

The Seabrook Planning and Zoning Commission met on Thursday, August 15, 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 for approval for a Preliminary Plat for Estates on Lake Mija Subdivision and partial Replat of Reserve "J" Mystic Village at Lake Mija.

Sean Landis stated that the applicant is requesting to subdivide the property into 46 Lots, 2 Blocks & 3 Reserves for the purpose of a residential development. He stated that the property consisted of a 13.5925 acre tract of land consisting of Tract 23A and Reserve J, Abstract 52, of Ritson Morris Survey, in Harris County, Texas. This property is located immediately north of Lake Mija, south of Red Bluff Road and west of Mystic Village. The property is located in the R-1 (Single Family Detached) zoning district. Mr. Landis 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.

Mr. Landis stated that he would like to give a brief description of the development process to P&Z and the audience. He stated that the preliminary plat was the first step in the development process. He stated that if the preliminary plat complies with all of the Seabrook Subdivision ordinances, the Planning and Zoning Commission is bound by law to approve it. Mr. Landis stated that the next step would be for the builder to submit the engineered drainage plans, street design plans, and storm sewer plans to the city. He stated that all of that would be designed after the approval of the preliminary plat. Once the plans are approved and the streets, water, and sewer are all constructed, at that point the City will accept those streets, water, sewer, and drainage, at that time the final plat will be recorded. Once the City records the final plat, this grants the ability to the property owner or developer to actually pull his building permits.

Mr. Landis stated that at this time, staff does not have answers to street or drainage questions. He stated that to comply with the subdivision ordinance, he knows how large the right-of-way will be; that it will have to be curb and gutter; concrete; 30 foot surfaces; things that the subdivision ordinance requires. He stated that after reviewing the preliminary plat, he has made sure that it meets the lot size requirements (minimum of 7500 sq. feet) and all of the easements have been established as required by code. He stated that staff has reviewed the preliminary plat and has found it compliant.

Vice Chairman Hammann stated that he wanted to confirm what Mr. Landis stated so that everyone understood what the Planning & Zoning Commission were restricted to in terms of what latitudes they may or may not have. He stated that Seabrook is a zoned community, and what state law dictates is that if you want zoning in your community you can set whatever restrictions you want, which they have done as a community. When someone comes in and presents a plat that meets all of the subdivision and zoning requirements, the Planning & Zoning Commission has no alternative but to grant approval.

Linda Hulsey, Houston, Texas, stated that she representing the West's, who have property north of the proposed development. She stated that they would like the community to clarify the access to Mr. Gene West's property.

John Cluff, Wallington Lane, and Kevin Lilly, Wallington Lane, stated that they had concerns with the cleanup of the streets during construction and the increase of vehicle traffic on Wallington Lane.

Sean Landis stated that the developer would be responsible for the cleanup of the streets.

Alma West asked why a representative of the developer was not there to answer their questions.

Mr. Landis stated that the developer was in the audience.

Tim Leppard, Houston, Texas, stated that he is the developer. Mr. Leppard stated that he would be happy to discuss and answer any questions that anyone had.

Vice Chairman Hammann closed the specific public hearing portion of the meeting at 7:21.

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 regarding the request for approval for a Preliminary Plat for Estates on Lake Mija Subdivision and partial Replat of Reserve "J" Mystic Village at Lake Mija.

Motion was made by Michael Sharpe and seconded by Bolivar Lewis

To approve the Preliminary Plat for Estates on Lake Mija Subdivision and partial Replat of Reserve "J" Mystic Village at Lake Mija as presented.

Mike DeHart asked what the speed limit would be.

Sean Landis stated the speed limit would be 25 mph.

Mike DeHart asked if the turnaround at the end meets requirements.

Mr. Landis stated yes.

MOTION CARRIES BY UNANIMOUS CONSENT.

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

Sean Landis gave a brief presentation on undeveloped areas in Seabrook.

107 **4.0 APPROVAL OF MINUTES**

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109 **4.1 Discussion, consideration and possible action concerning the minutes from the July 18, 2013**
110 **meeting.**

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112 **Motion was made by Mike DeHart and seconded by Michael Sharpe**

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114 *To approve the July 18, 2013 minutes as written.*

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116 **MOTION CARRIES BY UNANIMOUS CONSENT.**

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118 **5.0 ROUTINE BUSINESS**

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120 **5.1 Discussion and Consideration of the Community Development Activity Summary.**

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122 Sean Landis gave a brief report.

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124 **5.2 Report from the Director of Planning and Community Development on the status of a list of**
125 **actions taken by Planning & Zoning and sent to City Council for its action or review.**

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127 Sean Landis gave a brief report.

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129 **5.3 Discussion with staff and P&Z Commission to establish future agenda items and meeting dates.**

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131 Vice Chairman Hammann stated that the next meeting would be held on September 19, 2013. Items
132 to be discussed:

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 - Rezoning request WAD to C-2
 - 146 Area Plan

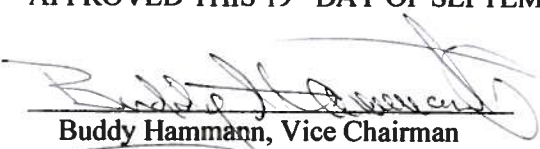
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136
137 **Motion was made by Mike DeHart and seconded by Michael Sharpe**

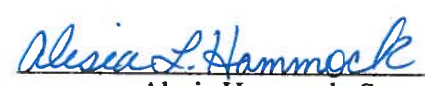
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139 *To adjourn the Planning & Zoning Commission meeting.*

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141 **MOTION CARRIES BY UNANIMOUS CONSENT.**

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143 Having no further business, the meeting adjourned at 7:59 p.m.

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145 **APPROVED THIS 19th DAY OF SEPTEMBER, 2013.**

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149 **Buddy Hammann, Vice Chairman**


Alesia Hammock, Secretary