NOTICE OF MEETING
PLANNING AND ZONING COMMISSION
THURSDAY, APRIL 18, 2013

NOTICE IS HEREBY GIVEN THAT THE PLANNING AND ZONING COMMISSION OF THE CITY OF SEABROOK WILL HOLD A MEETING ON **THURSDAY, APRIL 18, 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 Review proposed text changes to Appendix A. Comprehensive Zoning, Article 4. Special Use Regulations, Section 4.10. Planned Unit Developments.

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 review proposed text changes to Appendix A. Comprehensive Zoning, Article 4. Special Use Regulations, Section 4.10. Planned Unit Developments.

4.0 APPROVAL OF MINUTES

4.1 Discussion, consideration and possible action concerning the minutes from the March 21, 2013 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, April 11, 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 during the month of March.

   B. Residential
   7 permits for new single-family residences were issued during the month of April. The reported construction value for these homes is $2,412,325.00

   - 2820 Sand Dune — Seaside Village
   - 2824 Sand Dune — Seaside Village
   - 1034 Bay Sky Way — Sea Ridge
   - 1038 Bay Sky Way — Sea Ridge
   - 2105 Todville Road — Infill
   - 4452 Todville Road — Infill
   - 2113 Menard — Infill

2. **Summary of EDC Activity**
   The EDC met on April 11th. A copy of the agenda has been attached. The EDC will meet next on Thursday, May 9th.

3. **Forecast of staff-initiated projects that will impact P&Z**
   Rezoning request – R-2 to OS.
   Rezoning request – C-3 to R-3.

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 - 2013

DATE SENT	DESCRIPTION	Status
2/19/13	**Request to change the zoning classification of land described below from the current classification of C-2 (Commercial – Medium District) to LI (Light Industrial.)**	FAILED
4/2/13	**Request for amendments to the Seabrook City Code, Appendix A, Comprehensive Zoning, Article 6, "Sign Standards": Human Directional/Sign Spinners**	PASSED