The Seabrook Planning and Zoning Commission met on Thursday, September 19, 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 (Excused Absence)	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 Request to change the zoning classification of land from the current classification of WAD (Waterfront Activity District) to C-2 (Commercial – Medium District).

Sean Landis gave a brief report. He state that the request was to rezone Tract I, a 1.5109 acre tract of land and Tract II, a 0.3256 acre tract of land, situated in Abstract 52, of Ritson Morris Survey, in Harris County, Texas from WAD (Waterfront Activity District) to C-2 (Commercial- Medium District). He stated that Mr. Walsh wishes to rezone the aforementioned property to allow for the construction of a retail chain tire store (Tire by Designs). The store will consist of a showroom, a waiting area, a kid's area, and a counter area, as well as five bays with three bay doors and indoor tire racks. All work is carried out within the confines of the bays and no work on customer vehicles takes place outside of the bays. "Tires by Design" does not carry out any mechanical or fluid work on vehicles and therefore no/very little mess occurs.

Mr. Landis stated that the applicant feels that a tire store at this location would be a great benefit to the citizens of the City of Seabrook and will compliment the City of Seabrook's Comprehensive Master Plan by generating revenue, supporting local business, providing employment and giving the citizens of Seabrook a much needed service. The "Tires by Design" store will be based and modeled on the current store (based at 11700 Space Center Boulevard), with the same build quality and appearance.

Martin Walsh, Quintana Roo, and Andrew Guptill, East Haven, Channelview, stated that they were representatives for Tires by Design. Mr. Walsh stated that Tires by design offers a new tire concept, with a fresh approach of affordable tires and better service. He stated that they run an exceptionally clean environment and all work is done inside of the bays.

Mr. Guptill stated that it was more of a customer service/customer focus type business.

Buddy Hammann asked what their hours of operation are.

Mr. Guptill stated that they were open 8:00 – 6:00 Monday thru Friday and 8:00 – 5:00 on Saturday.

Michael Sharpe asked where the storage for old tires would be located.

Mr. Guptill stated that it would be located in the back of the building, in an enclosed area, bricked all around and covered.

Mike DeHart asked how the building would be positioned on the lot.

Mr. Walsh stated that the bays would be facing Nasa Parkway and parking would be in the front and sides of the store.

T. Bender, Friendswood, stated that he was affiliated with Clear Creek Animal Hospital, asked if they were going to take care of the dead trees on the property.

Chairman Potts 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 regarding the request to change the zoning classification of land from the current classification of WAD (Waterfront Activity District) to C-2 (Commercial – Medium District).

Motion was made by Buddy Hammann and seconded by Michael Sharpe

To approve the request to change the zoning classification of land from the current classification of WAD (Waterfront Activity District) to C-2 (Commercial – Medium District) as presented.

Mike DeHart asked if there were any issues concerning spot zoning.

Mr. Landis stated he did not consider it spot zoning. He stated that it was the first lot in the WAD zone and there were a lot of C-2 uses across the street.

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.

4.0 APPROVAL OF MINUTES

4.1 Discussion, consideration and possible action concerning the minutes from the August 15, 2013 meeting.

Motion was made by Rosebud Caradec and seconded by Mike DeHart

To approve the August 15, 2013 minutes as written.

MOTION CARRIES BY UNANIMOUS CONSENT.

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 would be held on October 17, 2013. Items to be discussed: Highway 146 Area Plan.

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 7:59 p.m.

APPROVED THIS 17th DAY OF OCTOBER, 2013.

~~Michael Potts,~~ Chairman
BUDDY HAMMANN

Alesia L. Hammock
Alesia Hammock, Secretary