



PLANNING AND ZONING COMMISSION
NOTICE OF REGULAR MEETING – TELECONFERENCE MEETING
THURSDAY, JANUARY 21, 2021 AT 6:00 P.M.

For city information visit www.seabrooktx.gov

For SH 146 updates visit www.sh146.com

NOTICE IS HEREBY GIVEN THAT THE SEABROOK PLANNING AND ZONING COMMISSION WILL MEET ON **THURSDAY, JANUARY 21, 2021 AT 6:00 PM** BY TELECONFERENCE TO DISCUSS, CONSIDER, AND IF APPROPRIATE, TAKE ACTION WITH RESPECT TO THE ITEMS LISTED BELOW. ALTHOUGH THIS IS NOT A SEABROOK CITY COUNCIL MEETING, MEMBERS OF THIS BODY MAY ATTEND AND A QUORUM OF THIS BODY MAY BE PRESENT.

DUE TO THE COVID-19 PANDEMIC, **THIS MEETING WILL ONLY 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, JANUARY 21, BY SENDING AN EMAIL TO PPATEL@SEABROOKTX.GOV AND PROVIDING YOUR NAME, ADDRESS, AND PHONE NUMBER.

MEMBERS OF THE PUBLIC MAY ACCESS THE AGENDA AT WWW.SEABROOKTX.GOV/AGENDACENTER TO VIEW AGENDA AND ATTACHMENTS.

1.0 PUBLIC COMMENTS AND ANNOUNCEMENTS

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.

2.0 SPECIFIC PUBLIC HEARINGS

- 2.1 Conduct a Public Hearing on a request for approval of the Preliminary Plat of Lake Mija Village Section 3, containing 55 Lots, 1 Block, 1 Reserve, being a subdivision of 13.6789 Acres (595,852 sq.ft.), located in the Ritson Morris Survey, Abstract 52, and also being a partial amendment of Reserve "K" of Mystic Village at Lake Mija Film Code No. 409122, H.C.M.R. City of Seabrook, Harris County, Texas**

Applicant: Bayway Homes Inc., P.O. Box 1244, Friendswood, TX 77549

Location: This property is located north of Lake Mija Court, west of Park Drive, and south of Red Bluff Road.

ATTACHMENT 1: [Agenda Briefing and Preliminary Plat](#)

- 2.2 Conduct a Public Hearing 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 REQUIRING WITHIN A (WAD) WATERFRONT ACTIVITY ZONING DISTRICTS A CONDITIONAL USE PERMIT FOR THE FOLLOWING USES: STORAGE, BOAT; INSIDE, AND STORAGE, RECREATIONAL VEHICLE; INSIDE.

ATTACHMENT 2: [Agenda Briefing and Request](#)

- 2.3 Conduct a Public Hearing 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 REQUIRING WITHIN (146-S) SH 146 SOUTH COMMERCIAL AND (146-M) SH 146 MAIN COMMERCIAL ZONING DISTRICTS A CONDITIONAL USE PERMIT FOR THE FOLLOWING USES: AUTO REPAIR/DETAILING, AUTO RENTAL AND LEASING, QUICK LUBE/OIL CHANGE, AND TIRE DEALERS AND SERVICE.

ATTACHMENT 3: [Agenda Briefing and Request](#)

3.0 NEW BUSINESS

- 3.1 Consider and take all appropriate action on a request for approval of the Preliminary Plat of Lake Mija Village Section 3, containing 55 Lots, 1 Block, 1 Reserve, being a subdivision of 13.6789 Acres (595,852 sq.ft.), located in the Ritson Morris Survey, Abstract 52, and also being a partial amendment of Reserve "K" of Mystic Village at Lake Mija Film Code No. 409122, H.C.M.R. City of Seabrook, Harris County, Texas.
- 3.2 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 REQUIRING WITHIN A (WAD) WATERFRONT ACTIVITY ZONING DISTRICTS A CONDITIONAL USE PERMIT FOR THE FOLLOWING USES: STORAGE, BOAT; INSIDE, AND STORAGE, RECREATIONAL VEHICLE; INSIDE.
- 3.3 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 REQUIRING WITHIN (146-S) SH 146 SOUTH COMMERCIAL AND (146-M) SH 146 MAIN COMMERCIAL ZONING DISTRICTS A CONDITIONAL USE PERMIT FOR THE FOLLOWING USES: AUTO REPAIR/DETAILING, AUTO RENTAL AND LEASING, QUICK LUBE/OIL CHANGE, AND TIRE DEALERS AND SERVICE.
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4.0 ROUTINE BUSINESS

- 4.1 Approve the minutes from the November 19, 2020 P&Z Teleconference Meeting.

ATTACHMENT 4: [November 19, 2020 Minutes](#)

- 4.2 Approve the minutes from the August 4, 2020 JOINT Teleconference Meeting.

ATTACHMENT 5: [August 4, 2020 Joint Minutes](#)

- 4.3 Update on the expansion of Hwy. 146.

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.

ATTACHMENT 6: [Directors Report](#)

4.5 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, January 18, 2021 and that it will remain posted until the meeting has ended.

Pat Patel

Pat Patel,
Administrative Assistant

ATTACHMENT

1

Specific Public Hearing Item No. 2.1/ New Business Item No. 3.1

Applicant: Bayway Homes Inc., P.O. Box 1244, Friendswood, TX 77549

Request: Request for approval of the Preliminary Plat of Lake Mija Village Subdivision Section 3

Existing Use: R-1 Single-Family Detached Residential District

Property:

Preliminary Plat of Lake Mija Village Section 3, containing 55 Lots, 1 Block, 1 Reserve, being a subdivision of 13.6789 Acres (595,852 sq.ft.), located in the Ritson Morris Survey, Abstract 52, and also being a partial amendment of Reserve "K" of Mystic Village at Lake Mija Film Code No. 409122, H.C.M.R. City of Seabrook, Harris County, Texas

This property is located north of Lake Mija Court, west of Park Drive, and south of Red Bluff Road.

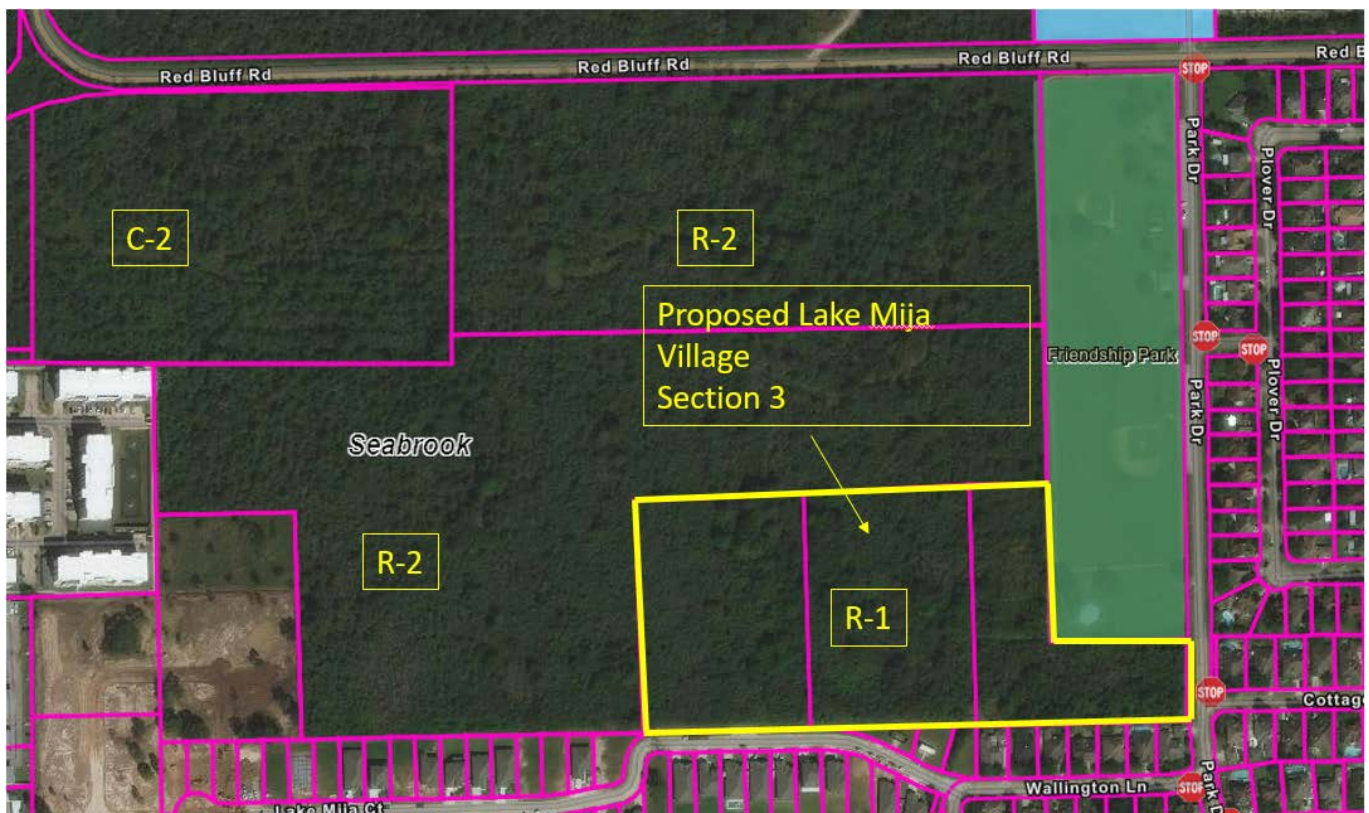
Background: The applicant is requesting to subdivide the property into 55 Lots, 1 Block, and 1 Reserve for the purpose of constructing single-family dwellings.

