The Seabrook Planning and Zoning Commission met on Thursday, December 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 (Excused Absence)	CHAIRMAN
BUDDY HAMMANN	VICE CHAIRMAN
ROSEBUD CARADEC	MEMBER
MIKE DEHART (Excused Absence)	MEMBER
DODIE MILLER	MEMBER
MICHAEL SHARPE	MEMBER
LAURA DAVIS (Excused Absence)	MEMBER
SEAN LANDIS	DIRECTOR OF COMMUNITY DEVELOPMENT
ALESIA HAMMOCK	SECRETARY

Vice Chairman Hammann called the meeting to order at 7:00 p.m. and stated there was a quorum present.

1.0 ROUTINE PUBLIC HEARING AND ANNOUNCEMENTS

2.0 SPECIFIC PUBLIC HEARINGS

2.1 Request for a conditional use permit to establish a "Hotel (without full service restaurant)" at 3000 Nasa Parkway as per the Seabrook City Code, Appendix A, Comprehensive Zoning, Article 4, "Special Use Regulations," Section 4.11, "Conditional use permit criteria and procedures,"

Sean Landis stated that the applicant wishes to re-establish a Hotel (without a full service restaurant) at the property located at 3000 Nasa Parkway.

He stated that the lot at 3000 Nasa Parkway will be used to re-build the Hampton Inn by Hilton which was destroyed by fire on April 30^{th}, 2015. The re-build will consist of 70 modern guest rooms, along with a grand high ceiling lobby, a suite shop, and outdoor garden. The hotel will be the latest prototype from Hilton and will be the newest Hampton Inn in the Houston Market. Mr. Landis stated that the property is located within a C-2 (Commercial – Medium) Zoning District and with any appropriate conditions, staff recommends approval of this request.

Sal Bhakta, Lake Star Drive, stated the lot at 3000 Nasa Road One will be used to re-build the Hampton Inn by Hilton, which burned down on April 30, 2015. The rebuild will consist of 70 modern guest rooms, along with a grand high ceiling Lobby, a suite shop, outdoor garden, and a hotel that is technologically advanced. The hotel will be the latest prototype from Hilton and will be the newest Hampton Inn in the Houston market. He stated that they were the 2^{nd} rated Hampton Inn in all of Texas before the fire and they plan on bringing an even better product back to the market. Also, Entrepreneur Magazine voted Hampton Hotels by Hilton the Number 1 franchise for the last 8 years running.

Vice Chairman Hammann closed the Specific Public Hearing portion of the meeting at 7:09.

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 a conditional use permit to establish a "Hotel (without full service restaurant)" at 3000 Nasa Parkway as per the Seabrook City Code, Appendix A, Comprehensive Zoning, Article 4, "Special Use Regulations," Section 4.11, "Conditional use permit criteria and procedures,"

Motion was made by Dodie Miller and seconded by Michael Sharpe

To approve the request for a conditional use permit to establish a "Hotel (without full service restaurant)" at 3000 Nasa Parkway as per the Seabrook City Code, Appendix A, Comprehensive Zoning, Article 4, "Special Use Regulations," Section 4.11, "Conditional use permit criteria and procedures," as presented.

MOTION CARRIES BY UNANIMOUS CONSENT

4.0 ROUTINE BUSINESS

4.1 Discussion, consideration and possible action concerning the minutes from the November 19, 2015 Planning & Zoning Commission meeting.

Motion was made by Rosebud Caradec and seconded by Dodie Miller

To approve the minutes from the November 19, 2015 Planning & Zoning Commission meeting as presented.

MOTION CARRIES BY UNANIMOUS CONSENT

4.2 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.

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

Vice Chairman Hammann stated that the next meeting would be held on January 21, 2016 and the following items would be discussed: Modifications to the PUD Ordinance and Amendments to the Chesapeake Bay PUD

Motion was made by Michael Sharpe 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 7:16 p.m.

APPROVED THIS 21ST DAY OF JANUARY, 2016.

Buddy Hammann, Vice Chairman

Alesia Hammock, Secretary