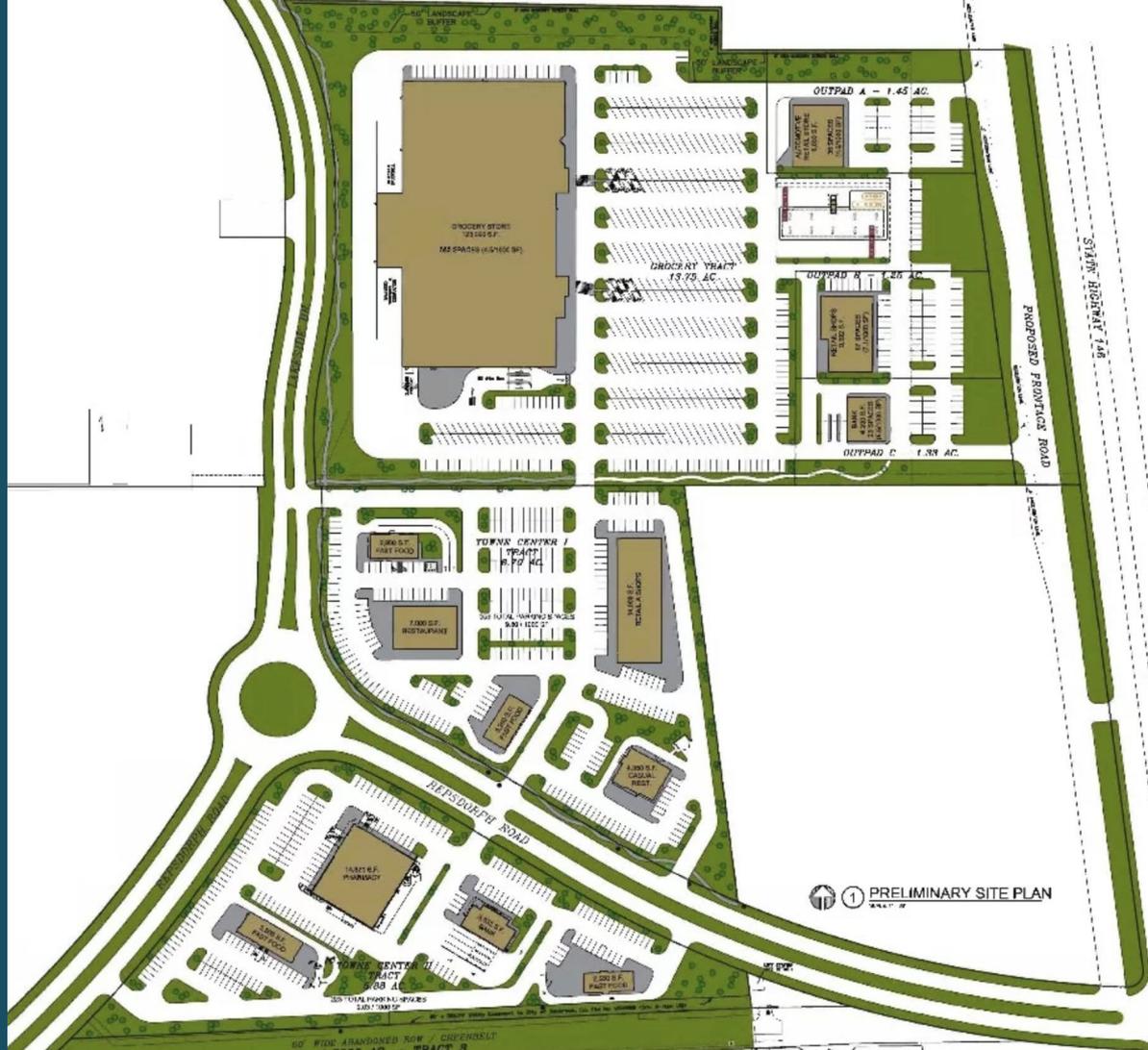


# **PACIFIC RIDGE PROPERTIES, WMF INVESTMENTS & MCS ARCHITECTS, LLC**

Proposed Preliminary Planned Unit Development Presentation

# History of TOWNE CENTER PUD

- ▶ Request from City
- ▶ Rezoning
- ▶ Marketing Efforts
- ▶ Current Proposal



# *Proposed* MITIGATIONS FOR NEIGHBORING PROPERTIES

- ▶ 8-foot Decorative Wall
- ▶ 50-foot landscape buffer-partially planted with trees
- ▶ Significant building setbacks



