The Seabrook Planning and Zoning Commission met on Thursday, September 18, 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 (Excused Absence)	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 Update and request for changes to the Old Seabrook Village Planned Unit Development (PUD).

Sean Landis stated that the applicant asked to pull this item from the agenda and added to a later agenda.

Chairman Potts closed the Specific Public Hearing portion of the meeting at 7:01

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 updates and request for changes to the Old Seabrook Village Planned Unit Development (PUD).

Item 3.1 was pulled from agenda.

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

Mr. Landis stated that at the last meeting Mr. DeHart had asked for an ownership map for The Point and that it was included in the agenda packet.

Mike DeHart asked if Staff had contacted the property owners at The Point to let them know about the possible rezoning of The Point.

Mr. Landis stated that Staff would be contacting them within the next few weeks.

Mr. Landis recommended the following regulations:

Setback Regulations:
Front Yard: All buildings shall be setback from the street right-of-way lines a minimum of depth of 20 feet.

Side Yard: All buildings shall have side yard setbacks of not less than 10 feet from each side.

Rear Yard: None
Water-Abutting Yard: None

Minimum Lot Size and Dimensions:
Lot Size: Development consistent with the regulations associated with this section of the ordinance shall require a minimum site area of 6,000 square feet in area.
Lot Width: Each lot shall have a minimum width of not less 50 feet at the front building line.
Lot Depth: Each lot shall have a minimum depth of not less than 100 feet.

Height: Any structure whose height exceeds 45 feet above the identified base flood elevation shall require a conditional use permit. The height limitations specified in this subsection do not apply to steeples, spires, belfries, cupolas, widow walks or normal architectural appurtenances placed above the roof level and not intended for human occupancy; however, these design elements may not exceed the maximum height by 20 percent.

Chairman Potts stated that "screening" should be added to the exemptions in the height limitations.

Screening: Equipment including, but not limited to, satellite dishes and heating and air conditioning equipment may be installed on top of buildings provided that the equipment is screened form horizontal view.
Dumpsters: All exterior dumpsters/garbage/waste containers or storage containers shall be fully screened so that they are not visible from off the property. Each trash enclosure shall be constructed of masonry or wood walls and shall have gates that remain closed at all times other than when the dumpster is being filled or emptied.

Chairman Potts stated that it should also state that the Dumpsters should remain closed at all times.

On-Site Storage and display:
Outside storage shall be permitted only when incidental to the use located on the same premises and provided that:
1. The storage area shall not extend beyond the front line of the building.
2. The storage area shall not be located in any of the required parking areas.
3. All merchandise and equipment shall be stored behind a screen fence which shall be 100 percent impervious to sight and a minimum of six feet in height.
4. Items shall not protrude above the height of the enclosed screening fence.
5. No trailer or semitrailer may be used for the storage of retail or wholesale merchandise on any property in this district for a period exceeding 72 hours. Furthermore, no trailer, semitrailer or shipping container may be used for the display, vending or retailing of any merchandise at anytime.

Mr. DeHart stated that #5 should state "No trailer or semitrailer or shipping container may be used for the storage of retail or wholesale merchandise on any property in this district for a period exceeding 72 hours."

Mr. Landis stated so far they have covered:

<u>Zoning Regulation Elements:</u>

1. Create a description statement of the new district.
2. Land Use Matrix (Establish all appropriate allowable uses)
3. Setback Regulation
    1. Front Yard
    2. Side Yard
    3. Rear Yard
    4. Water-Abutting Yard
4. Establish Maximum Building Height Standards
5. Establish Minimum Lots Size & Dimensions
6. Create Outdoor Display Regulations

Items to be discussed at the October meeting are:

1. Establish Accessory Structures Regulations
2. Create Parking Regulations
3. Create Buffering & Landscaping Regulations
4. Create Signage Regulations

To be discussed at a later meeting:

1. Create Architectural Standards

Mr. Landis stated that staff would forward the Point Overlay Regulations to P&Z for review before the discussion on Architectural Standards.

4.0 APPROVAL OF MINUTES

4.1 Discussion, consideration and possible action concerning the minutes from the August 21, 2014 Planning & Zoning meeting.

Motion was made by Mike DeHart and seconded by Michael Sharpe

To approve the minutes from the August 21, 2014 Planning & Zoning meeting as presented.

Ayes: Caradec, Dehart, Miller, Potts, and Sharpe
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 there would be a meeting on October 16, 2014 and the following items will be discussed:

- Rezoning request C2/C3 to R3
- Rezoning The Point

Chairman Potts stated that with permission from the Commission, they would also meet on November 6, 2014 to discuss rezoning The Point.

Motion was made by Michael Sharpe 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 8:04 p.m.

APPROVED THIS 16TH DAY OF OCTOBER, 2014.

Michael Potts, Chairman

Alesia Hammock, Secretary