

**NOTICE OF MEETING
PLANNING AND ZONING COMMISSION
THURSDAY, JULY 19, 2012**

NOTICE IS HEREBY GIVEN THAT THE PLANNING AND ZONING COMMISSION OF THE CITY OF SEABROOK WILL HOLD A MEETING ON **THURSDAY, JULY 19, 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 SPECIFIC PUBLIC HEARING

2.1 Discussion concerning adding: Smoke/Head Shop; Fine Cigars & Tobacco Shop; Cigar Lounge; and Tattoo Parlor to the Comprehensive Land Use Matrix and the associated regulations required.

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

3.1 Discussion, consideration and possible action concerning adding: Smoke/Head Shop; Fine Cigars & Tobacco Shop; Cigar Lounge; and Tattoo Parlor to the Comprehensive Land Use Matrix and the associated regulations required. (Item 2.1 above)

3.2 Discussion, consideration and possible action concerning the review of the “Sign Ordinance”.

3.3 Discussion, consideration and possible action concerning a presentation by staff regarding the Waterfront Road Improvements.

3.4 Discussion, consideration and possible action concerning the Rules and Procedures of the Planning & Zoning Commission.

4.0 APPROVAL OF MINUTES

4.1 Discussion, consideration and possible action concerning the minutes from the June 21, 2012 meeting.

5.0 ROUTINE BUSINESS

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

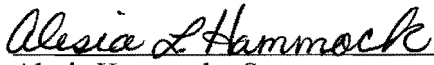
5.2 Report from the Director of Planning and Community Development on the status of a list of actions taken by Planning & Zoning and sent to City Council for its action or review. (List Attached)

5.3 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, July 12, 2012 on or before 5:00 p.m. and that it will remain posted until the meeting has ended.



Alesia Hammock - Secretary

ITEM 5.1

COMMUNITY DEVELOPMENT ACTIVITY SUMMARY

1. **Building Review and Permit Activity**

A. Commercial: No new commercial permits were issued in June.

B. Residential

Six permits for new single-family residences were issued in June. The reported construction value for these homes is \$ 1,045,281.00

- 1510 Todville Road- Morristown Subdivision
- 1102 Bryan Street- Old Seabrook
- 1005 Autumn Brook- Searidge Subdivision
- 801 Corner Square- Searidge Subdivision
- 2800 Sand Dune Drive-Seaside Village Subdivision
- 2804 Sand Dune Drive- Seaside Village Subdivision

2. **Summary of EDC Activity**

The EDC met on July 12th. A copy of the agenda has been attached. The EDC will meet next on Thursday, August 9th.

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

None at this time.

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 5.2**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.	PASSED
4/3/12	Request for an amendment to the Seabrook City Code, Appendix A. "Comprehensive Zoning", Article 4. "Special Use Regulations", Section 4.08 "Standards for High-Rise Development".	PASSED
8/21/12	Request for text changes to Appendix A. "Comprehensive Zoning", Article 8, Nonconformance: Sec. 8.07. Properties made nonconforming by right-of-way acquisition.	1st Reading 08/21/12 2nd Reading 09/04/12