

The Seabrook Planning and Zoning Commission met on Thursday, September 17, 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
LAURA DAVIS	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

Derek Wilson, Davey Lane, stated that he lives adjacent to the proposed property. He is concerned about drainage and traffic issues.

2.0 SPECIFIC PUBLIC HEARINGS

2.1 Request to change the zoning classification of land from the current classification of C-2 (Commercial Medium) to R-2 (Residential – Single Family Detached Small Lot).

Sean Landis gave a brief report. He stated that the applicant is requesting a zoning change for a 6.33 acre portion of the site from C-2 to R-2. The tract is currently vacant land, zoned C-2 and is approximately 1,400 feet long by 250-300 feet wide. The property currently has City water and sewer service and all storm water drainage is into TXDOT right-of-way, along Red Bluff Rd. to Old SH-146. A commercial entrance has been approved by TXDOT in the center of the western boundary onto Old SH-146. Stonemarc is requesting that the parcel be bifurcated into 2 tracts (2.5 acres C-2 & 6.33 acres R-2) for zoning purposes.

Buddy Hammann asked what the width of the lots is.

Mr. Landis stated that they are 50 feet by 170 feet.

Laura Davis asked if the detention pond would act as buffering requirements between the zones.

Mr. Landis stated yes, the detention pond would qualify as buffering between the C-2 and the R-2 and when the western portion of C-2 is developed there will be additional buffering requirements between the commercial and residential uses.

Mike DeHart stated that currently there would not be any buffering requirements, so if it is rezoned they would be putting the burden on the current property owners that are adjacent to this property.

Mr. Landis stated that there is an exception in the ordinance that if you are a C-2 zoned piece of property and an adjacent property gets rezoned to residential, then you are not burdened with those setbacks for the buffering.

Michael Sharpe asked if the property is rezoned to R-2, will there be a requirement to have a detention pond to catch the run-off from the property.

Mr. Landis stated yes.

Rosebud Caradec asked if a detention pond could handle some of the run-off from the C-2 property as well.

Mr. Landis stated that it was possible, it all depends on design.

Mr. Hammann stated that he wanted to confirm that should this property get rezoned from commercial to residential, the new residential property will bear the responsibility of providing the buffering to the adjoining C-2.

Mr. Landis stated that it depends on which property is developed first. If the residential is developed first, the developer will have to provide the buffering with an eight foot cinder block fence around the perimeter of the property. If the commercial is developed first, they will have to provide the buffering.

Mark Caldwell, De Four Trace, stated that Tract 1 (2.5 acres, net of detention) would remain C-2 on the visible western most part of the property. It would have highway visible frontage on Old SH-146 and a soft corner on Red Bluff and Old SH-146. Tract 1 would be net of detention, as all detention would be located on the northern boundary of the proposed R-2 Tract 2. As such, the 2.5 acre parcel would be suitable for commercial development as contemplated by the C-2 zoning. He stated that Stonemarc's plan would be to develop the site as commercial retail, office and/or hospitality. With the planned expansion of SH-146 through Seabrook, this parcel would be a potential relocation option for displaced business desiring to remain visible along the SH-146 corridor.

Mr. Caldwell stated that Tract 2 (6.33 acres) would be rezoned to R-2 (4.0 acres, net of detention) on the eastern part of the property. The 6.33 acres includes all required TXDOT detention for both tracts and will be approximately 2.3 acres, located along the northern boundary and behind the 19 residential lots. The detention pond will be a "wet" pond with fountains that will also serve as an amenity for the project. Tracts 1 and 2 will drain to this detention pond, which will discharge to TXDOT drainage. All 19 lots will back to the detention pond which will also serve as a buffer between the R-2 and the northern, adjacent vacant C-2 property. The Bayshore Acres community along Red Bluff to the south of Tract 2 is residential and zoned R-2. The property to the east of the tract is currently used as residential although zoned C-2.

He stated that the partial rezoning request is in Stonemarc's and Seabrook's best interest in regard to developing the vacant site. The current zoning of the entire tract as C-2 is not economically viable. The site suffers from narrow geometry and lack of business visibility and minimal frontage along the SH-146 commercial corridor. Should the entire tract be developed as commercial (C-2), the resulting stress of additional heavy truck and auto traffic to a road that is already overloaded, would adversely impact neighbors and anyone using Red Bluff. The potential re-alignment of Red Bluff through the site is now virtually impossible, due to the development of "The Commons at Seabrook" without the necessary connecting sections to SH-146.

