The Seabrook Planning and Zoning Commission met on Tuesday, December 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	CHAIRMAN
BUDDY HAMMANN	VICE CHAIRMAN
ROSEBUD CARADEC	MEMBER
MIKE DEHART	MEMBER
DODIE MILLER	MEMBER
MICHAEL SHARPE	MEMBER
BOLIVAR LEWIS (Excused Absence)	MEMBER
XOCHYTL DIANE GREER	CITY ATTORNEY
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 NEW BUSINESS

2.1 Discussion, consideration, and possible action regarding the request for final approval of a Planned Unit Development (PUD) to create "The Commons at Seabrook", a 14.734 Acre, 416 Unit, Luxury Apartment Complex, 6.58 Acres of Retail Development, and 1.295 Acres for a Street.

Motion was made by Rosebud Caradec and seconded by Buddy Hammann

To recommend final approval of the Planned Unit Development document for "The Commons at Seabrook" as presented.

Sean Landis asked Ms. Greer (City Attorney) if there were any concerns in the document that they should be aware of.

Ms. Greer stated that in Section II, Tab K-8 was missing. She stated that the contents of the document did not match the table of contents.

Motion was amended by Buddy Hammann and seconded by Rosebud Caradec

To amend the original motion to recommend final approval of the Planned Unit Development with the following recommended condition: To direct Staff to reconcile the contents of the PUD documentation with the Table of Contents of the PUD document presented.

Rosebud Caradec accepted the Amendment.

MOTION CARRIES BY UNANIMOUS CONSENT.

Motion to recommend final approval the Planned Unit Development with the recommended conditions.

MOTION CARRIES BY UNANIMOUS CONSENT.

3.0 APPROVAL OF MINUTES

3.1 Discussion, consideration and possible action concerning the minutes from the November 19, 2013 joint meeting with City Council.

Motion was made by Buddy Hammann and seconded by Rosebud Caradec

To approve the minutes from the November 19, 2013 joint meeting with City Council as presented.

MOTION CARRIES BY UNANIMOUS CONSENT.

3.2 Discussion, consideration and possible action concerning the minutes from the November 19, 2013 Planning & Zoning meeting.

Rosebud Caradec stated that she would like there to be more detail regarding why she voted no to the conditions placed on the preliminary PUD Document.

Sean Landis stated that staff would revise the minutes and bring them back to the January meeting.

3.3 Discussion, consideration and possible action concerning the minutes from the November 21, 2013 Planning & Zoning meeting.

Motion was made by Rosebud Caradec and seconded by Buddy Hammann

To approve the minutes from the November 21, 2013 Planning & Zoning meeting as presented.

MOTION CARRIES BY UNANIMOUS CONSENT.

4.0 ROUTINE BUSINESS

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

Chairman Potts stated that the next P&Z meeting would be on January 16, 2013. Items to be discussed:

- The Commons at Seabrook Preliminary Plat
- Short-Form Plat
- P&Z Rules and Procedures

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 7:20 p.m.

APPROVED THIS 16th DAY OF JANUARY, 2014.

Michael Potts

Michael Potts, Chairman

Alesia L. Hammock

Alesia Hammock, Secretary