The Seabrook Planning and Zoning Commission met on Thursday, November 6, 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
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 HEARING

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

Mark Caldwell, a partner of OSVillage, LLC, gave a brief update on the status of the Old Seabrook Village PUD. He stated that the engineer drawings are almost completed and are expected to be submitted to the City by the end of the year. They have also instructed their architectural design firm to layout the first of the three sections. He stated that they have met with three different builders that are interested in building the type of homes that they have envisioned for Old Seabrook Village. Mr. Caldwell stated that they have been bringing in fill to level out areas and for the construction of the road.

Mr. Caldwell stated that he would also like to make the following amendments to the currently approved Old Seabrook Village PUD document:

1. Modify the Townhome minimum lot width from 30 feet to 24 feet and the minimum townhome lot size to 1,800 square feet (24x75).

Purpose: The typical "end unit" townhome on a 30 foot wide lot is 24 feet after side setbacks. The reduction from 30 feet to 24 feet is for interior units that could be built with the same width as the end units. This would not increase the allowed project density.

2. Add the following conditional uses listed below. These uses would require a "Conditional Use Permit" to be applied for and approved by the City of Seabrook.

A. Hotels and Motels
B. Private Club (per TABC).

Purpose: These additional uses are proposed in the context of development of a full service, boutique waterfront hotel with a restaurant component, small convention space, a health club component, and a very unique pool component. He stated that they feel that a spa/resort, private club would enhance Old Seabrook and would be a tremendous draw to bring people into the area.

Mike DeHart asked if it would be a membership club.

Mr. Caldwell stated yes.

Rosebud Caradec asked if it would be open to the public.

Mr. Caldwell stated yes.

Zane Seagull, Washington Avenue, stated that he was a partner of OSVillage, LLC. He stated that they feel that an intercity hotel resort would go over well. The components will need to be dramatic to draw the members and local promotion would be a great tourist draw.

Amy Harris, Kirby Drive, stated that she was concerned about the lighting and traffic issues.

Chairman Potts closed the specific public hearing portion of the meeting at 7:24.

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

Motion was made by Buddy Hammann and seconded by Mike DeHart

To approve the amendments to the original Old Seabrook Village Planned Unit Development as presented to include as conditional use, Hotels/Motels and Private Club (per TABC) and to change the Townhome minimum lot width from 30 feet to 24 feet and the minimum townhome lot size to 1,800 square feet.

Dodie Miller stated that he thought it would be a great thing to have.

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

MOTION CARRIES BY UNANIMOUS CONSENT OF THOSE VOTING.

3.2 Discussion, consideration, and possible action regarding rezoning The Point. (Item Tabled on October 16, 2014 Planning & Zoning meeting.)

Motion was made by Buddy Hammann

To remove from the table Item 3.2 (Rezoning The Point).

Chairman Potts stated that since Mr. Landis was not here to present rezoning The Point, Item 3.2 should be re-tabled until the next meeting.

Motion was made by Buddy Hammann and seconded by Rosebud Caradec

To Table Item 3.2 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 October 16, 2014 Planning & Zoning meeting.

Motion was made by Rosebud Caradec and seconded by Buddy Hammann

To approve the minutes from the October 16, 2014 Planning & Zoning meeting as presented.

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

MOTION CARRIES BY UNANIMOUS CONSENT OF THOSE VOTING.

5.0 ROUTINE BUSINESS

5.1 Discussion with staff and P&Z Commission to establish future agenda items and meeting dates.

Chairman Potts stated that the next meeting would be on November 20, 2014 and the following items will be discussed:

- Ashley Special Subdivision Short Form Plat
- Rezoning The Point

Chairman Potts stated that they would also meet on December 2, 2014 for a joint public hearing with City Council and the following items will be discussed:

- Senior Living PUD

Motion was made by Buddy Hammann and seconded by Mike DeHart

To adjourn the Planning & Zoning Commission meeting.

MOTION CARRIES BY UNANIMOUS CONSENT.

Having no further business, the meeting adjourned at 7:30 p.m.

APPROVED THIS 20TH DAY OF NOVEMBER, 2014.

Michael Potts
Michael Potts, Chairman

Alesia L Hammock
Alesia Hammock, Secretary