

The Seabrook Planning and Zoning Commission met on Thursday, September 20, 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	MEMBER
TRACIE SOICH (exc. absence)	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

Marci Kartz, from Galveston, wanted to speak on behalf of Mr. Greg Votaw's tattoo parlor business. She stated that she has known Mr. Votaw for quite awhile and that he keeps his tattoo shop very clean. She also stated that he does not take any walk-in customers and his business is by appointment only. She wanted the board to consider putting in the allowance to the land use matrix for a tattoo parlor.

Greg Votaw, owner of the Tattoo Parlor, stated that tattooing has changed for years and that he has been in the tattoo business for over 20 years. He stated that tattooing is a much more popular and mainstream thing now. There is no longer a stigma attached to tattooing. He has never received any negative comments on his tattoos and that his current business location is ideal because his clients come from all over and this location is a central location for his customer database. Mr. Votaw also stated that tattoo machines are much safer and cleaner now and much more hi-tech. He explained that he has a wide variety of clients including judges, attorneys, and police and that tattooing has changed quite a bit in the last 10 years.

Stephen Bishop, Seabrook resident, stated that he has also been in the tattoo industry since the late 80s to 90s. He stated that tattooing has evolved and is much more popular now and is widely accepted. He stated that tattooing compared to hair salons, massage parlors, nail manicure/pedicure places, that tattooing is the only one regulated by the Texas Dept. of Health, therefore the standard is very high for a tattoo studio. Mr. Bishop stated that Mr. Votaw, the owner of the tattoo parlor, is a professional and a philanthropist whose business also contributes to the community via Tattoos for Toys around Christmas time. He stated that Mr. Votaw lives in Seabrook, owns a home in Seabrook, and also has a business in Seabrook therefore contributing to the City of Seabrook.

Mike Jannasah, from Surfside Beach, Texas, stated that he met Mr. Votaw in Galveston when he used to have a shop there in Galveston and that Mr. Votaw is a super good guy. He stated that Mr. Votaw was doing the Tattoos For Tots each Christmas time and that he is good at what he does.

2.0 SPECIFIC PUBLIC HEARINGS

2.1 Request for approval of the Lake Mija Village, Section 2 Preliminary Plat.

Chairman Gary Renola opened the public hearing at 7:13 p.m.

Community Development Director, Sean Landis, stated that the applicant Sunset Development, Inc. is requesting for approval a Preliminary Plat titled "Lake Mija Village, Section 2" a subdivision of 11.5924 acres of land consisting of 33 lots and 2 blocks. Mr. Landis stated that the existing use for this property is a residential single-family detached (R-1) zoned. The property is a tract of land containing 11.5924 acres (504,967 square feet) in the Ritson Morris Survey, Abstract 52, also being a partial amendment of Lots 17, 19 and 20 in block 2, and Lots 28, 29, and 30, in Block of Lake Mija Village. The applicant is requesting to subdivide the property into 33 Lots and 2 Blocks for the purpose of developing a residential single-family detached subdivision. This property is located immediately west of Lake Mija Court and South of Red Bluff Road. Mr. Landis stated that staff reviewed the preliminary plat and finds it to be compliant with the City's Subdivision and Zoning Ordinances and recommends that the Planning and Zoning Commission approve the preliminary plat.

Mr. Renola closed the public hearing at 7:18 p.m.

2.2 Request a conditional use permit to establish a "Boat Sales Use" at 2000 Larrabee Street 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 7:19 p.m.

Community Development Director, Sean Landis, stated that Texas Marine is requesting to expand its existing business by including the property located at 2000 Larrabee Street. The property is proposed to be used to display for sale new along with used boats. The property is located north of Texas Marine existing site at 2700 NASA Parkway. The proposed site has limited commercial visibility and is located at the end of a dead end street (Larrabee Street). The properties that surround the proposed site currently have the following uses: an apartment complex to the northeast, apartment complex to the south, boat sales to the southwest, and vacant property to the northwest. Mr. Landis stated that the applicant believes their long term commitment to the local community and their current investment in the City of Seabrook provides a benefit to the local economy.

