

**NOTICE OF MEETING
PLANNING AND ZONING COMMISSION
THURSDAY, MAY 15, 2014**

NOTICE IS HEREBY GIVEN THAT THE PLANNING AND ZONING COMMISSION OF THE CITY OF SEABROOK WILL HOLD A MEETING ON THURSDAY, MAY 15, 2014 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 HEARINGS

2.1 Request for approval of a Short-Form Plat for Harbortown Estates.

Applicant/Owner: Bayway Homes Inc., 1414 S. Friendswood Dr., Friendswood, TX 77546

Legal Description: Lots 1-5, Block 1, Harbortown Estates, Abstract 52 of the Ritson Morris Survey. This property is located north of 1st Street, south of Brummerhop, east of Menard Avenue and west of Todville.

Request: The applicant is requesting approval of a Short-form plat to change the 16 foot utility easement, drainage easement and building line to a 10 foot utility easement, drainage easement and building line. There are no variances requested.

2.2 Request to change the zoning classification of land described below from the current classification of R-1 (Residential – Single Family Detached) to C-2 (Commercial Medium).

Applicant/Owner: Pacific Ridge Development LLC, 211 E. Carrillo St. #204, Santa Barbara, CA 93101

Legal Description: A 12.1341 acre tract of land situated in the Ritson Morris Survey, Abstract 52, Harris County, Texas and being out of and a part of Lots 15A, 16, 17A, 18E, Ruggles West Subdivision. This property is located immediately east of Lakeside Drive, south of Oak Dale Way and north of the Repsdorph Traffic Circle.

2.3 Request to change the zoning classification of land described below from the current classification of C-1 (Commercial Light) to C-2 (Commercial Medium).

Applicant/Owner: Starship Conroe, LP, PO Box 473, Seabrook, TX 77586.

Legal Description: A 20.3014 acre tract of land situated in the Ritson Morris Survey, Abstract 52, Harris County, Texas, Savings and Loan Company Subdivision, consisting of 7.5973 acres being out of and a part of Lots 7A and 7B, this property is located immediately west of the Repsdorph Traffic Circle, and is adjacent to the Seabrook city limits; 6.6960 acres being out of and a part of Lot 8, this property is located immediately east of the Repsdorph Traffic Circle, and north of Repsdorph Road; and 6.0081 acres being

out of and a part of Lots 7A-1, 7B-1, and 8B, this property is located immediately south of the Repsdorph Traffic Circle, and north of Vermillion Road.

- 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 for Harbortown Estates.**
- 3.2 **Discussion, consideration, and possible action regarding a request to change the zoning classification of land described below from the current classification of R-1 (Residential – Single Family Detached) to C-2 (Commercial Medium).**
- 3.3 **Discussion, consideration, and possible action regarding a request to change the zoning classification of land described below from the current classification of C-1 (Commercial Light) to C-2 (Commercial Medium).**
- 4.0 **APPROVAL OF MINUTES**
- 4.1 **Discussion, consideration and possible action concerning the minutes from the April 17, 2014 Planning & Zoning meeting.**
- 5.0 **ROUTINE BUSINESS**
- 5.1 **Discussion and consideration of the Community Development Activity Summary.**
- 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.**
- 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 5:00 p.m. Thursday, May 8, 2014 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:

Zero new commercial permits were issued during the month of April.

B. Residential

Three new single-family residential permits were issued during the month of April.

- 2822 Carmel Woods Drive
- 2009 Ocean View Drive
- 1015 Todville Road

2. **Summary of EDC Activity**

The EDC last met on Thursday, May 8th. A copy of their agenda has been attached. The EDC will meet next on June 5th.

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 - 2014

[illegible]