NOTICE OF MEETING
PLANNING AND ZONING COMMISSION
THURSDAY, NOVEMBER 21, 2013

NOTICE IS HEREBY GIVEN THAT THE PLANNING AND ZONING COMMISSION OF THE CITY OF SEABROOK WILL HOLD A MEETING ON THURSDAY, NOVEMBER 21, 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 to create 1 Block and 2 Lots.

Applicant: West Belt Surveying, Inc., 21020 Park Row, Katy, Texas 77494
Owners: WMF Investments, Inc., 16865 Diana Ln. Ste. 200, Houston, Texas 77058
Skipper Beverage Company, Inc., PO Box 690110, San Antonio, Texas 78269

Legal Description: Tracts 3A, 4A, 5A-1, 10, and 15. Being 5.041 acres of land, situated in Abstract 52, of Ritson Morris Survey, in Harris County, Texas. This property is located immediately north of Nasa Parkway and west of Repsdorph. The property is located in the C-2 (Commercial Medium) zoning district.

2.2 Request for approval of a Planned Unit Development (PUD) to create Old Seabrook Village, 101 Lots, 17 Blocks, and 9 Reserves.

Applicant/Owner: OSVillage, LLC, 2510 De Four Trace, Seabrook, Texas 77586

Legal Description: Lots 1-7, Block 1 and Lots 1-7, Block 2 in the Baybrook Subdivision, Section 1 and Tract 1, 2, and 3. Being 13.81 acres of land, situated in Abstract 52, of Ritson Morris Survey, in Harris County, Texas. This property is located immediately east of Meyer and north of 1st Street. The property is located in the R-2 (Single Family Detached – Small Lot) and OS (Old Seabrook) zoning districts.

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 for approval of a Short-form Plat to create 1 Block and 2 Lots.

3.2 Discussion, consideration and possible action concerning the request for approval of a Planned Unit Development (PUD) to create Old Seabrook Village, 101 Lots, 17 Blocks, and 9 Reserves.

3.3 Discussion, consideration and possible action on adopting additional Rules of Procedure for the Planning & Zoning Commission.

4.0 APPROVAL OF MINUTES

4.1 Discussion, consideration and possible action concerning the minutes from the October 17, 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, November 14, 2013 by 5:00 p.m. and that it will remain posted until the meeting has ended.

Alesia A. 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 October.

   B. Residential
   Five new single-family residential permits were issued during the month of October.

   - 2801 Sand Dune — Subdivision – Seaside Village
   - 715 Todville Road — Subdivision – Old Seabrook
   - 2117 Todville Road — Subdivision - Morristown
   - 2201 Water Way — Subdivision - Lake Cove
   - 2221 Water Way — Subdivision – Lake Cove

2. **Summary of EDC Activity**
   The EDC met on November 20th. A copy of the agenda has been attached. The EDC will meet next on Thursday, December 12th.

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**
   - December 17th City Council and Planning and Zoning Commission Special Joint Meeting. Scope: Discuss Final Planned Unit Development (PUD) "Commons at Seabrook" (6:00PM Meeting).

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**
10/15/13	**Request to change the zoning classification of land from the current classification of WAD (Waterfront Activity District) to C-2 (Commercial – Medium District).**	**PASSED**