



**NOTICE OF MEETING  
PLANNING AND ZONING COMMISSION  
THURSDAY, JUNE 17, 2021 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, JUNE 17, 2021 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 281-291-5663 OR [CITYSEC@SEABROOKTX.GOV](mailto:CITYSEC@SEABROOKTX.GOV) FOR FURTHER INFORMATION.

THIS MEETING WILL BE OPEN TO THE PUBLIC VIA REMOTE ACCESS THAT ALLOWS FOR TWO-WAY COMMUNICATIONS FOR THOSE DESIRING TO PARTICIPATE. MEMBERS OF THE PUBLIC MAY ATTEND THE MEETING BY CLICKING THE FOLLOWING WEB LINK: <https://global.gotomeeting.com/join/717640045> OR BY CALLING (877) 568-4106 AND ENTERING ACCESS CODE 717-640-045 TO LISTEN TO THE MEETING AND/OR PROVIDE COMMENT DURING THE PUBLIC COMMENT PORTION OF THE AGENDA.

THOSE PERSONS WISHING TO SPEAK DURING THE PUBLIC COMMENTS PORTION OF THE AGENDA MUST REGISTER NO LATER THAN 1:00 P.M. ON THURSDAY, JUNE 17, 2021, BY SENDING AN EMAIL TO [PPATEL@SEABROOKTX.GOV](mailto:PPATEL@SEABROOKTX.GOV) AND PROVIDING YOUR NAME, ADDRESS AND PHONE NUMBER.

MEMBERS OF THE PUBLIC MAY ACCESS THE AGENDA AND ATTACHMENTS ONLINE AT [WWW.SEABROOKTX.GOV/AGENDACENTER](http://WWW.SEABROOKTX.GOV/AGENDACENTER).

**1. PUBLIC COMMENTS AND ANNOUNCEMENTS**

**1.0** *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. NEW BUSINESS**

**2.1** Consider and take all appropriate action on a request to amend 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 "Seasonal Christmas Tree Sales" as an allowable use within a "SH 146 Main Commercial District" (146-M), "C-2 Medium Commercial" (C-2), "WAD Waterfront Activity District" (WAD), and "MMU Marine Oriented Mixed Use District" (MMU); and amending Appendix A, Comprehensive Zoning, Article 4, "Special Use Regulations, by creating special use regulations as it relates to Seasonal Christmas Tree Sales.

**ATTACHMENT 1:** AGENDA BRIEFING & PRESENTATION

**2.2** Consider and take all appropriate action on a request for an amendment to Appendix A, "Comprehensive Zoning", Article III. "Establishment of Zoning Districts and Associated Regulations", by revising Sections 3.02.13, ("R-LD"), 3.03.13, ("R-1"), 3.04.11, ("R-2"), all under the Subtitle "Supplementary Regulations", to such sections, to create prohibition of the use of hazardous materials; to include, but not limited to the prohibition of Barbed Wire, Concertina Wire, Razor Wire, Electrically Charged Wire, and the use of Glass or other Sharp Objects.

**ATTACHMENT 2:** AGENDA BRIEFING & PRESENTATION

**2.3** Discussion and review of the Planning & Zoning goals for fiscal year 2021-2022 per the Comprehensive Master Plan, and in preparation for the June 24<sup>th</sup> Joint Goal Setting Session with City Council and Economic Development.

**ATTACHMENT 3:** GOALS PRESENTATION

### 3. ROUTINE BUSINESS

**3.1** Approve the minutes from the May 20, 2021 regular P&Z meeting.

**ATTACHMENT 4:** MAY 20, 2021 MINUTES

**3.2** Report from the Director of Planning and Community Development on status update of City projects.

**ATTACHMENT 5:** CITY PROJECTS

**3.3** Update on Livable Centers Study.

**3.4** 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

**3.5** 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, June 14, 2021 and that it will remain posted until the meeting has ended.

Pat Patel,  
EDC/Community Development Coordinator