

The Seabrook Planning and Zoning Commission met on Thursday, December 6, 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		VICE CHAIRMAN
ROSEBUD CARADEC		MEMBER
MIKE DEHART		MEMBER
DODIE MILLER		MEMBER
MICHAEL SHARPE	(Absent)	MEMBER
BOLIVAR LEWIS	(Excused Absence)	MEMBER
SEAN LANDIS		DIRECTOR OF COMMUNITY DEVELOPMENT
ALESIA HAMMOCK		SECRETARY

Vice Chairman Hammann 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 of a Final Plat for Tower View Townhome Subdivision.

Sean Landis gave a brief report. He stated that the applicant is requesting to subdivide the property into 6 Lots, 1 Block & 3 Reserves for the purpose of a residential townhome development.

Mr. Landis stated that the property is located immediately west of North Repsdorph and north of Pebblebrook Drive. The property is located in the R-3 (Medium Density) zoning district. He stated that Staff has reviewed the plat, and finds it to be compliant with the City's Subdivision and Zoning Ordinances. Staff recommends that the commission approves the final plat.

Mike DeHart asked if it was required to have a turnaround for emergency vehicles.

Mr. Landis stated no, that it was a private drive.

David Powell, Pebblebrook Condos, stated that he had no objections to the Townhomes.

2.2 Request for approval for a Preliminary Plat for Morgan's Cove Subdivision.

Sean Landis gave a brief report. He stated that the applicant is requesting to subdivide the property into 57 Lots, 3 Block & 2 Reserves for the purpose of a residential development.

Mr. Landis stated that the property is located immediately west of Todville Road and south of South Heron Drive. The property is located in the R-1 (Single Family Detached) zoning district. He stated that Staff has reviewed the preliminary plat, and finds it to be compliant with the City's Subdivision and Zoning Ordinances. Staff recommends that the commission approves the preliminary plat. He stated that there were no variance requirements.

Sean Landis stated that Harris County was requiring the detention facility. He stated that the subdivision would drain into a Harris County ditch and eventually to Pine Gully.

Buddy Hammann asked who would be in charge of maintaining the detention facility.

Mr. Landis stated that they would require that the deed restrictions state that it would be the responsibility of the Homeowners Association to maintain the detention facility. He stated that the County would be responsibility of maintaining the outflow of the detention facility.

Susan Holly, South Heron, stated that her house backed up to the property being discussed and she was concerned about the elevation of the new subdivision and the potential flooding it could cause on her property.

Vice Chairman Hammann 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 of a Final Plat for Tower View Townhome Subdivision.

Motion was made by Mike DeHart and seconded by Rosebud Caradec

To approve the Final Plat for Tower View Townhome Subdivision as presented.

MOTION CARRIES BY UNANIMOUS CONSENT.

3.2 Discussion, consideration and possible action concerning the request for approval for a Preliminary Plat for Morgan's Cove Subdivision.

Motion was made by Dodie Miller and seconded by Mike DeHart

To approve the Preliminary Plat for Morgan's Cove Subdivision as presented.

MOTION CARRIES BY UNANIMOUS CONSENT.

4.0 APPROVAL OF MINUTES

4.1 Discussion, consideration and possible action concerning the minutes from the November 15, 2012 meeting.

Motion was made by Dodie Miller and seconded by Mike DeHart

To approve the November 15, 2012 P&Z minutes as written.

Mike DeHart asked for revisions added to 3.1

Ayes:

Nays: Caradec, Miller, and DeHart

Abstained: Hammann

MOTION FAILS.

Planning & Zoning Commission asked for revisions to 3.1 and to bring back to the January 17, 2013 meeting.

108 **5.0 ROUTINE BUSINESS**

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110 **5.1 Discussion with staff and P&Z Commission to establish future agenda items and meeting dates.**

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112 Vice Chairman Hammann stated that the next meeting will be on January 17, 2013 and the following
113 will be discussed: Rezoning Request C-2 to LI.

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115 **Motion was made by Rosebud Caradec and seconded by Mike DeHart**

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117 *To adjourn the Planning & Zoning Commission meeting.*

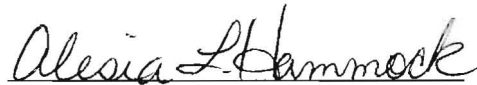
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119 **MOTION CARRIES BY UNANIMOUS CONSENT.**

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121 Having no further business, the meeting adjourned at 7:27 p.m.

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123 APPROVED THIS 17th DAY OF JANUARY, 2013.

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126 ~~Buddy Hammann, Vice Chairman~~
127 *Michael Potts, Chairman*



Alesia Hammock, Secretary