



**NOTICE OF MEETING
PLANNING AND ZONING COMMISSION
THURSDAY, FEBRUARY 16, 2017**

NOTICE IS HEREBY GIVEN THAT THE PLANNING AND ZONING COMMISSION OF THE CITY OF SEABROOK WILL HOLD A MEETING ON **THURSDAY, FEBRUARY 16, 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 HEARING

2.1 Request to repeal a portion of the Comprehensive Zoning Ordinance, Article 4, "Special Use Regulations", Sec. 4.07. Special Events.

2.2 Request for an amendment to the Seabrook City Code, Appendix A, "Comprehensive Zoning," Article 8, "Nonconformance" to address potential updates and clarification of regulations pertaining to nonconforming structures / uses.

2.3 Request for an amendment to Appendix A, "Comprehensive Zoning," Article 3. "Establishment of Zoning Districts and Associated Regulations." by modifying Section 1.10 Definitions by creating a new definition for "Bed and Breakfast" and a definition for "Short Term Vacation Rental" along with a modification to Section 3.15 of the Comprehensive Land Use Matrix by adding "Short Term Vacation Rental" as a listed use.

3.0 EXECUTIVE SESSION

The Planning & Zoning Commission will now hold a closed executive meeting pursuant to the provisions of the Open Meetings Act, Chapter 551, Government Code, and Vernon's Texas Codes Annotated, in accordance with the authority contained in one or more of the following sections: Section 551.071, Consultation with Attorney; Section 551.072, Real Property; Section 551.073, Deliberation Regarding a Prospective Gift; Section 551.074,

Personnel Matters; Section 551.076, Security Devices; and Section 551.086, Economic Development.

- 3.1** Pursuant to Section 551.071, Texas Government Code, consult with attorney to receive legal advice relating to legal issues regarding nonconforming uses and structures. (Weathered)
- 4.0** **NEW BUSINESS – The Commission will discuss, consider, and if appropriate, take action on the items listed below.**
- 4.1** **Consider and take all appropriate action on a recommendation to the City Council to repeal a portion of the Comprehensive Zoning Ordinance, Article 4, “Special Use Regulations”, Sec. 4.07. Special Events.**
- 4.2** **Consider and take all appropriate action on a recommendation to the City Council for an amendment to the Seabrook City Code, Appendix A, “Comprehensive Zoning,” Article 8, “Nonconformance” to address potential updates and clarification of regulations pertaining to nonconforming structures/uses.**
- 4.3** **Consider and take all appropriate action on a recommendation to the City Council for an amendment to Appendix A, “Comprehensive Zoning,” Article 3. “Establishment of Zoning Districts and Associated Regulations.” by modifying Section 1.10 Definitions by creating a new definition for “Bed and Breakfast” and a definition for “Short Term Vacation Rental” along with a modification to Section 3.15 of the Comprehensive Land Use Matrix by adding “Short Term Vacation Rental” as a listed use.**
- 4.4** **Discussion on Design Standards for State Hwy. 146 and Main Street.**
- 5.0** **ROUTINE BUSINESS**
- 5.1** **Approve the minutes from the January 19, 2017 Planning & Zoning Commission meeting.**
- 5.2** **Update on the expansion of Hwy. 146.**
- 5.3** **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.**
- 5.4** **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, February 9, 2017 and that it will remain posted until the meeting has ended.

/s/Alesia Hammock – Secretary