



**NOTICE OF MEETING
PLANNING AND ZONING COMMISSION
THURSDAY, NOVEMBER 21, 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, NOVEMBER 21, 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 Conduct a Public Hearing on a request for approval for the Baywood Place, Final Plat.

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

Owner: Tim Leppard, 18101 Shady Cove, Houston, TX 77058

Legal Description: A tract or parcel of land containing 2.1331 acres of land, more or less, lying in the

Ritson Morris Survey, Abstract 52, Harris County, Texas. The purpose of this plat is to create 1 Block, 9 Lots.

Location: This property is located immediately south of Baywood Drive, east of Todville Road and north of Pine Gully Road.

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

2.2 Conduct a Public Hearing on a request for an amendment to the Seabrook City Code, Appendix A, Comprehensive Zoning, Article 3, "Establishment of Zoning Districts and Associated Regulations", Section 3.14 "Light Industrial District". By amending that district's height regulation of eighty (80') to allow for structures of up to one hundred twenty (120') in height.

ATTACHMENT 2: PUBLIC HEARING NOTICE & AGENDA BRIEFING

2.3 Conduct a Public Hearing on a request to add "Restaurant-Full Service" to Article 3, "Establishment of Zoning Districts and Associated Regulations", Section 3.15 "Comprehensive Land Use Regulation Matrix".

ATTACHMENT 3: PUBLIC HEARING NOTICE & AGENDA BRIEFING

3. NEW BUSINESS

3.1 Consider and take all appropriate action on a request for approval for the Baywood Place, Final Plat.

3.2 Consider and take all appropriate action on a request for an amendment to the Seabrook City Code, Appendix A, Comprehensive Zoning, Article 3, "Establishment of Zoning Districts and Associated Regulations", Section 3.14 "Light Industrial District". By amending that district's height regulation of eighty (80') to allow for structures of up to one hundred twenty (120') in height.

3.3 Consider and take all appropriate action on a request to add "Restaurant-Full Service" to Article 3, "Establishment of Zoning Districts and Associated Regulations", Section 3.15 "Comprehensive Land Use Regulation Matrix".

4. ROUTINE BUSINESS

4.1 Approve the minutes from the October 17, 2019 Regular P&Z Meeting.

ATTACHMENT 4: OCTOBER 17, 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 5: DIRECTORS REPORT

4.4 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 18, 2019 and that it will remain posted until the meeting has ended.

Pat Patel,
Administrative Assistant