

**NOTICE OF MEETING
PLANNING AND ZONING COMMISSION
THURSDAY, JULY 17, 2014**

NOTICE IS HEREBY GIVEN THAT THE PLANNING AND ZONING COMMISSION OF THE CITY OF SEABROOK WILL HOLD A MEETING ON THURSDAY, JULY 17, 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 to change the zoning classification of land described below from the current classification of R-1 (Residential – Single Family Detached) to R-2 (Residential – Single Family Detached – Small Lot).

Applicant/Owner: Robert S. Swearengin, 1426 High Mesa Road, Alto, New Mexico 88312

Legal Description: A 28.74 acre tract of land situated in the Ritson Morris Survey, Abstract 52, Harris County, Texas and being out of and a part of Tracts 19A, 22B & 22F. This property is located south of Red Bluff, north of the Mija Lake, and west of Friendship Park.

2.2 Request to repeal Section 8.07 Properties made non-conforming by right-of-way acquisition.

2.3 Consideration of amendment to the Comprehensive Zoning Code to amend requirements for outside storage and display in C-1, C-2, C-3, C-S, WAD, MMU, and OS zoning districts.

2.4 Request regarding changes to the Comprehensive Land Use Matrix.

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 described below from the current classification of R-1 (Residential – Single Family Detached) to R-2 (Residential – Single Family Detached – Small Lot).

3.2 Request for approval of the Final Plat of Estates on Lake Mija.

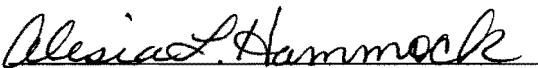
3.3 Discussion, consideration, and possible action regarding the request to repeal Section 8.07 Properties made non-conforming by right-of-way acquisition.

- 3.4 Discussion, consideration, and possible action regarding consideration of amendment to the Comprehensive Zoning Code to amend requirements for outside storage and display in C-1, C-2, C-3, C-S, WAD, MMU, and OS zoning districts.
- 3.5 Discussion, consideration, and possible action regarding changes to the Comprehensive Land Use Matrix.
- 4.0 APPROVAL OF MINUTES
- 4.1 Discussion, consideration and possible action concerning the minutes from the June 19, 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, July 10, 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:

Four new commercial permits were issued during the month of June.

2801 E. Nasa Parkway (Tires by Design)

5801 Bayport Blvd (Gulf Winds)

313 Todville Road (Fish Market)

3324 E. Nasa Parkway (Valero)

Total Valuation - \$9,591,500.00

B. Residential

One new single-family residential permit was issued during the month of June.

2731 Sea Ledge Drive – Lakepointe Forest Subdivision

Total Valuation- \$321,390.00

2. Summary of EDC Activity

The EDC last met on Thursday, July 10th. A copy of their agenda has been attached. The EDC will meet next on August 7th.

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

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