

1 The Seabrook Planning and Zoning Commission met on Thursday, July 21, 2016 in regular  
2 session at Seabrook City Hall, 1700 First Street, Seabrook, Texas to consider and if appropriate,  
3 take action on the agenda items listed below:  
4

5 THOSE PRESENT WERE:

6		
7	MICHAEL POTTS	CHAIRMAN
8	BUDDY HAMMANN	VICE CHAIRMAN
9	ROSEBUD CARADEC	MEMBER
10	MIKE DEHART	MEMBER
11	DODIE MILLER	MEMBER
12	MICHAEL SHARPE	MEMBER
13	LAURA DAVIS (Excused Absence)	MEMBER
14	STEVE WEATHERED	CITY ATTORNEY
15	SEAN LANDIS	DIRECTOR OF COMMUNITY DEVELOPMENT
16		
17	ALESIA HAMMOCK	SECRETARY
18		

19 Chairman Potts called the meeting to order at 7:00 p.m. and stated there was a quorum present.  
20

21 **1.0 ROUTINE PUBLIC HEARING AND ANNOUNCEMENTS - None**  
22

23 **2.0 SPECIFIC PUBLIC HEARINGS**  
24

25 **Chairman Potts stated that with the permission of the Commission he would**  
26 **combine the specific public hearing for Items 2.1 and 2.2.**  
27

28 **2.1 Request to change the zoning classification of land from the current classification of**  
29 **C-2 (Commercial – Medium District) to LI (Light Industrial.)**  
30

31 **2.2 Request to change the zoning classification of land from the current classification of**  
32 **C-2 (Commercial – Medium District) to LI (Light Industrial.)**  
33

34 Sean Landis gave a brief report. He stated that WMF Investments wishes to rezone the  
35 aforementioned property to allow for the expansion of the existing Gulf Winds  
36 International complex. The expansion is planned to be completed in phases. The first  
37 phase will entail the expansion of the parking lot from the south side of the existing  
38 complex to allow for the staging and storage of additional semi-truck trailers. The  
39 construction of this phase is Gulf Winds International's immediate need. The second  
40 phase would be the construction of a new warehouse. This phase will be completed  
41 based on demand and at this time there is no schedule for design or for the start of  
42 construction.  
43

44 He stated that the property is currently zoned C-2 (Commercial Medium District) which  
45 is designed to facilitate centers which accommodate trade and personal services. These  
46 businesses are free (beyond their property lines) of pollution caused by noise, offensive  
47 odors, and the emission of airborne particles. Heavy arterial street traffic is characteristic  
48 of the district. The applicants request is to rezone the property to LI (Light Industrial

49 District) which is intended to serve the needs of fabrication, assembling, warehousing and  
50 wholesaling businesses. Because of its proximity to residential environs, the land use  
51 activities and related operational characteristics of the district are regulated to a greater  
52 extent and rigid performance standards must be followed.  
53

54 Bill Friedrichs, Diana Lane, Houston, Texas, gave a brief presentation. He stated that he  
55 was having difficulties filling the vacant commercial pad sites because of the location.  
56 He stated that he was going to put in a 10 ft. masonry wall to divide the C-2 and LI  
57 properties.  
58

59 Mike DeHart asked if he was going to plant trees along the wall as an additional buffer.  
60

61 Mr. Friedrichs stated that he has already planted shrubs.  
62

63 Rosebud Caradec asked if the Gulf Winds activity was in the daytime or night time.  
64

65 Mr. Friedrichs stated that it was mainly in the daytime.  
66

67 Todd Stewart, President of Gulf Winds International, Houston, Texas, stated that this  
68 request is very important to his company. He stated that it would increase Seabrook's tax  
69 revenue, create jobs, reduce traffic, meet business needs and anticipate further growth.  
70

71 **Chairman Potts closed the Specific Public Hearing portion of the meeting at 7:25**  
72 **p.m.**