The property is currently zoned (R-1) Single-Family Detached Residential District

Staff has reviewed the Preliminary Plat, and finds it to be compliant with the City's Subdivision and Zoning Ordinances. Staff recommends that the Commission approves the Preliminary Plat.

Attachments: Application, Public Hearing Notice, Location/Zoning Map, Preliminary Plat

Location Map/Zoning Map



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SPECIFIC PUBLIC HEARINGS

Request for approval of the Preliminary Plat of Lake Mija Village Section 3, containing 55 Lots, 1 Block, 1 Reserve, being a subdivision of 13.6789 Acres (595,852 sq.ft.), located in the Ritson Morris Survey, Abstract 52, and also being a partial amendment of Reserve "K" of Mystic Village at Lake Mija Film Code No. 409122, H.C.M.R. City of Seabrook, Harris County, Texas

This property is located north of Lake Mija Court, west of Park Drive, and south of Red Bluff Road.

Applicant:

Bayway Homes Inc., P.O. Box 1244, Friendswood, TX 77549

CERTIFICATE

I certify that this notice was posted on the bulletin board at Seabrook City Hall on or before 5:00 p.m., Thursday, December 31, 2020 and that it will remain posted until after completion of the hearing.

/s/ Pat Patel, Administrative Assistant

STATE OF TEXAS §
COUNTY OF HARRIS §

We, Seabrook Mija, LLC. and Bayway Homes, Inc., owners of the property subdivided in the above and foregoing map of Lake Mija Village, Section 3, do hereby make subdivision of said property for and on behalf of said Seabrook Mija LLC and Bayway Homes, Inc., according to the lines, streets, alleys, parks and easements herein shown, and designate said subdivision as Lake Mija Village, Section 3, in the Ritson Morris Survey, Abstract 52, an addition to the City of Seabrook, Harris County, Texas; and on behalf of said Seabrook Mija, LLC and Bayway Homes, In., dedicate to public use, as such, the streets, alleys, parks and easements shown thereon forever except where noted on the map for private streets; and do hereby waive any claims for damages occasioned by the establishing of grades as approved for the streets and alleys dedicated, or occasioned by the alteration of the surface of any portion of streets or alleys to conform to such grades; and do hereby bind myself, our successors and assigns warrant and forever defend the title of land so dedicated.

I, do hereby dedicate forever to the public a strip of land 25 feet wide on each side of any and all gullies, ravines, draws, sloughs, or other natural drainage courses shown located in or adjacent to said subdivision as easements for drainage purposes, giving the City of Seabrook and/or any other public agency the right to enter upon said easement at any and all times for the purpose of constructing and/or maintaining drainage work and/or structures.

Further, We hereby relinquish all rights of access to all major or larger streets or highways shown hereon except by way of the platted streets shown.

We certify that the plat of this subdivision complies with all the City of Seabrook's Ordinances including the subdivision ordinance and comprehensive zoning ordinance.

Witness our hand in Harris County, Texas, this ____ day of _____, 2021.

Jon Skeele, Managing Member of Seabrook Mija, LLC.

Charles Anders, Development Manager of Bayway Homes, Inc.

State of Texas §
County of Galveston §

Before me, the undersigned authority on this day personally appeared Jon Skeele, known to me to be person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed, and in the capacity therein and herein set out.

Given under my hand and seal of office, this ____ day of _____, 2021.

Notary Public in _____ County, Texas

State of Texas §
County of Galveston §

Before me, the undersigned authority on this day personally appeared Charles Anders, known to me to be person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed, and in the capacity therein and herein set out.

Given under my hand and seal of office, this ____ day of _____, 2021.

Notary Public in _____ County, Texas

We, First Continental Investment Co., LTD., a Texas limited liability company, owner and holder of a lien upon said property, do hereby ratify and confirm said subdivision and dedication, and do hereby in all things subordinate to said subdivision and dedication the lien owned and held by First Continental Investment Co., LTD., a Texas limited liability company, against said land.

Witness my (or our) hand in Harris County, Texas, this ____ day of _____, 2021.

John M. Bonner, President, for First Continental Investment Co., LTD.
a Texas limited liability company

State of Texas §
County of Harris §

Before me, the undersigned authority on this day personally appeared John Bonner, known to me to be persons whose names are subscribed to the foregoing instrument, and acknowledged to me that they executed the same for the purposes and consideration therein expressed, and in the capacity therein and herein set out, and as the act and deed of said corporation.

Given under my hand and seal of office, this ____ day of _____, 2021.

Notary Public in _____ County, Texas

We, Directory of Public Works and City Engineer for the City of Seabrook, do hereby certify that the plat of this subdivision complies with the City of Seabrook's subdivision ordinance and comprehensive zoning ordinance.

_____, Date _____
Kevin Padgett
Directory of Public Works

_____, Date _____
Brian Craig, P.E.
City Engineer

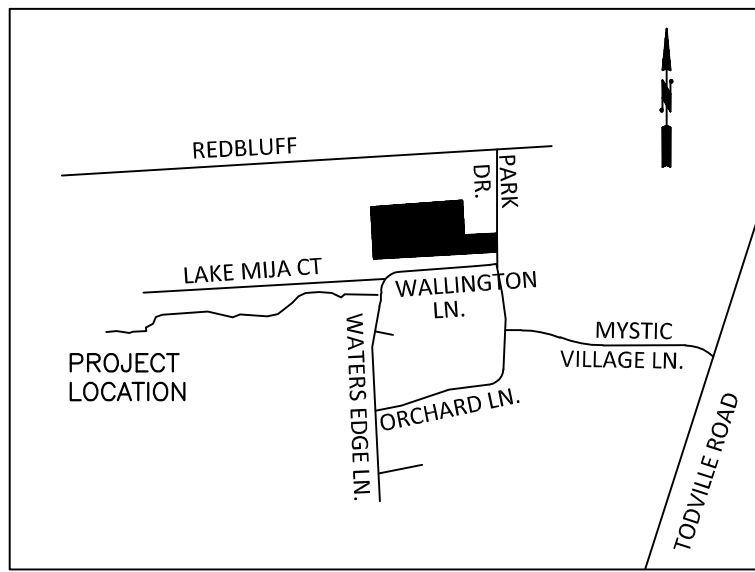
This is to certify that the Planning and Zoning Commission of the City of Seabrook, Texas on motion made and seconded and adopted, has approved this plat and subdivision of Lake Mija Village, as shown hereon, and ordered said plat filed on record in the office of the county clerk of Harris County, Texas this ____ day of _____, 2021.

Robin Hicks Lenio
City Secretary

Gary T. Renola
Chairman, Planning and Commission

Owner/Developer:
Seabrook Mija LLC
P.O. Box 1244
Friendswood, Tx. 77546
281-648-2425

Surveyor:
Ellis Surveying Services, LLC.
2805 25th Ave. N.
Texas City, Texas 77590
Tel.: 409-938-8700
Texas Firm Reg. No. 100340-00



VICINITY MAP SCALE: N.T.S.

GENERAL NOTES:

1. PER THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) NO. 48201C1085 M, DATED 01-06-2017, THE SUBJECT PROPERTY IS IN FLOOD ZONES SHADED "X" AND "AE" WITH A B.F.E. OF 12.0'.
2. THIS TRACT LIES ENTIRELY WITHIN THE INCORPORATED LIMITS OF THE CITY OF SEABROOK AND IS CURRENTLY ZONED AS R-1 AND R-2.
3. THIS IS SUBJECT TO THE CITY OF SEABROOK'S COMPREHENSIVE ZONING ORDINANCE, IF THE COMPREHENSIVE ZONING ORDINANCE IS SUBSEQUENTLY AMENDED, AND BY AMENDMENT CONFLICTS WITH THE FILED PLAT, THE MORE STRINGENT CONDITIONS SHALL APPLY.
4. THE PROPERTY LIES WITHIN THE LIMITS OF CLEAR CREEK INDEPENDENT SCHOOL DISTRICT.
5. ALL STORM SEWER EASEMENTS WILL BE PRIVATE AND MAINTAINED BY THE H.O.A.
6. BASIS OF BEARING: GRID NORTH, TEXAS STATE PLANE COORDINATE SYSTEM NAD83, TEXAS SOUTH CENTRAL ZONE.

