The Seabrook Planning and Zoning Commission met on Thursday, October 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 (Excused Absence)	MEMBER
STEVE WEATHERED	CITY ATTORNEY
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

Chairman Potts stated that they would be combining the specific public hearing for items 2.1, 2.2, 2.3, and 2.4.

2.1 Request to change the zoning classification of land described below from the current classification of C-2 (Commercial Medium) to R-3 (Residential – Medium Density).

2.2 Request to change the zoning classification of land described below from the current classification of C-2 (Commercial Medium) to R-3 (Residential – Medium Density).

2.3 Request to change the zoning classification of land described below from the current classification of C-2 (Commercial Medium) to R-3 (Residential – Medium Density).

2.4 Request to change the zoning classification of land described below from the current classification of C-2 (Commercial Medium) and C-3 (Commercial Heavy) to R-3 (Residential – Medium Density).

Sean Landis gave a brief report. He stated that the applicant, Mr. Friedricks, wishes to rezone the aforementioned property to allow for the construction of 269 plus unit "Senior Living" apartment complex. He stated that it is four individual tracts and four individual owners.

Buddy Hammann asked should the zoning change be approved what would be the restrictions.

Mr. Landis stated that if you change the zoning to R-3 on this property, there are some setback requirements and buffering requirements between and residential and multi-family dwellings. The R-3 zoning requires a fence between the R-1 and R-3, however, it does not describe what type of fence and it only has to be six foot in height. It does require a 30 ft. buffer between the R-1 and R-3 and it does state that nothing can go in that buffer but landscaping.

Mr. Hammann asked what the height restriction was in the R-3 zone.

Mr. Landis stated that it was 40 feet.

William Friedrichs, Diana Lane, Houston, Texas, stated that he was here to request a zone change for approximately 12 acres to build a 269 unit senior community property. He stated that it would be for age 55 and older. He stated that the fence would be made of 1 x 8 panels, 8ft tall, using stone to match the building. Mr. Friedrichs stated that it would run across the 925 ft. back of the property and down the south side backing up to the commercial property. The front will be a wrought iron fence gated community. He stated that the reason he felt this is an important project for the city is because there was not another senior community within five miles.

Mark Mucasey, Houston, Texas, stated that he is the architect for the project. Mr. Mucasey stated that these communities or opportunities to create a lifestyle for people that do not want houses any more but still want to live in a beautiful community. He stated that there will be independent units with attached garages as well as the community (apartment) style homes.

Mr. Hammann asked the height of the main building and individual units.

Mr. Mucasey stated that it would be under 40 feet and the individual units would be 14 – 16 ft. tall at the peak.

Rosebud Caradec asked what the current ground elevation was.

Mr. Mucasey stated that they would have to be at base flood plus one foot.

Mike DeHart asked how many units were in the main building.

Mr. Mucasey stated about 170 units.

Mr. DeHart asked how many garages and parking spaces in total were there.

Mr. Mucasey stated that there approximately 365 – 370.

The following citizens spoke against the rezoning requests stating that they were concerned about the decrease in property values of the neighboring residents; increase in traffic; drainage and flooding issues; light pollution; privacy, security issues; and the damage to nature:

Robert Rodriguez, Sawyer Drive	Robert Cooke, Sawyer Drive
Byrd Menard, Byrd Street	Cheryl Radney, Sawyer Drive
John Nelson, Sawyer Drive	Tracy Smith, Sawyer Drive

Mr. Friedrichs stated that he would get a development agreement with the City stating that it would be a Senior Citizen Community.

Mr. Mucasey stated that the main building would be 75 ft. back from the neighbor's edge. He stated that there will be an 8 ft. fence and a 30 ft. greenbelt buffer.

Chairman Potts closed the Specific Public Hearing portion of the meeting at 8:02.

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 to change the zoning classification of land from the current classification of C-2 (Commercial Medium) to R-3 (Residential – Medium Density).

Motion was made by Buddy Hammann and seconded by Mike Dehart

To approve the rezoning request of 3.1, 3.2, 3.3, and 3.4 as presented.

