



**NOTICE OF MEETING
PLANNING AND ZONING COMMISSION
TUESDAY, SEPTEMBER 19, 2017**

NOTICE IS HEREBY GIVEN THAT THE PLANNING AND ZONING COMMISSION OF THE CITY OF SEABROOK WILL HOLD A MEETING ON **TUESDAY, SEPTEMBER 19, 2017 AT 6:45 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 for approval of the Final Plat of "Retail at the Commons", a Subdivision of 5.71 acres of land, being a Replat of Reserves A, B, C, and D of The Commons at Seabrook.

Applicant/Owner: William M. Friedrichs Jr., 16865 Diana Lane, Houston, Texas 77058 (as to Reserves A, B, and C and 3300 Hwy 146 LLC (as to Reserve D)

Legal Description: All of that 5.71 acres (248,864 square feet) tract or parcel being a portion of Reserves "A", "B", and "C" and all of Reserve "D" of THE COMMONS AT SEABROOK, a subdivision in Harris County, Texas, according to the map or plat thereof recorded under Film Code 662031, of the Map Records, of Harris County, Texas.

Location: This property is located at 3300 Bayport Boulevard, generally north of Seabrook Circle and south of Bayview Drive.

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 a recommendation to the City Council on the request for approval of amendments to The Commons at Seabrook Planned Unit Development (PUD).**
- 3.2 Consider and take all appropriate action on a the request for approval of the Final Plat of "Retail at the Commons", a Subdivision of 5.71 acres of land, being a Replat of Reserves A, B, C, and D of The Commons at Seabrook.**
- 4.0 ROUTINE BUSINESS**
- 4.1 Approve the minutes from the August 17, 2017 Planning & Zoning Commission meeting.**
- 4.2 Update on the expansion of Hwy. 146.**
- 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. Tuesday, September 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**

DATE SENT	DESCRIPTION	Status
1/5/17	Request for final approval for the Seaside RV Resort and Cabanas Planned Unit Development (PUD).	PASSED
1/19/17	Request to change the zoning classification of land from the current classification of C-2 (Commercial – Medium District) to R3 (Medium Density Residential District.)	PASSED
1/19/17	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.	PASSED
2/16/17	Request to repeal a portion of the Comprehensive Zoning Ordinance, Article 4, “Special Use Regulations”, Sec. 4.07. Special Events.	PASSED
2/16/17	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.	PASSED
4/6/17	Request for approval of amendments to The Old Seabrook Village Planned Unit Development (PUD).	PASSED
4/18/17	Request for final approval of the Chesapeake Bay II Senior Living Community Planned Unit Development (PUD).	PASSED
5/18/17	Request to update and amend various Building Code Regulations.	PASSED
6/21/17	Request for Amendment to the Seabrook City Code, Appendix A, “Comprehensive Zoning”, Article 4, “Special Use Regulations”, Section 4.15, “Point Overlay District Regulations,” by creating regulations requiring all public and private electrical utilities to be installed underground.	PASSED
8/17/17	Proposed text change to Chapter 18, Buildings and Building Regulations , Article IV. “Standards”, Division 12. “Substandard, Unsafe Buildings – Dangerous Buildings”.	1st Reading 09/05/17 2nd Reading 09/19/17