

**NOTICE OF MEETING
PLANNING AND ZONING COMMISSION
THURSDAY, SEPTEMBER 18, 2014**

NOTICE IS HEREBY GIVEN THAT THE PLANNING AND ZONING COMMISSION OF THE CITY OF SEABROOK WILL HOLD A MEETING ON THURSDAY, SEPTEMBER 18, 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 Update and request for changes to the Old Seabrook Village Planned Unit Development (PUD).

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 updates and request for changes to the Old Seabrook Village Planned Unit Development (PUD).

3.2 Discussion, consideration, and possible action regarding rezoning The Point.

4.0 APPROVAL OF MINUTES

4.1 Discussion, consideration and possible action concerning the minutes from the August 21, 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, September 11, 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:

No new commercial permits were issued during the month of August.

B. Residential

No new single-family residential permit was issued during the month of August.

2. **Summary of EDC Activity**

The EDC last met on Thursday, September 11th. A copy of their agenda has been attached. The EDC will meet next on October 9th.

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**

DATE SENT	DESCRIPTION	Status
1/7/14	Request for preliminary approval of a Planned Unit Development (PUD) to create Old Seabrook Village, 101 Lots, 17 Blocks, and 9 Reserves.	PASSED
2/18/14	Request for Final approval of a Planned Unit Development (PUD) to create Old Seabrook Village, 101 Lots, 17 Blocks, and 9 Reserves.	PASSED
4/17/14	Request for amendments to the Seabrook City Code, Appendix A, "Comprehensive Zoning", Article 4 "Special Use Regulations", Section 4.10, "Planned Unit Developments," by revising Subsection 4.10.05 "Minimum PUD Parcel Size".	PASSED
7/1/14	Request to change the zoning classification of a 20.3014 acre tract of land situated in the Ritson Morris Survey, Abstract 52, Harris County, Texas, Savings and Loan Company Subdivision, from the current classification of C-1 (Commercial Light) to C-2 (Commercial Medium); consisting of 7.5973 acres being out of and a part of Lots 7A and 7B; 6.6960 acres being out of and a part of Lot 8; and 6.0081 acres being out of and a part of Lots 7A-1, 7B-1, and 8B.	PASSED
7/1/14	Request to change the zoning classification of 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, from the current classification of R-1 (Residential – Single Family Detached) to C-2 (Commercial Medium).	PASSED
8/19/14	Request regarding changes to the Comprehensive Land Use Matrix.	PASSED
8/19/14	Request to repeal Section 8.07 Properties made non-conforming by right-of-way acquisition.	1st Reading 09/16/14 2nd Reading 10/07/14
8/19/14	Request to change the zoning classification of 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, from the current classification of R-1 (Residential – Single Family Detached) to R-2 (Residential – Single Family Detached – Small Lot). This property is located south of Red Bluff, north of the Mija Lake, and west of Friendship Park.	PASSED