BEING A 13.6789 acre (595,852 Sq. Ft.) tract of land situated in the Ritson Morris Survey, Abstract 52, Harris County, Texas, and Reserve "K" of Mystic Village at Lake Mija, a subdivision in Harris County, Texas, according to the map or plat thereof recorded in Film Code No. 409122, of the Map Records of Harris County, Texas, said 13.6789 acre tract being more particularly described by metes and bounds as follows:

Beginning at a capped iron rod "RD Ellis 4006" set for the southeast corner of the tract herein described, same being the southeast corner of said Reserve "K" and being in the west right of way line of Park Drive (60' R.O.W.);

THENCE S 86°40'25" W along and with the north line of said Mystic Village at Lake Mija, a distance of 505.20' to a capped iron rod "RD Ellis 4006" set for an angle point of the tract herein described, same being the northeast corner of Lake Mija Village, a subdivision in Harris County, Texas, according to the map or plat thereof recorded in Instrument No. RP-2016-524753 of the Map Records of Harris County, Texas;

THENCE S 86°44'36" W along and with the north line of said Lake Mija Village, a distance of 788.73' to a capped iron rod "RD Ellis 4006" set for the southwest corner of the tract herein described, same being the southeast corner of a called 5.01 acre tract conveyed to Robert S. Swearengin, as described in Instrument No. K468816, of the Deed Records of Harris County, Texas;

THENCE N 03°04'37" W along and with the east line of said called 5.01 acre tract, a distance of 544.74' to a capped iron rod "RD Ellis 4006" set for the northwest corner of the tract herein described, and being in the south line of a called 17.9804 acre tract conveyed to Robert S. Swearengin, as described in Instrument No. K468816, of the Deed Records of Harris County, Texas;

THENCE N 85°48'41" E along and with the south line of said called 17.9804 acre tract, a distance of 963.82' to a capped iron rod "RD Ellis 4006" set for the most northerly east corner of the tract herein described, and being in the west line of a tract of land conveyed to the City of Seabrook, as described in Instrument No. D009719, of the Deed Records of Harris County, Texas;

THENCE S 03°00'19" E along and with the west line of said City of Seabrook tract, a distance of 367.01' to a capped iron rod "RD Ellis 4006" set for an interior corner of the tract herein described;

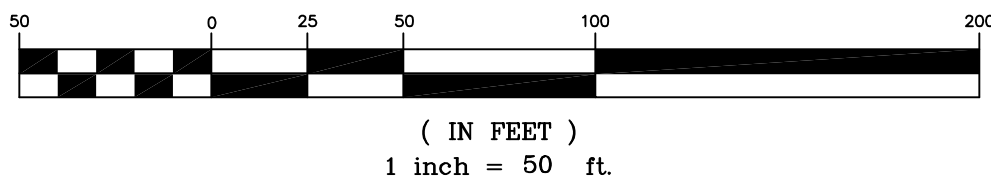
THENCE N 87°02'01" E along and with the south line of said City of Seabrook tract, a distance of 330.57' to a capped iron rod "RD Ellis 4006" set for the most easterly north corner of the tract herein described, and being in the west right of way line of said Park Drive;

THENCE S 03°09'30" E along and with the west right of way line of said Park Drive, a distance of 178.11' to a capped iron rod "RD Ellis 4006" set for the point of curvature of a curve left having a radius of 675.00';

Thence in a southerly direction and continuing along and with the west right of way line of said Park Drive and along said curve to the left, an arc distance of 13.02' (chord bearing of S 02°41'02" E, 13.02') to THE POINT OF BEGINNING of the tract herein described.

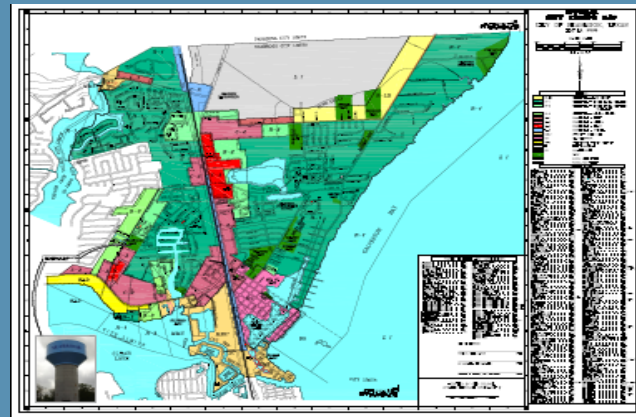
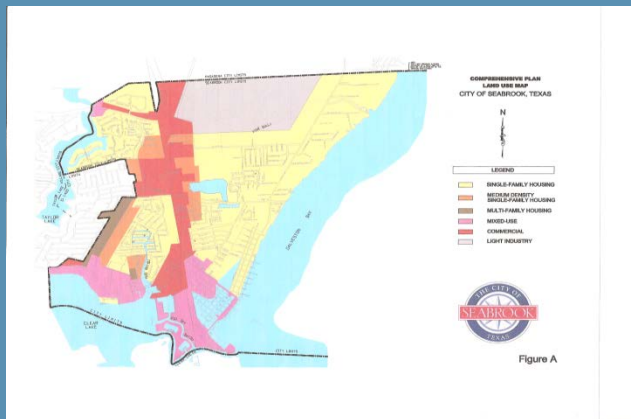
PRELIMINARY PLAT OF
LAKE MIJA VILLAGE, SECTION 3
CONTAINING
55 LOTS 1 BLOCK 1 RESERVE,
BEING A SUBDIVISION OF
13.6789 ACRES (595,852 SQ. FT.), LOCATED
IN THE RITSON MORRIS SURVEY, ABSTRACT 52,
AND ALSO BEING A PARTIAL AMENDMENT OF
RESERVE "K" OF MYSTIC VILLAGE AT LAKE MIJA
FILM CODE NO. 409122, H.C.M.R.
CITY OF SEABROOK, HARRIS COUNTY, TEXAS
JAN. 12, 2021

GRAPHIC SCALE

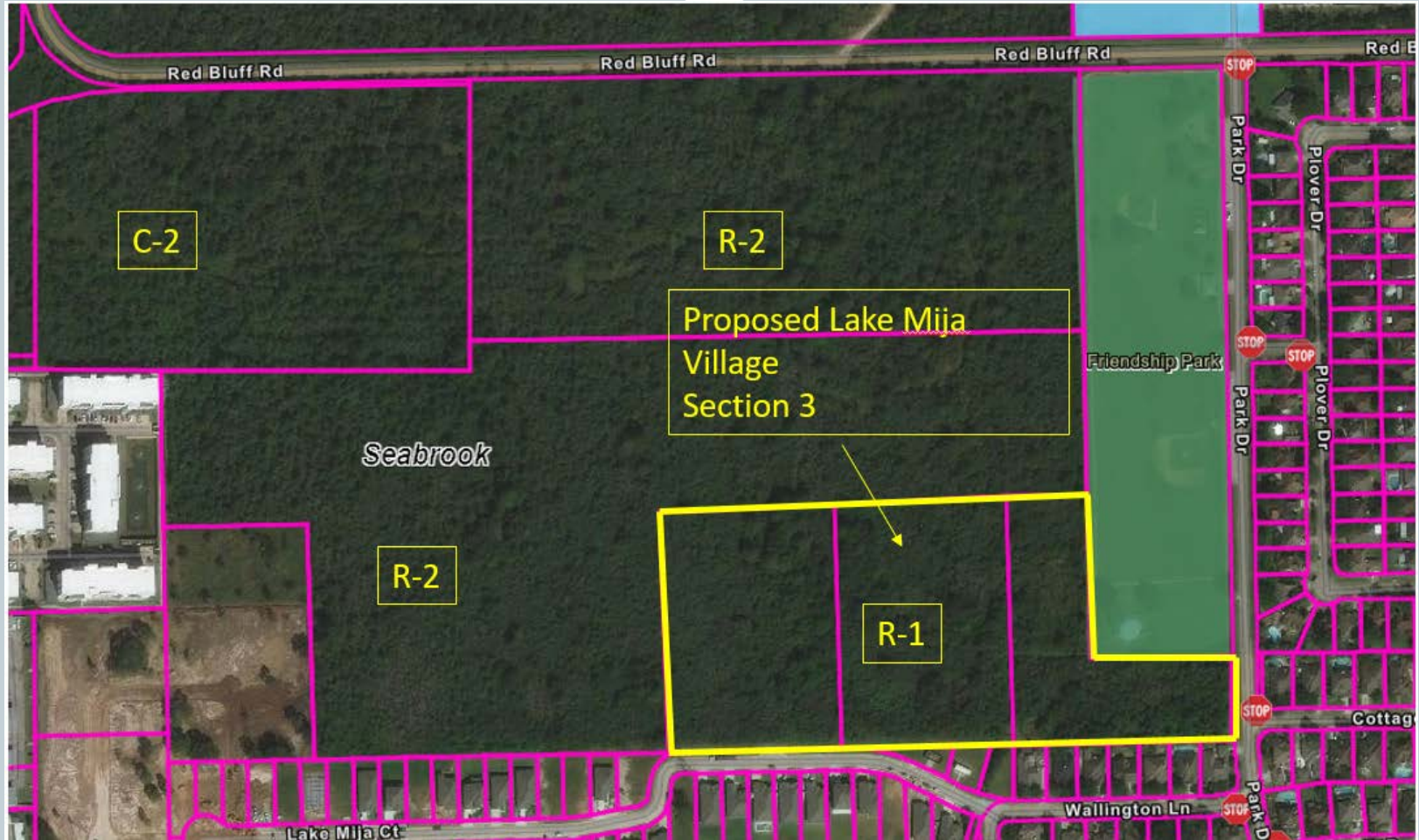


City of Seabrook Planning & Zoning Commission

January 21, 2021



Location/Zoning Map



Plat



ATTACHMENT

2



Agenda Briefing

Date of Meeting: January 21, 2021

Submitting Department: Planning and Permits

Date Submitted: N/A

Prepared By: Sean Landis

Presenter: Sean Landis

Will there be a guest/visitor presenter who is not an employee?: ☐ Yes ☒ No

What is this person's first and last name and affiliation to this item?: N/A

Subject: 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 Matrix", by requiring within a (WAD) Waterfront Activity Zoning Districts a "Conditional Use Permit" for the following uses: Storage, Boat; Inside and Storage, Recreational Vehicle; Inside.