## Comparison of Traffic

### COMMUNITY SHOPPING CENTER & MID-RISE MIXED USE

PM Peak Hour		Commercial/ Residential Ratio
Mid-rise Residential Trips per unit	<b>0.44</b>	
Shopping Center Trips per thousand sf	<b>3.81</b>	<b>8.66</b>
Supermarket Trips per thousand sf	<b>9.24</b>	<b>21.00</b>

## Comparison of Traffic

### COMMUNITY SHOPPING CENTER & MID-RISE MIXED USE

Weekday Cumulative Vehicle Trip Rate		
Mid-Rise Residential Trips per unit	<b>5.44</b>	
Community Shopping Center Trips per thousand sf per day	<b>46.12</b>	<b>8.48</b>
Supermarket Trips per thousand sf per day	<b>106.78</b>	<b>19.63</b>
Saturday	<b>177.62</b>	<b>32.65</b>

# Trip GENERATION COMPARISON

## CONCLUSION

A Community Shopping Center generates between 8 and 21 times as many PM peak hour trips and between 8 and 19 times as many cumulative daily trips compared to same size Mid-Rise Residential.



**SEABROOK TOWN CENTER**  
**A PROPOSED COMMERCIAL AND MULTIFAMILY MIXED USE DEVELOPMENT**

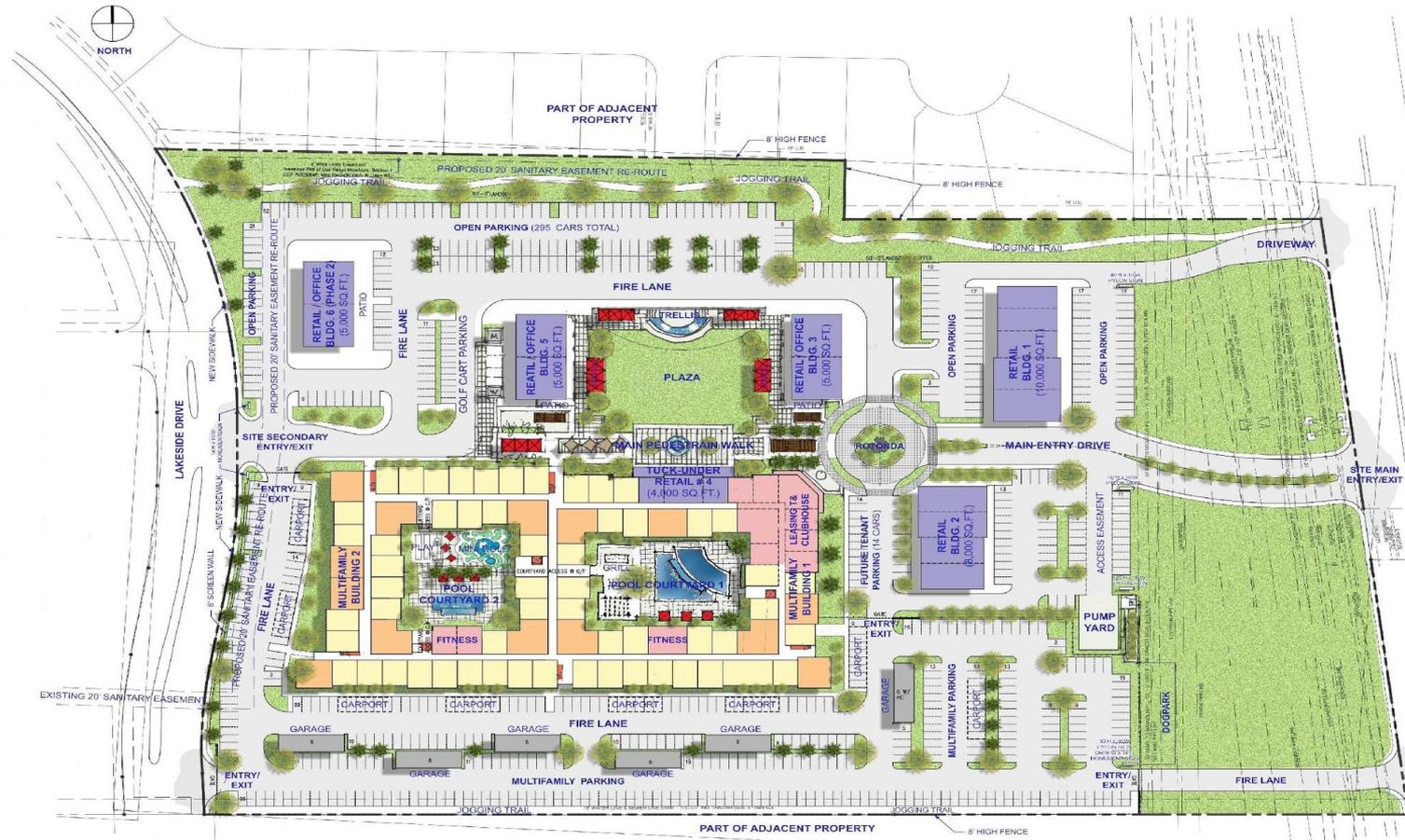
SEABROOK, TX

PERSPECTIVE

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

