



**NOTICE OF MEETING
PLANNING AND ZONING COMMISSION
THURSDAY, SEPTEMBER 19, 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, SEPTEMBER 19, 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. DISCUSSION

2.1 Discussion on recently passed and adopted legislation regarding the Texas Open Meetings and Public Information Acts. (Lenio)

3. SPECIFIC PUBLIC HEARINGS

3.1 Request to change the zoning classification of land described below from the current classification of R-2 (Single-Family Detached Residential (Small Lots) to 146-M (SH 146 Main Commercial District).

Owner: Jason Morman, P.O. Box 188, Seabrook, TX 77586

Legal Description: Seabrook Island, Section 4, Reserve C, being a 10.3586 Acre Tract situated in Abstract 52 in the Ritson Morris Survey, Harris County Texas. This property is located east of Palm Bay Circle, south of Scenic Shore Drive, and immediately west of State Highway 146.

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

3.2 Request for approval for the Oak Alley Estates Subdivision Preliminary Plat.

Applicant: Dale L. Hardy, RPLS, 200 Houston Avenue, Suite B, League City, TX 77573

Owner: Stampley Enterprises, LLC, 4104 NASA Parkway, Seabrook, TX 77586

Legal Description: All of that certain 2.53 acre (110,058 Square Feet) tract of land, situated in the Ritson Morris Survey, Abstract Number 52, City of Seabrook, Harris County, Texas, more particularly described as a part of Tract Twenty-six (26), and all of Tract Twenty-seven (27), of the Savings & Loan Company's Subdivision, according to the map or plat thereof recorded in Volume 3, Page 71 of the Harris County Map Records; same being all of those tracts of land conveyed to Stampley Enterprises LLC, as found of record under Clerk's File Numbers RP-2018-319237, RP-2018-379392 and RP-2019-4151 in the Official Public Records of Harris County, Texas.

Location: This property is located north of E. Meyer Avenue, west of N. Meyer Avenue and east of Lake Mija.

ATTACHMENT 2: [PUBLIC HEARING NOTICE AND AGENDA BRIEFING](#)

3.3 Conduct a Public Hearing on a request to amend the Code of Ordinance of the City of Seabrook, Appendix A, "Comprehensive Zoning", Article 5, "Off-Street Parking, Loading, Ingress and Egress", Section 5.05 "Comprehensive Parking Regulation Matrix", Table 5-C "Required Parking Spaces by Land Use Category" by adding "Restaurant-Fast Food" and creating new associated regulations.

ATTACHMENT 3: [PUBLIC HEARING NOTICE AND AGENDA BRIEFING](#)

3.4 Conduct a Public Hearing on a request to amend the Code of Ordinance of the City of Seabrook, Appendix A, "Comprehensive Zoning", Article 5, "Off-Street Parking, Loading, Ingress and Egress", Section 5.05 "Comprehensive Parking Regulation Matrix", Table 5-C "Required Parking Spaces by Land Use Category" by creating new associated regulations for a "Restaurant" Use.

ATTACHMENT 4: [PUBLIC HEARING NOTICE AND AGENDA BRIEFING](#)

3.5 Conduct a Public Hearing on a request to amend the Code of Ordinance of the City of Seabrook, Appendix A, "Comprehensive Zoning", Article 1, "In General", Section 1.10 "Definitions", by creating a definition for "Restaurant-Fast Food".

ATTACHMENT 5: [PUBLIC HEARING NOTICE AND AGENDA BRIEFING](#)

3.6 Conduct a Public Hearing on a request to amend the Code of Ordinance of the City of Seabrook, Appendix A, "Comprehensive Zoning", Article 1, "In General", Section 1.10 "Definitions", by creating a new definition for "Restaurant means".

ATTACHMENT 6: [PUBLIC HEARING NOTICE AND AGENDA BRIEFING](#)

4. NEW BUSINESS

4.1 Consider and take all appropriate action on the Request to change the zoning classification of land described below from the current classification of R-2 (Single-Family Detached Residential (Small Lots) to 146-M (SH 146 Main Commercial District).

4.2 Consider and take all appropriate action on the Request for approval for the Oak Alley Estates Subdivision Preliminary Plat.

4.3 Consider and take all appropriate action on the request to amend the Code of Ordinance of the City of Seabrook, Appendix A, "Comprehensive Zoning", Article 5, "Off-Street Parking, Loading, Ingress and Egress", Section 5.05 "Comprehensive Parking Regulation Matrix", Table 5-C "Required Parking Spaces by Land Use Category" by adding "Restaurant-Fast Food" and creating new associated

regulations.

4.4 Consider and take all appropriate action on the request to amend the Code of Ordinance of the City of Seabrook, Appendix A, "Comprehensive Zoning", Article 5, "Off-Street Parking, Loading, Ingress and Egress", Section 5.05 "Comprehensive Parking Regulation Matrix", Table 5-C "Required Parking Spaces by Land Use Category" by creating new associated regulations for a "Restaurant" Use.

4.5 Consider and take all appropriate action on the request to amend the Code of Ordinance of the City of Seabrook, Appendix A, "Comprehensive Zoning", Article 1, "In General", Section 1.10 "Definitions", by creating a definition for "Restaurant-Fast Food".

4.6 Consider and take all appropriate action on the request to amend the Code of Ordinance of the City of Seabrook, Appendix A, "Comprehensive Zoning", Article 1, "In General", Section 1.10 "Definitions", by creating a new definition for "Restaurant means".

5. ROUTINE BUSINESS

5.1 Approve the minutes from the August 15, 2019 Regular P&Z Meeting.

ATTACHMENT 7: [AUGUST 15, 2019 MINUTES](#)

5.2 Update on the expansion of Hwy. 146.

5.3 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 8: [DIRECTORS REPORT](#)

5.4 Establish future agenda items and meeting dates.

ATTACHMENT 9: [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 16, 2019 and that it will remain posted until the meeting has ended.

Pat Patel,
Administrative Assistant