



**NOTICE OF MEETING  
PLANNING AND ZONING COMMISSION  
THURSDAY, AUGUST 15, 2019 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, AUGUST 15, 2019 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 a Conditional Use Permit to establish a "Recreational Vehicle Sales Use" at 2814 Bayport Blvd., 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: Steve John - Seabrook RV

Legal Description: 2814 Bayport Blvd., Seabrook, TX 77586, TRS 16D & 16G Savings and Loan Company.

Location: This property is located north of East Meyer Avenue, and east of Bayport Blvd.

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

**2.2** Discussion, consideration and possible action concerning adding "Restaurant-Fast Food" to Article 3, "Establishment of Zoning Districts and Associated Regulations", Section 3.15 "Comprehensive Land Use Regulation Matrix".

**ATTACHMENT 2:** PUBLIC HEARING NOTICE AND AGENDA BRIEFING

**2.3** Request for text changes to Appendix A. "Comprehensive Zoning", Article 3. "Establishment of Zoning Districts and Associated Regulations", Section 3.09 "SH 146 South Commercial District (146S)", Section 3.09.13 "Architectural Standards".

**ATTACHMENT 3:** PUBLIC HEARING NOTICE AND AGENDA BRIEFING

**2.4** Request for text changes to Appendix A. "Comprehensive Zoning", Article 3. "Establishment of Zoning Districts and Associated Regulations", Section 3.16 "SH 146 Main Commercial District (146M)", Section 3.16.13 "Architectural Standards".

**ATTACHMENT 4:** PUBLIC HEARING NOTICE AND AGENDA BRIEFING

3. NEW BUSINESS

**3.1** Consider and take all appropriate action on the request for a Conditional Use Permit to establish a "Recreational Vehicle Sales Use" at 2814 Bayport Blvd., as per the Seabrook City Code, Appendix A, "Comprehensive Zoning", Article 4, "Special Use Regulations", Section 4.11, "Conditional use permit criteria and procedures".

**3.2** Discussion, consideration and possible action concerning adding "Restaurant-Fast Food" to Article 3, "Establishment of Zoning Districts and Associated Regulations", Section 3.15 "Comprehensive Land Use Regulation Matrix".

**3.3** Consider and take all appropriate action on the request for text changes to Appendix A. "Comprehensive Zoning", Article 3. "Establishment of Zoning Districts and Associated Regulations", Section 3.09 "SH 146 South Commercial District (146S)", Section 3.09.13 "Architectural Standards".

**3.4** Consider and take all appropriate action on the request for text changes to Appendix A. "Comprehensive Zoning", Article 3. "Establishment of Zoning Districts and Associated Regulations", Section 3.16 "SH 146 Main Commercial District (146M)", Section 3.16.13 "Architectural Standards".

4. ROUTINE BUSINESS

**4.1** Approve the minutes from the July 18, 2019 Regular P&Z Meeting.

**ATTACHMENT 5:** JULY 18, 2019 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 6:** DIRECTORS REPORT

**4.4** 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, August 12, 2019 and that it will remain posted until the meeting has ended.

Pat Patel,  
Administrative Assistant