

1 The City Council and the Planning & Zoning Commission of the City of Seabrook met in joint
2 session on Tuesday, October 30, 2018 at 6:00 p.m. in Seabrook City Hall, 1700 First Street,
3 Seabrook, Texas to discuss, consider and if appropriate, take action on the items listed below.
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5 **THOSE PRESENT WERE:**

6 THOM KOLUPSKI	MAYOR
7 ED KLEIN	COUNCIL PLACE NO. 1
8 LAURA DAVIS	COUNCIL PLACE NO. 2
9 JEFF LARSON	COUNCIL PLACE NO. 3
10 NATALIE PICHA	MAYOR PRO TEM
11	COUNCIL PLACE NO. 4
12 BUDDY HAMMANN	COUNCIL PLACE NO. 5
13 JOE MACHOL	COUNCIL PLACE NO. 6
14 GAYLE COOK	CITY MANAGER
15 SEAN LANDIS	DEPUTY CITY MANAGER
16 STEVE WEATHERED	CITY ATTORNEY
17 ROBIN HICKS	CITY SECRETARY

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19 **PLANNING & ZONING COMMISSION**

20 Gary Renola	Chair
21 Dodie Miller	Vice Chair
22 Rosebud Caradec	Member
23 Tracy Soich	Member
24 Greg Aguilar	Member
25 Mike DeHart	Member
26 Darrell Picha	Member

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28 Mayor Kolupksi and Chair Renola called the meeting to order at 6:00 p.m.
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30 ***1.0 PUBLIC COMMENTS AND ANNOUNCEMENTS***

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32 Robert Kidd, 1021 Victorian Court, Seabrook, explained that he had several items he would
33 like to point out regarding the parking and landscape changes. The items of concern discussed
34 by Mr. Kidd are as follows:
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- 36 1. Setback from the street right of way is not designated for properties that do not front
37 Highway 146
- 38 2. Minimum number of square feet does not match the minimum width and depth lot sizes
- 39 3. Placement of exterior dumpsters 10 feet from side or rear property line might be
40 problematic
- 41 4. Backing out of a parking lot, as allowed in a commercial zone, should be allowed in Old
42 Seabrook across the board and not just for commercial
- 43 5. It seems like placing lights every 70 feet center to center on Main Street is overkill
- 44 6. Parking lot size is not big enough. It only allows for 11 parking spots, not including
45 handicap parking

46 Marian Kidd, 1021 Victorian Court, Seabrook, commented that the landscaping
47 requirement seems almost excessive. The tree planting requirements need to be defined as
48 to the kinds and types of trees. Also, all of the buildings are going to be elevated, which
49 will block the Main Street attraction of water and a view of the water. The trees will also
50 block the view of the water. We have put a lot of time and money into making Seabrook
51 a better place, and we are not against the development of Old Seabrook. We think it's great
52 and we would like to profit, like everyone else.

53
54 Sue Rothstrom, corner of Main and Meyer, stated that the Main Street redevelopment
55 is exclusive and is limited to two blocks where Merlion is the anchor. The City has spent
56 money for community parking and EDC has spent money to breathe life into the area
57 around Merlion, but the redevelopment needs to be inclusive. Those outside the exclusive
58 area around Merlion can make improvements, but they have to match the Main Street
59 improvements. It would be nice if the City considers all merchants in Old Seabrook. A
60 team effort should be encouraged. All merchants deserve the same attention and exposure
61 to encourage the whole area to thrive.

62 63 **2.0 WORK SESSION ITEMS**

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65 2.1 City Council and the Planning & Zoning Commission will discuss proposed changes to
66 Appendix A, "Comprehensive Zoning Ordinance". The discussion will include proposed
67 modifications to the Comprehensive Land Use Regulation Matrix; the Official Zoning
68 Map; Article 5, "Off-Street Parking, Loading, Ingress and Egress"; Landscaping and Safety
69 Requirements; and the creation of zoning regulations for the State Highway 146 Corridor.

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71 Sean Landis, Deputy City Manager, went over the proposed ordinance for
72 amendments to the off-street parking and landscaping requirements, as evidenced in the
73 attached Exhibits.

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75 City Council members expressed the following concerns and questions, with Mr.
76 Landis making suggestions for revisions to the ordinance to address those concerns and
77 questions:

- 78
79 • Concern with curb cut to reorient for properties that have ingress and egress to the
80 artery.
81 ➤ Mr. Landis will create an exception for lots oriented to the street to have a
82 front yard setback.
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84 • On a corner lot, with a width of 50 feet, a good portion of the property will have a
85 setback.
86 ➤ Mr. Landis will take a look at the numbers to make them make sense.
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88 • The language for fencing with gated of like material is confusing. Would someone
89 want a cinderblock gate if they have a cinderblock fence?
90 ➤ Mr. Landis will wordsmith this section to make it make sense.

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- The color requirements in the title to building materials and colors should be removed.
 - Mr. Landis will remove the color requirements.
- It would be helpful to add pics of what is prohibited, along with pics of what is allowed.
 - Mr. Landis will add photos for prohibited examples.
- How will a house on the lake be protected from noise from a lake front restaurant?
 - Mr. Landis will take a look at this issue.
- Should the building heights state that they are allowed to be the tallest habitable?
 - Mr. Landis will add this language.
- Do we want the landscaping requirements to state that landscaping must be a certain distance from the sidewalk?
 - Mr. Landis will create a standard that requires landscaping to be a certain distance from the right of way.
- What about stating the types of trees that can be planted?
 - Mr. Landis stated that he took out the types of trees, but he can put the types back into the ordinance.
- What about addressing trees planted between the right of way and the sidewalk?
 - Mr. Landis stated that he can address this in the ordinance, but typically trees are not planted between the right of way and the sidewalk.
- Trees can't be too far back on the lot or they will cause problems with the house.
 - Mr. Landis said that he will work on a distance that will be a happy medium between the sidewalk and the house.
- The minimum requirements for Old Seabrook landscaping needs to be reworded.
 - Mr. Landis will take a look at the wording.
- The screen security fencing language would allow barbed wire as an ornamental material.
 - Mr. Landis will add language to prohibit barbed wire fencing, except for businesses that need barbed wire in the back.

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- Based on public comments, Mr. Landis will also make sure the landscaping language for planting in islands in the interior of parking lots flows and makes sense.

Upon motion duly made and seconded, Mayor Kolupski and Chair Renola adjourned the meeting at 8:53 p.m.

Approved this 15th day of January 2019.

CITY COUNCIL

PLANNING & ZONING COMMISSION

Thomas G. Kolupski
Mayor

Gary Renola
Chair

Robin Hicks, TRMC
City Secretary

Pat Patel
Administrative Assistant