NOTICE OF MEETING
PLANNING AND ZONING COMMISSION
THURSDAY, SEPTEMBER 19, 2013

NOTICE IS HEREBY GIVEN THAT THE PLANNING AND ZONING COMMISSION OF THE CITY OF SEABROOK WILL HOLD A MEETING ON THURSDAY, SEPTEMBER 19, 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 WAD (Waterfront Activity District) to C-2 (Commercial – Medium District).

Applicant: Winward Investments, 6025 Genoa Red Bluff, Pasadena, Texas 77507

Owner: Elbar Investments, Inc., 2206 Hazard #15, Houston, Texas 77019-6533

Legal Description: Tract I, a 1.5109 acre tract of land and Tract II, a 0.3256 acre tract of land, situated in Abstract 52, of Ritson Morris Survey, in Harris County, Texas. This property is located immediately south of Nasa Parkway, east of Elam Road, and north of Pirate Landing Apartments.

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 regarding the request to change the zoning classification of land from the current classification of WAD (Waterfront Activity District) to C-2 (Commercial – Medium District).

3.2 Discussion, consideration and possible action concerning the presentation of the State Highway 146 area plan.

4.0 APPROVAL OF MINUTES

4.1 Discussion, consideration and possible action concerning the minutes from the August 15, 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, September 12, 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:
   Two new commercial permits were issued during the month of August.

   - Tookies Seafood- 1106 Bayport Blvd (Construction Value $3,800,000.00)
   - Sports Shed Boat Storage Facility (Phase-I) - 2129 Seabrook Circle (Construction Value $300,000.00)

   B. Residential
   Three new single-family residential permit was issued during the month of August.

   - 1210 Hardesty — Subdivision -Old Seabrook.
   - 1205 Hall Street — Subdivision - Old Seabrook
   - 2209 Palm Bay Circle — Subdivision – Oak Ridge Meadows

2. **Summary of EDC Activity**
   The EDC met on September 12th. A copy of the agenda has been attached. The EDC will meet next on Thursday, October 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**
   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 - 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.)	FAILED
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.)	PULLED FROM AGENDA
8/20/13	Request to review proposed text changes to Appendix A. Comprehensive Zoning, Article 6 "Sign Standards" - Temporary Grand Opening Signs.	PASSED
8/20/13	Request to change the zoning classification of land described below from the current classification of C-2 (Commercial – Medium District) to LI (Light Industrial.)	PASSED
8/20/13	Request to review proposed text changes to Appendix A. Comprehensive Zoning, Article 4. Special Use Regulations, Section 4.10. Planned Unit Developments.	PASSED