Type of Item: ☐ Ordinance ☐ Resolution ☐ Contract/Agreement ☒ Public Hearing ☒ Discussion & Direction

Executive Summary:

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 REQUIRING WITHIN A (WAD) WATERFRONT ACTIVITY ZONING DISTRICTS A CONDITIONAL USE PERMIT FOR THE FOLLOWING USES: STORAGE, BOAT; INSIDE, AND STORAGE, RECREATIONAL VEHICLE; INSIDE.

Background/Issue (What prompted this need?):

The (WAD) Waterfront Activity District is specifically designed to accommodate a select group of commercial and recreational land use activities associated with waterfront areas. The primary land use orientation of the district is retail-commercial establishments with a waterfront marine-coastal theme. In accordance with Comprehensive Master Plan 2030, the district aims at preserving Seabrook's small town character, its waterfront, and to create a "unique" place. The land uses within this district are also intended to meet a portion of the community's tourism and recreational demand. The incorporation of piers, boardwalks, outdoor patios, and outdoor cafes into site development of properties located in this district is encouraged.

Due to the differences between WAD District description stated above and the lack of capatibility with that description. Staff is recommending 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 Matrix", by requiring within a (WAD) Waterfront Activity Zoning Districts a "Conditional Use Permit" for the following uses: Storage,Boat;Inside and Storage, Recreational Vehicle; Inside.

Budget Analysis/Funding Comments: N/A

Expenditure Required: \$N/A

Budgeted Amount: \$N/A **Source of Funds/Funding Account:** N/A

Not Budgeted: If approved, the following will be included in the next Budget Amendment and \$N/A will be added to Revenue Account: N/A and \$N/A added to Expenditure Account: N/A

1295 Form Required? ☐Yes ☒No

Name of Applicant (if applicable) : N/A

Legal Description/Location (if applicable): N/A

Supporting Materials Attached:

All requests must be submitted to the City Secretary's Office no later than 12:00 p.m. on the Monday, one week prior to the regular Tuesday Council Meeting. All required attachments are to be submitted with the request. Incomplete items cannot be placed on the agenda.

1. Section 3.15 Land Use Matrix
2. Staff Presentation
- 3.
- 4.
- 5.
- 6.
- 7.
- 8.
- 9.
- 10.

Recommended Placement on Agenda: Specific Public Hearing/New Business

Recommended Action:

Reviewed by Department Director, if applicable ☐

Reviewed by Finance Director, if applicable ☐

Reviewed by City Attorney, if applicable ☐

Reviewed by Deputy City Manager ☐

Reviewed by City Manager ☐

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SEABROOK PLANNING & ZONING COMMISSION
THURSDAY, JANUARY 21, 2021 – 6:00 P.M.**

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CERTIFICATE

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/s/ Pat Patel, Administrative Assistant

Sec. 3.15 Comprehensive land use regulation matrix.

Exhibit A

TABLE 3-A

Uses Permitted by Right and Conditional Uses ¹

X = Use by right.

C = Conditional use permit required.

Land Use Activity	R-LD	R-1	R-2	R-3	C-1	C-2	C-3	WAD	MMU	POD ²	STCOD ³	OS	MH	LI	146-S	146-M
Residential Uses																
Apartments				X												
Assisted Living Facilities				X	C	C										
Condominium				X				C	C							
Duplex				X								X				
Group homes	X	X	X	X												
Manufactured home / manufactured home park													X			
Single-family detached residence	X	X	X	X								X	X			
Townhouse				X					C							
Zero lot line homes			X	X												
Non-Residential Uses																
Accessory building/uses (all uses must be allowed per the zone)	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
Alterations, clothing					X	X	X	X	X		X	X		X	X	X
Ambulance service						X	X							X	X	X
Animal training schools						X	X							X	X	X
Appliance dealers / rental						X	X	X	X		X	X		X	X	X
Auction house						C	X					X		X	C	C
Auto body repair / painting							X							X		
Auto dealers							X							X		
Auto repair/detailing						X	X							X	X	X
Auto rental & leasing						X	X	C	C					X	X	X
Auto wrecker service							X							X		
Bakers, wholesale							X							X		
Banks or financial services					X	X	X	X	C		X	C		X	X	X
Banquet hall					C	X	X	X	C			C			X	X
Barbers / beauty salons /day spa					X	X	X	X	X	X	X	X		X	X	X
Bars						C	C	C	C	C	C			C	C	C
Bed & breakfast				C	X	X	X	X	X	X		X		X	C	C
Bingo parlor						C	C	C	C					C	C	C
Boat engine repair & service						C	X	C	X					X		
Boat hull repair & construction						C	X	C	X					X		

[illegible]

Land Use Activity	R-LD	R-1	R-2	R-3	C-1	C-2	C-3	WAD	MMU	POD ²	STCOD ³	OS	MH	LI	146-S	146-M
Golf course/country club	C	C	X	X										X		
Greenhouse						X	X							X	X	X
Gunsmiths						X	X	X	X			X		X	X	X
Health club					C	X	X	X	X		C	C		X	X	X
Heavy machinery sales							X							X		
High rise (all uses within must be allowed per the zone)							C	X	C	C		C				
Hospice	C					X	X							X	X	X
Hospital						X	X							X	X	X
Hotels & motels (with full service restaurant)						X	X	X	X	X				X	X	X
Hotels & motels (without full service restaurant)						C	C	C	C	C				C	C	C
Janitorial services & supplies						X	X				X			X	X	X
Kennel, outdoor							X							X		
Laundry, self-service						X	X	C	C		X			X	C	C
Liquor Store						X	X	X			X			X	X	X
Limousine service					X	X	X	C						X	X	X
Machine shops & welding							X							X		
Mailbox rentals					X	X	X	C	X		X	X		X	X	X
Mailing service , bulk					X	X	X	X	X			X		X	X	X
Manufacturing (Heavy)														X		
Marina								X	X	X		C				
Medical emergency clinics (w/ambulance)									X		X			X	X	X
Medical equipment and supplies						X	X		X		X			X	X	X
Medical laboratories					C	X	X							X	C	C
Monastery or convent	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
Motion picture theatre						X	X	C			X			X	X	X
Motorcycle sales & repair						C	X							X	C	C
Museums					C	C	X	X	X	X		X		X	X	X
Nurseries					X	X	X					C		X	C	C
Nursing homes	C			X	C	C								X	C	C
Office, professional					X	X	X	X	X	X	X	X		X	X	X
Open air market (all uses must be allowed per the zone)												C				
Pawnbrokers						X	X							X	X	X
Personal care home (assisted living)				X	X	X	X					C		X	C	C
Pet shops (Indoor kennels only)					X	X	X	X	X		X	X		X	X	X
Printers							X							X	C	C
Private clubs (as per TABC)						C	C	C	C	C				C	C	C
Private schools					X	X	X		X			X		X	X	X

Land Use Activity	R-LD	R-1	R-2	R-3	C-1	C-2	C-3	WAD	MMU	POD ²	STCOD ³	OS	MH	LI	146-S	146-M
Public use (governmental)	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
Pumps, industrial sales and service							X							X	C	C
Quick lube/oil change						X	X				X			X	X	X
Radio/television transmission tower (commercial)									C					X	C	C
Recreational vehicle park														C		
Recreational vehicle sales, rental & repair							X							X	C	C
Recycling center														C		
Rental service store (no heavy equipment)						X	X							X	X	X
Rental, trucks & heavy equipment							X							X	C	C
Restaurant equipment & supplies						X	X							X	X	X
Restaurants, Full Service					C	X	X	X	X	X	X	X		X	X	X
Restaurants, Fast Food					C	X	X	C	C	C	X			X	X	X
Retail, heavy						X	X	X	X		X			X	X	X
Retail, light					X	X	X	X	X	X	X	X		X	X	X
Sailmakers					X	X	X	X	X			C		X	C	C
Sexually oriented business														X		
Shipyard								X	X					X		
Signs, manufacturing							X								C	C
Skating rinks						C	X		X					X	X	X
Small engine repair						X	X							X	C	C
Smoke & head shop							X							X		
Sports and recreational arenas									C					X		
Stables	C													X		
Storage, auto; inside							X							X		
Storage, auto; outside							C									
<u>Storage, boat; inside</u>							X	<u>C</u>	X					X		
Storage, boat; outside							X		X					X		
<u>Storage, recreational vehicle; inside</u>							X	<u>C</u>	X					X		
Storage, recreational vehicle; outside							X		X					X		
Swimming pool & spa sales & supplies					C	X	X	C			X			X	X	X
Tattoo Parlor						C	X							X		
Tele-video production						X	X	X	X		X			X	X	X
Theatre					C	X	X	X	X	X				X	X	X
Tire dealers and service						X	X							X	X	X
Trucking company														X		
Upholstery shop					C	X	X	X	X			C		X	C	C
Veterinarians & animal hospitals (no outside kennels)					C	X	X	X	X		X			X	X	X
Veterinarians (with outside kennels)							X							X		
Warehouse														X		
Warehouses, offices & mini							X		X					X	C	C

Land Use Activity	R-LD	R-1	R-2	R-3	C-1	C-2	C-3	WAD	MMU	POD ²	STCOD ³	OS	MH	LI	146-S	146-M
Woodwork shops						X	X	X	X			C		X		
Yacht/sailing club								X	X			X				

