The Seabrook Planning and Zoning Commission met on Tuesday, December 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	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 Election of a Chairman and Vice Chairman.

Motion was made by Mike DeHart and seconded by Rosebud Caradec

To nominate Buddy Hammann as Chairman of the Planning & Zoning Commission.

MOTION CARRIES BY UNANIMOUS CONSENT.

Motion was made by Mike DeHart and seconded by Tracie Soich

To nominate Dodie Miller as Vice Chairman of the Planning & Zoning Commission.

MOTION CARRIES BY UNANIMOUS CONSENT.

2.0 PUBLIC COMMENTS AND ANNOUNCEMENTS – None.

3.0 SPECIFIC PUBLIC HEARINGS

Chairman Hammann opened the public hearing portion of the meeting.

3.1 Proposed text changes to Appendix A. Comprehensive Zoning, Article 5, "Off Street Parking, Loading, Ingress and Egress; and Landscaping and Safety Requirements".

Sean Landis stated that since there was not anyone from the public attending the meeting, he would like to close the Specific Public Hearing portion of the meeting and discuss the items in New Business.

3.2 Proposed text changes to Appendix A. Comprehensive Zoning, Article 6, "Sign Standards".

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

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

4.1 Consider and take all appropriate action on a recommendation to the City Council on the proposed text changes to Appendix A. Comprehensive Zoning, Article 5, "Off Street Parking, Loading, Ingress and Egress; and Landscaping and Safety Requirements".

Mr. Landis stated that he has only made changes to the Parking portion of this ordinance and would bring the Landscaping portion back at a later date. He gave a brief report on the significant changes that he proposed:

- 5.01.04 - Mixed Use Parking. Extended the distance for Shared Parking from 300 ft. to 500 ft. using planning standards. The elements to "proximity" have not changed.
- "Surface and drainage" - surface drainage in architectural requirements will not allow "gravel parking". New development will have black top, brick, or pavers.
- "Wooden Poles" are prohibited for parking lot lighting. Clarification on when lighting has to be operational.
- Future parking lots will be on-site, any existing will be grandfathered.
- Matched the uses in the Parking Ordinance to the Land Use Matrix.

Mr. Landis stated that he is still working on the Landscaping portion of Article 5, and will bring it back in February.

No action taken at this time.

4.2 Consider and take all appropriate action on a recommendation to the City Council on the proposed text changes to Appendix A. Comprehensive Zoning, Article 6, "Sign Standards".

Mr. Landis stated that this was a total re-write of Article 6, "Sign Standards". He stated that it is now more user friendly and has a lot of tables. He gave a brief report on the significant changes that he proposed:

- Free standing pole signs are not allowed, only monument based.
- Only two areas in Seabrook that are allowed elevated signs; Main Street Corridor signs will be attached to the buildings and The Point Overlay District has their own sign regulations.
- A Master Sign Plan is allowed in this ordinance with major developments; signs will be based on the project with P&Z and City Council approval.

Motion was made by Tracie Soich and seconded by Dodie Miller

To approve the proposed text changes to Appendix A. Comprehensive Zoning, Article 6, "Sign Standards" as presented.

MOTION CARRIES BY UNANIMOUS CONSENT.

5.0 ROUTINE BUSINESS

5.1 Approve the minutes from the November 21, 2017 Planning & Zoning Commission meeting.

Motion was made by Tracie Soich and seconded by Rosebud Caradec

To approve the minutes from the November 21, 2017 Planning & Zoning Commission meeting as presented.

MOTION CARRIES BY UNANIMOUS CONSENT.

5.2 Update on the expansion of Hwy. 146.

Sean Landis gave a brief report.

5.3 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.

Sean Landis gave a brief report.

5.4 Establish future agenda items and meeting dates.

Chairman Hammann stated that the next Planning & Zoning meeting will be a joint meeting with City Council on January 16, 2018 at 6:45 p.m. to discuss:

- Amendments to Seaside RV Resort & Cabanas PUD

Motion was made by Rosebud Caradec and seconded by Tracie Soich

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

Having no further business, the meeting adjourned at 8:15 p.m.

APPROVED THIS 17th DAY OF JANUARY, 2018.

Buddy Hammann, Chairman

Robin Hicks, City Secretary