



**NOTICE OF MEETING
PLANNING AND ZONING COMMISSION
THURSDAY, MARCH 19, 2020 AT 6:00 P.M.**

NOTICE IS HEREBY GIVEN THAT THE PLANNING AND ZONING COMMISSION OF THE CITY OF SEABROOK WILL HOLD A MEETING ON **THURSDAY, MARCH 19, 2020 AT 6:00 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 an amendment to the Code of the City of Seabrook, Appendix A, Comprehensive Zoning, Article 3. Establishment of Zoning Districts and Associated Regulations, Sections: 3.02, 3.03, 3.04, 3.05, 3.12, Subsections: 3.02.13, 3.03.13, 3.04.11, 3.05.11, 3.12.03 (H) by creating an allowance for a mechanical equipment pad to encroach no more than 36 inches upon any setback; the encroaching mechanical equipment pad shall be constructed of noncombustible material.

ATTACHMENT 1: [COMPREHENSIVE ZONING, ARTICLE 3](#)

2.2 Request for an amendment to the Code of the City of Seabrook, Appendix A, Comprehensive Zoning, Article 3. Establishment of Zoning Districts and Associated Regulations, Sections: 3.06, 3.07, 3.08, 3.10, 3.11, 3.13, 3.14, Subsections: 3.06.13, 3.07.13, 3.08.13, 3.10.13, 3.11.10, 3.13.13, 3.14.14 by deleting the allowance for eaves to be permitted to encroach no more than 18 inches upon any setback.

ATTACHMENT 2: COMPREHENSIVE ZONING, ARTICLE 3

2.3 Request for an amendment to the Code of the City of Seabrook, Appendix A, Comprehensive Zoning, Article 6. Sign Standards, Section 6.03. (2) Prohibited Signs and Section 6.04. Table 3: Regulation for Temporary Signs Requiring a Permit by creating additional sign regulations relating to Signs, Wind-driven.

ATTACHMENT 3: COMPREHENSIVE ZONING, ARTICLE 6

3. NEW BUSINESS

3.1 Consider and take all appropriate action on a request for approval for the Lake Mija Village, Final Plat.

ATTACHMENT 4: AGENDA BRIEFING AND FINAL PLAT

3.2 Request for an amendment to the Code of the City of Seabrook, Appendix A, Comprehensive Zoning, Article 3. Establishment of Zoning Districts and Associated Regulations, Sections: 3.02, 3.03, 3.04, 3.05, 3.12, Subsections: 3.02.13, 3.03.13, 3.04.11, 3.05.11, 3.12.03 (H) by creating an allowance for a mechanical equipment pad to encroach no more than 36 inches upon any setback; the encroaching mechanical equipment pad shall be constructed of noncombustible material.

3.3 Request for an amendment to the Code of the City of Seabrook, Appendix A, Comprehensive Zoning, Article 3. Establishment of Zoning Districts and Associated Regulations, Sections: 3.06, 3.07, 3.08, 3.10, 3.11, 3.13, 3.14, Subsections: 3.06.13, 3.07.13, 3.08.13, 3.10.13, 3.11.10, 3.13.13, 3.14.14 by deleting the allowance for eaves to be permitted to encroach no more than 18 inches upon any setback.

3.4 Request for an amendment to the Code of the City of Seabrook, Appendix A, Comprehensive Zoning, Article 6. Sign Standards, Section 6.03. (2) Prohibited Signs and Section 6.04. Table 3: Regulation for Temporary Signs Requiring a Permit by creating additional sign regulations relating to Signs, Wind-driven.

3.5 Discuss/deliberate the NASA Road One Corridor; to include, an examination of the existing zoning districts; provide an inventory of available properties for development and/or re-development; identify grandfathered uses and structures; provide information as it relates to drainage; to include, information as it relates to impacts of the adoption of the FEMA Flood Insurance Rate Maps.

ATTACHMENT 5: PRESENTATION

4. ROUTINE BUSINESS

4.1 Approve the minutes from the February 20, 2020 Regular P&Z Meeting.

ATTACHMENT 6: FEBRUARY 20, 2020 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, March 16, 2020 and that it will remain posted until the meeting has ended.

Pat Patel,
Administrative Assistant