The Seabrook Planning and Zoning Commission met on Thursday, November 15, 2018 at 7:00 PM 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:

GARY RENOLA	CHAIRMAN
DODIE MILLER	VICE CHAIRMAN
ROSEBUD CARADEC	MEMBER
MIKE DEHART	MEMBER
TRACIE SOICH	MEMBER
GREG AGUILAR (exc. Absence)	MEMBER
DARRELL PICHA	MEMBER
SEAN LANDIS	DIRECTOR OF COMMUNITY DEVELOPMENT
PAT PATEL	ADMINISTRATIVE ASSISTANT

Chairman Gary Renola called the meeting to order at 7:00 p.m. and stated there was a quorum present.

1.0 PUBLIC COMMENTS AND ANNOUNCEMENTS

There were none.

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

2.1 Discussion, consideration, and possible action regarding proposed changes to the "Point Overlay District" zoning regulations.

Director of Community Development, Sean Landis, gave a presentation regarding proposed changes to the "Point Overlay District" zoning regulations. Mr. Landis explained how the City would like to clean this area up and how this would be a great opportunity to start discussing some rules and regulations for this area.

Mr. Landis presented the following discussion topics to the Board:

- Creation of specialized High Grass and Weeds ordinance specific to the Point Overlay
- Create a prohibition against the use of Jersey Barriers to restrict access from the City right-of-ways to private property
- Update and create new landscaping regulations specific to the Point Overlay
- Update and create new sign regulations specific to the Point Overlay
- Discuss modifications to the Boardwalk construction encouragements
- Create setback regulations specific to the Point Overlay District
- Create parking regulations specific to the Point Overlay District

3.0 ROUTINE BUSINESS

3.1 Approve the minutes from the September 20, 2018 Planning & Zoning Commission meeting.

Motion made by Mike Dehart and Seconded by Darrell Picha.

To approve the minutes as presented.

MOTION CARRIED BY UNANIMOUS CONSENT

3.2 Update on the expansion of Hwy. 146.

Sean Landis gave a brief report.

3.3 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.

3.4 Establish future agenda items and meeting dates.

- Next P&Z meeting will be Thursday, December 6, 2018 at 7:00 P.M.
- Agenda item: Tattoo Parlor request for conditional use permit
- Focus on the creation of Goals / Items on what the Board would like to work on

Motion was made by Tracie Soich and seconded by Mike Dehart.

To adjourn the November 15, 2018 Planning & Zoning meeting.

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

APPROVED THIS 6th DAY OF DECEMBER, 2018.

Gary T. Renola, Chairman

Pat Patel, Administrative Assistant