

1 The Seabrook Planning and Zoning Commission met on Thursday, October 15, 2020 at 6:00 PM in
2 regular session via **teleconference** to consider and if appropriate, take action on the agenda items listed
3 below:
4

5 THOSE PRESENT WERE:

6		
7	GARY RENOLA	CHAIRMAN
8	MIKE GIANGROSSO (exc. absence)	VICE - CHAIR
9	SCOTT REYNOLDS	MEMBER
10	ROSEBUD CARADEC	MEMBER
11	GREG AGUILAR	MEMBER
12	DARRELL PICHA	MEMBER
13	ROB HEFNER	MEMBER
14	SEAN LANDIS	DIRECTOR OF COMMUNITY DEVELOPMENT
15		
16	PAT PATEL	ADMINISTRATIVE ASSISTANT

17
18 Chairman Gary Renola called the meeting to order at 6:01 p.m. and stated there was a
19 quorum present.
20

21 **1.0 PUBLIC COMMENTS AND ANNOUNCEMENTS**

22 No comments.
23

24
25 **2.0 SPECIFIC PUBLIC HEARINGS**

26
27 Chairman Gary Renola opened the Public Hearings at 6:10 p.m.
28

29
30 **2.1 Conduct a Public Hearing on a request for a Conditional Use Permit to establish a**
31 **"Gasoline Service Station/Convenience Store" at 2626 E. Bayport Blvd.,**
32 **Seabrook, TX 77586, as per the Seabrook City Code, Appendix A, Comprehensive**
33 **Zoning, Article 4, "Special Use Regulations," Section 4.11, "Conditional use**
34 **permit criteria and procedures".**
35

36 **Owner: Loomer Investments L.P., 1498 McGuire Road, League City, TX 77573**
37 **Applicant: Daniel Quarles, P.E., Pape-Dawson Engineers, Inc., 10350 Richmond**
38 **Ave., suite 200, Houston, TX 77042**
39 **Legal Description: Tract 1, Block 1, Clear Creek Business Park, Section 1.**
40 **Location: This property is located east of E. Bayport Blvd., south of E. Meyer**
41 **Road, and north of Marvin Circle.**
42

43 Director of Community Development, Sean Landis, explained to the Board that the proposed use
44 of the property is to be approximately a 4800 sq. ft. convenience store (possibly at 7-11) with an
45 attached Taco restaurant. The convenience store will be supported by a twelve pump Gas Fueling
46 Station. The proposed site plan currently provides for 39 parking spaces. The proposed site is
47 located east of SH 146 just south of E. Meyer Ave., this site was previously the Volvo Rental
48 location. The applicant proposes the Gas Station/Convenience Store be considered the first phase
49 of an overall development plan, which will include a Detention Basin along with an additional
50 Retail Center.
51
52
53
54

55 **2.2 Conduct a Public Hearing on a request for a Conditional Use Permit to establish a**
56 **"Gasoline Service Station/Convenience Store" at 2650 Bayport Blvd., Seabrook,**
57 **TX 77586, as per the Seabrook City Code, Appendix A, Comprehensive Zoning,**
58 **Article 4, "Special Use Regulations," Section 4.11, "Conditional use permit**
59 **criteria and procedures".**

60
61 **Owner: Advanced AutoZone Parts Inc., 123 South Front Street, Memphis, TN**
62 **38103**

63 **Applicant: Riyaz Maknojia, AR Business LLC., 10101 Southwest Freeway, suite**
64 **300, Houston, TX 77074**

65 **Legal Description: Being a tract or parcel of land containing 0.7900 Acres (34,416**
66 **square feet) of land and being all of lot No. Two out of Clear Creek Business Park,**
67 **Section One, as recorded in Harris County Clerk File No. N552735, Harris County,**
68 **TX.**

69 **Location: This property is located east of E. Bayport Blvd., south of E. Meyer**
70 **Road, and north of Marvin Circle.**

71
72 Director of Community Development, Sean Landis, explained to the Board that the proposed use
73 of the property is to be approximately a 3332 sq. ft. convenience store (Buzzy Bee). The
74 Convenience Store will be supported by a eight pump Gas Fueling Station. The proposed site plan
75 currently provides for 17 parking spaces. The site is located east of SH 146 just south of E. Meyer
76 Ave. and directly on the corner and was previously the Auto Zone location.

77
78 Public comments were made by Mr. Sharif Ali, who commented on site 2650 with concerns about
79 the site not being big enough to fit a detention pond.

