

The Seabrook Planning and Zoning Commission met on Tuesday, September 19, 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	MEMBER
DODIE MILLER	MEMBER
TRACIE SOICH	MEMBER
GREG AGUILAR	MEMBER
SEAN LANDIS	DIRECTOR OF COMMUNITY DEVELOPMENT
ALESIA HAMMOCK	SECRETARY

Chairman Potts called the meeting to order at 6:45 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 approval of the Final Plat of "Retail at the Commons", a Subdivision of 5.71 acres of land, being a Replat of Reserves A, B, C, and D of The Commons at Seabrook.

Sean Landis gave a brief report. He stated that due to TX-DOT right-of-way acquisition, the developer/owner of the property is requesting the property to be re-platted creating Reserves A & B to be located along the western boundaries of the property adjacent to State Hwy 146.

Chairman Potts closed the Specific Public Hearing portion of the meeting at 6:53.

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 approval of amendments to The Commons at Seabrook Planned Unit Development (PUD).

Motion was made by Buddy Hammann and seconded by Rosebud Caradec

To approve the amendments to The Commons at Seabrook Planned Unit Development (PUD) as presented in the Joint Specific Public Hearing with City Council regarding Land Uses allowed in the PUD including allowances for Convenience Store with Food and Fuel.

Buddy Hammann stated that he did not see the difference between a fast food store that is open until midnight with its lights and dumpster in the back and a convenience store with food and fuel. He stated that the aromas coming from a fast food store are more offensive as opposed to a convenience store with gas.

Mike DeHart stated that there was no difference between a fast food store and a gas station.

MOTION CARRIES BY UNANIMOUS CONSENT.

- 53 **3.2 Consider and take all appropriate action on a the request for approval of the Final Plat of "Retail**
54 **at the Commons", a Subdivision of 5.71 acres of land, being a Replat of Reserves A, B, C, and D of**
55 **The Commons at Seabrook.**

56
57 **Motion was made by Rosebud Caradec and seconded by Tracie Soich**
58

59 *To approve the Final Plat of "Retail at the Commons", a Subdivision of 5.71 acres of land, being a*
60 *Replat of Reserves A, B, C, and D of The Commons at Seabrook as presented.*
61

62 **MOTION CARRIES BY UNANIMOUS CONSENT.**
63

64 **4.0 ROUTINE BUSINESS**

- 65
66 **4.1 Approve the minutes from the August 17, 2017 Planning & Zoning Commission meeting.**
67

68 **Motion was made by Buddy Hammann and seconded by Rosebud Caradec**
69

70 *To approve the minutes from the August 17, 2017 Planning & Zoning Commission meeting as*
71 *presented.*
72

73 Ayes: Aguilar, Caradec, DeHart, Hammann, Miller, and Soich

74 Nays: None

75 Abstained: Potts
76

77 **MOTION CARRIES BY UNANIMOUS CONSENT OF THOSE VOTING.**
78

- 79 **4.2 Update on the expansion of Hwy. 146.**
80

81 Mr. Landis gave a brief report.
82

- 83 **4.3 Report from the Director of Planning and Community Development on the status of a list of**
84 **actions taken by Planning & Zoning and sent to City Council for its action or review.**
85

86 Mr. Landis gave a brief report.
87

- 88 **4.4 Establish future agenda items and meeting dates.**
89

90 Chairman Potts stated that there would be a Joint Public Hearing with City Council on October 26,
91 2017 at 7:00 p.m. to discuss:
92

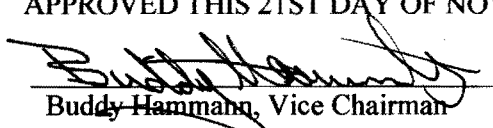
93 Create two new zoning districts along the Hwy 146 Corridor.
94

95 **Motion was made by Buddy Hammann and seconded by Tracie Soich**
96

97 *To adjourn the September 19, 2017 Planning & Zoning meeting.*
98

99 Having no further business, the meeting adjourned at 7:14 p.m.
100

101 **APPROVED THIS 21ST DAY OF NOVEMBER, 2017.**
102

103 
104 Buddy Hammann, Vice Chairman


Alesia Hammock, Secretary