



**NOTICE OF MEETING
PLANNING AND ZONING COMMISSION
THURSDAY, JANUARY 19, 2017**

NOTICE IS HEREBY GIVEN THAT THE PLANNING AND ZONING COMMISSION OF THE CITY OF SEABROOK WILL HOLD A MEETING ON **THURSDAY, JANUARY 19, 2017 AT 7:00 PM.**, SEABROOK CITY HALL, 1700 FIRST STREET, SEABROOK, TEXAS TO **DISCUSS, CONSIDER, AND IF APPROPRIATE, TAKE ACTION** WITH RESPECT TO THE ITEMS LISTED BELOW. ALTHOUGH THIS IS NOT AN OFFICIAL COUNCIL MEETING, A QUORUM OF COUNCIL MEMBERS MAY BE PRESENT.

THIS FACILITY IS WHEELCHAIR ACCESSIBLE AND ACCESSIBLE PARKING SPACES ARE AVAILABLE. REQUESTS FOR OTHER ACCOMMODATIONS OR INTERPRETIVE SERVICES MUST BE MADE 48 HOURS PRIOR TO THIS MEETING. PLEASE CONTACT THE CITY SECRETARY'S OFFICE AT 281-291-5600 OR FAX 281-291-5690 FOR FURTHER INFORMATION.

1.0 PUBLIC COMMENTS AND ANNOUNCEMENTS

At this time we would like to listen to any member of the audience on any subject matter, whether or not that item is on the agenda. All comments are limited to a maximum of four minutes for each speaker, shall be limited to city business or city-related business or matters of general public interest, and shall not include any personal attacks. In accordance with the Open Meetings Act, members may not discuss or take action on any item that has not been posted on the agenda. When your name is called, please come to the podium and state your name and address clearly into the microphone before making your comments. Thank you.

2.0 SPECIFIC PUBLIC HEARINGS

2.1 Request for approval for the Morman Home Subdivision Short-Form Plat.

Applicant/Owner: Jim Morman, 3913 Todville Road, Seabrook, Texas 77586

Legal Description: 6.312 acre tract of land out of Lots 2 and 3, Ritson Morris Survey Abstract No. 52, Harris County, Texas, being the same tract described as a 6.33 acre tract as described in warranty deed in Harris County Clerk's File Number 20110510491, out of Lots 2 and 3, Ritson Morris Survey Abstract No. 52, Harris County, Texas.

Location: This property is located west of Todville Road and north of Mystic Village at Lake Mija Subdivision.

2.2 Request to change the zoning classification of land described below from the current classification of C-2 (Commercial – Medium District) to R3 (Medium Density Residential District.)

Applicant: Magdalena Gonzales, 7887 San Felpe #237, Houston, Texas 77063

Owner: Broadreach Seabrook LLC, 30 Sierra Oak Drive, Sugarland, Texas 77479

Legal Description: 1.100 acres, being out of a 3.2777 acre tract of land out of a called 3.28 acre tract, as recorded in a deed in Harris County Clerks File No. 20070061149 and being the portion of the 3.2777 acre tract entirely within the City of Seabrook, Harris County, Texas.

Location: This property is located immediately north of Nasa Parkway, west of Repsdorph Road and is adjacent to the City of Seabrook city limits.

2.3 Request for approval for the Y.M. Properties Tract 1 Short-Form Plat.

Applicant: Action Surveying, 10210 Fuqua Street, Houston, Texas 77089

Owner: Winward Investments LLC, Genoa Red Bluff, Pasadena, Texas 77507

Legal Description: Being 1.5109 acres situated in the Ritson Morris Survey, Abstract 52, Harris County, Texas, being a 1.1853 acre tract (Tract 1) and a 0.3256 acre tract (Tract II), being the same tract recorded in the name of Elbar Investments, Inc., Under Harris County Clerks File No. 20070180749 of the Real Property Records of Harris County, Texas.

Location: This property is located immediately south of Nasa Parkway, east of Elam Road, and north of Pirate Landing Apartments.

- 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 Morman Home Subdivision Short-Form Plat.**
- 3.2 Consider and take all appropriate action on the request to change the zoning classification of land from the current classification of C-2 (Commercial – Medium District) to R3 (Medium Density Residential District.)**
- 3.3 Consider and take all appropriate action on the request for approval for the Y.M. Properties Tract 1 Short-Form Plat.**
- 3.4 Consider and take all appropriate action on the proposed text changes to Appendix A. Comprehensive Zoning, Article 6 “Sign Standards”, Sec. 6.04. Exempt signs, B. Other on-premises real estate signs.**
- 3.5 Discussion on zoning classification for “Bed and Breakfast.”**
- 4.0 ROUTINE BUSINESS**
- 4.1 Update on the expansion of Hwy. 146.**
- 4.2 Approve the minutes from the January 5, 2017 Planning & Zoning Commission meeting.**
- 4.3 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.**

4.4 Establish future agenda items and meeting dates.

THE PLANNING & ZONING COMMISSION RESERVES THE RIGHT TO HEAR ANY OF THE ABOVE DESCRIBED AGENDA ITEMS THAT QUALIFY FOR AN EXECUTIVE SESSION IN AN EXECUTIVE SESSION BY PUBLICLY ANNOUNCING THE APPLICABLE SECTION NUMBER OF THE OPEN MEETINGS ACT (CHAPTER 551 OF THE TEXAS GOVERNMENT CODE) THAT JUSTIFIES EXECUTIVE SESSION TREATMENT.

CERTIFICATE

I certify that this notice was posted on the bulletin board at Seabrook City Hall on or before 5:00 p.m. Thursday, January 12, 2017 and that it will remain posted until the meeting has ended.

/s/Alesia Hammock – Secretary

PLANNING & ZONING COMMISSION
ITEMS TO CITY COUNCIL - 2017

[illegible]