



Agenda Briefing

Date of Meeting: April 5, 2022

Responsible Department: Community Development

Presenter: Sean Landis

Briefing Prepared By: Sean Landis

Strategic Focus Area: Economic Development

General Information / Subject:

Request for approval for amendments to the Seabrook Town Center Planned Unit Development (PUD).

January 19, 2021, City Council along with the Planning and Zoning Commission approved the Seabrook Town Center Planned Unit Development District Plan. The mixed use development plan consists of a 320 unit luxury multi-family apartment complex, 37,000 sq. ft. of leasable retail/office space, an entertainment plaza, and 737 parking spaces, all to be constructed on approximately a 19.5355 Acre Tract.

February 2, 2021, City Council approve Ordinance # 2021-01 creating Seabrook Town Center "PUD" (Planned Unit Development).

The Developer requests the following amendments to the PUD:

1. Page 6, modify Table 1.0 Permitted Uses, by removing the reference of "Retail and Office" from Phase 1 and replacing it with the "Commercial"; and Modify Phase 2 by removing the reference of "Retail" and replacing it with "Commercial"; and removing the reference of "Phase 3 Retail and Office" in its entirety.
2. Page 10, modify D. Development Regulations #1, by removing the reference of "Retail and Office" and replacing it with "Commercial" and removing the reference of "Phase 2 and Phase 3" and replacing it with "Phase 1 and Phase 2".
3. Page 10, #2, Subsection B, modify the reference of "459 spaces" to reflect "475 spaces required" and add a reference of "2.0 parking spaces per three bedroom units".

Executive Summary / Background:

4. Page 12, #5, Remove the reference to "Retail and Office" and replace with "Commercial" and add the following: "Compact parking spaces are permitted as follows: no more than 15 compact spaces, to be located in groups of 5 contiguous spaces and be clearly identified as compact parking spaces".
5. Page 13, F. Signage, Subsection 1. State Highway 146, modify all references of pylon multi-tenant sign to monument.
6. Page 14, G. Building Regulations, Subsection 1 (b), add the word "cementitious stucco", (c) add the words "EFIS (for architectural features)".
7. Page 14, G. Building Regulations, Subsection 2, remove the reference of "Phase 2 and 3" and the reference of "Retail and Office" replacing it with "Commercial Buildings in Phase 1 and 2" and adding the word "Commercial".
8. Page 15, G. Building Regulations, Subsection 2 (c), add the word "Cementitious stucco".
9. All Exhibits have been modified to reflect changes in the locations, size of the footprints and square footages of the commercial buildings.
10. Exhibit D-12 provides a modified schedule.

The developer has provided for your review the proposed modified PUD plan.

All requests must be submitted to the City Secretary's Office no later than 12:00 p.m. on the Monday, one week prior to the regular Tuesday Council Meeting. All required attachments are to be submitted with the request. Incomplete items cannot be placed on the agenda.

Funding / Fiscal Information:

Account Number: N/A [Redacted]

Amount Budgeted: N/A [Redacted]

Amount Requested / Required: N/A [Redacted]

Funding Source (if not budgeted):

N/A [Redacted]

Supporting Materials Attached: Yes No

Prior Action / Review by Council, Boards, Commissions:

[Redacted]

All requests must be submitted to the City Secretary's Office no later than 12:00 p.m. on the Monday, one week prior to the regular Tuesday Council Meeting. All required attachments are to be submitted with the request. Incomplete items cannot be placed on the agenda.

Staff Recommendation:



**APPROVED BY:
(as appropriate)**

Preparer or Department Director

Date

Building Official

Date

Robin Lenio

03 / 31 / 2022

City Secretary for agenda processing

Date

City Engineer/Asst. Dir. PW

Date

Community and Visitor Relations Director

Date

Court Director

Date

Sean Landis

March 25, 2022

Deputy City Manager

Date

EDC Director

Date

All requests must be submitted to the City Secretary's Office no later than 12:00 p.m. on the Monday, one week prior to the regular Tuesday Council Meeting. All required attachments are to be submitted with the request. Incomplete items cannot be placed on the agenda.

Emergency Services Director

Date

Finance Director

Date

HR Director

Date

IT Director

Date

Police Chief

Date

Public Works Director

Date

Gayle Cook

03 / 31 / 2022

City Manager

Date

All requests must be submitted to the City Secretary's Office no later than 12:00 p.m. on the Monday, one week prior to the regular Tuesday Council Meeting. All required attachments are to be submitted with the request. Incomplete items cannot be placed on the agenda.