The Seabrook Planning and Zoning Commission met on Thursday, January 16, 2014 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	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 HEARINGS

2.1 Request for approval for a Preliminary Plat named "The Commons at Seabrook" consisting of 1 block and 7 reserves.

Sean Landis gave a brief report. He stated that the applicant is requesting to subdivide the property into 7 Reserves, 1 Block for the purpose of a mixed use residential multi-family/commercial planned unit development. Mr. Landis stated that they have already approved the PUD document for this property. He stated that this property is located immediately east of Bayport Boulevard and north of Seabrook Circle. The property is located in the PUD (Planned Unit Development) 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.

2.2 Request for approval for a Short-Form Plat to create 6 Lots and 1 Block.

Sean Landis gave a brief report. He stated that the applicant is requesting to subdivide the property into 1 Block and 6 Lots for the purpose of a mixed use residential/commercial development.

This property is located immediately west of North Meyer Road and north of First Street. The property is located in the OS (Old Seabrook) zoning district.

Staff has reviewed the Short Form Plat, and finds it to be compliant with the City's Subdivision and Zoning Ordinances. Staff recommends that the commission approves the short-form plat.

Rosebud Caradec asked if there were any problems with it backing up to a school.

Mr. Landis stated no.

Chairman Potts closed the Specific Public Hearing portion of the meeting at 7:06.

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 named "The Commons at Seabrook" consisting of 1 block and 7 reserves.

Motion made by Buddy Hammann and seconded by Michael Sharpe

To approve "The Commons at Seabrook" Preliminary Plat as presented.

MOTION CARRIES BY UNANIMOUS CONSENT.

3.2 Discussion, consideration, and possible action regarding the request for approval for a Short-Form Plat named "Ashley Ryann Subdivision" to create 6 Lots and 1 Block.

Motion made by Buddy Hammann and seconded by Rosebud Caradec

To approve the Short-Form Plat named "Ashley Ryann Subdivision" as presented.

MOTION CARRIES BY UNANIMOUS CONSENT.

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

Chairman Potts stated that he had provided a draft of changes to the Planning & Zoning Commission Rules and Procedures. He asked the Commissioners to review the draft and send him any comments that they had and he will bring it back to the March P&Z meeting. No action was taken at this time.

4.0 APPROVAL OF MINUTES

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

Motion was made by Rosebud Caradec and seconded by Mike DeHart

To approve the revised minutes from the November 19, 2013 Planning & Zoning meeting as written.

Ayes: Caradec, DeHart, Hammann, Miller, and Sharpe
Nays: None
Abstained: Lewis

MOTION CARRIES BY UNANIMOUS CONSENT OF THOSE VOTING.

4.2 Discussion, consideration and possible action concerning the minutes from the December 17, 2013 Joint Public Hearing with City Council.

Motion was made by Buddy Hammann and seconded by Mike DeHart

To approve the minutes from the December 17, 2013 Joint Public Hearing with City Council as written.

Ayes: Caradec, DeHart, Hammann, Miller, and Sharpe
Nays: None
Abstained: Lewis

MOTION CARRIES BY UNANIMOUS CONSENT OF THOSE VOTING.

4.2 Discussion, consideration and possible action concerning the minutes from the December 17, 2013 Planning & Zoning meeting.

Motion was made by Mike DeHart and seconded by Dodie Miller

To approve the minutes from the December 17, 2013 Planning & Zoning meeting as written.

Ayes: Caradec, DeHart, Hammann, Miller, and Sharpe
Nays: None
Abstained: Lewis

MOTION CARRIES BY UNANIMOUS CONSENT OF THOSE VOTING.

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 will be on February 18, 2014 to discuss:

- Joint public hearing with City Council for OS Village Final PUD Document.
- Ashley Ryann Subdivision Preliminary Plat.

Motion was made by Buddy Hammann and seconded by Dodie Miller

To adjourn the Planning & Zoning Commission meeting.

MOTION CARRIES BY UNANIMOUS CONSENT.

Having no further business, the meeting adjourned at 7:40 p.m.

APPROVED THIS 18th DAY OF FEBRUARY, 2014.

Michael Potts, Chairman

Alesia Hammock, Secretary