

1 The Seabrook Planning and Zoning Commission met on Thursday, January 6, 2015 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	XOCHYTL DIANE GREER	CITY ATTORNEY
15	SEAN LANDIS	DIRECTOR OF COMMUNITY DEVELOPMENT
16	ALESIA HAMMOCK	SECRETARY
17		

18 Chairman Potts called the meeting to order at 7:05 p.m. and stated there was a quorum present.

19
20 **1.0 ROUTINE PUBLIC HEARING AND ANNOUNCEMENTS – None**

21
22 **2.0 NEW BUSINESS**

23
24 **2.1 Discussion, consideration, and possible action regarding the request for preliminary**
25 **approval of a Planned Unit Development (PUD) to create a Senior Living Complex of**
26 **approximately 269 units on approximately 12.2 acres of land.**

27
28 **Motion was made by Buddy Hammann and seconded by Mike DeHart**

29
30 *To approve the request for preliminary approval of a Planned Unit Development (PUD) to create*
31 *a Senior Living Complex as presented.*

32
33 Rosebud Caradec stated she loved the idea of the project and the City could use it, but there were
34 other tracts of land that would be better suited for the purpose. She stated that since the City was
35 going to need more commercial in the future with the Hwy 146 expansion, she did not like taking
36 away from the existing commercial land.

37
38 Michael Sharpe stated that he was opposed to the project because of the adjoining homes.

39
40 Dodie Miller stated that Seabrook has always been a bedroom community and it should stay that
41 way.

42
43 Mike DeHart stated that it would increase the sales tax and he was strongly for it.

44
45 Buddy Hammann stated that he appreciated how the homeowners feel, however, they have no
46 objection with it staying C-2 and in the C-2 zone you could have more intensive uses, such as
47 hotels.

48
49 Mr. Sharpe stated that the adjoining homeowners view it as an apartment complex.

50
51 Chairman Potts asked if a hotel was built there, how many rooms could there be.
52

53 Bill Friedrichs stated that on this size property, there could be as many as 500 rooms.
54

55 Mr. DeHart asked if there would be a vegetation plan along the 8' wall.
56

57 Mr. Mucasey stated that the 30' buffer required by the City would be a green belt with trees and
58 landscaping.
59

60 Ayes: DeHart and Hammann

61 Nays: Caradec, Miller, and Sharpe

62 Abstained: Potts
63

64 **MOTION FAILS BY MAJORITY VOTE OF THOSE VOTING.**
65

66 **3.0 APPROVAL OF MINUTES**
67

68 **3.1 Discussion, consideration and possible action concerning the minutes from the December 2,**
69 **2014 Special Joint meeting of Seabrook City Council and Planning & Zoning Commission.**
70

71 **Motion was made by Buddy Hammann and seconded by Rosebud Caradec**
72

73 *To approve the minutes from the December 2, 2014 Special Joint meeting of Seabrook City*
74 *Council and Planning & Zoning Commission as presented.*
75

76 **MOTION CARRIES BY UNANIMOUS CONSENT.**
77

78 **4.0 ROUTINE BUSINESS**
79

80 **4.1 Discussion with staff and P&Z Commission to establish future agenda items and meeting**
81 **dates.**
82

83 Chairman Potts stated that they would meet on January 15, 2015 for a public hearing to discuss
84 The Point Overlay uses and the El Mar PUD.
85

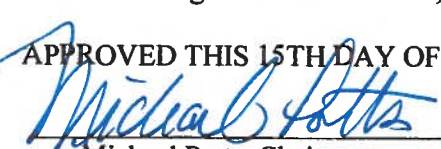
86 **Motion was made by Buddy Hammann and seconded by Michael Sharpe**
87

88 *To adjourn the Planning & Zoning Commission meeting.*
89

90 **MOTION CARRIES BY UNANIMOUS CONSENT.**
91

92 Having no further business, the meeting adjourned at 7:29 p.m.
93

94 **APPROVED THIS 15TH DAY OF JANUARY 2015.**
95

96 
97 Michael Potts, Chairman


Alesia Hammock, Secretary