

The Seabrook Planning and Zoning Commission met on Thursday, August 16, 2018 at 7:00 PM in regular session at Seabrook City Hall, 1700 First Street, Seabrook, Texas to consider and if appropriate, take action on the agenda items listed below:

THOSE PRESENT WERE:

GARY RENOLA	CHAIRMAN
DODIE MILLER	VICE CHAIRMAN
ROSEBUD CARADEC	MEMBER
MIKE DEHART (exc. absence)	MEMBER
TRACIE SOICH	MEMBER
GREG AGUILAR	MEMBER
DARRELL PICHA	MEMBER
SEAN LANDIS	DIRECTOR OF COMMUNITY DEVELOPMENT
STEVE WEATHERED	CITY ATTORNEY
PAT PATEL	ADMINISTRATIVE ASSISTANT

Chairman Gary Renola called the meeting to order at 7:00 p.m. and stated there was a quorum present.

1.0 PUBLIC COMMENTS AND ANNOUNCEMENTS

There were none.

2.0 SPECIFIC PUBLIC HEARINGS

2.1 Request for a conditional use permit to establish a "Private Club" at 2100 NASA Parkway, suite 101 as per the Seabrook City Code, Appendix A, Comprehensive Zoning, Article 4, "Special Use Regulations", Section 4.11, "Conditional use permit criteria and procedures".

Chairman Renola opened the public hearing at 7:01p.m.

There was a presentation made by Thomas Phillips, general partner/founder of Salty Dog Social Club. Mr. Phillips explained to the board that the Salty Dog Social Club is a private membership only club and they were interested in leasing a facility located at 2100 E. NASA Parkway.

Their business model was to charge their members a \$15 daily membership fee and a hourly \$5 club access fee. Members would then get to enjoy a broad menu of entertainment activities such as karaoke, arcade games, virtual reality games, billiards, card games like poker, canasta, and bridge...etc.), and explained that none of their activities would create unusually loud noises. This would not be considered gambling since by law, it's considered private and they wouldn't be pulling rake.

There would be no alcohol served at their club, however people would be allowed to bring their own liquor (BYOB). Their anticipated hours of operation would be conducted 7 days a week

between the hours of 12 p.m. and 2 a.m and this could expand depending on demand. They would have private security at the premises as well. They went on to explain that they would police their hourly rate by pre-charging peoples' credit cards as they came thru the door and this would be a pay-as-you-go type activity.

Their ultimate goal was to provide a safe and friendly venue where people could come together and enjoy their favorite games, in a comfortable and relaxed setting while meeting and creating new friendships. They loved Seabrook and loved the location on NASA Road and the amount of traffic that flowed thru which provided an opportunity for them. Their main competition was Mint Poker located in Webster, therefore they would not be hurting any of the local businesses here in Seabrook. They proposed to hire at least 50 employees within 6 months with an average annual salary of \$30,000 and invest over \$100,000 in improvements to a long term lease.

Their main request tonight was to get a Conditional Use Permit to establish their club.

Planning & Zoning board members voiced their concerns over: (1) the number of limited parking spaces available at the 2100 NASA Parkway location, (2) whether this type of business was considered as gambling versus gaming, (3) the effects of alcohol if ever served in the future, (4) and the concerns for the businesses and residents currently located nearby & within the facility.

Chairman Renola then asked any members of the public to speak. Speaker Steve Wilson from Lakeside Landing explained that the private club concept sounded like a pool hall and was concerned about his young kids. He stated that he looked forward to the board considering the interests of everyone.

Chairman Renola closed the public hearing at 7:40p.m.

3.0 NEW BUSINESS – The Commission will discuss, consider, and if appropriate, take action on the items listed below.

3.1 Consider and take all appropriate action on a request for a conditional use permit to establish a "Private Club" at 2100 NASA Parkway, suite 101 as per the Seabrook City Code, Appendix A, Comprehensive Zoning, Article 4, "Special Use Regulations", Section 4.11, "Conditional use permit criteria and procedures". (Landis)

Motion made by Rosebud Caradec and Seconded by Darrell Picha

To approve the Conditional Use Permit to establish a "Private Club" at 2100 NASA Parkway, suite 101.

Motion made by Tracie Soich and Seconded by Rosebud Caradec

To go into executive session per government code 551.071 to discuss legal issues with the City Attorney.

The P&Z board went into executive session at 7:42 p.m.

The P&Z board reconvened at 8:01p.m.

The P&Z board discussed the motion for approval. Board members explained that the use for the building does not conform to a C-2 for a private club. They were concerned that the businesses currently in the facility may not like this type of business. They explained that this may not be suitable for young kids and the potential to go bad is high in this type of business. If they decided to move forward then they would need certain kinds of conditions, therefore in order to protect the interests of the City, the need to develop conditions would be high.

The P&Z board voted on the motion to approve the Conditional Use Permit.

Ayes – none

Nays – all

MOTION FAILS BY UNANIMOUS CONSENT

4.0 ROUTINE BUSINESS

4.1 Approve the minutes from the July 19, 2018 Planning & Zoning Commission meeting.

Motion made by Rosebud Caradec and Seconded by Dodie Miller

To approve the minutes as presented.

MOTION CARRIED BY UNANIMOUS CONSENT

4.2 Update on the expansion of Hwy. 146.

Sean Landis gave a brief report.

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.

Sean Landis gave a brief report.

4.4 Establish future agenda items and meeting dates.

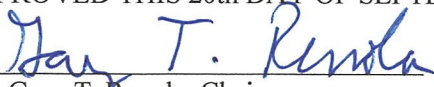
- Next P&Z meeting will be Thursday, September 20, 2018
- Agenda item: Consider & possible action to add an allowance to the land use matrix for a Tattoo Parlor as a Conditional Use.
- Agenda item: Review of preliminary plat of Lake Mija Village, Section 2, Bayway Homes

Motion was made by Dodie Miller and seconded by Tracie Soich.

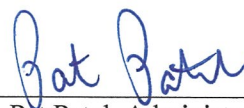
To adjourn the August 16, 2018 Planning & Zoning meeting.

Having no further business, the meeting adjourned at 8:17p.m.

APPROVED THIS 20th DAY OF SEPTEMBER, 2018.



Gary T. Renola, Chairman



Pat Patel, Administrative Assistant