



*CITY
OF
SEABROOK*

AGENDA
BRIEFING

Date of Meeting: August 16, 2016

Submitter/Requestor: Sean Landis

Date Submitted: August 2, 2016

Presenter: Sean Landis

Description/Subject:

Request to change the zoning classification of land described below from the current classification of C-2 (Commercial – Medium District) to LI (Light Industrial.)

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF SEABROOK WHICH IS PART OF THE SEABROOK CITY CODE OF ORDINANCES, APPENDIX A, "COMPREHENSIVE ZONING", ARTICLE 2, "ADMINISTRATION", SECTION 2.05, "OFFICIAL ZONING MAP", BY REZONING 2.500 ACRES OF TRACT 6J-1, ABSTRACT 52 OF THE RITSON MORRIS SURVEY, FROM C-2 MEDIUM COMMERCIAL DISTRICT TO LI LIGHT INDUSTRIAL DISTRICT AND REQUIRING THAT THE ZONING MAP BE AMENDED TO REFLECT THIS CHANGE.

Name of Applicant (if applicable) : WMF Investments (Bill Friedrichs)

Legal Description (if applicable):

Tract 6J-1, being a 2,500 acre tract of land out of Abstract 52 of the Ritson Morris Survey. This property is located between State Highway 146 and Old State Highway 146 and lies south of the Seabrook city limits.

Purpose/Need: Policy Issue

Background/Issue (What prompted this need?):

WMF Investments wishes to rezone the aforementioned property to allow for the expansion of the existing Gulf Winds International complex. The expansion is planned to be completed in phases. The first phase will entail the expansion of the parking lot from the south side of the existing complex to allow for the staging and storage of additional semi-truck trailers. The construction of this phase is Gulf Winds International's immediate need. The second phase would be the construction of a new warehouse. This phase will be completed based on demand and at this time there is no schedule for design or for the start of construction.

The property is currently zoned C-2 (Commercial Medium District) which is designed to facilitate centers which accommodate trade and personal services. These businesses are free (beyond their property lines) of pollution caused by noise, offensive odors, and the emission of airborne particles. Heavy arterial street traffic is characteristic of the district.

The applicants request is to rezone the property to LI (Light Industrial District) which is intended to serve the needs of fabrication, assembling, warehousing and wholesaling businesses. Because of its proximity to residential environs, the land use activities and related operational characteristics of the district are regulated to a greater extent and rigid performance standards must be followed.

Impacted Parties (Expected/Notified): N/A

Miscellaneous Comments: N/A

Recommended Action:

The proposed changes to the “Zoning Map” were recommended for approval by the Planning and Zoning Commission by a 6-0 vote at their regular meeting held on July 21, 2016.

Ayes: Miller, Potts, Dehart, Sharp, Caradec and Hammann
Nays:
Absent: Davis

Attachments:

- (1.) Copy of Proposed Ordinance 2016-19
- (2.) Copy of the Planning and Zoning Commission Official Report
- (3.) Exhibits

Fiscal Impact: Finance Officer Review Yes No
Budgeted Yes No
Budget Amendment Required Yes No

Budget Dept/Line Item Number: N/A
Future/Ongoing Impact: N/A

Funding Comments: N/A

Where on the agenda should this item be placed? Specific Public Hearing

Suggested Motion:

The proposed changes to the “Zoning Map” were recommended for approval by the Planning and Zoning Commission by a 6-0 vote at their regular meeting held on July 21, 2016.

All requests must be submitted to the City Secretary's Office no later than 12:00 p.m. on the Monday, one week prior to the regular Tuesday Council Meeting. All required attachments are to be submitted with the request. Incomplete items cannot be placed on the agenda.

(All items are to be reviewed and approved by the city manager, except items submitted by the mayor or any council member or routine consent agenda items such as minutes and second & third readings of ordinances.)

Sent to City Attorney for review on

Approved by City Attorney on

(City Attorney should review all ordinances, resolutions, contracts and executive session items.)

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