

The Seabrook Planning and Zoning Commission met on Tuesday, April 17, 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 (Excused Absence)	MEMBER
DODIE MILLER	MEMBER
MICHAEL SHARPE (Excused Absence)	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 HEARINGS

2.1 Review proposed text changes to Appendix A. Comprehensive Zoning, Article 4. Special Use Regulations, Section 4.10. Planned Unit Developments.

Sean Landis gave a brief report. He stated that as part of Staff's continued review of the Planned Unit Development ordinance Section 4.10.05 was identified for review. Mr. Landis stated that by restricting the parcel size, the city was hindering some development in the community. He stated that if someone brought something forward and it was not something they would recommend for approval, the Planning & Zoning Commission and City Council both have the authority to turn it down. He stated that Staff is recommending the following changes:

4.10.05. ~~Minimum PUD parcel size:~~ Minimum Common Open Space: ~~A parcel of land designated PUD shall contain at least 3.5 acres. Not less than 20 percent of the land shall be reserved for~~ Common Open Space as defined in Section 1.10. Definitions. Common Open Space may include boardwalks and ~~fountains~~ parking areas. In calculating the minimum area required, the measurement may include the area of all dedicated streets entirely within the site and one-half of the area of the boundary streets.

Section 1.10. Definitions

Common open space: means a parcel or parcels of land or an area of water or a combination of land and water within the site designated PUD, designed for the use and enjoyment of the residents of the PUD. Common open space as defined herein includes both passively landscaped sites without improvements of any kind or complimentary structures and improvements as are necessary and appropriate for the benefit and enjoyment of the residents of the PUD.

Chairman Potts asked if this would include detention ponds.

Mr. Landis stated yes.

Rosebud Caradec asked if someone had a half acre of property could they apply for a PUD.

Mr. Landis stated that they could come forward and present it, but that if P&Z and City Council disagrees with the project, they have the power to turn it down. The minimum acre requirement, keeps someone who is trying to be creative with a small piece of property from coming to the city with a project and presenting it.

Dodie Miller asked if a PUD is always going to include the water and drainage.

Mr. Landis stated yes.

Ms. Caradec stated that she thinks this will create a lot more work for city staff.

Mr. Landis stated that he did not think that would happen very often, because the process of preparing a PUD is not easy.

Chairman Potts asked how can they avoid a situation like spot zoning by allowing a PUD to have certain uses within a zone that was not available to the other users in that zone.

Mr. Landis stated that technically the underlying zoning never goes away. It is at the discretion of the Planning & Zoning Commission and City Council to decide what is or is not allowed in the PUD.

Chairman Potts closed the Specific Public Hearing portion of the meeting at 7:12.

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 proposed text changes to Appendix A. Comprehensive Zoning, Article 4. Special Use Regulations, Section 4.10. Planned Unit Developments.

Motion was made by Rosebud Caradec and seconded by Dodie Miller

To approve the text changes to Appendix A. Comprehensive Zoning, Article 4. Special Use Regulations, Section 4.10.05 Planned Unit Developments as presented.

MOTION CARRIES BY UNANIMOUS CONSENT

3.2 Discussion, consideration, and possible action regarding a report from the Director of Community Development on the changes to the Flood Plain Map.

Mr. Landis gave a brief report. No action was taken.

3.3 Discussion, consideration, and possible action regarding the Highway 146 expansion.

Sean Landis gave a brief report. No action was taken.

4.0 APPROVAL OF MINUTES

4.1 Discussion, consideration and possible action concerning the minutes from the March 20, 2014 Planning & Zoning meeting.

Motion was made by Buddy Hammann and seconded by Dodie Miller

To approve the March 20, 2014 Planning & Zoning Commission minutes as presented.

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 P&Z meeting would be on May 15th, 2014 and the following would be discussed:

- Harbourtown Estates Short-form plat.
- Rezoning request R-1 to C-2.
- Rezoning request C-1 to C-2

5.4 Discussion, consideration, and possible action regarding the election for the Planning & Zoning Commission Chairman and Vice Chairman positions.

Motion was made by Rosebud Caradec and seconded by Dodie Miller.

To nominate Michael Potts to continue as Chairman of the Planning & Zoning Commission.

Ayes: Caradec, Hammann, and Miller

Abstained: Potts

MOTION CARRIES BY UNANIMOUS CONSENT OF THOSE VOTING.

Motion was made by Chairman Potts and seconded by Rosebud Caradec.

To nominate Buddy Hammann to continue as Vice Chairman of the Planning & Zoning Commission.

Ayes: Caradec, Miller and Potts

Abstained: Hammann

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154 **MOTION CARRIES BY UNANIMOUS CONSENT OF THOSE VOTING.**

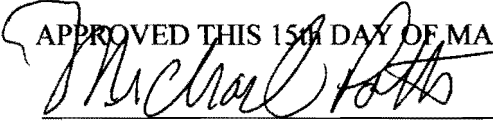
155
156 **Motion was made by Rosebud Caradec and seconded by Buddy Hammann**

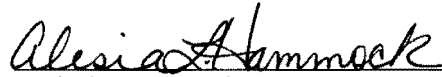
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158 *To adjourn the Planning & Zoning Commission meeting.*

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160 **MOTION CARRIES BY UNANIMOUS CONSENT.**

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162 Having no further business, the meeting adjourned at 7:54 p.m.

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164 APPROVED THIS 15th DAY OF MAY, 2014.

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166 _____
167 Michael Potts, Chairman



Alesia Hammock, Secretary