

1 The Seabrook Planning and Zoning Commission met on Thursday, October 20, 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:
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5 THOSE PRESENT WERE:

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7	MICHAEL POTTS (Excused Absence)	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	MEMBER
14	SEAN LANDIS	DIRECTOR OF COMMUNITY DEVELOPMENT
15		SECRETARY
16	ALESIA HAMMOCK	
17		

18 Vice Chairman Hammann called the meeting to order at 7:00 p.m. and stated there was a quorum
19 present.
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21 **1.0 ROUTINE PUBLIC HEARING AND ANNOUNCEMENTS - None**
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23 **2.0 SPECIFIC PUBLIC HEARINGS**
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25 **2.1 Request for approval for the Seabrook Town Center Final Plat.**
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27 Sean Landis gave a brief report. He stated that the applicant is requesting to subdivide
28 the property into 5 Commercial Reserves, and 1 Block for the purpose of a retail
29 commercial development. He stated that Staff has reviewed the final plat, and finds it to
30 be compliant with the City's Subdivision and Zoning Ordinances. Staff recommends that
31 the commission approves the final plat.
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33 Laura Davis stated that she would reclude herself from this item.
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35 **2.2 Request for approval for the Estates of Lake Mija Final Plat.**
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37 Sean Landis gave a brief report. He stated that the applicant is requesting to subdivide
38 the property into 50 Lots, 2 Blocks & 2 Reserves for the purpose of a residential
39 development. He stated that on August 15, 2013, the Planning and Zoning Commission
40 reviewed and approved the preliminary plat for the "Estates of Lake Mija" by unanimous
41 vote.
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43 Mr. Landis stated that the significant changes from the Preliminary Plat are:
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- 45 • The number of lots has been increased from 46 to 50.
- 46 • The number of reserves has been reduced from 3 to 2.
- 47 • Entry into subdivision was straightened.
- 48 • Lot 1 thru Lot 29, Block 1 has been reconfigured to Lot 1 thru Lot 30, Block 1.

- Reserve “J” has been converted into Lot 1, Block 2.
- Lot 1, Block 2 has been reconfigured and renamed Lot 2, Block 2.
- Lot 1 thru Lot 17, Block 2 has been reconfigured to Lot 3 thru Lot 20, Block 2.
- The verbiage for aerial easements has been removed from the signature block.

“There is also dedicated for utilities an unobstructed aerial easement five feet wide from a plan 20 feet above the ground upward located adjacent to each side of all utility easements shown hereon.” (Variance from the Subdivision Ordinance)

- Added a 16’ x 21.5’ aerial easement to the back of Lots 3 thru Lot 20, Block 2 as required by Centerpoint Energy. (Replaces the 5’ X 20’ aerial easement from above)
- Added a new 14’ utility easement to the back of Lots 3 thru Lot 20, Block 2 as required by Centerpoint Energy. (Replaces the 5’ X 20’ aerial easement from above)
- Ownership of subdivision has transferred from Mystic Lake Estates to Seabrook Mija, LLC.
- Name of subdivision has changed from Estates of Lake Mija to Lake Mija Village.

Mr. Landis also stated that Staff has reviewed the final plat, and finds if the variance from the subdivision ordinance is granted relating to the removal of the dedication of the 5’ X 20’ aerial easement the rest of the plat to be compliant with the City’s Subdivision and Zoning Ordinances. Staff recommends that the commission approves the final plat.

Kevin Lilly, Wallington Lane, stated that he is opposed to this project. He stated that promises were made by the original developer and they have not been kept.

Vice Chairman Hammann asked if the changes from the original plat legal and met all of the requirements from the City.

Mr. Landis stated that if the variance from the subdivision ordinance is granted relating to the removal of the dedication of the 5’ X 20’ aerial easement the rest of the plat to be compliant with the City’s Subdivision and Zoning Ordinances.

Vice Chairman Hammann closed the Specific Public Hearing portion of the meeting at 7:18.

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

3.1 Consider and take all appropriate action on the request for approval for the Seabrook Town Center Final Plat.

Motion was made by Mike DeHart and seconded by Rosebud Caradec

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To approve the Seabrook Town Center Final Plat as presented.

Ayes: Caradec, DeHart, Hammann, Miller, and Sharpe
Nays: None
Abstained: Davis

MOTION CARRIES BY UNANIMOUS CONSENT OF THOSE VOTING.

3.2 Consider and take all appropriate action on request for approval for the Estates of Lake Mija Final Plat.

Motion was made by Michael Sharpe and seconded by Laura Davis

To approve the Lake Mija Village Final Plat as presented with a variance to remove the aerial easement language.

Ayes: Caradec, Davis, DeHart, Hammann, Miller, and Sharpe
Nays: None

MOTION CARRIES BY UNANIMOUS CONSENT.

4.0 ROUTINE BUSINESS

4.1 Update on the expansion of Hwy. 146.

Sean Landis gave a brief report.

4.2 Approve the minutes from the September 1, 2016 Planning & Zoning Commission meeting.

Motion was made by Rosebud Caradec and seconded by Laura Davis

To approve the minutes from the September 1, 2016 Planning & Zoning Commission meeting as presented.

Ayes: Caradec, Davis, Hammann, and Miller
Nays: None
Abstained: DeHart and Sharpe

MOTION CARRIES BY UNANIMOUS CONSENT OF THOSE VOTING.

4.3 Establish future agenda items and meeting dates.

Vice Chairman Hammann stated that the next meeting would be a joint public hearing with City Council on November 15, 2016 at 6:00 p.m. to discuss the following item:

- Seaside RV Resort Planned Unit Development

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P&Z will meet at 6:45 for their regular meeting.

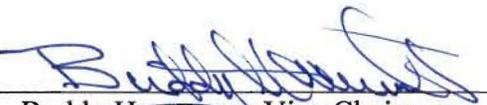
Motion was made by Dodie Miller and seconded by Michael Sharpe

To adjourn the Planning & Zoning Commission meeting.

MOTION CARRIES BY UNANIMOUS CONSENT.

Having no further business, the meeting adjourned at 7:36 p.m.

APPROVED THIS 15TH DAY OF NOVEMBER, 2016.


Buddy Hammann, Vice Chairman


Alesia Hammock, Secretary