

**NOTICE OF MEETING
PLANNING AND ZONING COMMISSION
THURSDAY, FEBRUARY 16, 2012**

NOTICE IS HEREBY GIVEN THAT THE PLANNING AND ZONING COMMISSION OF THE CITY OF SEABROOK WILL HOLD A MEETING ON **THURSDAY, FEBRUARY 16, 2012 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 ROUTINE PUBLIC HEARING 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. In accordance with the Open Meetings Act, P&Z 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 NEW BUSINESS – The Commission will discuss, consider, and if appropriate, take action on the items listed below.

2.1 Discussion, consideration and possible action concerning the redevelopment of “Old Seabrook” and associated regulations.

3.0 APPROVAL OF MINUTES

3.1 Discussion, consideration and possible action concerning the minutes from the January 19, 2012 meeting.

4.0 ROUTINE BUSINESS

4.1 Discussion and Consideration of the Community Development Activity Summary. (List Attached)

4.2 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. (List Attached)

4.3 Discussion, consideration and possible action on the Action Items Checklist. (Checklist Attached)

4.4 Discussion with staff and P&Z Commission to 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 Thursday, February 9, 2012 on or before 5:00 p.m. and that it will remain posted until the meeting has ended.


Alesia Hammock - Secretary

ITEM 4.1

COMMUNITY DEVELOPMENT ACTIVITY SUMMARY

1. Building Review and Permit Activity

A. Commercial:

One new commercial permit was issued in January 2012, construction value totaling \$68,000.00 (2900 NASA Parkway #250, Tenant Build-Out New Church)

B. Residential:

Ten permits for new single-family residences were issued in January 2012. The reported construction value for these homes is \$2,262,776.

- 806 Irish Maple – Searidge Subdivision
- 810 Corner Square- Searidge Subdivision
- 2509 Wild Oak Forest Lane-Oakridge Meadows Subdivision
- 2513 Wild Oak Forest Lane- Oakridge Meadows Subdivision
- 2805 Sand Dune Drive- Seaside Village
- 2809 Sand Dune Drive- Seaside Village
- 2813 Sand Dune Drive- Seaside Village
- 610 Bradley Street – Infill lot
- 2113 Todville Road- Bayway Homes
- 904 W. Flamingo Drive- Infill Lot

2. Summary of EDC II Activity

The EDC met on February 9th (Meeting Agenda Attached) Their next scheduled meeting will be held on March 8, 2012..

3. Forecast of staff-initiated projects that will impact P&Z

March 1, 2012 Meeting:

- Final Plat-Lazzari-Bayview Commercial Subdivision.
- Review Proposed Text Change to Article 4."Special Use Regulations", Section 4.08 "Standards for High-Rise Development.

4. Forecast of Council-initiated projects that will impact P&Z

None at this time.

5. Forecast of near-term development to come before P&Z

None at this time.

6. Major Projects (not for P&Z discussion or deliberation)

None at this time.

ITEM 4.2**PLANNING & ZONING COMMISSION
ITEMS TO CITY COUNCIL - 2012**

DATE SENT	DESCRIPTION	Status
1/3/12	Request to add language to Appendix A, Comprehensive Zoning, Article 8, Nonconformance.	PASSED
1/3/12	Request to add "Banquet Hall" to the Comprehensive Land Use Matrix and the associated regulations required.	PASSED
2/7/12	Request to add "Recreational Vehicle Park" to the Comprehensive Land Use Matrix and the associated regulations required.	1st Reading 02/07/12 2nd Reading 02/21/12

ITEM 4.3**PLANNING & ZONING COMMISSION
ACTION ITEM CHECKLIST**

DATE ASSIGNED	DEADLINE	ACTION DESCRIPTION	SPONSORED BY	NEXT REVIEW DATE	STATUS
11/20/2008	Not Assigned	Discuss the railroad easement along the west side of Hwy. 146.	Dodie Miller		Open