

**NOTICE OF MEETING
PLANNING AND ZONING COMMISSION
THURSDAY, JANUARY 15, 2015**

NOTICE IS HEREBY GIVEN THAT THE PLANNING AND ZONING COMMISSION OF THE CITY OF SEABROOK WILL HOLD A MEETING ON THURSDAY, JANUARY 15, 2015 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 preliminary approval of a Planned Unit Development (PUD) to create El Mar Village, a Townhome Community, consisting of approximately 18 units on approximately 2.1640 acres of land.

Applicant: Charles Anders, PO Box 1244, Friendswood, Texas 77549

Owner: Sunset Development, Inc., PO Box 798, Friendswood, Texas 77549

Legal Description: Res 1, 2 and 3, Block 5 in the Miramar Subdivision, Section 3, Abstract 52, of Ritson Morris Survey, in Harris County, Texas. This property is located immediately south of El Mar Lane and west of North Meyer. The property is located in the R-1 (Single Family Detached) zoning district.

2.2 Discussion, consideration, and possible action regarding "Uses" permitted by right and by conditional use within "The Point Overlay District".

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 preliminary approval of a Planned Unit Development (PUD) to create El Mar Village, a Townhome Community.

3.2 Discussion, consideration, and possible action regarding "Uses" permitted by right and by conditional use within "The Point Overlay District".

4.0 APPROVAL OF MINUTES

4.1 Discussion, consideration and possible action concerning the minutes from the November 20, 2014 Planning & Zoning meeting.

- 4.2 Discussion, consideration and possible action concerning the minutes from the January 6, 2015 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, January 8, 2015 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 December.

B. Residential

Two new single-family residential permits were issued during the month of December.

- 704 Second Street
- 2230 Water Way

2. Summary of EDC Activity

None at this time

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 - 2015**

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