The Seabrook Planning and Zoning Commission met on Thursday, November 20, 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 (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 Request for approval for the Ashley Special Subdivision Short-Form Plat.

Sean Landis stated that the applicant is requesting to subdivide the property into two lots. The first, Lot A, will consist of .2550 acres (11,107 SQ.FT.). The second, Lot B, will consist of .2642 acres (11,508 SQ. FT.). The owner hopes to construct two single family homes on the subdivided lots. He stated that this property is located immediately west of N. Meyer Road and north of First Street. The property is located in the OS (Old Seabrook) zoning district.

Mr. Landis stated that Staff has reviewed the Short-form plat, and finds it to be compliant with the City's Subdivision and Zoning Ordinances. Staff recommends that the commission approves the short-form plat.

Chairman Potts closed the Specific Public Hearing portion of the meeting at 7:05.

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 for approval for the Ashley Special Subdivision Short-Form Plat.

Motion was made by Buddy Hammann and seconded by Rosebud Caradec

To approve the Ashley Special Subdivision Short-Form Plat as presented.

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

MOTION CARRIES BY UNANIMOUS CONSENT OF THOSE VOTING.

3.2 Discussion, consideration, and possible action regarding rezoning The Point. (Item Tabled on November 6, 2014 Planning & Zoning meeting.)

Motion was made by Buddy Hammann and seconded by Mike Dehart

To remove the Discussion, consideration, and possible action regarding rezoning The Point off the table.

After some discussion Sean Landis stated that they should consider postponing further discussion of rezoning The Point until after the completion of the 2030 Comprehensive Master Plan update. He stated that until that time, they could make all uses within The Point Overlay District conditional uses.

4.0 APPROVAL OF MINUTES

4.1 Discussion, consideration and possible action concerning the minutes from the November 6, 2014 Planning & Zoning meeting.

Motion was made by Buddy Hammann and seconded by Mike DeHart

To approve the minutes from the November 6, 2014 Planning & Zoning meeting as presented.

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

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 there would be a meeting on December 2, 2014 for the joint public hearing with City Council to discuss the Preliminary Senior Living PUD.

Chairman Potts stated that they would meet on January 6, 2015 for the joint public hearing with City Council to discuss the Final Senior Living PUD.

Chairman Potts stated that they would meet on January 15, 2015 for a public hearing to discuss The Point Overlay uses.

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 8:02 p.m.

APPROVED THIS 6TH DAY OF JANUARY 2015.

Michael Potts, Chairman

Alesia Hammock, Secretary