

The Seabrook Planning and Zoning Commission met on Thursday, June 21, 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	CHAIRMAN
BUDDY HAMMANN (Excused Absence)	VICE CHAIRMAN
ROSEBUD CARADEC	MEMBER
MIKE DEHART	MEMBER
DODIE MILLER	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 Discussion, consideration and possible action concerning adding language to Appendix A, Comprehensive Zoning, Article 8, Nonconformance.

Sean Landis gave a brief report. He stated on November 17, 2011, Staff brought before the Planning and Zoning Commission a request to add Section 8.07, Properties Made Nonconforming by Right-of-Way Acquisition, for consideration. The Commission voted unanimous to recommend that City Council adopt the language as present by staff. On January 3, 2012 City Council considered the adoption of Section 8.07 and requested the City Attorney make minor modifications to the language. The City Attorney fulfilled Council's request and the ordinance was adopted.

Mr. Landis stated that the original intent of the ordinance was to provide relief to property owners required to provide land due to right-of-way acquisition. Staff has found that the language originally adopted limits the relief to parcels only containing a lawful use or structure, not allowing for relief to an undeveloped parcel of property. He stated that it is staff's belief that the owner of undeveloped property should be permitted the same protection, allowing a parcel of property that becomes non-conforming as a result of acquisition the ability to be developed.

Staff is proposing the following modifications be made to Appendix A, Comprehensive Zoning, Article 8, Nonconformance:

Sec. 8.07. Properties made nonconforming by right-of-way acquisition

Any lot, use or structure made nonconforming solely by means of area dedicated, condemned, sold or otherwise conveyed for public right-of-way shall be allowed to continue, rebuild or pursue any permitted use as if such area were a part of the remaining lot, except that all applicable setbacks shall be adhered to for any structure, addition, sign or other edifice which is added to the property after the effective date of the nonconformity.

2.2 Discussion, consideration and possible action concerning the review of the “Sign Ordinance”.

Since there was not anyone in the audience for Specific Public Hearing, Mr. Landis asked the Commission if he could present his staff report for the “Sign Ordinance” during New Business. Chairman Potts closed the Specific Public Hearing portion of the meeting at 7:02.

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 adding language to Appendix A, Comprehensive Zoning, Article 8, Nonconformance.

Motion was made by Michael Sharpe and seconded by Dodie Miller

To approve the request to add language to Appendix A, Comprehensive Zoning, Article 8, Nonconformance as written.

MOTION CARRIES BY UNANIMOUS CONSENT.

3.2 Discussion, consideration and possible action concerning the review of the “Sign Ordinance”.

Sean Landis stated that the Sign Ordinance was last updated in 2009. He stated that during the last three years Staff has found the following areas may require modification.

Sign, Inflatable - After discussion, no action was taken.

Add new definition:

Sign, Human Directional/Sign Spinners

Someone who applies an advertisement on his or her person. Most commonly holding or wearing a sign of some sort, also may include wearing advertising as clothing or as a costume.

Motion was made by Rosebud Caradec and seconded by Dodie Miller

To approve as written adding “commercial” before “advertisement”.

MOTION CARRIES BY UNANIMOUS CONSENT.

Temporary Grand Opening Signage - After discussion, no action was taken.

Temporary Special Sales Signs - After discussion, no action was taken.

Subdivision/Home builder identification signage.

After discussion, staff was tasked by the Commission to bring back new language at the next meeting.

Waterfront Overlay Regulations.

Mr. Landis stated that Staff requests the sign language be omitted from The Point Overlay District Regulations and not to have special sign regulations for the Waterfront District. He stated that the businesses that are already there were grandfathered and do not have to follow the new sign regulations. Mr. Landis stated that the current sign regulations would adversely impact any new businesses wanting to move into that area, including Pappadeaux, if they decided to come back.

Motion was made by Dodie Miller and seconded by Mike Dehart

To omit the entire section from the ordinance, not have special sign regulations for the Waterfront District.

Ayes: Caradec, DeHart, Miller, and Sharpe

Abstained: Potts

MOTION CARRIES BY UNANIMOUS CONSENT OF THOSE VOTING.

3.3 Discussion, consideration and possible action concerning the Rules and Procedures of the Planning & Zoning Commission.

Chairman Potts stated that he would like to add an item to the Rules and Procedures regarding electing a Chairman and Vice-Chairman for the Planning & Zoning Commission on a scheduled basis.

Chairman Potts stated that he would bring the language for this item at the next meeting.

4.0 APPROVAL OF MINUTES

4.1 Discussion, consideration and possible action concerning the minutes from the April 19, 2012 meeting.

Motion was made by Rosebud Caradec and seconded by Dodie Miller

To approve the minutes from the April 19, 2012 meeting as written.

Ayes: Caradec, Miller, Potts, and Sharpe

Abstained: DeHart

MOTION CARRIES BY UNANIMOUS CONSENT OF THOSE VOTING.

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 July 19, 2012 and the following will be discussed:

- Sign Ordinance
- P&Z Rules and Procedures
- Overlay District
- Matrix
- Waterfront Road Improvements

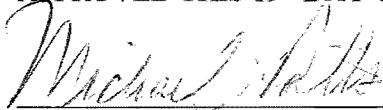
Motion was made by Rosebud Caradec and seconded by Dodie Miller

To adjourn the Planning & Zoning Commission meeting.

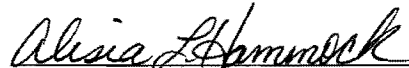
MOTION CARRIES BY UNANIMOUS CONSENT.

Having no further business, the meeting adjourned at 8:07 p.m.

APPROVED THIS 19th DAY OF JULY, 2012.



Michael Potts, Chairman



Alesia Hammock, Secretary