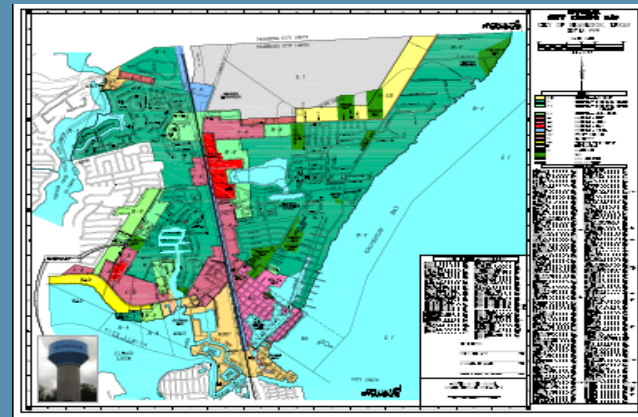
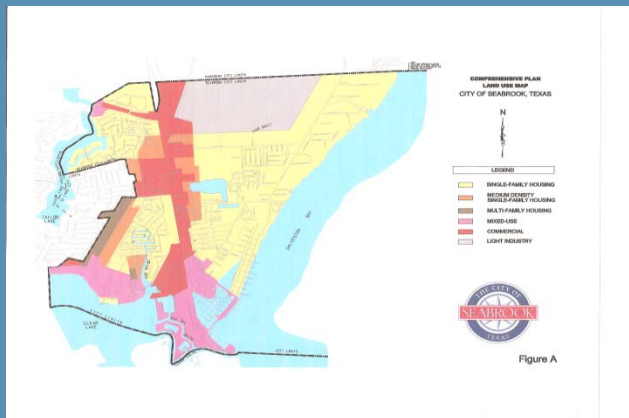
¹ A property is prohibited from having an accessory use/structure without the presence of a principal use/structure.

² Please reference Seabrook Code of Ordinances, Appendix A, Comprehensive Zoning, Section 4.15. The Point Overlay District Regulations, 4.15.04. Uses.

³ Please reference Seabrook Code of Ordinances, Appendix A, Comprehensive Zoning, Section 4.16. Seabrook Town Center Overlay District Regulations, 4.16.04. Uses.

City of Seabrook Planning & Zoning Commission

January 21, 2021



Examples of Storage; Boat Inside



Examples of Storage; Boat Inside



Examples of Storage; Boat Inside



Examples of Storage; Boat Inside



Examples of Storage; Boat Inside



Examples of Storage, Recreational Vehicle; Inside



Examples of Storage, Recreational Vehicle; Inside



Examples of Storage, Recreational Vehicle; Inside



ATTACHMENT

3



Agenda Briefing

Date of Meeting: January 21, 2021

Submitting Department: Planning and Permits

Date Submitted: N/A

Prepared By: Sean Landis

Presenter: Sean Landis

Will there be a guest/visitor presenter who is not an employee?: ☐ Yes ☒ No

What is this person's first and last name and affiliation to this item?: N/A

Subject: 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 Matrix", by requiring within (146-S) SH 146 South Commercial and (146-M) SH 146 Main Commercial Zoning Districts a "Conditional Use Permit" for the following uses: Auto Repair/Detailing, Auto Rental and Leasing, Quick Lube/Oil Change, and Tire Dealers and Service.

Type of Item: ☐ Ordinance ☐ Resolution ☐ Contract/Agreement ☒ Public Hearing ☒ Discussion & Direction

Executive Summary:

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 REQUIRING WITHIN (146-S) SH 146 SOUTH COMMERCIAL AND (146-M) SH 146 MAIN COMMERCIAL ZONING DISTRICTS A CONDITIONAL USE PERMIT FOR THE FOLLOWING USES: AUTO REPAIR/DETAILING, AUTO RENTAL AND LEASING, QUICK LUBE/OIL CHANGE, AND TIRE DEALERS AND SERVICE.

Background/Issue (What prompted this need?):

The SH 146 South commercial district (146-S) is intended to be the southern gateway into the city. The district elements should preserve Seabrook's unique sense of place for community gatherings and events, while providing local entertainment options for the community. This district, due to changes within the flood regulations, will be made up of elevated structures, creating a unique appearance throughout the district.

The SH 146 Main commercial district (146-M) is intended to promote an attractive mix of retail, commercial services, and restaurants. The district elements shall exhibit an overall desirable sustainable appearance with enduring quality.

Due to the differing types of construction methods, along with differing sizes and scale of development, Staff is recommending 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 Matrix", by requiring within (146-S) SH 146 South Commercial and (146-M) SH 146 Main Commercial Zoning Districts a "Conditional Use Permit" for the following uses: Auto Repair/Detailing, Auto Rental and Leasing, Quick Lube/Oil Change, and Tire Dealers and Service.

Budget Analysis/Funding Comments: N/A

Expenditure Required: \$N/A

Budgeted Amount: \$N/A **Source of Funds/Funding Account:** N/A

Not Budgeted: If approved, the following will be included in the next Budget Amendment and \$N/A will be added to Revenue Account: N/A and \$N/A added to Expenditure Account: N/A

1295 Form Required? ☐ Yes ☒ No

Name of Applicant (if applicable) : N/A

Legal Description/Location (if applicable): N/A

Supporting Materials Attached:

1. Section 3.15 Land Use Matrix
2. Staff Presentation
- 3.
- 4.
- 5.
- 6.
- 7.
- 8.
- 9.
- 10.

Recommended Placement on Agenda: Specific Public Hearing/New Business

Recommended Action:

Reviewed by Department Director, if applicable ☐

Reviewed by Finance Director, if applicable ☐

Reviewed by City Attorney, if applicable ☐

Reviewed by Deputy City Manager ☐

Reviewed by City Manager ☐

**PUBLIC HEARING NOTICE
SEABROOK PLANNING & ZONING COMMISSION
THURSDAY, JANUARY 21, 2021 – 6:00 P.M.**

NOTICE IS HEREBY GIVEN THAT THE PLANNING AND ZONING COMMISSION OF THE CITY OF SEABROOK WILL HOLD A PUBLIC HEARING BY TELECONFERENCE ON THURSDAY, JANUARY 21, 2021 AT 6:00 P.M.

DUE TO THE CONTINUED INCREASE IN COVID-19 POSITIVE CASES, THIS PUBLIC HEARING WILL ONLY 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 AND PARTICIPATE IN THE PUBLIC HEARING 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 HEARING PORTION OF THE AGENDA.

THOSE PERSONS WISHING TO SPEAK DURING THE PUBLIC HEARING PORTION OF THE AGENDA MUST REGISTER NO LATER THAN 1:00 P.M. ON THURSDAY, JANUARY 21, BY SENDING AN EMAIL TO 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.

THIS HEARING IS OPEN TO THE PUBLIC AND EVERYONE ATTENDING WILL HAVE THE OPPORTUNITY TO SPEAK FOR OR AGAINST THESE REQUESTS IN ACCORDANCE WITH THE PROCEDURES OF THE COMMISSION. ALL REQUIRED DOCUMENTS REGARDING THESE REQUESTS ARE AVAILABLE FOR REVIEW AT CITY HALL IN THE COMMUNITY DEVELOPMENT DEPARTMENT WEEKDAYS FROM 8:00 A.M. TO 5:00 P.M. PLEASE CALL (281) 291-5705 IF YOU HAVE QUESTIONS.

SPECIFIC PUBLIC HEARINGS

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 REQUIRING WITHIN (146-S) SH 146 SOUTH COMMERCIAL AND (146-M) SH 146 MAIN COMMERCIAL ZONING DISTRICTS A CONDITIONAL USE PERMIT FOR THE FOLLOWING USES: AUTO REPAIR/DETAILING, AUTO RENTAL AND LEASING, QUICK LUBE/OIL CHANGE, AND TIRE DEALERS AND SERVICE.

CERTIFICATE

I certify that this notice was posted on the bulletin board at Seabrook City Hall on or before 5:00 p.m., Thursday, December 31, 2020 and that it will remain posted until after completion of the hearing.

/s/ Pat Patel, Administrative Assistant

Sec. 3.15 Comprehensive land use regulation matrix.

Exhibit A

TABLE 3-A

Uses Permitted by Right and Conditional Uses ¹

X = Use by right.

C = Conditional use permit required.