Mr. Caldwell also stated that the market demand for the residential portion of the tract will off-set the 2.3 acre, onerous detention requirements of TXDOT. The required detention unduly constrains the site, by the low elevation of the only available drainage ditch, relative to the site elevation. Although the properties to the north and east of the property are zoned C-2, the current use is Residential. The adjoining residential subdivision to the south of the tract is zoned R-2, therefore the requested rezoning is not spot-zoning, is within the spirit of the current R-2 ordinance, and appropriately beneficial to the applicant and the residents of Seabrook.

Tom Knickerbocker, Nassau Bay, stated that he was the corporate attorney for the adjoining property. He stated that the city is working on the Master Plan and Thoroughfare Plan. Mr. Knickerbocker stated that they should wait until the plans were finished before making any changes.

Lee Girard, Bellaire, Texas stated that he had questions regarding the zoning of other properties in the area.

Chairman Potts stated that they could not discuss it at this time because it was not on the agenda.

Ken Tomlinson, Red Bluff, stated that he was against the rezoning due to traffic problems.

Mark Caldwell stated that he thought it was a highly appropriate use for the area.

Chairman Potts closed the Specific Public Hearing portion of the meeting at 7:52.

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 described in Item 2.1 above, from the current classification of C-2 (Commercial Medium) to R-2 (Residential – Single Family Detached Small Lot).

Motion was made by Buddy Hammann and seconded by Rosebud Caradec

To approve the request to change the zoning classification of land from the current classification of C-2 (Commercial Medium) to R-2 (Residential–Single Family Detached Small Lot) as presented.

Ms. Davis asked what kind of tax revenue would there be if it stayed C-2.

Mr. Landis stated that the city would always benefit more from commercial versus residential. He stated that you need to look at the likelihood of this piece of property developing into commercial retail considering the lack of access.

Ms. Davis asked if there would be any traffic issues if it was developed commercial.

Mr. Landis stated that depending on what type of development it was, there could be significant increase in traffic flow versus residential.

Ms. Caradec stated that this area was originally zoned before the changes coming from the Hwy. 146 expansion. This area will have no visibility from Hwy. 146. At this time, changing the zone to R-2 might be the best thing for the city.

Mr. DeHart asked how this fit with the Master Plan.

Mr. Landis stated currently with the existing Master Plan, there is not an issue with it, it is unknown what the new Master Plan will have.

Mr. Hammann stated that until the Hwy. 146 expansion is completed the traffic will be an issue. We need more rooftops to generate more commercial uses.

Mr. DeHart stated that he was concerned about the cars backing out onto Red Bluff.

Ayes: Caradec, Davis, Hammann, Miller, and Sharpe

Nays: DeHart and Potts

MOTION CARRIES BY MAJORITY VOTE.

4.0 ROUTINE BUSINESS

4.1 Discussion, consideration and possible action concerning the minutes from the August 20, 2015 Planning & Zoning Commission meeting.

Motion was made by Buddy Hammann and seconded by Laura Davis

To approve the minutes from the August 20, 2015 Planning & Zoning Commission meeting as presented.

Ayes: Caradec, Davis, DeHart, Hammann, and Sharpe

Abstained: Miller and Potts

MOTION CARRIES BY UNANIMOUS CONSENT OF THOSE VOTING.

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

Chairman Potts stated that the next meeting would be held on October 1, 2015 and the following items would be discussed: Approve 09/17/2015 P&Z Minutes

Motion was made by Dodie Miller and seconded by Mike DeHart

To adjourn the Planning & Zoning Commission meeting.

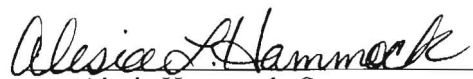
MOTION CARRIES BY UNANIMOUS CONSENT.

Having no further business, the meeting adjourned at 8:08 p.m.

APPROVED THIS 1ST DAY OF OCTOBER, 2015.



Michael Potts, Chairman



Alesia Hammock, Secretary