

1 The City Council of the City of Seabrook, the Comprehensive Master Plan Review Commission,  
2 the Economic Development Corporation and the Planning and Zoning Commission met in  
3 special session on Tuesday, June 27, 2016 at 7:00 p.m. in Seabrook City Hall, 1700 First Street,  
4 Seabrook, Texas to discuss, consider and if appropriate, take action on the items listed below.  
5

6 **THOSE PRESENT FROM CITY COUNCIL WERE:**

7	GLENN ROYAL	MAYOR
8	ROBERT LLORENTE	COUNCIL PLACE NO. 1
9	MIKE GIANGROSSO (absent)	COUNCIL PLACE NO. 2
10	GARY JOHNSON	COUNCIL PLACE 3
11	MELISSA BOTKIN	COUNCIL PLACE NO. 4
12	THOM KOLUPSKI	COUNCIL PLACE NO. 5
13	O.J. MILLER	MAYOR PRO TEM/COUNCIL PLACE NO. 6

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15 **COMPREHENSIVE MASTER PLAN COMMISSION:**

16	TRACIE SOICH (absent)	CHAIR
17	GUY RODGERS	VICE CHAIR
18	THOM KOLUPSKI	MEMBER
19	KIM MORRELL	MEMBER
20	DARRELL PICHA	MEMBER
21	GARY RENOLA	MEMBER
22	CODY WILSON	MEMBER

23  
24 **ECONOMIC DEVELOPMENT CORPORATION:**

25	PAUL DUNPHEY	PRESIDENT
26	TERRY CHAPMAN	VICE PRESIDENT
27	ERNIE DAVIS	SECRETARY
28	GARY BELL	TREASURER
29	BRENDA VESELENY (absent)	MEMBER

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31 **PLANNING & ZONING COMMISSION:**

32	MICHAEL POTTS	CHAIR
33	BUDDY HAMMANN	VICE CHAIR
34	ROSEBUD CARADEC	MEMBER
35	MIKE DEHART (absent)	MEMBER
36	LAURA DAVIS	MEMBER
37	DODIE MILLER	MEMBER
38	MICHAEL SHARPE	MEMBER

39  
40 **CITY STAFF:**

41	GAYLE COOK	CITY MANAGER
42	SEAN LANDIS	ASSISTANT CITY MANAGER
43	STEVEN L. WEATHERED	CITY ATTORNEY
44	MEREDITH BRANT	ASSISTANT CITY SECRETARY
45	ALESIA HAMMOCK	SECRETARY

46 At 7:00 p.m., Mayor Royal brought the meeting to order and led the audience in the  
47 pledge of allegiance to both the United States and Texas flags.  
48

49 Chair Rodgers brought the meeting of the Comprehensive Master Plan Commission to  
50 order.  
51

52 **1.0 PUBLIC COMMENTS AND ANNOUNCEMENTS**  
53

54 There were none.  
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56 **2.0 SPECIFIC PUBLIC HEARINGS**  
57

58 **2.1 Hold a Public Hearing on the proposed draft of the 2030 Comprehensive Master**  
59 **Plan. (Landis/Consultant, Freese and Nichols)**  
60

61 Shad Comeaux of Freese and Nichols stated that he wanted to focus on land use and  
62 the recommendations for it. He explained that the process for the project involved three  
63 phases:

- 64 • Phase I – information gathering which included the community meeting and the  
65 community survey.
- 66 • Phase II – looked at the various components of the plan which are included in the  
67 document.
- 68 • Phase III – implementation of the plan which is included in the back of the  
69 document, concluding with Council adoption of the plan.  
70

71 Mr. Comeaux, along with Alan Mueller of Marsh Darcy Partners, provided an overview  
72 of each of the six chapters of the plan. The chapters included the following topics:

- 73 • Chapter 1 – Overview
- 74 • Chapter 2 – Future Land Use and Growth Capacity
- 75 • Chapter 3 – Transportation and Circulation
- 76 • Chapter 4 – Image Branding and Marketing
- 77 • Chapter 5 – Economic Development
- 78 • Chapter 6 – Implementation Plan  
79

80 Mr. Comeaux reviewed future land uses as they relate to the various districts and  
81 planning areas along with recommendations for enhancements, marketing, economic  
82 development, traffic circulation, and branding.  
83

84 During the presentation, the following comments and concerns were expressed:  
85

86 Mayor Royal stated that on page 2.19, Table 2.4 does not correctly reflect the population.  
87 According to the U.S. Census Bureau, the population of Seabrook as of July 1, 2015 was  
88 13,716. He added that he would like to see this information correctly noted in the plan.  
89 Mr. Comeaux assured him the correction would be made. The mayor also had concerns

90 about the possibility of base heights of buildings being raised and allowing bars and  
91 dancehalls as uses in certain areas. Mr. Landis replied that the building height is  
92 mentioned because the base flood elevation map is subject to change over time and  
93 circumstances. The land uses mentioned already have a stringent set of rules in place in  
94 the zoning code that would have to be adhered to in order to approve these uses. Mr.  
95 Comeaux stated that he can update the wording to reflect the intent.

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97 Mr. Morrell suggested that a current photo of council replace the old photo on page 1.16.

98  
99 Councilor Adovasio stated that there are clerical errors in the plan along with some  
100 neighborhoods incorrectly named. Mayor Royal suggested correction of any errors.

101  
102 Mayor Royal and Councilor Adovasio asked for clarification in relation to the SH 146  
103 expansion and whether this plan could still be an effective tool in the event SH 146 did  
104 not expand. Mr. Comeaux stated that the plan could be used for either scenario.

105  
106 Mr. Mueller addressed the issues and recommendations for future economic  
107 development.

108  
109 Council members praised the commission and the consultants for the excellent job done  
110 in the creation of this document and the dedication and hard work invested over eighteen  
111 months of meetings and planning.

112  
113 **4.0 NEW BUSINESS – COMPREHENSIVE MASTER PLAN REVIEW**  
114 **COMMISSION ONLY**

115  
116 **4.1 Approve minutes of the June 13, 2016 Comprehensive Master Plan Review**  
117 **Commission meeting. (Hammock)**

118  
119 Motion was made by Mr. Morrell and seconded by Mr. Kolupski

120  
121 To approve the minutes as written.

122  
123 MOTION CARRIED BY UNANIMOUS CONSENT.

124  
125 **4.2 Discuss, consider and authorize approval of or take action on a recommendation to**  
126 **the City Council for approval of the 2030 Comprehensive Master Plan.**  
127 **(Landis/Consultant, Freese and Nichols)**

128  
129 Motion was made by Mr. Renola and seconded by Mr. Morrell

130  
131 To approve a recommendation to the City Council for approval of the Seabrook  
132 Comprehensive Master Plan 2035 with the recommended corrections noted in the  
133 meeting.

134

135 MOTION CARRIED BY UNANIMOUS CONSENT.

136

137 Upon motion, the Comprehensive Master Plan Review Commission meeting was  
138 adjourned followed by the adjournment of the City Council at 8:05 p.m.

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142 APPROVED THIS 19<sup>TH</sup> DAY OF JULY, 2016.

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Glenn Royal, Mayor

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Meredith Brant, Asst. City Secretary

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Guy Rodgers, Vice Chair  
Master Plan Review Commission

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Alesia Hammock, Secretary