

1 The Seabrook Planning and Zoning Commission met on Thursday, January 21, 2021 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 GIANROSSO	VICE - CHAIR
9	SCOTT REYNOLDS	MEMBER
10	ROSEBUD CARADEC	MEMBER
11	GREG AGUILAR (exc. absence)	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**
22

23 No comments.
24

25 **2.0 SPECIFIC PUBLIC HEARINGS**
26

27
28 Chairman Gary Renola opened the Public Hearings at 6:03 p.m.
29

30 **2.1 Conduct a Public Hearing on a request for approval of the Preliminary Plat of**
31 **Lake Mija Village Section 3, containing 55 Lots, 1 Block, 1 Reserve, being a**
32 **subdivision of 13.6789 Acres (595,852 sq.ft.), located in the Ritson Morris**
33 **Survey, Abstract 52, and also being a partial amendment of Reserve "K" of Mystic**
34 **Village at Lake Mija Film Code No. 409122, H.C.M.R. City of Seabrook, Harris**
35 **County, Texas**
36

37 **Applicant:** Bayway Homes Inc., P.O. Box 1244, Friendswood, TX 77549
38

39 **Location:** This property is located north of Lake Mija Court, west of Park Drive, and south
40 of Red Bluff Road.
41

42 Director of Community Development, Sean Landis explained to the board that the
43 applicant is requesting to subdivide the property into 55 Lots, 1 Block, and 1 Reserve for
44 the purpose of constructing single-family dwellings. The property is currently zoned (R-1)
45 Single-Family Detached Residential District. City Staff reviewed the Preliminary Plat and
46 finds it to be compliant with the City's Subdivision and Zoning Ordinances.
47

48 Public Comment made by Kevin Lilly, residing at 1825 Wallington Lane, Seabrook TX
49 77586: Concerned about property because it includes a lot of wet lands, additional traffic
50 flow that would potentially be coming in thru Mystic Village, ongoing speeding issues with
51 area, and flooding issues with new development.
52
53
54
55

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.

Director of Community Development, Sean Landis explained to the board that 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 the 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 the WAD District description stated above and the lack of capability with that description, City Staff recommends to amend the Code 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.

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.

Director of Community Development, Sean Landis explained to the board that 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, City Staff is recommending to amend the Code 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.

Chairman Gary Renola closed the Public Hearings at 6:32 p.m.

111 **3.0 NEW BUSINESS**

- 112
113 **3.1 Consider and take all appropriate action on a request for approval of the**
114 **Preliminary Plat of Lake Mija Village Section 3, containing 55 Lots, 1 Block, 1**
115 **Reserve, being a subdivision of 13.6789 Acres (595,852 sq.ft.), located in the**
116 **Ritson Morris Survey, Abstract 52, and also being a partial amendment of**
117 **Reserve "K" of Mystic Village at Lake Mija Film Code No. 409122, H.C.M.R. City of**
118 **Seabrook, Harris County, Texas.**

119
120 Motion made by Rob Hefner and seconded by Rosebud Caradec.

121
122 To approve the Preliminary Plat of Lake Mija Village Section 3.

123
124 MOTION CARRIED BY UNANIMOUS CONSENT

- 125
126 **3.2 Consider and take all appropriate action on a REQUEST TO AMEND THE CODE OF**
127 **THE CITY OF SEABROOK APPENDIX A, COMPREHENSIVE ZONING, ARTICLE 3,**
128 **"ESTABLISHMENT OF ZONING DISTRICTS AND ASSOCIATED REGULATIONS",**
129 **SECTION 3.15 "COMPREHENSIVE LAND USE REGULATION MATRIX," BY**
130 **REQUIRING WITHIN A (WAD) WATERFRONT ACTIVITY ZONING DISTRICTS A**
131 **CONDITIONAL USE PERMIT FOR THE FOLLOWING USES: STORAGE, BOAT; INSIDE,**
132 **AND STORAGE, RECREATIONAL VEHICLE; INSIDE.**

133
134 Motion made by Mike Giangrosso and seconded by Rosebud Caradec.

135
136 To approve the request to amend the Code by requiring within a (WAD) Waterfront Activity
137 Zoning District a conditional use permit for the following uses: storage, boat; inside, and
138 storage, recreational vehicle; inside.

139
140 MOTION CARRIED BY UNANIMOUS CONSENT

- 141
142 **3.3 Consider and take all appropriate action on a REQUEST TO AMEND THE CODE OF**
143 **THE CITY OF SEABROOK APPENDIX A, COMPREHENSIVE ZONING, ARTICLE 3,**
144 **"ESTABLISHMENT OF ZONING DISTRICTS AND ASSOCIATED REGULATIONS",**
145 **SECTION 3.15 "COMPREHENSIVE LAND USE REGULATION MATRIX," BY**
146 **REQUIRING WITHIN (146-S) SH 146 SOUTH COMMERCIAL AND (146-M) SH 146**
147 **MAIN COMMERCIAL ZONING DISTRICTS A CONDITIONAL USE PERMIT FOR THE**
148 **FOLLOWING USES: AUTO REPAIR/DETAILING, AUTO RENTAL AND LEASING,**
149 **QUICK LUBE/OIL CHANGE, AND TIRE DEALERS AND SERVICE.**

150
151 Motion made by Mike Giangrosso and seconded by Scott Reynolds.

152
153 To approve the request to amend the Code by requiring within (146-S) SH 146 South
154 Commercial and (146-M) SH 146 Main Commercial Zoning Districts a conditional use
155 permit for the following uses: Auto repair/detailing, auto rental and leasing, quick lube/oil
156 change, and tire dealers and service.

157
158 MOTION CARRIED BY UNANIMOUS CONSENT
159

167 **4.0 ROUTINE BUSINESS**

168
169 **4.1 Approve the minutes from the November 19, 2020 P&Z teleconference Meeting.**

170
171 Motion made by Mike Giangrosso and seconded by Scott Reynolds.

172
173 To approve the minutes as presented.

174
175 MOTION CARRIED BY UNANIMOUS CONSENT

176
177 **4.2 Approve the minutes from the August 4, 2020 JOINT teleconference Meeting.**

178
179 Motion made by Rosebud Caradec and seconded by Mike Giangrosso.

180
181 To approve the minutes as presented.

182
183 MOTION CARRIED BY UNANIMOUS CONSENT

184
185 **4.3 Update on the expansion of Hwy. 146.**

186
187 Sean Landis gave a brief report.

188
189 **4.4 Report from the Director of Planning and Community Development on the status**
190 **of a list of actions taken by Planning & Zoning and sent to City Council for its**
191 **action or review.**

192
193 Sean Landis gave a brief report.

194
195 **4.5 Establish future agenda items and meeting dates.**

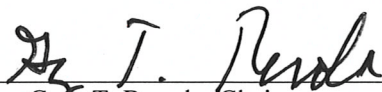
196
197 Next meeting scheduled for Thursday, February 18, 2021.

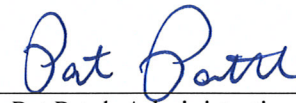
198
199 **Motion was made by Rosebud Caradec and seconded by Scott Reynolds.**

200
201 *To adjourn the January 21, 2021 Planning & Zoning meeting.*

202
203 Having no further business, the meeting adjourned at 6:41 p.m.

204
205 APPROVED THIS 18th DAY OF March, 2021.

206
207
208 
209 Gary T. Renola, Chairman


Pat Patel, Administrative Assistant