



**NOTICE OF MEETING  
PLANNING AND ZONING COMMISSION  
THURSDAY, SEPTEMBER 20, 2018 AT 7:00 P.M.**

NOTICE IS HEREBY GIVEN THAT THE PLANNING AND ZONING COMMISSION OF THE CITY OF SEABROOK WILL HOLD A MEETING ON **THURSDAY, SEPTEMBER 20, 2018 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. PUBLIC COMMENTS 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, shall be limited to city business or city-related business or matters of general public interest, and shall not include any personal attacks. In accordance with the Open Meetings Act, 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. SPECIFIC PUBLIC HEARINGS**

- 2.1** Request for approval of the Lake Mija Village, Section 2 Preliminary Plat.  
**Applicant / Owner:** Sunset Development, Inc., P.O. Box 798, Friendswood,

TX 77549

**Legal Description:** A tract of land containing 11.5924 acres (504,967 square feet), in the Ritson Morris

Survey, Abstract 52, also being a partial amendment of Lots 17, 19 and 20 in Block 2, and Lots 28, 29, and 30, in Block of Lake Mija Village, City of Seabrook, Harris County, Texas.

**Location:** This property is located immediately west of Lake Mija Court and south of Red Bluff Road.

**ATTACHMENT 1:** [PUBLIC HEARING NOTICE](#)

**2.2** Request for a conditional use permit to establish a "Boat Sales Use" at 2000 Larrabee Street as per the

Seabrook City Code, Appendix A, Comprehensive Zoning, Article 4, "Special Use Regulations",

Section 4.11, "Conditional use permit criteria and procedures".

**Applicant:** Texas Marine of Clear Lake

**Legal Description:** 2000 Larrabee Street, Seabrook, TX 77586, TRS 21B-1 + 21K, Lakeview U/R,

Abstract 52, R. Morris Subdivision, Harris County Texas.

**Location:** This property is located immediately north of NASA Parkway and west of Lakeside Drive.

**ATTACHMENT 2:** [PUBLIC HEARING NOTICE](#)

### 3. NEW BUSINESS

**3.1** Consider and take all appropriate action on a request for approval of the Lake Mija Village, Section 2 Preliminary Plat.

**ATTACHMENT 3:** [PRELIMINARY PLAT REQUEST](#)

**3.2** Consider and take all appropriate action on a request for a conditional use permit to establish a "Boat

Sales Use" at 2000 Larrabee Street as per the Seabrook City Code, Appendix A, Comprehensive

Zoning, Article 4, "Special Use Regulations", Section 4.11, "Conditional use permit criteria and procedures".

**ATTACHMENT 4:** [CONDITIONAL USE PERMIT REQUEST](#)

**3.3** Consider and take all appropriate action on a request to add an allowance to the land use matrix for a Tattoo Parlor as a Conditional Use.

**ATTACHMENT 5:** [CONDITIONAL USE REQUEST](#)

### 4. ROUTINE BUSINESS

**4.1** Approve the minutes from the August 16, 2018 Planning & Zoning Commission meeting.

**ATTACHMENT 6:** [AUGUST 16, 2018 MINUTES](#)

**4.2** Update on the expansion of Hwy. 146.

**4.3** 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.

**ATTACHMENT 7:** [DIRECTORS REPORT](#)

**4.4** Establish future agenda items and meeting dates.

**ATTACHMENT 8:** [FUTURE AGENDA ITEMS & 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. Monday, September 17, 2018 and that it will remain posted until the meeting has ended.

Pat Patel  
Administrative Assistant