The Seabrook Planning and Zoning Commission met on Thursday, July 19, 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	VICE CHAIRMAN
ROSEBUD CARADEC	MEMBER
MIKE DEHART	MEMBER
DODIE MILLER	MEMBER
MICHAEL SHARPE	MEMBER
BOLIVAR LEWIS (Excused Absence)	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 concerning adding: Smoke/Head Shop; Fine Cigars & Tobacco Shop; Cigar Lounge; and Tattoo Parlor to the Comprehensive Land Use Matrix and the associated regulations required.

Since there was not anyone in the audience for the Specific Public Hearing, Mr. Landis asked the Commission if he could present his staff report during New Business.
Chairman Potts closed the Specific Public Hearing portion of the meeting at 7:01.

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: Smoke/Head Shop; Fine Cigars & Tobacco Shop; Cigar Lounge; and Tattoo Parlor to the Comprehensive Land Use Matrix and the associated regulations required.

Sean Landis gave a brief report. He stated that a request had been made for the Planning and Zoning Commission to consider adding "Smoke/Head Shop" as an allowable use within the Comprehensive Land Use Matrix. The request is to limit the use to a C-3 and LI Zoning Districts.

Staff requests that "Smoke/Head Shop" be added to the Parking Matrix with the following regulation: 1 space per 300 square feet of gross floor area.

Mike Dehart stated that it should only be allowed in the LI zone.

Motion was made by Rosebud Caradec and seconded by Buddy Hammann

To approve adding "Smoke/Head Shop" as an allowable use within the Comprehensive Land Use Matrix to the C-3 and LI Zoning Districts and add to the Parking Matrix with the following regulation: 1 space per 300 square feet of gross floor area.

Ayes: Caradec, Hammann, Miller, Potts, and Sharpe
Nays: DeHart

MOTION CARRIES BY MAJORITY VOTE.

Sean Landis stated that City staff had received a request to add "Fine Cigars & Tobacco Shop" to the Land Use Matrix. Staff requests that the use be listed within the matrix and be permissible within the following Zoning Districts: C-2, C-3, C-S, WAD, MMU, and LI.

Mr. Landis stated that requests that "Fine Cigars & Tobacco Shop" be added to the Parking Matrix with the following regulations: 1 space per 300 square feet of gross floor area.

Motion was made by Buddy Hammann and seconded by Rosebud Caradec

To approve adding "Fine Cigars & Tobacco Shop" as an allowable use within the Comprehensive Land Use Matrix to the C-2, C-3, C-S, WAD, MMU, and LI Zoning Districts and add to the Parking Matrix with the following regulation: 1 space per 300 square feet of gross floor area.

MOTION CARRIES BY UNANIMOUS CONSENT.

Sean Landis stated that City staff had received a request to add "Cigar Lounge" to the Land Use Matrix. Staff requests that the use be listed within the matrix and be permissible within the following Zoning Districts: C-2, C-3, C-S, WAD, MMU and LI.

Mr. Landis stated that Staff requests that "Cigar Lounge" be added to the Parking Matrix with the following regulations: 1 space per 200 square feet of gross floor area.

Motion was made by Buddy Hammann and seconded by Dodie Miller

To approve adding "Cigar Lounge" as an allowable use within the Comprehensive Land Use Matrix to the C-2, C-3, C-S, WAD, MMU, and LI Zoning Districts and add to the Parking Matrix with the following regulation: 1 space per 200 square feet of gross floor area.

MOTION CARRIES BY UNANIMOUS CONSENT.

Sean Landis stated that a request has been made that the Planning and Zoning Commission consider limiting "Tattoo Parlor" as an allowable use within the C-3 and LI Zoning Districts of the Comprehensive Land Use Matrix.

Mr. Landis stated that Staff requests that "Tattoo Parlor" be added to the Parking Matrix with the following regulation: 1 space per 300 square feet of gross floor area.

Motion was made by Buddy Hammann and seconded by Michael Sharpe

To approve limiting "Tattoo Parlor" as an allowable use within the Comprehensive Land Use Matrix to the C-3 and LI Zoning Districts and add to the Parking Matrix with the following regulation: 1 space per 300 square feet of gross floor area.

MOTION CARRIES BY UNANIMOUS CONSENT.

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

Sean Landis stated that the Planning and Zoning Commission requested at the June 21, 2012 meeting that staff draft ordinance language relating to the following items: Signage prohibited by the ordinance to include signs prohibited within residential zones and Subdivision/Home builder identification signage.

After some discussion, Chairman Potts stated that this item would be brought back to the August 16, 2012 meeting so that it could be posted for a public hearing.

3.3 Discussion, consideration and possible action concerning a presentation by staff regarding the Waterfront Road Improvements.

Sean Landis gave a brief presentation on the Waterfront Road Improvements.

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

Motion was made by Rosebud Caradec and seconded by Dodie Miller

To add "Elections - Every two (2) years in April the Planning & Zoning Commission will have an election for the positions of Chairman and Vice Chairman" to the Planning & Zoning Commission Rules and Procedures as presented.

MOTION CARRIES BY UNANIMOUS CONSENT.

4.0 APPROVAL OF MINUTES

4.1 Discussion, consideration and possible action concerning the minutes from the June 21, 2012 meeting.

Motion was made by Mike DeHart and seconded by Rosebud Caradec

To approve the June 21, 2012 Planning & Zoning Commission minutes as written.

MOTION CARRIES BY UNANIMOUS CONSENT.

5.0 ROUTINE BUSINESS

5.1 Discussion and Consideration of the Community Development Activity Summary.

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.

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 August 16, 2012 and the following will be discussed:

- Sign Ordinance
- Accessory Structures

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 7:48 p.m.

APPROVED THIS 16th DAY OF AUGUST, 2012.

Michael Potts, Chairman

Alesia Hammock, Secretary