

The Seabrook Planning and Zoning Commission met on Tuesday, November 15, 2016 in regular session at Seabrook City Hall, 1700 First Street, Seabrook, Texas to consider and if appropriate, take action on the agenda items listed below:

THOSE PRESENT WERE:

MICHAEL POTTS	CHAIRMAN
BUDDY HAMMANN	VICE CHAIRMAN
ROSEBUD CARADEC	MEMBER
MIKE DEHART	MEMBER
DODIE MILLER	MEMBER
LAURA DAVIS	MEMBER
SEAN LANDIS	DIRECTOR OF COMMUNITY DEVELOPMENT
MEREDITH BRANT	SECRETARY

Chairman Potts called the meeting to order at 6:55 p.m. and stated there was a quorum present.

1.0 ROUTINE PUBLIC HEARING AND ANNOUNCEMENTS - None

2.0 NEW BUSINESS – The Commission will discuss, consider, and if appropriate, take action on the items listed below.

2.1 Consider and take all appropriate action on the request for approval of a preliminary Planned Unit Development (PUD) plan to designate the Seaside RV Resort & Cabanas Planned Unit Development (PUD).

Motion was made by Buddy Hammann and seconded by Laura Davis

To approve the Preliminary PUD Plan for Seaside RV Resort and Cabanas.

Buddy Hammann stated that he had concerns about keeping development upscale over time, the final documents should reflect that.

Mike Dehart stated that the PUD should spell out that 28 days is the longest period to stay, then, they have to leave for a stated amount of time.

Sean Landis stated that a penalty clause for enforcement will be stated in the ordinance of \$2,000 per day per violation.

Laura Davis stated that she would like strong language regarding laws in the PUD document, not examples.

Rosebud Caradec stated that the North Planning area was intended for uses to increase taxes according to the Comprehensive Master Plan and that this project was not a fit.

Mr. Hammann stated that this project will increase taxes, more as a hotel than a RV park.

Mr. Landis stated that the projected numbers for this project (regarding taxes and income for the city) have been double checked and are accurate.

Ms. Davis stated that she wants to be assured of the turning radius for fire trucks.

Mr. Landis stated that the roads are 24 feet wide and are designed for 35 – 40 foot RVs to pull through; there will be no issues with any emergency vehicles going through this complex.

Mr. Hammann stated that he expects the developer to come up with a document addressing all concerns.

Ayes: Davis, DeHart, Hammann, and Potts

Nays: Caradec and Miller

MOTION CARRIES BY MAJORITY VOTE.

3.0 ROUTINE BUSINESS

3.1 Approve the minutes from the October 20, 2016 Planning & Zoning Commission meeting.

Motion was made by Buddy Hammann and seconded by Mike DeHart

To approve the minutes from the October 20, 2016 Planning & Zoning Commission meeting as presented.

MOTION CARRIES BY UNANIMOUS CONSENT.

3.2 Establish future agenda items and meeting dates.

Chairman Potts stated that the next meeting would be on December 15, 2016 at 7:00 p.m. to discuss the following item:

- Two plats for consideration

Laura Davis stated that she would be unable to attend the December 15th meeting.

Having no further business, the meeting adjourned at 7:30 p.m.

APPROVED THIS 15TH DAY OF DECEMBER, 2016.


Michael Potts, Chairman


Meredith Brant, Secretary