The Seabrook Planning and Zoning Commission met on Thursday, April 19, 2102 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 (Excused Absence)	MEMBER
DODIE MILLER	MEMBER
GARY JOHNSON (Excused Absence)	MEMBER
MICHAEL SHARPE	MEMBER
SEAN LANDIS	DIRECTOR OF COMMUNITY DEVELOPMENT
ALESIA HAMMOCK	SECRETARY

Chairman Potts 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 HEARINGS

2.1 Request for approval for a Final Plat for Lots 32 and 33, Block 3 Wildwood, Section 1.

Sean Landis stated that the applicant is requesting to subdivide two parcels of land into three lots. He stated that it is compliant with Seabrook's zoning and subdivision ordinance. Mr. Landis stated that Staff recommends approval.

Dale Hardy, GeoSurv, PO Box 246, League City, Texas, stated that the plat was consistent the City of Seabrook ordinances. He stated that the lot sizes are larger and the depth and widths or larger relative to what they were prior to the division.

The following persons spoke against the request. They stated it does not comply with the deed restrictions and will not be consistent with the other homes in the neighborhood. They stated that they were not asking the Commission to enforce their deed restrictions; but they did not want the City to override them. They asked what would be done about the wetlands.

Virginia Woodruff, Willow Wisp Dr.
Joe Pirtle, Willow Wisp Dr.
Sue Harral, Willow Wisp Dr.
Richard Sidoran, Ocean View

Mr. Landis stated that all permits from the General Land Office and the Corp. Of Engineers have to be submitted prior to issuing any permits for construction in the wetland areas.

Chairman Potts closed the Specific Public Hearing portion of the meeting at 7:22.

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 request for approval for a Final Plat for Lots 32 and 33, Block 3 Wildwood, Section 1.

Motion was made by Buddy Hammann and seconded by Dodie Miller

To approve the request for approval for a Final Plat for Lots 32 and 33, Block 3 Wildwood, Sec. 1.

MOTION CARRIES BY UNANIMOUS CONSENT.

4.0 APPROVAL OF MINUTES

4.1 Discussion, consideration and possible action concerning the minutes from the March 1, 2012 meeting.

Motion was made by Buddy Hammann and seconded by Michael Sharpe

To approve the March 1, 2012 minutes as written.

MOTION CARRIES BY UNANIMOUS CONSENT.

5.0 ROUTINE BUSINESS

5.1 Discussion and Consideration of the Community Development Activity Summary. (List Attached)

Sean Landis gave a brief report.

5.2 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. (List Attached)

Sean Landis gave a brief report.

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

Chairman Potts stated that the next meeting will be on May 17, 2012 and the following will be discussed:

- Sign Ordinance
- P&Z Rules and Procedures

Motion was made by Dodie Miller and seconded by Buddy Hammann

To adjourn the Planning & Zoning Commission meeting.

MOTION CARRIES BY UNANIMOUS CONSENT.

Having no further business, the meeting adjourned at 7:30 p.m.

APPROVED THIS 17 DAY OF MAY, 2012.

Michael Potts

Michael Potts, Chairman

Alesia L. Hammock

Alesia Hammock, Secretary