

1 The Seabrook Planning and Zoning Commission met on Thursday, November 19, 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	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 6:00 p.m. and stated there was a
19 quorum present.
20

21 **1.0 PUBLIC COMMENTS AND ANNOUNCEMENTS**
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23 No comments.
24

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26 **2.0 SPECIFIC PUBLIC HEARINGS**
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28 Chairman Gary Renola opened the Public Hearings at 6:03 p.m.
29

30 **2.1 Conduct a Public Hearing on a request to amend the code of the City of Seabrook**
31 **Appendix A, Comprehensive Zoning, Article 3, "Establishment of Zoning Districts**
32 **and Associated Regulations", Section 3.15 "Comprehensive Land Use Regulation**
33 **Matrix", By adding "Seasonal Christmas Tree Sales" as an allowable use within a**
34 **"SH 146 Main Commercial District" (146-M) Zoning District.**
35

36 **Applicant: Rushi Patel, OMKAR Group Seabrook, LP, 6515 Broadway Street,**
37 **Pearland, TX 77581**
38

39 Director of Community Development, Sean Landis, explained to the Board that the SH 146 Main
40 Commercial District (146-M) is intended to promote an attractive mix of retail, commercial
41 services, and restaurants. The district elements shall exhibit an overall desirable sustainable
42 appearance with enduring quality. The regulatory provisions of this district are aimed at achieving
43 the specific goals and objectives identified in the Comprehensive Master Plan.
44

45 The applicant explained that someone approached him to use the empty land next to the
46 Springhill Suites on NASA Parkway, to use for Christmas tree sales. The site would have a
47 temporary tent and would also be fenced. The applicant also explained to the board that this
48 request is for next year's holiday season, not this upcoming season.
49

50 No public comments made.
51

52 Chairman Gary Renola closed the Public Hearings at 6:03 p.m.
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54

3.0 NEW BUSINESS

3.1 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) Zoning District.

Director of Community Development, Sean Landis, explained that currently seasonal sales use is not listed anywhere in the zoning ordinance and there is not a similar use. Therefore, the process would be to amend the Comprehensive Land Use Matrix for it to be permissible. Mr. Landis stated that since the applicant is not needing this until next year, he suggested to the Board to discuss seasonal sales for City-wide zoning districts and go over specific regulations for seasonal sales use.

Motion made by Rosebud Caradec and seconded by Scott Reynolds.

To table this agenda item for further discussion at a later date.

MOTION CARRIED BY UNANIMOUS CONSENT

4.0 ROUTINE BUSINESS

4.1 Approve the minutes from the October 15, 2020 P&Z teleconference Meeting.

Motion made by Darrell Picha and seconded by Rosebud Caradec.

To approve the minutes as presented.

MOTION CARRIED BY UNANIMOUS CONSENT

4.2 Approve the minutes from the November 12, 2020 JOINT teleconference Meeting.

Motion made by Greg Aguilar and seconded by Mike Giangrosso.

To approve the minutes as presented.

MOTION CARRIED BY UNANIMOUS CONSENT

4.3 Update on the expansion of Hwy. 146.

Sean Landis gave a brief report.

4.4 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.

Sean Landis gave a brief report.

112 **4.5 Establish future agenda items and meeting dates.**

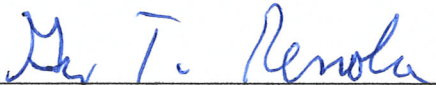
113
114 Next meeting scheduled for Thursday, January 19, 2020.
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117 **Motion was made by Darrell Picha and seconded by Rosebud Caradec.**
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119 *To adjourn the November 19, 2020 Planning & Zoning meeting.*
120

121 Having no further business, the meeting adjourned at 6:40 p.m.
122

123 APPROVED THIS 21 DAY OF January, 2021.
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125
126 
127 Gary T. Renola, Chairman


Pat Patel, Administrative Assistant