

**NOTICE OF MEETING
PLANNING AND ZONING COMMISSION
THURSDAY, NOVEMBER 15, 2012**

NOTICE IS HEREBY GIVEN THAT THE PLANNING AND ZONING COMMISSION OF THE CITY OF SEABROOK WILL HOLD A MEETING ON **THURSDAY, NOVEMBER 15, 2012 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 to change the zoning classification of land described below from the current classification of C-2 (Commercial – Medium District) to LI (Light Industrial.)

Applicant: John Nicholson, 1300 West Loop South, Houston, TX 77027

Owners: Estate of John B. Carter Jr., 5773 Woodway #307, Houston, TX 77057

Legal Description: Tract 6J, Abstract 52 of the Ritson Morris Survey. This property is located between State Highway 146 and Old State Highway 146 and is adjacent to the Seabrook city limits.

2.2 Request for approval of a Short-Form Plat for Parker's Lake Subdivision.

Applicant: Palt Inc., 401 Studewood SW #313, Houston, TX 77007

Owner: William Lane, 4011 Majestic Oak, Richmond, TX 77469

Legal Description: A 15.005 acre tract out of the Ritson Morris Survey, Abstract No. 52, in Harris County, Texas, and being all of Lots Twenty-eight (28) and Thirty (30) of the Savings and Loan Company Subdivision (Plat recorded in volume 3, Page 71, of the Harris County Map Records) and a portion of that 15.5 acre tract lying west of said Lot Twenty-eight (28) as shown on the recorded plat of said Savings and Loan Company Subdivision Plat. This property is located immediately south of East Meyer and west of North Meyer. The property is located in the R1 (Single Family Detached) zoning district.

Request: The applicant is requesting approval of a Short-form plat consisting of 16 lots. There are no variances requested.

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 concerning the request to change the zoning classification of land described below from the current classification of C-2 (Commercial – Medium District) to LI (Light Industrial.) (Item 2.1 above)

- 3.2 Discussion, consideration and possible action concerning the request for approval of a Short-Form Plat for Parker's Lake Subdivision. (Item 2.2 above)**

- 4.0 APPROVAL OF MINUTES**

- 4.1 Discussion, consideration and possible action concerning the minutes from the October 18, 2012 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 Thursday, November 8, 2012 on or before 5:00 p.m. 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 in October.

B. Residential

5 permits for new single-family residences were issued in October. The reported construction value for the homes is \$1,132,815.00

- 1718 Todville Road Morristown Subdivision
- 1013 E. Meyer Road Morris Survey
- 1110 Bay Sky Way Sea Ridge Subdivision
- 948 Bay Sky Way Sea Ridge Subdivision
- 813 Dawn Ridge Way Sea Ridge Subdivision

2. **Summary of EDC Activity**

The EDC met on October 11th. A copy of the agenda has been attached. The EDC will meet next on Thursday, November 8th.

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**

- Tower View Townhomes Preliminary/Final Plat
- Morgan's Cove Preliminary/Final Plat

6. **Major Projects** (not for P&Z discussion or deliberation)

None at this time.

ITEM 5.2

**PLANNING & ZONING COMMISSION
ITEMS TO CITY COUNCIL - 2012**

DATE SENT	DESCRIPTION	Status
1/3/12	Request to add language to Appendix A, Comprehensive Zoning, Article 8, Nonconformance.	PASSED
1/3/12	Request to add "Banquet Hall" to the Comprehensive Land Use Matrix and the associated regulations required.	PASSED
2/7/12	Request to add "Recreational Vehicle Park" to the Comprehensive Land Use Matrix and the associated regulations required.	PASSED
4/3/12	Request for an amendment to the Seabrook City Code, Appendix A. "Comprehensive Zoning", Article 4. "Special Use Regulations", Section 4.08 "Standards for High-Rise Development".	PASSED
8/21/12	Request to add "Tattoo Parlor" to the Comprehensive Land Use Matrix and the associated regulations required.	PASSED
8/21/12	Request to add "Cigar and Tobacco Shop, Cigar Lounge, and Smoke and Head Shop" to the Comprehensive Land Use Matrix and the associated regulations required.	PASSED
12/4/12	Request to add language/footnote to the Comprehensive Land Use Matrix prohibiting a property from having an accessory use/structure without the presence of a principle use/structure.	1st Reading 12/04/12 2nd Reading 01/08/13
12/4/12	Request for amendments to the Seabrook City Code, Appendix A, Comprehensive Zoning, Article 6, "Sign Standards" in the following areas: Human Directional/Sign Spinners and relocate the sign regulations from the Waterfront Overlay regulations to Article 6.	1st Reading 12/04/12 2nd Reading 01/08/13
12/4/12	Request for amendments to the Seabrook City Code, Appendix A, Comprehensive Zoning, Article 6, "Sign Standards" in the following areas: signage prohibited, and subdivision/home builder identification signage.	1st Reading 12/04/12 2nd Reading 01/08/13