The Seabrook Planning and Zoning Commission met on Thursday, January 15, 2015 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
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 preliminary approval of a Planned Unit Development (PUD) to create El Mar Village, a Townhome Community, consisting of approximately 18 units on approximately 2.1640 acres of land.

Commissioner Hammann requested that the email received on January 13, 2015 by the City Secretary's office from Pete Braccio concerning his objection to this request be entered into the minutes as Attachment A.

John Skeele, President of Bayway Homes and Sunset Development, stated that the property has been vacant for a number of years. He stated that the recent flood map changes will require 16 ft. elevation. Mr. Skeele stated that they want to build a little community with a street and houses facing each other. He stated that they wanted to build something that would keep to the scale of the area.

Mike DeHart asked what the square feet of the homes would be.

Mr. Skeele stated that they would be 1,800 sq. ft. of livable space and 1,800 sq. ft. for parking and a social area.

Mr. DeHart asked if the parking area would have any architectural screening.

Mr. Skeele stated that there would be screening between townhomes.

Charles Anders, Friendswood, Texas stated that by using applying for the planned unit development, the City retains total control of what is built.

Janet Mayeaux, Dolphin Drive, stated that the project backed up to her home. She asked how many houses are going to be built and if they are rental or for sale. She stated that this project would tremendously impact her privacy and her view of the skyline. Ms.Mayeaux stated that her taxes would go up and her property value would go down. She was also concerned about drainage, noise and light issues.

Dick Rogan, Sandpiper, stated he is against Planned Unit Developments. He also stated that he was against the decision to take out minimum acreage from the PUD Ordinance.

Mr. Skeele stated that the townhomes would be for sale. They would be single family homes. He stated that there would be fences around each of the homes and the balconies would face the front of the houses. He stated that it would be no different than having a two story home behind her property. Mr. Skeele stated that they would be putting in a new fence between the project and the neighboring properties.

Mr. DeHart asked if there would be buffering between the project and the neighboring homes.

Mr. Skeele stated that even though the ordinance does not require buffering, they would be willing to plant trees to add a buffer.

Michael Sharpe stated that the PUD Document referenced the R-3 zoning district, Section 3.05.3 Height: No building or structure shall exceed 40 feet in height above the base flood elevation. He asked what the base flood elevation was at that grade.

Mr. Landis stated it was currently an AE 12 flood zone, but on the preliminary maps it was changing to an AE 15 flood zone. He stated that the ground elevation in that area is approximately 8 to 10. Mr. Landis stated that the R-1 zoning district has the same requirement.

2. 2 Discussion, consideration, and possible action regarding "Uses" permitted by right and by conditional use within "The Point Overlay District".

Mr. Landis stated that the current zoning designation for the Point Overlay District is MMU (Marine Oriented Mixed Use District). The zoning district description allows for uses such as marinas, ship-yards, heavy boat repair and wholesale seafood sales. The uses described above all could be considered very intensive uses that do not fit within the city's long term plans to redevelop the area as an entertainment district. He stated that as a result, it is staff's recommendation that the Planning and Zoning Commission consider adding a line item titled Point Overlay District "POD" to the Zoning Land Use Matrix with a foot note referencing back to section 4.15.04 and changing Sec. 4.10. – Planned unit developments section 4.15.04. Uses to:

4.15.04. Uses: Land uses permitted by right and by conditional use shall be governed by ~~the underlying zoning district (see~~ section 3.15, "Comprehensive land use regulation matrix" POD District.

Chairman Potts closed the Specific Public Hearing portion of the meeting at 7:32.

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 preliminary approval of a Planned Unit Development (PUD) to create El Mar Village, a Townhome Community.

Motion was made by Dodie Miller and seconded by Mike DeHart

To approve the request for preliminary approval of a Planned Unit Development (PUD) to create El Mar Village, a Townhome Community.

Rosebud Caradec asked what the difference was between townhomes and duplexes.

Mr. Landis stated that the property will be platted into 18 individual lots with one townhome per lot and they will be sold. A duplex is on a single piece of property and is usually owned by a single person.

Mr. DeHart stated that he would like it to be mandatory for the screening between the project and surrounding properties.

Ayes: Caradec, DeHart, Hammann, and Miller
Nays: Sharpe
Abstained: Potts

3.2 Discussion, consideration, and possible action regarding "Uses" permitted by right and by conditional use within "The Point Overlay District".

Motion was made by Mike DeHart and seconded by Dodie Miller

To approve the changes to the "Uses" permitted by right and by conditional use within "The Point Overlay District" as presented.

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

4.0 APPROVAL OF MINUTES

4.1 Discussion, consideration and possible action concerning the minutes from the November 20, 2014 Planning & Zoning meeting.

Motion was made by Buddy Hammann and seconded by Rosebud Caradec

To approve the minutes from the November 20, 2014 Planning & Zoning meeting as presented.

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

MOTION CARRIES BY UNANIMOUS CONSENT OF THOSE VOTING.

4.2 Discussion, consideration and possible action concerning the minutes from the January 6, 2015 Planning & Zoning meeting.

Motion was made by Buddy Hammann and seconded by Rosebud Caradec

To approve the minutes from the January 6, 2015 Planning & Zoning meeting as presented.

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

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 they would meet on February 17, 2015 for the joint public hearing with City Council to discuss the Final Senior Living PUD.

Chairman Potts stated that they would meet on February 19, 2015 to discuss:

P&Z planning aspects
Vacant commercial property

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 7:73 p.m.

APPROVED THIS 19TH DAY OF FEBRUARY 2015.

Michael Potts, Chairman

Alesia Hammock, Secretary