The Seabrook Planning and Zoning Commission met on Thursday, April 18, 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	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 HEARING

2.1 Review proposed text changes to Appendix A. Comprehensive Zoning, Article 4. Special Use Regulations, Section 4.10. Planned Unit Developments.

Sean Landis stated that recently it has come to staff's attention that an individual is prohibited by ordinance from submitting a Planned Unit Development (PUD) if the property is currently located within the (R-1) Single Family Detached Residential District or (OS) Old Seabrook District. In staff's opinion to limit the ability of a property owner/developer to submit a PUD plan based on the zoning district assigned initially to the property is unnecessary. An applicant proposing a Planned Unit Development (PUD) is required by ordinance to obtain a recommendation from the Planning and Zoning Commission along with final approval from City Council prior to proceeding with any type of construction

Mr. Landis stated that a Planned Unit Development (PUD) is a land use design incorporating the concepts of density transfer and common open space. The PUD designation serves as an "overlay zone." In this capacity, the designation applies a new and different set of developmental guidelines to the base zoning district in which the parcel or property is located.

He stated that when a parcel of land receives the PUD designation it continues to retain its standard zoning district classification. However, the added PUD designation enables the developer of the tract to modify the yard and setback requirements in concert with a documented plan that meets the regulations prescribed herein and which has been reviewed and approved by the planning and zoning commission.

He also stated that in many instances the creative use of the PUD concept facilitates urban design which is more efficient, safe, environmentally sensitive, interesting, visually pleasing,

and socially integrated than the standard lot design. Within the City of Seabrook, and in conformance with the goals, objectives, and policies of Comprehensive Master Plan 2030, the PUD designation is aimed at the following purposes:

A. To encourage a more efficient use of land;
B. To reflect changes in the technology of land development so that resulting economies may inure to the benefit of those who need shelter;
C. To lessen the burden of traffic on streets and highways;
D. To provide common open space for the utilization of neighborhood residents;
E. To encourage urban design that results in smaller networks of utilities and streets;
F. To provide for a procedure that can relate the type, design, and layout of urban development to the respective site and the particular demand for land uses in a manner consistent with the preservation of property values within established parts of the City of Seabrook;
G. To provide for a more desirable environment than would be possible through the strict application of other sections of this ordinance.

Mr. Landis stated that Staff is proposing the following modifications be made to Appendix A, Comprehensive Zoning, Article 4. Special Use Regulations, Section 4.10.02.:

4.10.02. PUD location: *PUD designation may be applied to property located within any zoning district within the City of Seabrook. ~~except in the R-1 single-family detached residential district and in the OS Old Seabrook district.~~ PUD designation shall be subject to the regulations contained in this section of the ordinance, and the approval of the city council.*

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 review proposed text changes to Appendix A. Comprehensive Zoning, Article 4. Special Use Regulations, Section 4.10. Planned Unit Developments.

Motion was made by Mike DeHart and seconded by Buddy Hammann

To delete "except in the R-1 single-family detached residential district and in OS Old Seabrook district." from 4.10.02. PUD location per recommendation in Staff report.

MOTION CARRIES BY UNANIMOUS CONSENT.

4.0 APPROVAL OF MINUTES

4.1 Discussion, consideration and possible action concerning the minutes from the March 21, 2013 meeting.

Motion was made by Buddy Hammann and seconded by Rosebud Caradec

To approved the minutes from the March 21, 2013 meeting as written.

Ayes: DeHart, Hammann, Miller, Potts, and Sharpe
Nays: None
Abstained: Caradec

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.

Chairman Potts stated that the next meeting will be on May 16, 2013 and the following will be discussed:

- Rezoning requests – R-2 to OS
- Rezoning requests – C-3 to R-3

Motion was made by Buddy Hammann 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 7:29 p.m.

APPROVED THIS 16th DAY OF MAY, 2013.

Michael Potts, Chairman

Alesia Hammock, Secretary