**MCS**  
ARCHITECTS LLC

2020 06 23



Level	MULTIFAMILY		Subtotal
	2-BR	1-BR	
Level 1	14	33	69
Level 2	21	62	83
Level 3	22	94	86
Level 4	22	64	86
<b>Subtotal</b>	<b>79</b>	<b>245</b>	<b>324</b>
<b>Percentage</b>	<b>24%</b>	<b>76%</b>	
<b>Total</b>			<b>324</b>

Ground Floor	90,336
Second Floor	90,336
Third Floor	94,336
Fourth Floor	94,336
<b>MF Gross Floor Area</b>	<b>369,344 sq.ft.</b>

No. of Req'd Parking	131	326
<b>Total Required</b>		<b>457</b>
<b>Multifamily Parking Count</b>		
Leasing		14
Open Parking		406
Detached Parking		36
<b>Total Parking Provided</b>		<b>456 spaces</b>

RETAIL	
Retail / Office Bldg 2	5,000
Tuck-Under Retail (Attached to MF)	4,000
Retail / Office Bldg 3	5,000
<b>Subtotal</b>	<b>14,000</b>

Retail Bldg 1	10,000
Retail Bldg 2	8,000
Retail / Office Bldg 6	5,000
<b>Subtotal</b>	<b>23,000 sq.ft.</b>
<b>Total Rentable</b>	<b>37,000 sq.ft.</b>

Parking Ratio	8	spaces per 1,000 sq.ft.
Open Parking Provided		295 spaces
Golf Cart Parking		14 spaces

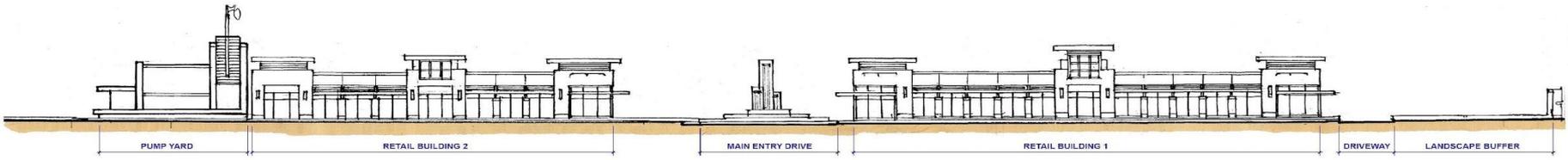
**SITE PLAN**  
SCALE: 1" = 50'

