

1 The Seabrook Planning and Zoning Commission met on Tuesday, August 21, 2014 in regular session at
2 Seabrook City Hall, 1700 First Street, Seabrook, Texas to consider and if appropriate, take action on the
3 agenda items listed below:

4
5 THOSE PRESENT WERE:

6		
7	MICHAEL POTTS	CHAIRMAN
8	BUDDY HAMMANN	VICE CHAIRMAN
9	ROSEBUD CARADEC	MEMBER
10	MIKE DEHART	MEMBER
11	DODIE MILLER	MEMBER
12	MICHAEL SHARPE	MEMBER
13	BOLIVAR LEWIS (Excused Absence)	MEMBER
14	SEAN LANDIS	DIRECTOR OF COMMUNITY DEVELOPMENT
15		
16	ALESIA HAMMOCK	SECRETARY
17		

18 Chairman Potts called the meeting to order at 7:00 p.m. and stated there was a quorum present.
19

20 **1.0 ROUTINE PUBLIC HEARING AND ANNOUNCEMENTS – None**

21
22 **2.0 SPECIFIC PUBLIC HEARINGS**

23
24 **2.1 Consideration of amendment to the Comprehensive Zoning Code to amend requirements**
25 **for “Outside storage and display” in C-1, C-2, C-3, C-S, WAD, MMU, and OS zoning**
26 **districts.**

27
28 Sean Landis stated that after researching the zoning ordinance, he found that no changes were
29 required at this time. He asked the Commission to pull this item from the agenda.
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31 **3.0 NEW BUSINESS – The Commission will discuss, consider, and if appropriate, take action**
32 **on the items listed below.**

33
34 **3.1 Discussion, consideration, and possible action regarding the amendment to the**
35 **Comprehensive Zoning Code to amend requirements for “Outside storage and display” in**
36 **C-1, C-2, C-3, C-S, WAD, MMU, and OS zoning districts.**

37
38 Chairman Potts stated that Item 3.1 was pulled from the agenda.
39

40 **3.2 Discussion, consideration, and possible action regarding rezoning The Point.**

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42 Mr. Landis stated that the City is nearing completion of the project known as the Waterfront
43 Drive Improvement Project. This has facilitated staff to review all city ordinances related to the
44 area considering the appropriateness of the current regulations. He stated that it is staff's
45 recommendation that the Planning and Zoning Commission considers the creation of an
46 independent zoning district for the area known as the Waterfront District.
47

48 Mr. Landis stated that the current zoning designation for the Waterfront District is MMU (Marine
49 Oriented Mixed Use District). The district description allows for uses such as marinas, ship-
50 yards, heavy boat repair and wholesale seafood sales. The uses could be considered very intensive

uses that do not fit within the city's long term plans to redevelop the area as an entertainment district, but need to stay in other parts of the MMU zoning district.

Mr. Landis stated that he would like to discuss all of the elements to creating a new zoning district over the next few months.

Mike DeHart stated that he would like to see an ownership map of the area.

Zoning Regulation Elements:

Create a description statement of the new district. He suggested the following:

Waterfront District, Description Statement:

(WF) Waterfront District:

Description: This district is specifically designed to accommodate a select group of commercial and recreational land use activities associated with waterfront areas. The primary land use orientation of the district is light retail-commercial establishments with a waterfront marine-coastal theme. The land uses within this district are also intended to meet a portion of the community's tourism and recreational demand. The incorporation of piers, boardwalks, outdoor patios, outdoor cafes, and restaurants into site development of properties located in this district is encouraged.

Land Use Matrix (Establish all appropriate allowable uses)

Add: Day Spas
Commercial Parking Lot/Garage
High Rise

Mr. Landis stated that he would make the changes to the matrix and bring it back to the next meeting for review.

Future Discussion items:

Setback Regulations

Front Yard

Side Yard

Rear Yard

Water-Abutting Yard

Establish Maximum Building Height Standards

Establish Minimum Lots Size & Dimensions

Establish Accessory Structures Regulations

Create Parking Regulations

Create Architectural Standards

Create Buffering & Landscaping Regulations

Create Outdoor Display Regulations

Create Signage Regulations

4.0 APPROVAL OF MINUTES

4.1 Discussion, consideration and possible action concerning the minutes from the August 7, 2014 Planning & Zoning meeting.

Motion was made by Buddy Hammann and seconded by Rosebud Caradec

To approve the minutes from the August 7, 2014 Planning & Zoning meeting as presented.

Ayes: Caradec, Hammann, Miller, Potts, and Sharpe

Abstained: Dehart

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 there would be a meeting on September 18, 2014 and the following items will be discussed:

- Rezoning The Point
- Old Seabrook Village PUD Update
- Report from City Engineer and Public Works

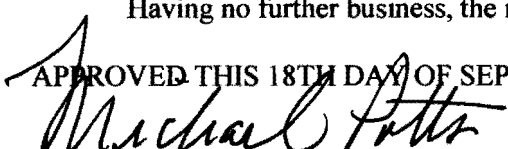
Motion was made by Buddy Hammann and seconded by Dodie Miller

To adjourn the Planning & Zoning Commission meeting.

MOTION CARRIES BY UNANIMOUS CONSENT.

Having no further business, the meeting adjourned at 7:53 p.m.

APPROVED THIS 18TH DAY OF SEPTEMBER, 2014.


Michael Potts, Chairman


Alesia Hammock, Secretary