The Seabrook Planning and Zoning Commission met on Thursday, October 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 (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 NEW BUSINESS – The Commission will discuss, consider, and if appropriate, take action on the items listed below.

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

Sean Landis stated that it was time to start putting together the Highway 146 Area Plan. He stated that he would like input from P&Z members as to the format and information that they wanted to include in the plan.

Rosebud Caradec asked how to get input from the businesses that would be impacted with the expansion.

Mr. Landis stated the plan could be a good tool for them to use when negotiating with TxDot. He stated that they should include what the City and EDC are doing to help the businesses that wanted to relocate in Seabrook.

Buddy Hammann stated that the increase in flood insurance and the impact that it will have on the City should be in the plan.

Bolivar Lewis stated that the insurance would be a factor in what areas the businesses wanted to relocate to.

Mr. Hammann asked if a study has been done to determine whether businesses relay on local or commuter support.

Mr. Landis stated that he was not aware of one, but he thought that if they could gather that type of information, it should go in the plan.

Mr. Landis stated that he would like to put the layout of the Highway 146 expansion in the plan to show the impact to the community. He asked if they should have a section in the plan that addresses the limited entry and exit points into the city off of 146.

Mr. Landis stated that they should include other areas in the city to look at for redevelopment, where can the businesses be relocated. He stated that they could also include how Old Seabrook should re-develop.

Dodie Miller asked if EDC will be offering incentives.

Mr. Landis stated that at this time they are still discussing incentives. He stated that they could have a section that addresses incentives. They could have bullets with the different incentives offered and information on how to apply.

Ms. Caradec stated that they should start searching for grant sources and other incentive programs that could help businesses relocate.

Mr. Landis stated that a good topic for discussion in the plan would be diversifying the city's tax base.

No action was taken.

2.2 Discussion, consideration and possible action on adopting additional Rules of Procedure for the Planning & Zoning Commission.

Motion was made by Mike DeHart and seconded by Bolivar Lewis

To table Item 2.2 until the November 21, 2013 P&Z meeting.

MOTION CARRIES BY UNANIMOUS CONSENT.

3.0 APPROVAL OF MINUTES

3.1 Discussion, consideration and possible action concerning the minutes from the September 19, 2013 meeting.

Motion was made by Rosebud Caradec and seconded by Mike DeHart

To approve the September 19, 2013 minutes as written.

Ayes: Hammann, Caradec, DeHart, and Sharpe
Abstained: Lewis and Miller

MOTION CARRIES BY UNANIMOUS CONSENT OF THOSE VOTING.

4.0 ROUTINE BUSINESS

4.1 Discussion and Consideration of the Community Development Activity Summary.

Sean Landis gave a brief report.

4.2 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.

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

Vice Chairman Hammann stated that the next meeting would be held on November 5, 2013. Item to be discussed: Planned Unit Development Procedures.

Motion was made by Dodie Miller and seconded by Rosebud Caradec

To adjourn the Planning & Zoning Commission meeting.

MOTION CARRIES BY UNANIMOUS CONSENT.

Having no further business, the meeting adjourned at 8:00 p.m.

APPROVED THIS 21st DAY OF NOVEMBER, 2013.

Buddy Hammann, Vice Chairman

Alesia Hammock, Secretary