

The Seabrook Planning and Zoning Commission met on Thursday, March 18, 2021 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
DARRELL PICHA	VICE - CHAIR
SCOTT REYNOLDS	MEMBER
ROSEBUD CARADEC	MEMBER
GREG AGUILAR (exc. absence)	MEMBER
ROB HEFNER	MEMBER
GUY RODGERS	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 BOARDS AND COMMISSIONS

2.1 Welcome new P&Z Board Member.

The P&Z Board welcomed Mr. Guy Rodgers to the Commission. The Oath of Office given to Mr. Rodgers.

2.2 Consider and take all appropriate action on appointing the Planning & Zoning Vice-Chairman.

Motion made by Darrell Picha and seconded by Guy Rodgers.

To appoint Mr. Darrell Picha as Vice-Chair of the Planning & Zoning Commission.

MOTION CARRIED BY UNANIMOUS CONSENT

3.0 SPECIFIC PUBLIC HEARINGS

Chairman Gary Renola opened the Public Hearings at 6:07 p.m.

3.1 Conduct a Public Hearing on a request for a Conditional Use Permit to establish a "Gasoline Service Station/Convenience Store" at 1304 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".

Owner: 146 Real Estate Investment, LLC, 15406 Driftwood Oak Ct., Houston, TX 77059

Applicant: RNCI LLC, P.O. Box 1624 Magnolia, TX 77753

Legal Description:

A 0.4386 ACRE TRACT OR PARCEL OF LAND, MORE OR LESS, BEING LOTS 1, 2, AND 3 AND PARTS OF LOTS 4, 5, 6, 7, 8, AND 9, IN BLOCK 4 OF SEABROOK, AND ADDITION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 1, PAGE 50 OF THE MAP AND/OR PLAT RECORDS OF HARRIS COUNTY, TX.

Location: This property is located east of Bayport Blvd., south of First Street, north Second Street and west of Anders Street.

Director of Community Development, Sean Landis explained to the board that the applicant proposes to construct a new fueling canopy along with four fueling pump stations. The proposed new construction will serve as an expansion of the newly remodeled, recently rebranded Check Point Gasoline Service Station/Convenience Store, currently addressed 1802 Main Street. The proposed site/property was previously the location of Mario's Pizza, which was included as part of the TXDOT SH146 acquisition. It is the opinion of the applicant and owner; due to the TXDOT taking the limited property remaining at 1304 Bayport Blvd. has created development limitations. The owner believes their proposal is the highest and best use for the remaining property.

3.2 Conduct a Public Hearing on a request for approval for Partial Replat of Lots 13 and 14 of the Replat of Reserve "B" Seascapes Section Two.

Applicant/Owner: Clint Hinz, 4517 Coronado Street, Seabrook, TX 77586

Legal Description: Lots 13 and 14, in Block 1, Seascapes Section 2 Partial Replat, according to the map or plat thereof recorded in Film Code No. 440022 of the Map of Records Harris County, Texas.

Location: This property is located immediately south of Red Bluff Road, west of Todville Road and east of Heron Drive.

Director of Community Development, Sean Landis explained to the board that the applicant is requesting to subdivide the property to create 1 lot from 2 lots for the purpose of constructing single-family dwelling. The property is currently zoned (R-1) Single-Family Detached Residential District. Staff has reviewed the Plat, and finds it to be compliant with the City's Subdivision and Zoning Ordinances. Staff recommends that the Commission approves the plat.

3.3 Conduct a Public Hearing on a request for approval of the Final Plat of Seargent Lake Homes, a 0.7776 Acre Subdivision in the Ritson Morris Survey, Abstract No. 52 City of Seabrook, Harris County, Texas. The purpose of this Plat is to create 4 Residential Lots.

Applicant: Matthew Sigmon, 6935 Overlook Hill Lane, Sugar Land, TX 77479

Owner: Amna Rashid, 311 Newport Blvd., League City, TX 77573

Legal Description:

A 0.7776 Acre Tract of land located in the Ritson Morris Survey, Abstract 52, and being a portion of Lots 14, 15, 16, 17, 18, and 19 of the Henry Ledtje, Subdivision, as recorded in Volume 259, Page 85 of the Harris County Deed Records.

Location: This property is located south of NASA Road One, east of Elam Street, and north of Seargent Street.

Director of Community Development, Sean Landis explained to the board that the applicant is requesting to subdivide the property into 4 lots for the purpose of constructing single-family dwellings. The property is currently zoned (R-1) Single-Family Detached Residential District. Staff has reviewed the Final Plat, and finds it to be compliant with the City's subdivision and zoning ordinances. Staff recommends that the Commission approve the final plat.

3.4 Conduct a Public Hearing on a request for request for approval of the Final Plat of Oak Alley Estates, a 2.53 acre (110,058 Square Feet) tract of land, situated in the Ritson Morris Survey, Abstract Number 52, City of Seabrook, Harris County. The purpose of this Plat is to create 1 Block, and 10 Residential Lots.

Applicant: Oak Alley Estates, LLC, 4104 NASA Parkway, Seabrook, TX 77586

Owner: B.J. and Kaysie Stampley, 427 Willow Vista, El Lago, TX 77586

Legal Description:

All of that certain 2.53 acre (110,058 Square Feet) tract of land, situated in the Ritson Morris Survey, Abstract Number 52, City of Seabrook, Harris County, Texas, more particularly described as a part of Tract Twenty-six (26), and all of Tract Twenty-seven (27), of the Savings & Loan Company's Subdivision, according to the map or plat thereof recorded in Volume 3, Page 71 of the Harris County Map Records; same being all of those tracts of land conveyed to Stampley Enterprises LLC, as found of record under Clerk's File Numbers RP-2018-319237, RP-2018-379392 and RP-2019-4151 in the Official Public Records of Harris County, Texas.