Mr. Hammann asked the City Attorney if a binding agreement with the City that would identify the project now and in the future as a Senior Citizen Community can be done.

Steve Weathered stated that a legal contract with the developer was not on the agenda and could not be discussed.

Mr. Hammann asked what the height restriction on the current C-2 zone was.

Mr. Landis stated that it is 40 ft.

Mr. Hammann asked what the setback was for commercial.

Mr. Landis stated that is was 50 ft.

Mr. DeHart stated that it should be presented as a PUD.

Mr. Hammann made a motion to table the rezoning request of 3.1, 3.2, 3.3, and 3.4 as presented.

Mr. Hammann withdrew his motion to table the rezoning request of 3.1, 3.2, 3.3, and 3.4 as presented.

Ms. Caradec stated that she had a major concern with reducing the City's commercial property because in the future Seabrook was going to be lacking in commercial land. She stated that this project would add to the burden of the City for infrastructure more than a commercial project would.

Ayes: None
Nays: Caradec, Dehart, Hammann, Miller, and Sharpe
Abstained: Potts

MOTION CARRIES BY UNANIMOUS CONSENT OF THOSE VOTING.

3.2 Discussion, consideration, and possible action regarding the request to change the zoning classification of land from the current classification of C-2 (Commercial Medium) to R-3 (Residential – Medium Density).

Motion was made by Buddy Hammann and seconded by Mike Dehart

To approve the rezoning request of 3.1, 3.2, 3.3, and 3.4 as presented.

Ayes: None
Nays: Caradec, Dehart, Hammann, Miller, and Sharpe

Abstained: Potts

MOTION CARRIES BY UNANIMOUS CONSENT OF THOSE VOTING.

3.3 Discussion, consideration, and possible action regarding the request to change the zoning classification of land from the current classification of C-2 (Commercial Medium) to R-3 (Residential – Medium Density).

Motion was made by Buddy Hammann and seconded by Mike Dehart

To approve the rezoning request of 3.1, 3.2, 3.3, and 3.4 as presented.

Ayes: None
Nays: Caradec, Dehart, Hammann, Miller, and Sharpe
Abstained: Potts

MOTION CARRIES BY UNANIMOUS CONSENT OF THOSE VOTING.

3.4 Discussion, consideration, and possible action regarding the request to change the zoning classification of land from the current classification of C-2 (Commercial Medium) and C-3 (Commercial Heavy) to R-3 (Residential – Medium Density).

Motion was made by Buddy Hammann and seconded by Mike Dehart

To approve the rezoning request of 3.1, 3.2, 3.3, and 3.4 as presented.

Ayes: None
Nays: Caradec, Dehart, Hammann, Miller, and Sharpe
Abstained: Potts

MOTION CARRIES BY UNANIMOUS CONSENT OF THOSE VOTING.

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

Mr. Landis stated that he had planned on discussing the Parking requirements for The Point, but it was going to be a long discussion. He asked the Commission if they wanted to Table the discussion until the next meeting.

Motion was made by Buddy Hammann and seconded by Dodie Miller

To Table Item 3.5 until the next scheduled Planning & Zoning meeting.

MOTION CARRIES BY UNANIMOUS CONSENT.

4.0 APPROVAL OF MINUTES

4.1 Discussion, consideration and possible action concerning the minutes from the September 18, 2014 Planning & Zoning meeting.

Motion was made by Dodie Miller and seconded by Michael Sharpe

To approve the minutes from the September 18, 2014 Planning & Zoning meeting as presented.

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

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 November 6, 2014 and the following items will be discussed:

- OS Village PUD Update
- Rezoning The Point

Chairman Potts stated that they would also meet on November 20, 2014 and the following items will be discussed:

- Request for a CUP
- Rezoning The Point

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 8:22 p.m.

APPROVED THIS 6TH DAY OF NOVEMBER, 2014.

Michael Potts, Chairman

Alesia Hammock, Secretary