The Seabrook Planning and Zoning Commission met on Thursday, July 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 (Excused Absence)	CHAIRMAN
BUDDY HAMMANN	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

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 HEARING

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 stated that Mr. Nicholson wishes to rezone 12.21 acres of Tract 6J, a 16.9058 acre tract located in Abstract 52 of the Ritson Morris Survey, from C-2 (Commercial – Medium District) to LI (Light Industrial) 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 12.21 acres of this tract must be rezoned. The applicant intends to leave the remainder of the tract (4.69 acres) zoned C-2 to allow for future retail development.

Steve Stewart, Humble, Texas, chairman of Gulf Winds International. He stated that the warehouse would be 180,000 sq. ft. tilt wall facility. Mr. Stewart stated that Gulf Winds will not access the property from Hwy 146, all traffic will be diverted to Port Road from Old Highway 146; the project will create over 50 full time jobs; the City will maintain over 4.69 acres along Hwy 146 for retail development (C-2 Zone); and the detention pond will have water fountain feature.

William Friedrichs, WMF Investments, Taylor Lake Village, stated that he supports the rezoning request. He stated that with the remaining C-2 property, they would offer pad sites to the fast-food businesses that would be displaced during the Hwy. 146 expansion. Mr. Friedrichs stated that if that did not work, they planned on developing a business park.

Vice Chairman Hammann stated that he would take Item 3.1 out of order.

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

Motion was made by Mike DeHart and seconded by Michael Sharpe

To adopt the rezoning request of the north 12.21 acres to LI as presented.

Vice Chairman Hammann asked what objections City Council had when the request was before them in February.

Mr. Landis stated that at that time they felt it was important to keep the C-2 zone.

MOTION CARRIES BY UNANIMOUS CONSENT.

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

Mr. Landis stated that at the last Planning and Zoning meeting he had presented some possible text changes to the Planned Unit Development ordinance. He stated that, as a body, P&Z requested that he add some additional language and also speak with the city attorney regarding possibly rewriting one of the sections. The requested changes were:

4.10.06. PUD

B. Submission of a final PUD plan: Before a building permit may be issued or before any development action on a proposed PUD may begin, the landowner shall submit a final plan to the planning and zoning commission **and then city council for final approval.** The submission may be for all of the land included within a proposed PUD site or for a part of the site. The submission shall include all of the information prescribed in subsection A., above, and shall additionally include specifications, covenants, easements, conditions, bonds, or other information required by the commission **and city council.**

4.10.10. Development schedule: *Prior to the issuance of any building permits, a construction schedule must be submitted to and approved by the planning and zoning commission* ***and city council.*** *The schedule shall include a detailed timeframe in which street, utility and building construction shall be completed. The owner/developer of the PUD is to appear before the planning and zoning commission on no less than a* ~~*quarterly*~~ ***bi-annual*** *basis until completion of the project.*

Mr. Landis stated that staff requested the following paragraph be removed from the ordinance. He stated that it has unreasonable time restraints that are almost impossible to fulfill.

~~*Building permits shall be secured for the PUD project no later than six months after approval by the city council. The city council may grant one six-month extension upon majority vote.*~~
~~*Completion of the project shall occur no later than 24 months after approval except as may be extended by the majority vote of the city council.*~~

Mr. Landis stated that he spoke with Steve Weathered, Seabrook City Attorney, regarding 4.10.11. Mr. Weathered suggested that this section would not need a re-write, because P&Z and City Council would set the schedules and on a bi-annual basis, the applicant is going to come in and give an update. If they need an extension, at that time P&Z and City Council can grant the extension. He stated that this section is really a safety net and if they fail totally to fulfill their obligations, it just basically states that it will resort back to the original zoning.

4.10.11. Dissolution of the PUD: *Should the PUD project fail to meet the schedule ~~listed above~~ **as approved by the planning and zoning commission and city council** the PUD shall automatically dissolve and the land shall return to the zoning that existed immediately prior to the PUD.* ~~*without further action by the city council.*~~

Mike DeHart stated that 4.10.10 should state "and then city council." He stated that it should also state: The owner/developer of the PUD is to appear before the planning and zoning commission on no less than a bi-annual basis **and present a status report** until the completion of the project.

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

3.2 Discussion, consideration and possible action concerning the request to 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 Rosebud Caradec

To accept as present by Staff, text changes to Appendix A. Comprehensive Zoning, Article 4. Special Use Regulations, Section 4.10. Planned Unit Developments with the inclusion in 4.10.10 the word "then" before "city council" and after bi-annual basis add "and present a status report".

MOTION CARRIES BY UNANIMOUS CONSENT.

3.3 Discussion, consideration and possible action concerning the presentation of the State Highway 146 area plan.

Mr. Landis gave a brief presentation on the projected impact to businesses with the expansion of State Highway 146. No action was taken.

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

4.1 Discussion, consideration and possible action concerning the clarification of proposed text changes to Appendix A. Comprehensive Zoning, Article 6 "Sign Standards".

Mr. Landis stated that at the July 18, 2013 P&Z meeting, there was a motion to add verbiage to Section 6.04.02 (C) Temporary grand opening signs to allow wind-driven signs, similar to Section 6.04.02 (D) (4) and to not change 30 day time limit to 60 days. However, when the official report was filled out and signed, it stated to change to 30 day time limit to 60 days.

The Planning and Zoning Commission members signed the corrected official report.

5.0 APPROVAL OF MINUTES

5.1 Discussion, consideration and possible action concerning the minutes from the June 20, 2013 meeting.

Motion was made by Mike DeHart and seconded by Dodie Miller

To approved the minutes from the June 20, 2013 meeting as written.

MOTION CARRIES BY UNANIMOUS CONSENT.

6.0 ROUTINE BUSINESS

6.1 Discussion and Consideration of the Community Development Activity Summary.

Sean Landis gave a brief report.

6.2 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.

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

Vice Chairman Hammann stated that the next meeting will be on August 15, 2013 and the following will be discussed:

- Estates on Lake Mija Preliminary Plat
- Impacts of Hwy 146 Expansion

Motion was made by Michael Sharpe and seconded by Mike DeHart

To adjourn the Planning & Zoning Commission meeting.

MOTION CARRIES BY UNANIMOUS CONSENT.

Having no further business, the meeting adjourned at 8:20 p.m.

APPROVED THIS 15th DAY OF AUGUST, 2013.

Buddy Hammann, Vice Chairman

Alesia Hammock, Secretary