



**NOTICE OF MEETING
PLANNING AND ZONING COMMISSION
THURSDAY, JANUARY 16, 2020 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, JANUARY 16, 2020 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 for a Conditional Use Permit to establish a "Bar" at 2900 E. NASA Parkway, suite 250 as per the Seabrook City Code, Appendix A, Comprehensive Zoning, Article 4, "Special Use Regulations", Section 4.11, "Conditional use permit criteria and procedures".

AN ORDINANCE AMENDING THE SEABROOK CITY CODE, APPENDIX A, COMPREHENSIVE ZONING, ARTICLE 13, "TEMPORARY AND NONTEXT CHANGES", SECTION 13.03, BY ADDING A NEW PARAGRAPH (26) GRANTING A CONDITIONAL USE PERMIT FOR A "BAR" TO BE LOCATED AT 2900 E. NASA PARKWAY, SUITE 250, WITHIN THE C-2 (COMMERCIAL - MEDIUM) ZONING

DISTRICT AND ESTABLISHING ANY APPLICABLE CONDITIONS FOR THE OPERATION OF THE BUSINESS IN ACCORDANCE WITH LAW; PROVIDING A PENALTY IN AN AMOUNT OF NOT TO EXCEED \$2,000.00 FOR VIOLATION OF ANY PROVISIONS HEREOF BY INCLUSION INTO THE CODE; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES INCONSISTENT OR IN CONFLICT HEREWITH; AND PROVIDING FOR SEVERABILITY AND PROVIDING FOR AN EFFECTIVE DATE.

ATTACHMENT 1: PUBLIC HEARING NOTICE

3.2 Request for a Conditional Use Permit to establish an "Open Air Market" at 902 Hardesty Avenue as per the Seabrook City Code, Appendix A, Comprehensive Zoning, Article 4, "Special Use Regulations", Section 4.11, "Conditional use permit criteria and procedures".

AN ORDINANCE AMENDING THE SEABROOK CITY CODE, APPENDIX A, COMPREHENSIVE ZONING, ARTICLE 13, "TEMPORARY AND NONTEXT CHANGES", SECTION 13.03, BY ADDING A NEW PARAGRAPH (27) GRANTING A CONDITIONAL USE PERMIT FOR AN "OPEN AIR MARKET" TO BE LOCATED AT 902 HARDESTY AVENUE, WITHIN THE OS (OLD SEABROOK) ZONING DISTRICT AND ESTABLISHING ANY APPLICABLE CONDITIONS FOR THE OPERATION OF THE BUSINESS IN ACCORDANCE WITH LAW; PROVIDING A PENALTY IN AN AMOUNT OF NOT TO EXCEED \$2,000.00 FOR VIOLATION OF ANY PROVISIONS HEREOF BY INCLUSION INTO THE CODE; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES INCONSISTENT OR IN CONFLICT HEREWITH; AND PROVIDING FOR SEVERABILITY AND PROVIDING FOR AN EFFECTIVE DATE.

ATTACHMENT 2: PUBLIC HEARING NOTICE

4. NEW BUSINESS

4.1 Consider and take all appropriate action on a request for a Conditional Use Permit to establish a "Bar" at 2900 E. NASA Parkway, suite 250 as per the Seabrook City Code, Appendix A, Comprehensive Zoning, Article 4, "Special Use Regulations", Section 4.11, "Conditional use permit criteria and procedures".

4.2 Consider and take all appropriate action on a request for a Conditional Use Permit to establish an "Open Air Market" at 902 Hardesty Avenue as per the Seabrook City Code, Appendix A, Comprehensive Zoning, Article 4, "Special Use Regulations", Section 4.11, "Conditional use permit criteria and procedures".

5. ROUTINE BUSINESS

5.1 Approve the minutes from the December 19, 2019 Regular P&Z Meeting.

ATTACHMENT 3: DECEMBER 19, 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 4: DIRECTORS REPORT

5.4 Establish future agenda items and meeting dates.

ATTACHMENT 5: 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, January 13, 2020 and that it will remain posted until the meeting has ended.

Pat Patel,
Administrative Assistant