The Seabrook Planning and Zoning Commission met on Tuesday, November 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:

BUDDY HAMMANN	VICE CHAIRMAN
ROSEBUD CARADEC	MEMBER
MIKE DEHART (Absent)	MEMBER
DODIE MILLER	MEMBER
TRACIE SOICH	MEMBER
GREG AGUILAR	MEMBER
SEAN LANDIS	DIRECTOR OF COMMUNITY DEVELOPMENT
ALESIA HAMMOCK	SECRETARY

Vice Chairman Hammann 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 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 a recommendation to the City Council on the request for approval of the following amendments to The Commons at Seabrook Planned Unit Development (PUD): 1. Amend "Exhibit E" the list of Permitted Land Uses to include Fuel and Convenience Store as a permitted use; 2. Amend the Plan by providing a detailed design and regulations for a Fuel and Convenience Store to be located on Reserve B; and, 3. Amend the Plan by providing a change to the 30,000 sq. ft. retail building located on Reserve D by dividing the footprint into two individual structures.

Motion was made by Tracie Soich and seconded by Dodie Miller

To approve the request for the following amendments to The Commons at Seabrook Planned Unit Development (PUD): 1. Amend "Exhibit E" the list of Permitted Land Uses to include Fuel and Convenience Store as a permitted use; 2. Amend the Plan by providing a detailed design and regulations for a Fuel and Convenience Store to be located on Reserve B; and, 3. Amend the Plan by providing a change to the 30,000 sq. ft. retail building located on Reserve D by dividing the footprint into two individual structures as presented.

MOTION CARRIES BY UNANIMOUS CONSENT.

2.2 Consider and take all appropriate action on a recommendation to the City Council on the request for a conditional use permit to establish a "Bar" at 5735 Bayport Boulevard as per the Seabrook City Code, Appendix A, Comprehensive Zoning, Article 4, "Special Use Regulations," Section 4.11, "Conditional use permit criteria and procedures."

Motion was made by Dodie Miller and seconded by Tracie Soich

To approve the request for a conditional use permit to establish a "Bar" at 5735 Bayport Boulevard as per the Seabrook City Code, Appendix A, Comprehensive Zoning, Article 4, "Special Use Regulations," Section 4.11, "Conditional use permit criteria and procedures," as presented.

MOTION CARRIES BY UNANIMOUS CONSENT.

2.3 Consider and take all appropriate action on a recommendation to the City Council on the request to change the zoning classification of land described below from the current classification of R1 (Single-Family Detached Residential) to C-2 (Commercial – Medium District.)

Motion was made by Dodie Miller and seconded by Rosebud Caradec

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

MOTION CARRIES BY UNANIMOUS CONSENT.

3.0 ROUTINE BUSINESS

3.1 Approve the minutes from the September 19, 2017 Planning & Zoning Commission meeting.

Motion was made by Tracie Soich and seconded by Greg Aguilar

To approve the minutes from the September 19, 2017 Planning & Zoning Commission meeting as presented.

MOTION CARRIES BY UNANIMOUS CONSENT.

3.2 Establish future agenda items and meeting dates.

Vice Chairman Hammann stated that the next Planning & Zoning meeting will be on December 21, 2017 at 7:00 p.m. to discuss:

- Election of a Chairman and Vice Chairman.
- Proposed text changes to Appendix A. Comprehensive Zoning, Article 5, "Off Street Parking, Loading, Ingress and Egress; and Landscaping and Safety Requirements".
- Proposed text changes to Appendix A. Comprehensive Zoning, Article 6, "Sign Standards".

Motion was made by Rosebud Caradec and seconded by Tracie Soich

To adjourn the November 21, 2017 Planning & Zoning meeting.

Having no further business, the meeting adjourned at 6:54 p.m.

APPROVED THIS 21ST DAY OF DECEMBER, 2017.

Buddy ~~Hammann~~, Vice Chairman

~~Alesia Hammock,~~ Secretary
Robin Hicks City