Land Use Activity	R-LD	R-1	R-2	R-3	C-1	C-2	C-3	WAD	MMU	POD ²	STCOD ³	OS	MH	LI	146-S	146-M
<i>Residential Uses</i>																
Apartments				X												
Assisted Living Facilities				X	C	C										
Condominium				X				C	C							
Duplex				X								X				
Group homes	X	X	X	X												
Manufactured home / manufactured home park													X			
Single-family detached residence	X	X	X	X								X	X			
Townhouse				X					C							
Zero lot line homes			X	X												
<i>Non-Residential Uses</i>																
Accessory building/uses (all uses must be allowed per the zone)	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
Alterations, clothing					X	X	X	X	X		X	X		X	X	X
Ambulance service						X	X							X	X	X
Animal training schools						X	X							X	X	X
Appliance dealers / rental						X	X	X	X		X	X		X	X	X
Auction house						C	X					X		X	C	C
Auto body repair / painting							X							X		
Auto dealers							X							X		
<u>Auto repair/detailing</u>						X	X							X	<u>C</u>	<u>C</u>
<u>Auto rental & leasing</u>						X	X	C	C					X	<u>C</u>	<u>C</u>
Auto wrecker service							X							X		
Bakers, wholesale							X							X		
Banks or financial services					X	X	X	X	C		X	C		X	X	X
Banquet hall					C	X	X	X	C			C			X	X
Barbers / beauty salons /day spa					X	X	X	X	X	X	X	X		X	X	X
Bars						C	C	C	C	C	C			C	C	C
Bed & breakfast				C	X	X	X	X	X	X		X		X	C	C
Bingo parlor						C	C	C	C					C	C	C
Boat engine repair & service						C	X	C	X					X		
Boat hull repair & construction						C	X	C	X					X		

[illegible]

Land Use Activity	R-LD	R-1	R-2	R-3	C-1	C-2	C-3	WAD	MMU	POD ²	STCOD ³	OS	MH	LI	146-S	146-M
Golf course/country club	C	C	X	X										X		
Greenhouse						X	X							X	X	X
Gunsmiths						X	X	X	X			X		X	X	X
Health club					C	X	X	X	X		C	C		X	X	X
Heavy machinery sales							X							X		
High rise (all uses within must be allowed per the zone)							C	X	C	C		C				
Hospice	C					X	X							X	X	X
Hospital						X	X							X	X	X
Hotels & motels (with full service restaurant)						X	X	X	X	X				X	X	X
Hotels & motels (without full service restaurant)						C	C	C	C	C				C	C	C
Janitorial services & supplies						X	X				X			X	X	X
Kennel, outdoor							X							X		
Laundry, self-service						X	X	C	C		X			X	C	C
Liquor Store						X	X	X			X			X	X	X
Limousine service					X	X	X	C						X	X	X
Machine shops & welding							X							X		
Mailbox rentals					X	X	X	C	X		X	X		X	X	X
Mailing service , bulk					X	X	X	X	X			X		X	X	X
Manufacturing (Heavy)														X		
Marina								X	X	X		C				
Medical emergency clinics (w/ambulance)									X		X			X	X	X
Medical equipment and supplies						X	X		X		X			X	X	X
Medical laboratories					C	X	X							X	C	C
Monastery or convent	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
Motion picture theatre						X	X	C			X			X	X	X
Motorcycle sales & repair						C	X							X	C	C
Museums					C	C	X	X	X	X		X		X	X	X
Nurseries					X	X	X					C		X	C	C
Nursing homes	C			X	C	C								X	C	C
Office, professional					X	X	X	X	X	X	X	X		X	X	X
Open air market (all uses must be allowed per the zone)												C				
Pawnbrokers						X	X							X	X	X
Personal care home (assisted living)				X	X	X	X					C		X	C	C
Pet shops (Indoor kennels only)					X	X	X	X	X		X	X		X	X	X
Printers							X							X	C	C
Private clubs (as per TABC)						C	C	C	C	C				C	C	C
Private schools					X	X	X		X			X		X	X	X

Land Use Activity	R-LD	R-1	R-2	R-3	C-1	C-2	C-3	WAD	MMU	POD ²	STCOD ³	OS	MH	LI	146-S	146-M
Public use (governmental)	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
Pumps, industrial sales and service							X							X	C	C
<u>Quick lube/oil change</u>						X	X				X			X	<u>C</u>	<u>C</u>
Radio/television transmission tower (commercial)									C					X	C	C
Recreational vehicle park														C		
Recreational vehicle sales, rental & repair							X							X	C	C
Recycling center														C		
Rental service store (no heavy equipment)						X	X							X	X	X
Rental, trucks & heavy equipment							X							X	C	C
Restaurant equipment & supplies						X	X							X	X	X
Restaurants, Full Service					C	X	X	X	X	X	X	X		X	X	X
Restaurants, Fast Food					C	X	X	C	C	C	X			X	X	X
Retail, heavy						X	X	X	X		X			X	X	X
Retail, light					X	X	X	X	X	X	X	X		X	X	X
Sailmakers					X	X	X	X	X			C		X	C	C
Sexually oriented business														X		
Shipyard								X	X					X		
Signs, manufacturing							X								C	C
Skating rinks						C	X		X					X	X	X
Small engine repair						X	X							X	C	C
Smoke & head shop							X							X		
Sports and recreational arenas									C					X		
Stables	C													X		
Storage, auto; inside							X							X		
Storage, auto; outside							C									
Storage, boat; inside							X	X	X					X		
Storage, boat; outside							X		X					X		
Storage, recreational vehicle; inside							X	X	X					X		
Storage, recreational vehicle; outside							X		X					X		
Swimming pool & spa sales & supplies					C	X	X	C			X			X	X	X
Tattoo Parlor						C	X							X		
Tele-video production						X	X	X	X		X			X	X	X
Theatre					C	X	X	X	X	X				X	X	X
<u>Tire dealers and service</u>						X	X							X	<u>C</u>	<u>C</u>
Trucking company														X		
Upholstery shop					C	X	X	X	X			C		X	C	C
Veterinarians & animal hospitals (no outside kennels)					C	X	X	X	X		X			X	X	X
Veterinarians (with outside kennels)							X							X		
Warehouse														X		
Warehouses, offices & mini							X		X					X	C	C

Land Use Activity	R-LD	R-1	R-2	R-3	C-1	C-2	C-3	WAD	MMU	POD ²	STCOD ³	OS	MH	LI	146-S	146-M
Woodwork shops						X	X	X	X			C		X		
Yacht/sailing club								X	X			X				

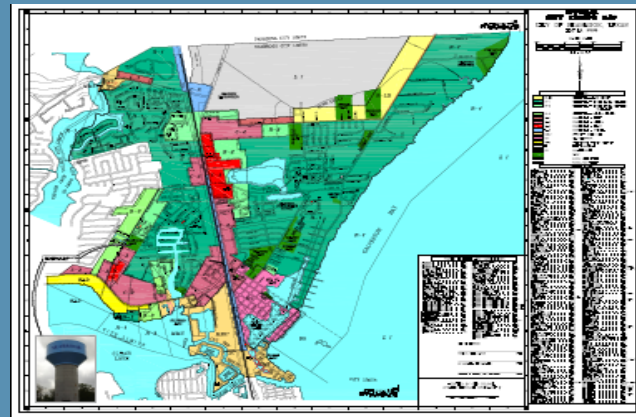
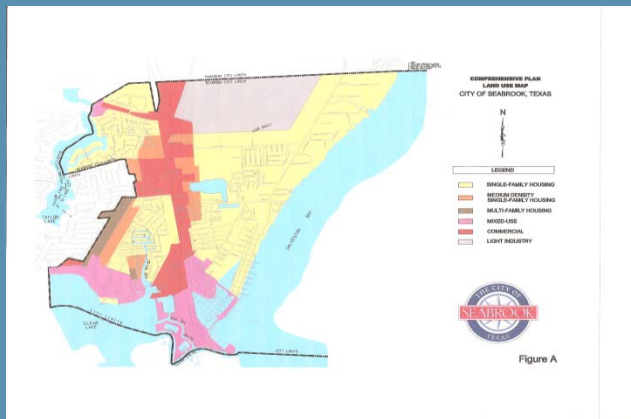
¹ A property is prohibited from having an accessory use/structure without the presence of a principal use/structure.

² Please reference Seabrook Code of Ordinances, Appendix A, Comprehensive Zoning, Section 4.15. The Point Overlay District Regulations, 4.15.04. Uses.

³ Please reference Seabrook Code of Ordinances, Appendix A, Comprehensive Zoning, Section 4.16. Seabrook Town Center Overlay District Regulations, 4.16.04. Uses.

