



**PLANNING AND ZONING COMMISSION
NOTICE OF REGULAR MEETING
THURSDAY, SEPTEMBER 16, 2021 AT 6:00 P.M.**

For city information visit www.seabrooktx.gov

For SH 146 updates visit www.sh146.com

NOTICE IS HEREBY GIVEN THAT THE SEABROOK PLANNING AND ZONING COMMISSION WILL MEET ON **THURSDAY, SEPTEMBER 16, 2021 AT 6:00 PM** IN THE CITY HALL COUNCIL CHAMBERS, 1700 1ST STREET, 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.

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.

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

1.0 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.

2.0 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 1, "IN GENERAL" SECTION 1.10 "DEFINITIONS", BY CREATING DEFINITIONS FOR "SMALL-SIZE MUSIC VENUE", "MID-SIZE MUSIC VENUE", AND "LARGE-SIZE MUSIC VENUE"; AND CONSIDER AMENDING 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 "SMALL-SIZE MUSIC VENUE", "MID-SIZE MUSIC VENUE", AND "LARGE-SIZE MUSIC VENUE" TO TABLE 3-A "USES PERMITTED BY RIGHT AND CONDITIONAL USES", DETERMINING PERMITTED USE BY CONDITION OR BY RIGHT WITHIN THE "LAND USE ACTIVITY"; AND CONSIDER AMENDING THE CODE OF THE CITY OF SEABROOK APPENDIX A, "COMPREHENSIVE ZONING", ARTICLE 5, "OFF-STREET PARKING, LOADING, INGRESS, AND EGRESS", SECTION 5.04 "COMPREHENSIVE PARKING REGULATION MATRIX", TABLE 5-C "REQUIRED PARKING SPACES BY LAND USE CATEGORY" BY ADDING "SMALL-SIZE MUSIC VENUE", "MID-SIZE MUSIC VENUE", AND "LARGE-SIZE MUSIC VENUE", AND CREATING NEW ASSOCIATED PARKING REGULATIONS.

ATTACHMENT 1: [Agenda briefing and request](#)

2.2 Conduct a Public Hearing on a request for the Final Plat of Attaway Estates.

Purpose of the Final Plat: To Create 1 Lot

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

Owner: Otis F. Attaway and Amanda F. Attaway, 1933 Waterford Way, Seabrook, Texas 77586

Legal Description: Being a 0.2869-acre (12,500 square feet) parcel of land located in the Ritson Morris League, Abstract No. 52 Harris County, Texas, and being Lots Four (4) and Five (5) in Block Fifty-Three (53) of Seabrook, a Subdivision in Harris County Texas, according to the map or plat thereof recorded in Volume 1, Page 50 of the Map Records of Harris County, Texas. (M.R.H.C.).

Location: This property is located immediately west of Grunewald Avenue, north of Fifth Street, and east of Staples Avenue.

ATTACHMENT 2: [Agenda briefing and request](#)

2.3 Conduct a Public Hearing on a request for the Replat of Lakeside Shopping Center Replat NO 1.

Purpose of the Final Plat: To Create 2 Lots

Applicant: Donna Eckels, PRO-SURV, P.O. Box 1366, Friendswood, TX 77549

Owner: MADA Properties LP, 6 Waterford Oaks Lane, Kemah, Texas 77565

Legal Description: Being a 7.87 acre (342,737.85 square feet) parcel of land located in the Ritson Morris League, Abstract No. 52 Harris County, Texas, and being Lot One (1) Block One (1) of Lakeside Shopping Center, a Subdivision in Harris County Texas, according to the map or plat thereof recorded in Film Code NO. 570071 of the Map Records of Harris County, Texas. (M.R.H.C.).

Location: This property is located immediately north of NASA Road 1, east of Elam Road, and south of Larrabee Street.

ATTACHMENT 3: [Agenda briefing and request](#)

3.0 NEW BUSINESS

3.1 Consider and take all appropriate action on the REQUEST TO AMEND THE CODE OF THE CITY OF SEABROOK APPENDIX A, "COMPREHENSIVE ZONING", ARTICLE 1, "IN GENERAL" SECTION 1.10 "DEFINITIONS", BY CREATING DEFINITIONS FOR "SMALL-SIZE MUSIC VENUE", "MID-SIZE MUSIC VENUE", AND "LARGE-SIZE MUSIC VENUE"; AND CONSIDER AMENDING 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 "SMALL-SIZE MUSIC VENUE", "MID-SIZE MUSIC VENUE", AND "LARGE-SIZE MUSIC VENUE" TO TABLE 3-A "USES PERMITTED BY RIGHT AND CONDITIONAL USES", DETERMINING PERMITTED USE BY CONDITION OR BY RIGHT WITHIN THE "LAND USE ACTIVITY"; AND CONSIDER AMENDING THE CODE OF THE CITY OF SEABROOK APPENDIX A, "COMPREHENSIVE ZONING", ARTICLE 5, "OFF-STREET PARKING, LOADING, INGRESS, AND EGRESS", SECTION 5.04 "COMPREHENSIVE PARKING REGULATION MATRIX", TABLE 5-C "REQUIRED PARKING SPACES BY LAND USE CATEGORY" BY ADDING "SMALL-SIZE MUSIC VENUE", "MID-SIZE MUSIC VENUE", AND "LARGE-SIZE MUSIC VENUE", AND CREATING NEW ASSOCIATED PARKING REGULATIONS.

- 3.2 Consider and take all appropriate action on the request for the Final Plat of Attaway Estates.
 - 3.3 Consider and take all appropriate action on the request for the Replat of Lakeside Shopping Center Replat NO. 1.
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4.0 ROUTINE BUSINESS

- 4.1 Approve the minutes from the August 19, 2021 regular P&Z meeting.

ATTACHMENT 4: [August 19, 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, September 13, 2021 and that it will remain posted until the meeting has ended.

Pat Patel

Pat Patel,
Administrative Assistant