Location: This property is located north of E. Meyer Avenue, west of N. Meyer Avenue and east of Lake Mija.

Director of Community Development, Sean Landis explained to the board that the applicant is requesting to subdivide this property into 10 lots and 1 block. The development of this property required infrastructure like streets, water, sewer and drainage. The P&Z Board approved the Preliminary Plat back in September 2019. The applicant has now constructed all the required infrastructure and have finalized everything to move forward to City Council's acceptance. Staff has reviewed the Final Plat, and finds it to be compliant with the City's subdivision and zoning ordinances. Staff recommends that the Commission approve the final plat.

3.5 Conduct a Public Hearing on a request for an amendment to Appendix A, "Comprehensive Zoning," Article 3. "Establishment of Zoning Districts and Associated Regulations." by modifying Sections 3.03.13, 3.04.11, 3.05.11, 3.06.13, 3.07.13, 3.08.13, 3.09.12, 3.10.13, 3.11.10, 3.12.03 (H), and 3.13.13 all Titled "Supplementary Regulations", by creating a prohibition against the use of "Hazardous Materials" as a construction method of a fence; to include, but not limited to the prohibition of Barbed Wire, Concertina Wire, Razor Wire, Electrically Charged Wire, and the use of Glass or other Sharp Objects.

Director of Community Development, Sean Landis explained to the board that staff is recommending to create a prohibition against the use of "hazardous materials" as a construction method of a fence; to include, but not limited to the prohibition of barbed wire, concertina wire, razor wire, electrically charged wire, and the use of glass or other sharp objects. Staff is recommending the adoption of the following language:

It is unlawful for any person to erect, maintain, or permit a fence that:

- A. Is electrically charged in any manner, except a single-strand wire shall be permissible that is designed to conduct electricity through an approved low-voltage regulator along the fence's interior within 18 inches of finished ground level for the purposes of securing pets within a fenced yard.
- B. Has barbed wire constructed within or attached to it.
- C. Has razor/concertina wire within or attached to it.
- D. Has constructed within it or attached to it barbs, projections, broken glass, or anything reasonably capable of causing harm to persons or animals.

There were no public comments on any of the above Public Hearings, therefore Chairman Renola closed the Public Hearings at 6:36 p.m.

4.0 NEW BUSINESS

4.1 Consider and take all appropriate action on a request for a request for a Conditional Use Permit to establish a "Gasoline Service Station/Convenience Store" at 1304 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 Darrell Picha and seconded by Scott Reynolds.

To approve the request for a Conditional Use Permit with the following amendments/conditions:

1. Due to limited visibility from the Convenience Store, the Owner/Developer shall install a camera security system at the newly constructed canopy to be monitored from within the Convenience Store.
2. The Owner/Developer shall remove the existing driveway located on SH 146 at the southeast corner of the property; relocating the driveway to the northeast to be located off the newly constructed SH 146 feeder road as reflected within the exhibit presented at the March 18, 2021 P&Z Meeting.

MOTION CARRIED BY UNANIMOUS CONSENT

4.2 Consider and take all appropriate action on a request for approval for Partial Replat of Lots 13 and 14 of the Replat of Reserve "B" Seascape Section Two.

Motion made by Rosebud Caradec and seconded by Guy Rodgers.

To approve the request for partial replat of lots 13 and 14 of the Replat of Reserve "B" Seascape Section Two.

MOTION CARRIED BY UNANIMOUS CONSENT

4.3 Consider and take all appropriate action on approval of the Final Plat of Seargent Lake Homes, a 0.7776 Acre Subdivision in the Ritson Morris Survey, Abstract No. 52 City of Seabrook, Harris County, Texas. The purpose of this Plat is to create 4 Residential Lots.

Motion made by Rosebud Caradec and seconded by Rob Hefner.

To approve the Final Plat of Seargent Lake Homes as presented.

MOTION CARRIED BY UNANIMOUS CONSENT

4.4 Consider and take all appropriate action on a request for approval of the Final Plat of Oak Alley Estates, a 2.53 acre (110,058 Square Feet) tract of land, situated in the Ritson Morris Survey, Abstract Number 52, City of Seabrook, Harris County. The purpose of this Plat is to create 1 Block, and 10 Residential Lots.

Motion made by Scott Reynolds and seconded by Darrell Picha.

To approve the Final Plat of Oak Alley Estates as presented.

MOTION CARRIED BY UNANIMOUS CONSENT

4.5 Consider and take all appropriate action on a request for an amendment to Appendix A, "Comprehensive Zoning," Article 3. "Establishment of Zoning Districts and Associated Regulations." by modifying Sections 3.03.13, 3.04.11, 3.05.11, 3.06.13, 3.07.13, 3.08.13, 3.09.12, 3.10.13, 3.11.10, 3.12.03 (H), and 3.13.13 all Titled "Supplementary Regulations", by creating a prohibition against the use of "Hazardous Materials" as a construction method of a fence; to include, but not limited to the prohibition of Barbed Wire, Concertina Wire, Razor Wire, Electrically Charged Wire, and the use of Glass or other Sharp Objects.

Motion made by Rosebud Caradec and seconded by Darrell Picha.

To approve the request for an amendment to Appendix A, "Comprehensive Zoning," Article 3. "Establishment of Zoning Districts and Associated Regulations." by modifying Sections 3.03.13, 3.04.11, 3.05.11, 3.06.13, 3.07.13, 3.08.13, 3.09.12, 3.10.13, 3.11.10, 3.12.03 (H), and 3.13.13 all Titled "Supplementary Regulations", by creating a prohibition against the use of "Hazardous Materials" as a construction method of a fence; to include, but not limited to the prohibition of Barbed Wire, Concertina Wire, