The Seabrook Planning and Zoning Commission met on Thursday, November 15, 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	(Excused Absence)	VICE CHAIRMAN
ROSEBUD CARADEC		MEMBER
MIKE DEHART		MEMBER
DODIE MILLER		MEMBER
MICHAEL SHARPE		MEMBER
BOLIVAR LEWIS		MEMBER
SEAN LANDIS		DIRECTOR OF COMMUNITY DEVELOPMENT
ALESIA HAMMOCK		SECRETARY

Acting Chairman Caradec 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 to change the zoning classification of land described below from the current classification of C-2 (Commercial – Medium District) to LI (Light Industrial.)

Sean Landis gave a brief report. He stated that Mr. Nicholson wished to rezone the property to allow for expansion of the existing Gulf Winds International complex. The complex is located within Pasadena, due north of the property, requiring the zoning modification. Mr. Landis stated that Mr. Nicholson wished to construct a 210,000 square foot tilt-wall warehouse on the property. The proposed use is only allowed in the light industrial zoning category, so the eastern 12.32 acres of this tract must be rezoned. The applicant intends to leave the remainder of the tract (4.563 acres) frontage along State Hwy 146 zoned C-2 to allow for future retail development.

Mr. Landis stated that the applicant, if granted the partial rezoning, would like to highlight the following:

- Gulf Winds will NOT access the property from Hwy 146. All traffic will be diverted to Port Rd from Old Highway 146.
- The project will create over 50 full time jobs.
- The City will maintain over 948' of linear frontage along Hwy 146 for retail development-C2 Zoning.
- The detention pond will have water fountain feature.
- The tree line adjacent to Hwy 146 will be maintained creating a visual buffer.

Mr. Landis stated on October 11, 2012 the applicant presented to the City of Seabrook's Economic Development Commission, requesting the Commission's support. EDC President Paul Dunphey, upon conclusion of the presentation, requested a vote of support for the project, as it will be submitted to the Planning and Zoning Commission for consideration. Motion was made by Commissioner Caldwell and seconded by Commissioner Davis. MOTION CARRIED BY UNANIMOUS CONSENT.

John Nicholson, Houston, Texas, stated that he was with Transwestern Commercial Real Estate Services. Mr. Nicholson stated that Mr. Steve Stewart, Chairman of Gulfwinds, was also there to answer any questions. He stated that he was here to answer any questions. He stated that the reason they thought this development would benefit the City of Seabrook and maximize the value of the land is leaving 200 feet of depth for C2 is essential for retail development. He stated that what this site does not have for retail development is access points from TX Dot. The only access point this site has is from Shell Station and from Gulf Winds ingress and egress from their property. Mr. Nicholson stated that the other drawback to retail is no visibility from Hwy 146. He stated that by keeping part of it C-2, would allow for pad sites and inline retail on the frontage and future development. He stated that what they were asking for is the remainder of the land be rezoned LI for a tilt-wall distributing facility. He stated that it would allow the City to diversify the city's tax base.

Mr. Nicholson stated that it is projected to create over 50 full time jobs and that the city would see an increase in people shopping and eating at local restaurants and retail stores. He stated that Gulf Winds will not access the property from Hwy 146. All traffic will be from Old Highway 146. Mr. Nicholson stated that the development will be blocked by trees from view from Hwy 146 and the detention pond will have a water fountain feature.

Robert Poston, Harbor Lane, stated that Seabrook has very limited commercial space. He stated that the Port was going to have cruise ships soon and we should utilize the space for commercial to support the cruise ships.

Bill Friedrichs, Diana Lane, stated that in 2006 he bought the property next to this one and built the Comfort Suites, the gas station, and the retail. He stated that at that time he was counting on the C-2 zone to buffer against the Port and Light Industrial zone. Mr. Friedrichs also stated that he was against the rezoning request, that it would devastate his hotel.

Nick Massad, Chartreuse Court, stated that he was a partner with Mr. Friedrichs on the Comfort Suite Hotel. He stated that he invested in this hotel mostly because of the C-2 zone. He stated that they need the commercial land. He was against the rezoning request because it would have a negative effect on their business.

2.2 Request for approval of a Short-Form Plat for Parker's Lake Subdivision.

Sean Landis gave a brief report. He stated that the applicant is requesting to subdivide the property into 16 Lots, 1 Block & 2 Reserves for the purpose of a residential development. He stated that this property is located immediately south of East Meyer Rd. and west of North Meyer Rd. The property is located in the R-1 (Single Family Detached) zoning district. Mr. Landis stated that Staff has reviewed the plat, and found it to be compliant with the City's Subdivision and Zoning Ordinances. Staff recommends that the commission approves the final plat.

Susan Scruggs, Nassau Drive, stated that she just wanted to know what they were planning to do. She asked if this development would affect local flooding and are they going to put fill into the lake?

Mr. Landis stated that the developer had no intention to fill the lake and it should not have any effect on flooding.

Marie Bloomer, Nassau Drive, stated that the lake kept her home from flooding.

Mary Gale, North Meyer, stated that she was against the subdivision.

Acting Chairman Caradec closed the Specific Public Hearing portion of the meeting at 7:41.

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 to change the zoning classification of land described below from the current classification of C-2 (Commercial – Medium District) to LI (Light Industrial.)

Motion was made by Dodie Miller and seconded by Mike DeHart

To approve the request to change the zoning classification of land described below from the current classification of C-2 (Commercial – Medium District) to LI (Light Industrial.)

Mr. DeHart asked what the "future staging" was in the presentation.

Mr. Nicholson stated that it could be for landscaping or a turnaround for trucks.

Mr. DeHart asked if there would be a buffer on the south border.

Mr. Nicholson stated yes.

Mr. DeHart asked Mr. Landis what were the guidelines for staging areas.

Mr. Landis stated that Seabrook's ordinance prohibits any type of storage of cargo containers so they will not be permitted to store any type of cargo containers on the site.

Mr. DeHart asked Sean Landis if the city could enforce the proposed traffic direction signs.

Mr. Landis stated no. He stated that this was land use only and that the Commission could not put any stipulations on it.

Ms. Caradec stated that the C-2 zone could be more than retail. She stated that it could be offices or other uses that do not need visibility from Hwy 146. She stated that a business park did not need visibility, in needed space. Ms. Caradec stated that she did not think it was fair for the current C-2 users to change it on them now.

Mr. Lewis stated that he was concerned about the impact of the Hwy 146 expansion on the commercial properties. He stated that the landscaped of Seabrook was going to be very different than what it is today and he was concerned about the commercial properties.

Mr. DeHart asked why they did not keep the C-2 to the south of the property and asked for the north part to be rezoned LI.

Steve Stewart stated that they had no problem changing the C-2 to run along the south side of the property and the LI along the north side. He stated that they knew that Seabrook was concerned about keeping C-2 property for the businesses that were going to be displaced with the Hwy 146 expansion.

Planning & Zoning Commission recommended that the applicant bring back a new rezoning request keeping the C-2 zone on the south side of the property and rezoning the north side to LI.

Ayes: Miller
Nays: Caradec, DeHart, Lewis, and Sharpe

MOTION FAILES BY MAJORITY VOTE.

3.2 Discussion, consideration and possible action concerning the request for approval of a Short-Form Plat for Parker's Lake Subdivision.

Motion was made by Bolivar Lewis and seconded by Mike DeHart

To approve the request for a Short-Form Plat for Parker's Lake Subdivision as presented.

Mr. DeHart stated that he was concerned with that the homeowners would have to back out of their driveways onto Meyer.

Mr. Landis stated that it was not prohibited and that the plat was in compliance with zoning and subdivision ordinances.

Ms. Caradec asked Mr. Landis if the lots would be draining into the ditches at the front of the property.

Mr. Landis stated that all of the lots would be draining into the lake as they currently do and that the lake drains into the drainage easement.

Ayes: Caradec, Lewis, Miller, and Sharpe
Nays: DeHart

MOTION CARRIES BY MAJORITY VOTE.

4.0 APPROVAL OF MINUTES

4.1 Discussion, consideration and possible action concerning the minutes from the October 18, 2012 meeting.

Motion was made by Michael Sharpe and seconded by Dodie Miller

To approve the October 18, 2012 P&Z minutes as written.

Ayes: Caradec, Miller, Lewis, and Sharpe
Nays: None
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.

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.

Acting Chairman Caradec stated that the next meeting will be on December 6, 2012 and the following will be discussed:

- Morgan's Cove Subdivision
- Tower View Townhomes Subdivision

Mr. Lewis stated that he will not be able to attend the December 6, 2012 P&Z meeting.

Motion was made by Dodie Miller 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 8:08 p.m.

APPROVED THIS 17th DAY OF JANUARY, 2013.

Rosebud Caradec, Acting Chairman

Alesia Hammock, Secretary