The Seabrook Planning and Zoning Commission met on Thursday, March 1, 2012 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 (Excused Absence)	CHAIRMAN
BUDDY HAMMANN	VICE CHAIRMAN
ROSEBUD CARADEC	MEMBER
MIKE DEHART	MEMBER
DODIE MILLER	MEMBER
GARY JOHNSON	MEMBER
MICHAEL SHARPE	MEMBER
SEAN LANDIS	DIRECTOR OF COMMUNITY DEVELOPMENT
ALESIA HAMMOCK	SECRETARY

Vice Chairman Hammann called the meeting to order at 7:03 p.m. and stated there was a quorum present.

1.0 ROUTINE PUBLIC HEARING AND ANNOUNCEMENTS - None

2.0 SPECIFIC PUBLIC HEARINGS

2.1 Request for approval for the Bayview Commercial Subdivision Final Plat.

Sean Landis gave a brief report. He stated that a plat for a portion of this property was first submitted in 2007 and approved in February of 2008. Thereafter it received a one-year extension of the approval. That extension expired last December. The same plat was resubmitted and approved in July 2010, it expired July 2011. The applicant on October 20, 2011 proposed the subdivision of all the owners holding in the area, the plat extended to tracts along, and on both sides of Red Bluff Road. The Commission approved the plat with conditions stipulated by the City Engineer.

Mr. Landis stated that the applicant has abandoned all prior submittals proposing the subdivision of the property only to the north of Red Bluff Road and east of Bayview Street.

He stated that the Bayview Commercial Subdivision is a 56.2153 acre tract of land situated in the Ritson Morris Survey, Abstract No. 52, Harris County, Texas and is proposed to consist of two reserves A and B. Reserve A, being created for future commercial development, Reserve B being created for a future detention pond. The owner as part of this subdivision is dedicating a 30' ROW which parallels Red Bluff Road allowing for future road expansion.

Mr. Landis stated that Staff has reviewed the plat, and finds it to be compliant with the City Subdivision Ordinance. Staff recommends that the commission approves the final plat.

2.2 Review proposed text change to Appendix A. "Comprehensive Zoning", Article 4. "Special Use Regulations", Section 4.08 "Standards for High-Rise Development".

Staff recently received an inquiry relating to the high-rise height performance standards. The question was posed "Why does the multiplier used to determine the allowable increase in height for a high-rise building differ in Section 4.08.03 (B) from 4.08.03 (C)?"

Staff investigated and found no reason for the discrepancy. A request has been made by the author of the high-rise standards requesting the following modification be made to Appendix A, Comprehensive Zoning, Article 4, Standards for High-Rise Development.

4.08.03. Height performance standards

C. Setback from street: The maximum allowable height permitted at the required setback line shall be 40 feet after which, the height may be increased by ~~one foot~~ **two feet** for every 0.1 foot of additional setback. This setback shall apply where the property is located on a street that is parallel to the water.

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

3.1 Discussion, consideration and possible action concerning the Bayview Commercial Subdivision Final Plat.

Motion was made by Mike DeHart and seconded by Rosebud Caradec

To approve the Bayview Commercial Subdivision Final Plat as presented.

MOTION CARRIES BY UNANIMOUS CONSENT.

3.2 Discussion, consideration and possible action concerning the standards for High-Rise development.

Motion was made by Gary Johnson and seconded by Dodie Miller

To approve the changes to the standards for High-Rise Development as presented by staff.

Ayes: Hamman, Johnson, Sharpe, Caradec, and Miller
Nays: DeHart

MOTION CARRIES BY MAJORITY VOTE.

4.0 OLD BUSINESS

4.1 Discussion, consideration and possible action concerning the redevelopment of "Old Seabrook."

After some discussion no action was taken.

5.0 APPROVAL OF MINUTES

5.1 Discussion, consideration and possible action concerning the minutes from the February 16, 2012 meeting.

Motion was made by Mike DeHart and seconded by Rosebud Caradec

To approve the February 16, 2012 minutes as written.

Ayes: Hamman, DeHart, Sharpe, Caradec, and Miller
Abstained: Johnson

MOTION CARRIES BY UNANIMOUS CONSENT OF THOSE VOTING.

6.0 ROUTINE BUSINESS

6.1 Discussion with staff and P&Z Commission to establish future agenda items and meeting dates.

The next Planning & Zoning Commission meeting will be on April 19, 2012.

Motion was made by Gary Johnson and seconded by Michael Sharpe

To adjourn the Planning & Zoning Commission meeting.

MOTION CARRIES BY UNANIMOUS CONSENT.

Having no further business, the meeting adjourned at 7:32 p.m.

APPROVED THIS 19TH DAY OF APRIL, 2012.

Buddy Hammann, Vice Chairman

Alesia Hammock, Secretary