73  
74 **3.0 NEW BUSINESS – The Commission will discuss, consider, and if appropriate, take**  
75 **action on the items listed below.**  
76

77 **3.1 Request to change the zoning classification of land from the current classification of**  
78 **C-2 (Commercial – Medium District) to LI (Light Industrial.)**  
79

80 **Motion was made by Buddy Hammann and seconded by Mike DeHart**  
81

82 *To approve the request to change the zoning classification of land from the current*  
83 *classification of C-2 (Commercial – Medium District) to LI (Light Industrial.) as*  
84 *presented in Item 2.1.*  
85

86 Sean Landis stated that he wanted to clarify that Seabrook's current zoning ordinance  
87 requires that the surface to be either black top or concrete.  
88

89 **MOTION CARRIES BY UNANIMOUS CONSENT.**  
90

91 **3.2 Request to change the zoning classification of land from the current classification of**  
92 **C-2 (Commercial – Medium District) to LI (Light Industrial.)**  
93

94 **Motion was made by Buddy Hammann and seconded by Michael Sharpe**  
95

96 *To approve the request to change the zoning classification of land from the current*

97 *classification of C-2 (Commercial – Medium District) to LI (Light Industrial.) as*  
98 *presented in Item 2.2.*  
99

100 **MOTION CARRIES BY UNANIMOUS CONSENT.**

101  
102 **3.3 Discussion, consideration, and possible action regarding the Planning & Zoning**  
103 **Commission Rules and Procedures.**

104  
105 Steve Weathered stated that he had incorporated the comments and requested changes  
106 from the meeting in May. He stated that under “Applications” he added: Applications  
107 for preliminary or final plats which are incomplete and/or fail to comply with all City  
108 requirements, as determined by staff are not considered filed for purposes of approval by  
109 the Commission.  
110

111 **Motion was made by Mike DeHart and seconded by Buddy Hammann**

112  
113 *To approve Planning & Zoning Commission Rules and Procedures with changes agreed*  
114 *to by the Commission.*  
115

116 **MOTION CARRIES BY UNANIMOUS CONSENT.**

117  
118 **3.4 Discussion, consideration and possible action regarding an update on the expansion**  
119 **of Hwy. 146.**

120  
121 Sean Landis gave a brief report.  
122

123 **4.0 ROUTINE BUSINESS**

124  
125 **4.1 Discussion, consideration and possible action concerning the minutes from the June**  
126 **13, 2016 Planning & Zoning Commission meeting.**

127  
128 **Motion was made by Buddy Hammann and seconded by Rosebud Caradec**

129  
130 *To approve the minutes from the June 13, 2016 Planning & Zoning Commission meeting*  
131 *as presented.*  
132

133 **MOTION CARRIES BY UNANIMOUS CONSENT.**

134  
135 **4.2 Report from the Director of Planning and Community Development on the status**  
136 **of a list of actions taken by Planning & Zoning and sent to City Council for its**  
137 **action or review.**

138  
139 Sean Landis gave a brief report.  
140  
141  
142  
143

144 **4.3 Discussion with staff and P&Z Commission to establish future agenda items and**  
145 **meeting dates.**

146  
147 Chairman Potts stated that the next meeting would be held on August 18, 2016 to discuss  
148 the following items:

- 149
- 150 • El Mar Village Final Plat
  - 151 • Chesapeake Bay Senior Living PUD Amendments
  - 152 • Seabrook Comprehensive Master Plan
- 153

154 **Motion was made by Buddy Hammann and seconded by Mike DeHart**

155  
156 *To adjourn the Planning & Zoning Commission meeting.*

157  
158 **MOTION CARRIES BY UNANIMOUS CONSENT.**

159  
160 Having no further business, the meeting adjourned at 7:52 p.m.

161  
162 APPROVED THIS 18TH DAY OF AUGUST, 2016.

163  
164   
165 \_\_\_\_\_  
166 Michael Potts, Chairman

  
\_\_\_\_\_

Alesia Hammock, Secretary