NOTICE OF MEETING
PLANNING AND ZONING COMMISSION
THURSDAY, JUNE 20, 2013

NOTICE IS HEREBY GIVEN THAT THE PLANNING AND ZONING COMMISSION OF THE CITY OF SEABROOK WILL HOLD A MEETING ON THURSDAY, JUNE 20, 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 for approval of a Short-form Plat for Caldwell Special Subdivision.

Applicant: Mark Caldwell, Seabrook, Texas
Owner: Ashley Caldwell, Seabrook, Texas

Property: 1318 N. Meyer Avenue, Seabrook, Texas 77586

Location: This property is located immediately east of N. Meyer. The property is located in the OS (Old Seabrook) zoning district.

Request: The applicant is requesting approval of a Short-form plat consisting of 2 lots.

2.2 Review proposed text changes to Appendix A. Comprehensive Zoning, Article 6 "Sign Standards".

2.3 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 request for approval of a Short-form Plat for Caldwell Special Subdivision.

3.2 Discussion, consideration and possible action concerning the request to review proposed text changes to Appendix A. Comprehensive Zoning, Article 6 "Sign Standards".

3.3 Discussion, consideration and possible action concerning the request to 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 May 16, 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 or before Thursday, June 13, 2013 by 5:00 p.m. and that it will remain posted until the meeting has ended.

Alesia Hammock

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 May.

   B. Residential
   5 permits for new single-family residences were issued during the month of May. The reported construction value for these homes is $1,307,958.00

• 944 Bay Sky Way	Sea Ridge
• 1109 E. Meyer	Parkers Lake
• 2320 Menard	Infill
• 2828 Sand Dune	Seaside Village
• 2832 Sand Dune	Seaside Village

2. **Summary of EDC Activity**
   The EDC met on June 13th. A copy of the agenda has been attached. The EDC will meet next on Thursday, July 11th.

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**
   - Area Plan- Impacts of State Highway 146 Construction

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 - 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
6/4/13	**Request for amendments to the Seabrook City Code, Appendix A, Comprehensive Zoning, Article 4. Special Use Regulations, Section 4.10. Planned Unit Developments.**	PASSED
6/18/13	**Request to change the zoning classification of land from the current classification of R-2 (Single-family detached residential district-small lots) to OS (Old Seabrook.)**	1st Reading 06/18/13 2nd Reading 07/02/13
6/18/13	**Request to change the zoning classification of land from the current classification of C-3 (Commercial - Heavy) to R-3 (Residential – Medium Density.)**	1st Reading 06/18/13 2nd Reading 07/02/13