City of Seabrook Planning & Zoning Commission

January 21, 2021



Examples of Auto Repair/Detailing



Examples of Auto Repair/Detailing



Examples of Auto Repair/Detailing



Examples of Auto Repair/Detailing



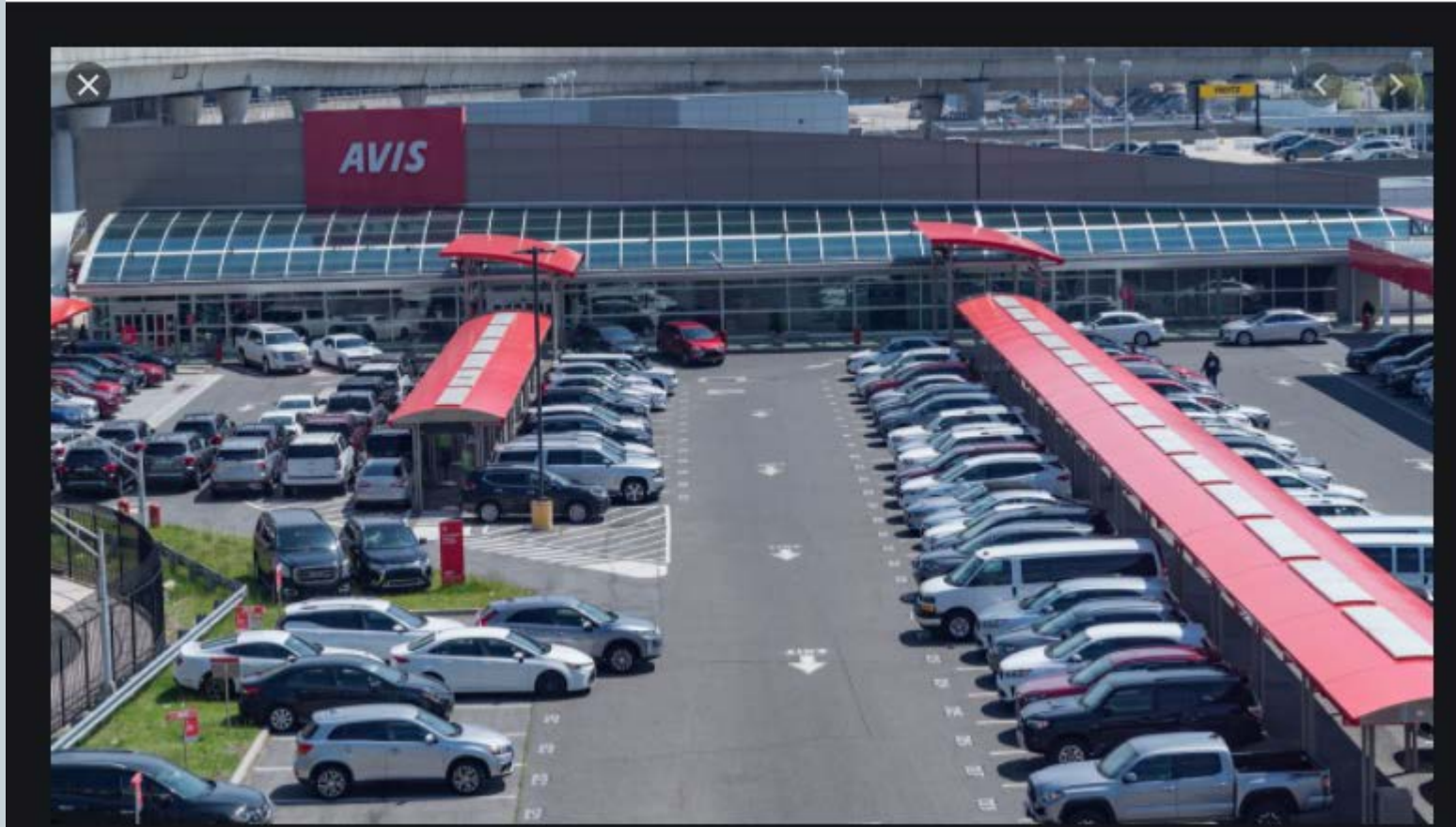
Examples of Auto Repair/Detailing



Examples of Auto Repair/Detailing



Examples of Auto Rental and Leasing



Examples of Quick Lube/Oil Change



Examples of Quick Lube/Oil Change



Examples of Quick Lube/Oil Change



Examples of Quick Lube/Oil Change



Examples of Tire Dealers and Service



Examples of Tire Dealers and Service



Examples of Tire Dealers and Service



Examples of Tire Dealers and Service



Examples of Tire Dealers and Service



Examples of Tire Dealers and Service



ATTACHMENT

4

The Seabrook Planning and Zoning Commission met on Thursday, November 19, 2020 at 6:00 PM in regular session **via teleconference** to consider and if appropriate, take action on the agenda items listed below:

THOSE PRESENT WERE:

GARY RENOLA	CHAIRMAN
MIKE GIANGROSSO	VICE - CHAIR
SCOTT REYNOLDS	MEMBER
ROSEBUD CARADEC	MEMBER
GREG AGUILAR	MEMBER
DARRELL PICHA	MEMBER
ROB HEFNER	MEMBER
SEAN LANDIS	DIRECTOR OF COMMUNITY DEVELOPMENT
PAT PATEL	ADMINISTRATIVE ASSISTANT

Chairman Gary Renola called the meeting to order at 6:00 p.m. and stated there was a quorum present.

1.0 PUBLIC COMMENTS AND ANNOUNCEMENTS

No comments.

2.0 SPECIFIC PUBLIC HEARINGS

Chairman Gary Renola opened the Public Hearings at 6:03 p.m.

2.1 Conduct a Public Hearing 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.

Applicant: Rushi Patel, OMKAR Group Seabrook, LP, 6515 Broadway Street, Pearland, TX 77581

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

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

No public comments made.

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

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.

4.5 Establish future agenda items and meeting dates.

Next meeting scheduled for Thursday, January 19, 2020.

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

To adjourn the November 19, 2020 Planning & Zoning meeting.

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

APPROVED THIS ____ DAY OF _____, _____.

Gary T. Renola, Chairman

Pat Patel, Administrative Assistant

ATTACHMENT

5

The City Council of the City of Seabrook and the Seabrook Planning & Zoning Commission met in special joint teleconference session on Tuesday, August 4, 2020 at 6:00 p.m. to discuss, consider and if appropriate, take action on the items listed below.

THOSE PRESENT WERE:

CITY COUNCIL

THOM KOLUPSKI

ED KLEIN

LAURA DAVIS

JEFF LARSON

NATALIE PICHA

BUDDY HAMMANN

JOE MACHOL

MAYOR

COUNCIL PLACE NO. 1

COUNCIL PLACE NO. 2

COUNCIL PLACE NO. 3

MAYOR PRO TEM

COUNCIL PLACE NO. 4

COUNCIL PLACE NO. 5

COUNCIL PLACE NO. 6

PLANNING & ZONING

GARY RENOLA

MIKE GIANGROSSO

GREG AGUILAR

ROSEBUD CARADEC

ROB HEFNER

DARRELL PICHA

SCOTT REYNOLDS

CHAIR

VICE CHAIR

COMMISSIONER

COMMISSIONER

COMMISSIONER

COMMISSIONER

COMMISSIONER

GAYLE COOK

SEAN LANDIS

STEVE WEATHERED

ROBIN LENIO

CITY MANAGER

DEPUTY CITY MANAGER

CITY ATTORNEY

CITY SECRETARY

Mayor Kolupski and Planning & Zoning Commission Chair, Gary Renola, called the meeting to order at 6:00 p.m. and conducted roll call to establish a quorum of City Council members and Planning & Zoning Commission members.

1. PUBLIC COMMENTS AND ANNOUNCEMENTS - none

2. SPECIFIC PUBLIC HEARING

2.1 Conduct a joint public hearing on a Request for approval of a Preliminary Planned Unit Development (PUD) to create "Seabrook Mixed Use Development" comprising of a boutique hotel, extended stay hotel, conference center and ballroom, approximately 25,000 square feet of retail space, and approximately 260 unit luxury multi-family apartment complex located on approximately 15.586 acre tract of land. *Sean Landis, Deputy City Manager*

Applicant: Rocky Romano, P.O. Box 607, Wimberly, Texas 78676

Legal Description: Being approximately a combined 15.586 acre tract out of the South end of Lot 6-A, Tract 5-A and Tract 4-A of the Repsdorph Partition of the Repsdorph Estate in the Ritson Morris Survey, Abstract No. 52 in Harris County, Texas as recorded in map or plat thereof in Volume 18, Page 63 of the Harris County Map Records, also being out of Lot 1 and Restricted Reserve "A" out of Marker One Addition, as recorded in map or plat thereof in Film Code 513034 of the Harris County Map of Records.

Location: This property is located north of Clear Lake, south of NASA Road One and west of Elam Street.

Mayor Kolupski opened the public hearing.

Jon Johns, 2514 Breau Trace, asked about a water facing development with amenities on the water.

Having no additional speakers come forward, Mayor Kolupski closed the public hearing.

A representative from Keith Carlton Architects presented as shown in Attachment A.

Upon motion duly made and seconded, Mayor Kolupski adjourned the meeting at 6:52 p.m.

CITY COUNCIL

PLANNING & ZONING COMMISSION

Thomas G. Kolupski
Mayor

Gary Renola
Chair

Date

Date

Robin Lenio, TRMC
City Secretary

Pat Patel
Administrative Assistant

Section 4.10 – Planned Unit Developments

4.10.06 PUD Designation Procedure:

A. Preliminary PUD Plan:

1. **Name, address and telephone number of the landowner:**

John Preston Fischer
Endeavour Marina Clear Lake LP
3101 Nasa Parkway
Seabrook, TX 77586
(832) 864-4000

2. **Preliminary Planning and Zoning submittal date:**

3. **Project Name:** Seabrook Plaza

4. **The names and addresses of adjoining property owners within 500 feet of the proposed project site:** See Exhibit A

5. **Key Map:** See Exhibit B

6. **All existing streets, drives, buildings, watercourses, and bodies of water:**

The property is located on the south side of Nasa Road One (FM 528) and Repsdorph Drive. The site is composed of parcel 1 and parcel 2, and contains 15.57 acres. The property is divided by a 30' wide county drainage easement from Repsdorph to Clear Lake.

Gas, water, power, and telephone utilities are located adjacent to Nasa Road One. A two-story office structure, four story boat storage buildings, and a two-story restaurant/meeting room structure are existing improvements.

7. **The location and size of existing utilities within or adjacent to the proposed project site:**

Adjacent to Nasa Road One are the following:

- a. Water line easement –None- 8"/12" waterlines fronts property along ROW of Nasa Road One
- b. Gas line easement –None apparent; gas line fronts property along ROW of Nasa Road One
- c. Telephone easement TBD
- d. Power line easement -Aerial power fronts property along ROW of Nasa Road One, two existing service supply easements inset into property but will be abandoned with establishment of new power service
- e. Sanitary service is located adjacent to property along Nasa Road One via existing manhole locations, which are serviced by a 15" gravity trunk line located on the north side of Nasa Road One.
- f. Drainage easement: 60' wide Repsdorph Road existing easement to be abandoned by Harris County. Replacement easement for drainage, 20' wide parallel to Nasa Road One for 800-feet to the west of the intersection with Repsdorph Road, then turn south extending 700-feet to Clear Lake along western property boundary.

