

**NOTICE OF MEETING
PLANNING AND ZONING COMMISSION
THURSDAY, JANUARY 17, 2013**

NOTICE IS HEREBY GIVEN THAT THE PLANNING AND ZONING COMMISSION OF THE CITY OF SEABROOK WILL HOLD A MEETING ON **THURSDAY, JANUARY 17, 2013 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 Request to change the zoning classification of land described below from the current classification of C-2 (Commercial – Medium District) to LI (Light Industrial.)

Applicant: John Nicholson, 1300 West Loop South, Houston, TX 77027

Owners: Estate of John B. Carter Jr., 5773 Woodway #307, Houston, TX 77057

Legal Description: Tract 6J, Abstract 52 of the Ritson Morris Survey. This property is located between State Highway 146 and Old State Highway 146 and is adjacent to the Seabrook city limits.

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 the request to change the zoning classification of land described below from the current classification of C-2 (Commercial – Medium District) to LI (Light Industrial.)

4.0 APPROVAL OF MINUTES

4.1 Discussion, consideration and possible action concerning the revised minutes from the November 15, 2012 meeting.

4.2 Discussion, consideration and possible action concerning the minutes from the December 6, 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, January 10, 2013 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 December.

B. Residential

1 permit for new single-family residences was issued in December. The reported construction value for the home is \$344,535.00.

- 2710 Carmel Woods Lake Pointe Forest Subdivision

2. **Summary of EDC Activity**

The EDC met on December 13th. A copy of the agenda has been attached. The EDC will meet next on Thursday, January 10th.

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**

- Re-review Point Overlay sign regulations
- Re-review the prohibition of Human Directional/Sign Spinner.

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

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 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
12/4/12	Request to add language/footnote to the Comprehensive Land Use Matrix prohibiting a property from having an accessory use/structure without the presence of a principle use/structure.	PASSED
12/4/12	Request for amendments to the Seabrook City Code, Appendix A, Comprehensive Zoning, Article 6, "Sign Standards" in the following areas: Human Directional/Sign Spinners and relocate the sign regulations from the Waterfront Overlay regulations to Article 6.	FAILED
12/4/12	Request for amendments to the Seabrook City Code, Appendix A, Comprehensive Zoning, Article 6, "Sign Standards" in the following areas: signage prohibited, and subdivision/home builder identification signage.	PASSED