The Seabrook Planning and Zoning Commission met on Thursday, January 17, 2013 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
BOLIVAR LEWIS	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 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 wishes to rezone the property to allow for expansion of the existing Gulf Winds International complex. The existing complex is located within Pasadena, due north of the property requiring the zoning modification. He wishes to construct an 185,000 square foot tilt-wall warehouse on the property. The proposed use is only allowed in the light industrial zoning category, so the northern 10 acres of this tract must be rezoned. The applicant intends to leave the remainder of the tract (6.9058 acres) zoned C-2 to allow for future retail development.

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 7 acres 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.

Mike DeHart asked if the C2 portion would require a detention pond.

Mr. Landis stated yes, it would require a detention pond.

John Nicholson, Houston, Texas, stated that he was with Transwestern Commercial Real Estate Services. Mr. Nicholson stated that they listened to the City and their neighbors and came up with a new design to accommodate the concerns of both. He stated that they changed the loading doors to the north, blocking any traffic and views from the hotel. He stated that they will also leave plenty of trees to make a barrier wall to block the view to the south. It will be a Class A facility. Mr. Nicholson stated that the only entrance/exit on the south side of the building is for fire truck access. All of their trucks will use the truck court and go out Hwy 146 and take a left towards Port Road. So they have eliminated two ingress and egress to help minimize truck traffic to the south. Mr. Nicholson stated that they have tried to accommodate their neighbors and any future development on the C2. They do not want to prohibit or be an eye sore to future development. He stated that with the growth of the two ports, the rail activity is projected to grow 10 – 12 percent per year and Gulf Winds wanted to build a facility to accommodate the growth of cargo.

Steve Stewart, Houston, Texas, Chairman of Gulf Winds International, stated that the reason they built their facility in Pasadena and would like to expand to this location was to accommodate the growth of traffic into the Bayport Terminal. He stated that when the terminal is completed it will accommodate a million plus containers and the majority of the traffic will be rail. He stated that they thought this development would benefit the City of Seabrook and maximize the value of the land by leaving 200 feet of depth for C2 that 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. Stewart 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 its tax base.

Dodie Miller stated that with the proposed railway coming, not many retail businesses would want to build at that site. He stated that Gulf Winds was already there and he did not see a reason why they could not expand to the proposed property.

The following spoke in favor of the rezoning request, stating Gulf Winds was not a minimum wage facility, was a great company to work for and would be an asset to the community of Seabrook:

Gabriel Allen
Rene Lauren
Dylan Grindall
Chris Dennis

Carter Malone, Houston, Texas stated that his family owned the property in question. He stated that he has tried to get retail developers to build on the property, but has not found any interest. He stated that the family was in complete support of the rezoning request.

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.

Mr. Stewart stated that he wanted to point out that if the rezoning request passed, within this year Seabrook would have a facility that would bring a lot of high paying jobs with people living and working in this community and paying taxes here. He stated from the visual standpoint, most people will not even know that they are there. Mr. Stewart stated that Seabrook has the opportunity to have a sound family owned; Houston based company with employees that work here in the area making good money.

Chairman Potts closed the Specific Public Hearing portion of the meeting at 7:46.

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 Mike DeHart and seconded by Dodie Miller

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

Dodie Miller stated that they need a good business like this in Seabrook.

Rosebud Caradec stated that there were a lot of other uses besides retail, which could be a six story office building. She stated that she wanted to clarify that C-2 is not just retail and has many uses. Ms. Caradec stated that Seabrook has a need for other major businesses besides retail.

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

MOTION CARRIES BY MAJORITY VOTE.

4.0 APPROVAL OF MINUTES

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

Motion was made by Michael Sharpe and seconded by Dodie Miller

To approve the revised minutes from the November, 15, 2012 meeting as written.

Ayes: Caradec, Dehart, Lewis, Miller, and Sharpe
Nays: None
Abstained: Potts

MOTION CARRIES BY UNANIMOUS CONSENT OF THOSE VOTING.

4.2 Discussion, consideration and possible action concerning the minutes from the December 6, 2012 meeting.

Motion was made by Mike DeHart and seconded by Dodie Miller

To approve the minutes from the December 6, 2012 meeting as written.

Ayes: Caradec, Dehart, Miller, and Sharpe
Nays: None
Abstained: Lewis and Potts

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 February 21, 2013 and the following will be discussed:

- Sign Ordinance

Motion was made by Michael Sharpe and seconded by Bolivar Lewis

To adjourn the Planning & Zoning Commission meeting.

MOTION CARRIES BY UNANIMOUS CONSENT.

Having no further business, the meeting adjourned at 8:11 p.m.

APPROVED THIS 21st DAY OF FEBRUARY, 2013.

Michael Potts

Michael Potts, Chairman

Alesia L Hammock

Alesia Hammock, Secretary