8. **The proposed location, type and size of the following:**

a. Building and Structure:

1. A concrete podium containing required site parking 420 cars one level
2. Boutique Hotel containing five levels 170 guestrooms, ±98,650 square feet.
3. Extended Stay building containing five levels 76 guest suites and a spa/exercise facility ±118,500 square feet

4. Conference Center containing Ballroom, 2 levels, Jr. Ballroom, Prefunction, and support areas $\pm 21,500$ square feet (airconditioned area), 4,000 square feet of covered deck space on the third floor and 4,150 square feet of water-facing open deck.
5. Retail buildings, one level containing 4 to 6 food beverage leases, $\pm 24,850$ square feet.
6. A proposed multi-family apartment building containing ± 260 residential units five levels, $\pm 288,500$ square feet over a parking structure containing ± 399 cars, two levels, $\pm 128,000$ square feet.
- b. **Streets, drives, alleys, and curbs:**
 1. One public main $\pm 40'$ entry/exit drive at the Nasa Road One, Repsdorph intersection.
 2. One $30'$ entry/exit drive on the west property line for multi-family and retail buildings.
 3. One $20'$ existing entry/exit drive, ± 240 east of the Nasa Road One, Repsdorph Drive intersection.
- c. **Off-street parking areas with parking spaces individually drawn and counted:**

Total Parking Spaces: 640 spaces
 Podium Parking: 420 spaces
 Existing Parking: 220 spaces

Parking Ratio:

 1. Hotel / Extended Stay: $170 + 76 = 246$ parking spaces. One space per room.
 2. Conference parking – 1 per 200 sq.ft. of Ballroom space estimated = 70 spaces
 3. Retail parking $\pm 170,200$ square feet, 10 cars per 1,000 square feet of restaurant space + 1 car per 2 employees = 257 parking spaces
- d. **Sidewalks:** See Master Plan, conform to City of Seabrook Standards
- e. **Landscaping:** See Master Plan, conform to City of Seabrook Standards
- f. **Common open space and amenities sites:**
- g. **Sites for solid waste containers:** To be coordinated with City of Seabrook waste provider. Enclosed and screened pick-up areas
- h. **Signs:** To be determined as defined in previous site Seabrook Plaza commercial site overlay district provisions

Prepared by:

Keith Carlson



3221A West Alabama

Houston, TX 77098

P-713.522.1054

website: www.MCSHouston.com

SEABROOK PLAZA SITE DATA

CONFERENCE			
Level		Estimated Gross Area	
Airconditioned Areas			
Second Floor			
Ballroom		10,000	
Common Public Area, incl. Prefunction		4,700	
Service Area		800	
Subtotal		15,500	
Third Floor			
Balroom		4,000	
Common Public Area, incl. Prefunction		2,000	
Subtotal		6,000	
Subtotal of a/c areas		21,500	
Covered Deck			
Third Floor		4,000	
Subtotal		4,000	sq.ft.
Open Deck			
Second Floor		3,200	
Third Floor		950	
Subtotal		4,150	sq.ft.
HOTEL		170	Guestrooms
Level		Estimated Gross Area	
Second Floor			
Hotel Amenities		8,750	
Back of House		5,100	
Subtotal		13,850	
Third Floor			
Hotel		21,200	
Subtotal		21,200	
Fourth Floor		21,200	
Fifth Floor		21,200	
Sixth Floor		21,200	
Total		98,650	sq.ft.
EXTENDED STAY		76	Suites
Level		Estimated Gross Area	
Second Floor	Incl Spa / Fitness Gym	21,300	
Third Floor		24,300	
Fourth Floor		24,300	
Fifth Floor		24,300	
Sixth Floor		24,300	
		118,500	sq.ft.
RENTABLE AREAS			

Airconditioned Spaces			
Spa	(Under Extended Stay)	8,950	
Fitness Gym	(Under Extended Stay)	9,950	
Commercial Space 1		5,500	
Commercial Space 2		6,450	
Commercial Space 3		6,450	
Commercial Space 4		6,450	
	Subtotal	43,750	sq.ft.
Patio Areas			
Commercial Space 1 Patio		2,700	
Commercial Space 2 Patio		2,000	
Commercial Space 3 Patio		1,000	
Commercial Space 4 Patio		1,000	
	Subtotal	6,700	sq.ft.
PARKING COUNT			
1 Level Podium Parking		170,200	sq.ft.
Occupancy	Parking Ratio	Parking Spaces Required	
Hotel	1 per unit	170	
Extended Stay	1 per unit	76	
Conference	1 per 200 sq.ft.	70	
Retail	1/100 sq.ft. of customer space incl. Patio Dining	241	
	1 per 2 employees	16	
Spa / Fitness	Incl. in Hotel		
Total Parking Required		573	spaces
Podium Parking		420	
Existing Open Parking		220	
Total Parking Provided		640	spaces
MULTIFAMILY			
Total Gross Floor Area		288,500	sq.ft.
Level	2 BR	1 BR	Subtotal
Third Floor	7	37	44
Fourth Floor	10	44	54
Fifth Floor	10	44	54
Sixth Floor	10	44	54
Seventh Floor	10	44	54
Subtotal	47	213	260

PARKING COUNT			
Total Gross Floor Area		128,000	sq.ft.
Unit Type	Parking Ratio	Parking Spaces Required	
2 BR	1.66 per unit	78	
1 BR	1.33 per unit	283	
	Total Parking Required	361	
Open Parking		9	
Detached Parking		359	
	Total Parking Provided	368	spaces



PROPOSED SEABROOK MIXED-USE DEVELOPMENT

NASA PARKWAY, SEABROOK, TX

ARCHITECTURE • PLANNING • INTERIORS
3221A WEST ALABAMA • HOUSTON, TEXAS 77098
Office 713-522-1054 • Fax 713-522-4496 • info@mcshouston.com



2020 06 30



SECOND FLOOR PLAN

SCALE: 1" = 40'

PROPOSED SEABROOK MIXED-USE DEVELOPMENT

NASA PARKWAY, SEABROOK, TX

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MCS
ARCHITECTS LLC

2020 07 09



TYPICAL UPPER FLOOR PLAN

SCALE: 1" = 40'

PROPOSED SEABROOK MIXED-USE DEVELOPMENT

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2020 06 30



NASA PARKWAY (NORTH) ELEVATION

SCALE: 3/64" = 1'-0"



WATERFRONT (SOUTH) ELEVATION

SCALE: 3/64" = 1'-0"

PROPOSED SEABROOK MIXED-USE DEVELOPMENT

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2020 06 30

ATTACHMENT

6

PLANNING & ZONING COMMISSION

ITEMS TO CITY COUNCIL - 2021

[illegible]

PLANNING & ZONING COMMISSION
ITEMS TO CITY COUNCIL - 2020

DATE SENT	DESCRIPTION	Status
11/21/19	Request for an amendment to the Seabrook City Code, Appendix A, Comprehensive Zoning, Article 3, "Establishment of Zoning Districts and Associated Regulations", Section 3.14 "Light Industrial District". By amending that district's height regulation of eighty (80') to allow for structures of up to one hundred twenty (120') in height.	FAILED
11/21/19	Request to add "Restaurant-Full Service" to Article 3, "Establishment of Zoning Districts and Associated Regulations", Section 3.15 "Comprehensive Land Use Regulation Matrix".	PASSED
2/18/20	Request for a Conditional Use Permit to establish a "Bar" at 2900 E. NASA Parkway, Suite 250 as per the Seabrook City Code, Appendix A, Comprehensive Zoning, Article 4, "Special Use Regulations", Section 4.11, "Conditional use permit criteria and procedures".	1st Reading - Feb 18 2nd Reading - Mar 3
2/18/20	Request for a Conditional Use Permit to establish an "Open Air Market" at 902 Hardesty Avenue as per the Seabrook City Code, Appendix A, Comprehensive Zoning, Article 4, "Special Use Regulations", Section 4.11, "Conditional use permit criteria and procedures".	1st Reading - Feb 18 2nd Reading - Mar 3
6/18/20	Second request for a Master Sign Plan for the property located at 2000 - 2100 Highway 146 (Miramar Shopping Center).	1st Reading - July 21 2nd Reading - Aug 4
8/4/20	Request for approval of a Preliminary Planned Unit Development (Preliminary PUD) to create a Seabrook Mixed Use Development comprising of a boutique hotel, extended stay hotel, conference center and ballroom, approximately 25,000 of retail space, and approximately 260 unit luxury multi-family apartment complex located on approximately 15.586 acre tract of land.	PASSED
8/20/20	Request for approval of a Preliminary Planned Unit Development (Preliminary PUD) to create "Seabrook Town Center" comprising of a 324 unit luxury multi-family apartment complex, 37,000 sq. ft. of leasable retail space, an entertainment plaza, and 751 parking spaces located on 3 tracts of land, approximately 19.5355 acres.	PASSED
10/15/20	Request for approval of 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".	FAILED

ATTACHMENT

7

FUTURE AGENDA DATES/ ITEMS

THURSDAY, FEBRUARY 18, 2021 – P&Z MEETING

- To be determined