The applicant, Mr. Jerry Spiller of Texas Marine, expressed to the board that they have been in that location for over 20 years. They employ up to 20 people and have been selling 300-350 boats each year. He stated that their plan is to remove partially the fence around the property and use crushed gravel and concrete for the parking lot which is the same as currently used. There are currently no plans to put in any lighting to distract from the residential

neighborhoods. The entrance to the business would stay the same thru the existing lot. He stated they will be leasing the property for a 15year lease.

Chairman Renola closed the public hearing at 7:27 p.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 approval of the Lake Mija Village, Section 2 Preliminary Plat.

Motion made by Mike Dehart and Seconded by Darrell Picha.

To approve the request of the Lake Mija Village, Section 2 Preliminary Plat.

MOTION CARRIED BY UNANIMOUS CONSENT

3.2 Consider and take all appropriate action on a request for a conditional use permit to establish a “Boat Sales Use” at 2000 Larrabee Street as per the Seabrook City Code, Appendix A, Comprehensive Zoning, Article 4, “Special Use Regulations”, Section 4.11, “Conditional use permit criteria and procedures”.

Mr. Landis stated that there are no buffering requirements in our zoning district from an R-3 zoning district adjacent C-2. Although there is a buffering requirement from all the other residential districts R-1, R-2, and RDL. Currently within the ordinance there is no requirement for any type of buffering between the R-3 and C-2, however as part of the conditional use permit, it would be the discretion of the board to place conditions on the request. He stated there are plans already for a fence to be in place between the two. Also, in the future if they wish to install lighting, there is no prohibition within the ordinance, although there is a prohibition of any type of light transfer coming off that property to an adjacent property therefore City Staff would have to go thru the screening the lighting and installation of lighting process. He also explained that currently the City ordinance requires a dust free surface although Texas Marine’s intent is to use crushed gravel for the parking lot, which would be a violation of the current ordinance. They would be able to do a crushed gravel base but would have to do some sort of decomposed granite of surface as well as drainage accountability. Mr. Landis stated that entrance to the new lot would not be an issue since they would be bringing in a few boats in and out of that property therefore there would be no need to place a restriction on the entrance of that property.

Motion made by Darrell Picha and Seconded by Dodie Miller.

To approve the request for a conditional use permit to establish a “Boat Sales Use” at 2000 Larrabee Street as per the Seabrook City Code, Appendix A, Comprehensive Zoning, Article 4, “Special Use Regulations”, Section 4.11, “Conditional use permit criteria and procedures”.

MOTION CARRIED BY UNANIMOUS CONSENT

3.3 Consider and take all appropriate action on a request to add an allowance to the land use matrix for a Tattoo Parlor as a Conditional Use.

Motion made by Dodie Miller and Seconded by Rosebud Caradec.

To approve the request to add an allowance to the land use matrix for a tattoo parlor as a conditional use in C-2 zone.

The Board discussed the agenda item, asked the applicant a few questions and then took a vote on the motion.

Ayes: Renola, Miller, Caradec, Dehart, Aguilar

Nays: Picha

MOTION CARRIED BY MAJORITY VOTE

4.0 ROUTINE BUSINESS

4.1 Approve the minutes from the August 16, 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.

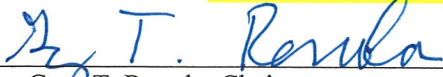
- Next P&Z Joint meeting with Council will be Thursday, October 18, 2018 at 6:00 P.M.

Motion was made by Dodie Miller and seconded by Mike Dehart.

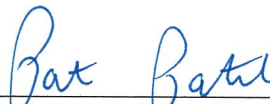
To adjourn the September 20, 2018 Planning & Zoning meeting.

Having no further business, the meeting adjourned at 8:01 p.m.

APPROVED THIS 15th DAY OF NOVEMBER, 2018.



Gary T. Renola, Chairman



Pat Patel, Administrative Assistant