

**NOTICE OF MEETING
PLANNING AND ZONING COMMISSION
THURSDAY, OCTOBER 18, 2012**

NOTICE IS HEREBY GIVEN THAT THE PLANNING AND ZONING COMMISSION OF THE CITY OF SEABROOK WILL HOLD A MEETING ON **THURSDAY, OCTOBER 18, 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 discussion with the Director of Economic Development Corporation regarding the Storefront Façade Incentive Program.

2.2 Discussion, consideration and possible action concerning the review of the Subdivision Ordinance.

2.3 Discussion, consideration and possible action concerning the redevelopment of “Old Seabrook.”

3.0 APPROVAL OF MINUTES

3.1 Discussion, consideration and possible action concerning the minutes from the September 20, 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 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, October 11, 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: No new commercial permits were issued in September.

B. Residential

3 permits for new single-family residences were issued in September. The reported construction value for these homes is \$ 536,096.00

- 2836 Sand Dune Drive Seaside Village Subdivision
- 2840 Sand Dune Drive Seaside Village Subdivision
- 2844 Sand Dune Drive Seaside Village Subdivision

2. **Summary of EDC Activity**

The EDC met on October 11th. A copy of the agenda has been attached. The EDC will meet next on Thursday, November 8th.

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**

- Proposed rezoning of property which is located at the far south boundaries of the city. (Possible Gulf Winds Expansion)
- Tower Townhomes Preliminary/Final Plat
- Morgan's Cove Preliminary/Final Plat

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.	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 to add "Tattoo Parlor" to the Comprehensive Land Use Matrix and the associated regulations required.	PASSED
8/21/12	Request to add "Cigar and Tobacco Shop, Cigar Lounge, and Smoke and Head Shop" to the Comprehensive Land Use Matrix and the associated regulations required.	PASSED