The Seabrook Planning and Zoning Commission met on Wednesday, June 21, 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 (Absent)	CHAIRMAN
BUDDY HAMMANN	VICE CHAIRMAN
ROSEBUD CARADEC	MEMBER
MIKE DEHART	MEMBER
DODIE MILLER	MEMBER
TRACIE SOICH	MEMBER
GREG AGUILAR	MEMBER
SEAN LANDIS	DIRECTOR OF COMMUNITY DEVELOPMENT
ROBIN HICKS	CITY SECRETARY

Vice Chairman Hammann 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 for Amendment to the Seabrook City Code, Appendix A, "Comprehensive Zoning", Article 4, "Special Use Regulations", Section 4.15, "Point Overlay District Regulations," by creating regulations requiring all public and private electrical utilities to be installed underground.

Sean Landis gave a brief report. He stated that during the Waterfront Drive Project, the City created a hybrid electrical system. This put all of the electrical system on one side of the road and there is nothing crossing the road anymore. He stated that at this time there is the possibility, with some of the State laws going into effect, of small cell node towers being created in the right-of-way without a lot of regulations. This would allow the electrical lines to go across the road. This modification would insure that all electrical lines be installed underground.

Vice Chairman Hammann closed the Specific Public Hearing portion of the meeting.

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 recommendation to the City Council on the request for Amendment to the Seabrook City Code, Appendix A, "Comprehensive Zoning", Article 4, "Special Use Regulations", Section 4.15, "Point Overlay District Regulations," by creating regulations requiring all public and private electrical utilities to be installed underground.

Motion was made by Mike DeHart and seconded by Tracie Soich

To approve the request for Amendment to the Seabrook City Code, Appendix A, "Comprehensive Zoning", Article 4, "Special Use Regulations", Section 4.15, "Point Overlay District Regulations," by creating regulations requiring all public and private electrical utilities to be installed underground as presented.

MOTION CARRIES BY UNANIMOUS CONSENT

3.2 Discussion on Design Standards for State Hwy. 146.

Sean Landis gave a brief report. After some discussion, no action was taken.

3.3 Discussion on Design Standards for Main Street.

Sean Landis gave a brief report. After some discussion, no action was taken.

4.0 ROUTINE BUSINESS

4.1 Approve the minutes from the May 18, 2017 Planning & Zoning Commission meeting.

Motion was made by Rosebud Caradec and seconded by Tracie Soich

To approve the minutes from the May 18, 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.

Sean Landis stated that he would not be able to attend the July 20, 2017 P&Z meeting.

Chairman Potts stated that Planning & Zoning Commission will meet on July 20, 2017 at 7:00 p.m. to discuss:

- Approve Minutes for the 06/21/2017 Planning & Zoning Commission meeting.

Having no further business, the meeting adjourned at 7:55 p.m.

APPROVED THIS 20TH DAY OF July, 2017.

Buddy Hammann, Vice Chairman

Robin Hicks, City Secretary