



**NOTICE OF MEETING - via TELECONFERENCE  
PLANNING AND ZONING COMMISSION  
THURSDAY, NOVEMBER 19, 2020 AT 6:00 P.M.**

NOTICE IS HEREBY GIVEN THAT THE SEABROOK PLANNING AND ZONING COMMISSION WILL MEET ON **THURSDAY, NOVEMBER 19, 2020 AT 6:00 PM** BY TELECONFERENCE TO DISCUSS, CONSIDER, AND IF APPROPRIATE, TAKE ACTION WITH RESPECT TO THE ITEMS LISTED BELOW. ALTHOUGH THIS IS NOT A SEABROOK CITY COUNCIL MEETING, MEMBERS OF THIS BODY MAY ATTEND AND A QUORUM OF THIS BODY MAY BE PRESENT.

DUE TO THE CLOSING OF ALL CITY FACILITIES TO THE PUBLIC, THIS MEETING WILL ONLY BE OPEN TO THE PUBLIC VIA REMOTE ACCESS THAT ALLOWS FOR TWO-WAY COMMUNICATIONS FOR THOSE DESIRING TO PARTICIPATE. MEMBERS OF THE PUBLIC MAY ATTEND THE MEETING VIA TELEPHONE BY CALLING **(877) 568-4106** AND ENTERING **ACCESS CODE 717-640-045** TO LISTEN TO THE MEETING AND/OR PROVIDE COMMENT DURING THE PUBLIC COMMENT PORTION OF THE AGENDA. MEMBERS OF THE PUBLIC MAY ACCESS THE AGENDA AT [WWW.SEABROOKTX.GOV/AGENDACENTER](http://WWW.SEABROOKTX.GOV/AGENDACENTER) TO VIEW AGENDA AND ATTACHMENTS.

**THOSE PERSONS WISHING TO SPEAK DURING THE PUBLIC COMMENTS PORTION OF THE AGENDA MUST REGISTER NO LATER THAN 1:00 P.M. ON THURSDAY, NOVEMBER 19, BY SENDING AN EMAIL TO [PPATEL@SEABROOKTX.GOV](mailto:PPATEL@SEABROOKTX.GOV) AND PROVIDING YOUR NAME, ADDRESS, AND PHONE NUMBER.**

**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. Names of those registered to speak will be called in the order in which they registered. When your name is called, please state your name and address clearly before making your comments. Thank You.

**2. SPECIFIC PUBLIC HEARINGS**

**2.1 Conduct a Public Hearing on a request to amend the code of the City of Seabrook Appendix A, Comprehensive Zoning, Article 3, "Establishment of Zoning Districts and Associated Regulations", Section 3.15 "Comprehensive Land Use Regulation Matrix", by adding "Seasonal Christmas Tree Sales" as an allowable use within a "SH 146 Main Commercial District" (146-M) Zoning District.**

**Applicant:** Rushi Patel, OMKAR Group Seabrook, LP, 6515 Broadway Street, Pearland, TX 77581

**ATTACHMENT 1:** AGENDA BRIEFING AND ZONING CHANGE REQUEST

3. NEW BUSINESS

**3.1** Consider and take all appropriate action on a request to amend the code of the City of Seabrook Appendix A, Comprehensive Zoning, Article 3, "Establishment of Zoning Districts and Associated Regulations", Section 3.15 "Comprehensive Land Use Regulation Matrix", by adding "Seasonal Christmas Tree Sales" as an allowable use within a "SH 146 Main Commercial District" (146-M) Zoning District.

4. ROUTINE BUSINESS

**4.1** Approve the minutes from the October 15, 2020 P&Z Teleconference Meeting.

**ATTACHMENT 2:** OCTOBER 15, 2020 MINUTES

**4.2** Approve the minutes from the November 12, 2020 JOINT Teleconference Meeting.

**ATTACHMENT 3:** NOVEMBER 12, 2020 JOINT MEETING MINUTES

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

**ATTACHMENT 4:** TXDOT UPDATE

**4.4** 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 5:** DIRECTORS REPORT

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

**ATTACHMENT 6:** 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, November 16, 2020 and that it will remain posted until the meeting has ended.

Pat Patel,  
Administrative Assistant