**SEABROOK TOWN CENTER**  
**A PROPOSED COMMERCIAL AND MULTIFAMILY MIXED USE DEVELOPMENT**

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**MCHS ARCHITECTS LLC**



VIEW FROM STATE HIGHWAY 146  
**SITE EAST OVERALL FACADE**  
 SCALE: 1/16" = 1'-0"



VIEW FROM STATE HIGHWAY 146  
**RETAIL EAST ELEVATION**  
 SCALE: 1/16" = 1'-0"

**SEABROOK TOWN CENTER**  
 A PROPOSED COMMERCIAL AND MULTIFAMILY MIXED USE DEVELOPMENT

SEABROOK, TX

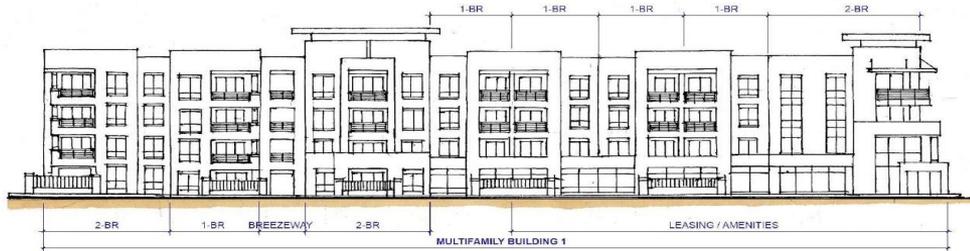
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VIEW FROM PLAZA  
**MULTIFAMILY NORTH ELEVATION**  
 SCALE: 1/16" = 1'-0"



EAST FACADE, VIEW FROM STATE HIGHWAY 146  
**MULTIFAMILY EAST FACADE**  
 SCALE: 1/16" = 1'-0"

**SEABROOK TOWN CENTER**  
 A PROPOSED COMMERCIAL AND MULTIFAMILY MIXED USE DEVELOPMENT

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**Any Questions from Council and/or P&Z?**

The **PUBLIC HEARING** portion of the meeting will now begin. This portion of the meeting may take a considerable amount of time to complete.

**Council procedures requires an approved motion to extend the meeting past 10pm.**

If a motion to extend the meeting past 10pm is not approved then any business remaining on tonight's agenda will be added to the next scheduled City Council meeting.

# *Public* HEARING PERIOD

We will now accept public input on the Proposed Preliminary Planned Unit Development

- ▶ **Please wait for your name to be called.**
- ▶ **Please limit your comments to 4-minutes, which will allow time for everyone to speak.**
- ▶ **Comments should pertain to the Specific Public Hearing topic.**
- ▶ **Questions cannot be addressed during the Public Hearing period.**
- ▶ **Please do not make personal attacks and avoid the use of vulgar or profane language. You may be muted or dismissed for this type of behavior.**



03:26

The **JOINT PUBLIC MEETING**

will now be adjourned.

Feel free to stay online

or on the phone for the regular

**PLANNING & ZONING MEETING.**

The regular **PLANNING & ZONING MEETING** will now be called to order.

Please remember that all meeting agendas are available online at [www.seabrooktx.gov/agendacenter](http://www.seabrooktx.gov/agendacenter).

The regular **PLANNING & ZONING MEETING** will now be adjourned.

Feel free to stay online  
or on the phone for the special  
**CITY COUNCIL MEETING.**

The special **CITY COUNCIL MEETING**  
will now be called to order.

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agendas are available online at  
[www.seabrooktx.gov/agendacenter](http://www.seabrooktx.gov/agendacenter).

The special **CITY COUNCIL MEETING**  
will now be adjourned.

Thank you for joining us this evening. A recap of tonight's meeting will be posted online and emailed to our City Council and P&Z meeting notification lists.