

The Seabrook Planning and Zoning Commission met on Thursday, May 18, 2017 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 (Excused Absence) | MEMBER                               |
| DODIE MILLER                  | MEMBER                               |
| TRACIE SOICH                  | MEMBER                               |
| STEVE WEATHERED               | CITY ATTORNEY                        |
| SEAN LANDIS                   | DIRECTOR OF COMMUNITY<br>DEVELOPMENT |
| ALESIA HAMMOCK                | SECRETARY                            |

Chairman Potts called the meeting to order at 7:00 p.m. and stated there was a quorum present.

**1.0 ROUTINE PUBLIC HEARING AND ANNOUNCEMENTS - None**

**2.0 SPECIFIC PUBLIC HEARING**

**2.1 Request to change the zoning classification of land from the current classification of C-2 (Commercial – Medium District) to R1 (Single-Family Detached Residential.)**

Sean Landis gave a brief report. He stated that the applicant is requesting that 1.68 acres out of the existing 4.98 acre tract be rezoned to R-1, leaving the remaining balance of 3.30 acres zoned C-2. Mr. Landis stated that the First Baptist Church hopes to demolish and reconstruct a facility to be located adjacent to Miramar Subdivision on the proposed re-zoned R-1 tract, allowing the 3.30 acres fronting State Hwy 146 to be developed into commercial pad sites to accommodate retail and restaurant uses.

Andrew Allemand, 3200 Wilcrest, Houston, Texas stated that he is the Platting Manager with Windrose Land Services, the applicant. He stated 300+/- feet is ideal depth for retail center, anything more discourages long-term viability. Deep retail centers with large parking areas will detract from ongoing revitalization efforts. The proposed zoning configuration is the most appropriate layout for the area, regardless of what happens with the retail, church or neighborhood uses and the property owner has provided right-of-way for TxDOT widening.

Mr. Allemand stated that the R-1 Zone, with an institutional use, is an ideal buffer. Churches are low-impact operations with infrequent business hours and extremely low traffic counts during peak hours. If an area redevelops from scratch, the new R-1 area would have all of the protections outlined in the current regulations. The newly developed R-1 area would be properly situated behind the new retail center, 300-feet away from the state highway. If the land stays C-2, the end user will likely be a second-tier retail or commercial user with their “back of house” (loading docks, dumpster areas,

delivery aisles, etc.) adjacent to neighborhood. He stated that City Code allows institutional uses in the R-1 zone for a reason. Institutional uses do not have the same use traffic patterns, noise levels, and overall impact as a commercial use. The new R-1 area offers the perfect step-down from the commercial property to the neighborhood

Trent Perez, 5208 Broadway Street, Pearland, Texas, stated that he is a Civil Engineer with PRD Land Development Services and they are helping with the project. He stated that the benefit of the rezoning request is to try to navigate the 50' buffer. A church is allowed in an R-1 zone without a 50' buffer. In the C-2 zone, they could not have commercial development in the front and the church in the rear of the property with a 50' buffer.

Brian Salek, 414 Electra Drive, Houston, Texas, stated that he is the developer for the project. He stated that they were looking for Class A retail development.

Don Brinson, 1701 Bahama Drive, stated that he lives on one of the lots backing up to the requested area. He stated that he was not against the project, but he had questions. He stated that he was concerned about what would be built and drainage.

Trent Perez stated that they plan to relocate the existing church to the proposed site. He also stated that they would follow the city regulations on drainage.

## **2.2 Request to update and amend various Building Code Regulations.**

Sean Landis stated that the building codes are reviewed by the International Code Membership every three years. As a result of that a new set of construction codes are created every three years for communities to adopt. Currently Seabrook enforces the 2009 edition of the International Code series. Mr. Landis stated that Staff is requesting that Seabrook adopt the 2015 edition of this code series.

Nick Kondejewski, Seabrook Building Official, gave a presentation regarding the proposed amendments to Building Code Regulations.

Chairman Potts closed the Specific Public Hearing portion of the meeting at 7:47.

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

### **3.1 Consider and take all appropriate action on a request to change the zoning classification of land from the current classification of C-2 (Commercial – Medium District) to R1 (Single-Family Detached Residential.)**

**Motion was made by Dodie Miller and seconded by Tracie Soich**

*To approve the request to change the zoning classification of land from the current classification of C-2 (Commercial – Medium District) to R1 (Single-Family Detached Residential.)*

Buddy Hammann asked if there had been any discussion about requesting a Planned Unit Development (PUD) for this site.

Mr. Landis stated that there had been some discussion but the applicant wanted to try rezoning first.

Mr. Hammann stated that his concern was that once it is rezoned, they could build anything that is allowed in that zone, where in a PUD they would have to build what was proposed.

At 7:54 p.m., Chairman Potts announced that the Planning & Zoning Commission would hold a **closed executive meeting** pursuant to the provisions of the Open Meetings Act, Chapter 551, Government Code, and Vernon's Texas Codes Annotated, in accordance with the authority contained in Section 551.071, Consultation with Attorney to discuss legal questions only and no action would be taken.

#### **OPEN MEETING**

At 8:02 p.m., Chairman Potts reconvened the meeting in open session and stated that no action was taken in executive session.

Ayes: Miller and Soich

Nays: Caradec, Hammann and Potts

#### **MOTION FAILS BY MAJORITY VOTE.**

### **3.2 Consider and take all appropriate action concerning the request to update and amend various Building Code Regulations.**

**Motion was made by Buddy Hammann and seconded by Rosebud Caradec**

*To approve the request to update and amend various Building Code Regulations as presented.*

#### **MOTION CARRIES BY UNANIMOUS CONSENT.**

### **4.0 ROUTINE BUSINESS**

#### **4.1 Approve the minutes from the April 20, 2017 Planning & Zoning Commission meeting.**

**Motion was made by Buddy Hammann and seconded by Dodie Miller**

*To approve the minutes from the April 20, 2017 Planning & Zoning Commission meeting as presented.*

#### **MOTION CARRIES BY UNANIMOUS CONSENT.**

**4.2 Update on the expansion of Hwy. 146.**

Mr. Landis gave a brief report.

**4.3 Report from the Director of Planning and Community Development on the status of a list of actions taken by Planning & Zoning and sent to City Council for its action or review.**

Mr. Landis gave a brief report.

**4.4 Establish future agenda items and meeting dates.**

Chairman Potts stated that Planning & Zoning Commission will meet on June 15, 2017 at 7:00 p.m. to discuss:

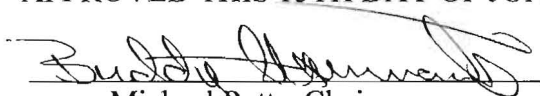
- SH 146 Southern District Discussion
- Main Street District Discussion

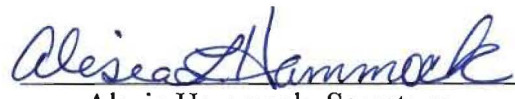
**Motion was made by Buddy Hammann and seconded by Tracie Soich**

*To adjourn the Planning & Zoning Commission meeting.*

Having no further business, the meeting adjourned at 8:14 p.m.

APPROVED THIS 15TH DAY OF JUNE, 2017.

  
~~Michael Potts, Chairman~~  
Buddy Hammann, Vice Chair

  
Alesia Hammock, Secretary