The Seabrook Planning and Zoning Commission met on Tuesday, March 20, 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 of a Short-Form Plat for Bayport Logistics Center, Phase Two.

Sean Landis gave a brief report. He stated that the applicant is requesting to subdivide the property into 2 Reserves, 1 Block for the purpose of a commercial development.

This property is located between State Highway 146 and Old State Highway 146 and is adjacent to the Seabrook city limits. The property is located within a LI (Light Industrial) and a C-2 (Medium Commercial) zoning districts. The applicant has not requested any variances to the Subdivision Ordinance.

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

The Specific Public Hearing was closed at 7:04.

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 of a Short-Form Plat for Bayport Logistics Center, Phase Two.

Motion was made by Buddy Hammann and seconded by Mike DeHart

To approve the Bayport Logistics Center, Phase Two Short-Form Plat as presented.

MOTION CARRIES BY UNANIMOUS CONSENT

3.2 Discussion, consideration, and possible action regarding the request for approval for the Final Plat named "The Commons at Seabrook."

Motion was made by Buddy Hammann and seconded by Dodie Miller

To approve the Commons at Seabrook final plat as presented.

MOTION CARRIES BY UNANIMOUS CONSENT

3.3 Discussion, consideration, and possible action regarding the Planning & Zoning Commission Rules and Procedures.

Motion was made by Rosebud Caradec and seconded by Mike DeHart

To approve the revised Planning & Zoning Commission "Rules and Procedures" as amended by the Chairman.

MOTION CARRIES BY UNANIMOUS CONSENT

3.4 Discussion, consideration, and possible action regarding a report from the Director of Community Development on the changes to the Flood Plain Map and the Biggert-Waters Act 2012.

Sean Landis gave a brief report. No action taken.

4.0 APPROVAL OF MINUTES

4.1 Discussion, consideration and possible action concerning the minutes from the February 18, 2014 Joint Public Hearing with City Council.

Motion was made by Buddy Hammann and seconded by Rosebud Caradec

To approve the minutes from the February 18, 2014 Joint Public Hearing with City Council as presented.

Ayes: Caradec, DeHart, Hammann, Miller, Potts, 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 February 18, 2014 Planning & Zoning meeting.

Motion was made by Buddy Hammann and seconded by Rosebud Caradec

To approve the minutes from the February 18, 2014 Planning & Zoning Commission as presented.

Ayes: Caradec, DeHart, Hammann, Miller, Potts, 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 P&Z meeting would be on April 17, 2014 and the following would be discussed:

- Report from Public Works Director and the City Engineer
- Changes to the PUD Ordinance
- Changes to the Flood Plain and the Biggert-Waters Act 2012
- Population
- Highway 146

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 8:09 p.m.

APPROVED THIS 17th DAY OF APRIL, 2014.

Michael Potts, Chairman

Alesia Hammock, Secretary