



**NOTICE OF MEETING
PLANNING AND ZONING COMMISSION
THURSDAY, MAY 20, 2021 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, MAY 20, 2021 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 281-291-5663 OR CITYSEC@SEABROOKTX.GOV FOR FURTHER INFORMATION.

THIS MEETING WILL 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 BY CLICKING THE FOLLOWING WEB LINK: <https://global.gotomeeting.com/join/717640045> OR 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.

THOSE PERSONS WISHING TO SPEAK DURING THE PUBLIC COMMENTS PORTION OF THE AGENDA MUST REGISTER NO LATER THAN 1:00 P.M. ON THURSDAY, MAY 13, 2021, BY SENDING AN EMAIL TO PPATEL@SEABROOKTX.GOV AND PROVIDING YOUR NAME, ADDRESS AND PHONE NUMBER.

MEMBERS OF THE PUBLIC MAY ACCESS THE AGENDA AND ATTACHMENTS ONLINE AT WWW.SEABROOKTX.GOV/AGENDACENTER.

1. PUBLIC COMMENTS AND ANNOUNCEMENTS

1.0 *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 for the Ellis Cove Subdivision Preliminary Plat.

Applicant: Matthew Sigmon, 6935 Overlook Hill Lane, Sugar Land, TX 77479

Owner: 007 Repsdorph LLC, 1111 E. Jericho Turn Pike 2nd Floor, Mineola, NY 11501

Legal Description:

A TRACT OR PARCEL OF LAND CONTAINING 12.9419 ACRES BEING ALL OF TWO TRACTS: MONROE SCOTT 8.4100 ACRE TRACT DESCRIBED IN CLERKS FILE NO. Z-192596 OF THE OFFICE OF OFFICIAL REAL PROPERTY RECORDS OF HARRIS COUNTY AND A CERTAIN 4.5250 ACRE TRACT CONVEYED TO PELICAN NEST, LP RECORDED IN CLERKS FILE NO. Z-191754 OF THE OFFICE OF OFFICIAL REAL PROPERTY RECORDS OF HARRIS COUNTY BEING OUT OF AND A PART OF THE REPSDORPH PARTITION SUBDIVISION AS DELINEATED ON MAP OR PLAT RECORDED IN VOLUME 18, PAGE 63 OF THE MAP RECORDS OF HARRIS COUNTY IN RITSON MORRIS SURVEY, ABSTRACT 52 IN HARRIS COUNTY, TEXAS.

Location: This property is located east of Repsdorph Drive, south of Moss Court, west of Guibeau Lane, and north of Curlew Circle.

ATTACHMENT 1: [AGENDA BRIEFING AND REQUEST](#)

3. NEW BUSINESS

3.1 Consider and take all appropriate action on a request for approval for the Ellis Cove Subdivision Preliminary Plat.

3.2 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.

ATTACHMENT 2: [ZONING CHANGE REQUEST](#)

3.3 Consider and take all appropriate action on a request for an amendment to Appendix A, "Comprehensive Zoning," Article 3. "Establishment of Zoning Districts and Associated Regulations." by modifying Sections 3.03.13, 3.04.11, 3.05.11, 3.06.13, 3.07.13, 3.08.13, 3.09.12, 3.10.13, 3.11.10, 3.12.03 (H), and 3.13.13 all Titled "Supplementary Regulations", by creating a prohibition against the use of "Hazardous Materials" as a construction method of a fence; to include, but not limited to the prohibition of Barbed Wire, Concertina Wire, Razor Wire, Electrically Charged Wire, and the use of Glass or other Sharp Objects.

ATTACHMENT 3: [AGENDA BRIEFING & AMENDMENT REQUEST](#)

4. ROUTINE BUSINESS

4.1 Approve the minutes from the March 18, 2021 Regular P&Z teleconference meeting.

ATTACHMENT 4: [MARCH 18, 2021 MINUTES](#)

4.2 Report from the Director of Planning and Community Development on status update of City projects.

ATTACHMENT 5: [CITY PROJECTS](#)

4.3 Update on Livable Centers Study.

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 6: [DIRECTORS REPORT](#)

4.5 Establish future agenda items and meeting dates.

ATTACHMENT 7: 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, May 17, 2021 and that it will remain posted until the meeting has ended.

Pat Patel,
EDC/Community Development Coordinator