80
81 **2.3 Conduct a Public Hearing on a request for a Conditional Use Permit to establish a**
82 **"Hotel-Motel (Without Full Service Restaurant) and a Condominium Complex" at**
83 **3805-3813 NASA Road 1, Seabrook, TX 77586, as per the Seabrook City Code,**
84 **Appendix A, Comprehensive Zoning, Article 4, "Special Use Regulations," Section**
85 **4.11, "Conditional use permit criteria and procedures".**

86
87 **Owner: PHCG Investments, 642 Yale Street, Houston, TX 77007**

88 **Applicant: NEWCOR Ventures 3901 NASA Road 1, El Lago, TX 77586**

89 **Legal Description: Being a tract or parcel of Land containing 3.1069 Acres**
90 **(35,359 square feet) of land and being Abstract 52 R Morris, Tract 16 and Tract**
91 **18.**

92 **Location: This property is located south of NASA Road 1, east of Bayou View**
93 **Drive, and west of Repsdorph Drive.**

94
95 Director of Community Development, Sean Landis, explained to the Board that the proposed use
96 of the property is to be a mixture of uses "Hotel-Motel (Without Full Service Restaurant) and a
97 Condominium Complex." The project is proposed to be 100 units with 20 units identified as a
98 Hotel-Motel (Without Full Service Restaurant) and the remaining 80 units being constructed as a
99 Condominium Complex with plans of incorporating a restaurant as part of the project. The mixed
100 use development will be constructed as a mid-rise, the applicant is not requesting to build a high-
101 rise structure. Mid-rise buildings are defined as buildings that have between 5 to 12 floors. High-
102 rise buildings are defined as buildings that have 13 floors or above. High-rise buildings are
103 defined as "buildings greater than 75 feet in height where the building height is measured from
104 the lowest level of fire department vehicle access to the floor of the highest occupiable area of the
105 structure.

106
107 Public comments were made by Joyce Chun, who commented on site 3805-3813 Hotel/Motel
108 Condo Complex, wanting to know about the timeline of the project.

109
110 Chairman Gary Renola closed the Public Hearings at 6:58 p.m.
111

3.0 NEW BUSINESS

3.1 Consider and take all appropriate action on a request for a Conditional Use Permit to establish a "Gasoline Service Station/Convenience Store" at 2626 E. Bayport Blvd., Seabrook, TX 77586, 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 made by Rob Hefner and seconded by Darrell Picha.

To discuss Agenda items 3.1 and 3.2 below simultaneously.

The P&Z Board proceeded to discuss both agenda items 3.1 and 3.2.

Motion made by Darrell Picha and seconded by Greg Aguilar.

To approve the Conditional Use Permit request to establish a "Gasoline Service Station/Convenience Store" at 2626 E. Bayport Blvd., with the following amendments/conditions for Agenda item 3.1:

- (1) The entry/exit drives to be located off E. Meyer Avenue shall be constructed with the Gas Service Station/Convenience Store
- (2) The primary building shall be constructed with a Masonry Veneer with Stucco Accents.
- (3) The canopy support columns shall be constructed with a Masonry and Stucco Veneer.

The P&Z Board voted on the above motion as follows:

Ayes: Greg Aguilar, Darrell Picha, Rosebud Caradec, Scott Reynolds, Gary Renola

Nays: Rob Hefner

MOTION CARRIED BY MAJORITY VOTE

3.2 Consider and take all appropriate action on a request for a Conditional Use Permit to establish a "Gasoline Service Station/Convenience Store" at 2650 Bayport Blvd., Seabrook, TX 77586, 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 made by Scott Reynolds and seconded by Darrell Picha.

To approve the request for a Conditional Use Permit to establish a "Gasoline Service Station/Convenience Store" at 2650 Bayport Blvd.

The P&Z Board voted on the above motion as follows:

Ayes: Scott Reynolds

Nays: Greg Aguilar, Darrell Picha, Rosebud Caradec, Rob Hefner, Gary Renola

MOTION FAILS BY MAJORITY VOTE

- 3.3 **Consider and take all appropriate action on a request for a Conditional Use Permit to establish a "Hotel-Motel (Without Full Service Restaurant) and a Condominium Complex" at 3805-3813 NASA Road 1, Seabrook, TX 77586, 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 made by Darrell Picha and seconded by Rosebud Caradec.

To approve the request for a Conditional Use Permit to establish a "Hotel-Motel (Without Full Service Restaurant) and a Condominium Complex" at 3805-3813 NASA Road 1.

The P&Z Board voted on the above motion as follows:

Ayes:

Nays: Greg Aguilar, Darrell Picha, Rosebud Caradec, Scott Reynolds, Rob Hefner, Gary Renola

MOTION FAILS BY UNANIMOUS CONSENT

4.0 ROUTINE BUSINESS

- 4.1 **Approve the minutes from the September 17, 2020 special P&Z teleconference Meeting.**

Motion made by Rosebud Caradec and seconded by Darrell Picha.

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 meeting scheduled for Thursday, November 19, 2020.

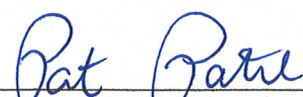
Motion was made by Darrell Picha and seconded by Rosebud Caradec.

To adjourn the October 15, 2020 Planning & Zoning meeting.

Having no further business, the meeting adjourned at 7:45 p.m.

APPROVED THIS 19th DAY OF November, 2020.


Gary T. Renola, Chairman


Pat Patel, Administrative Assistant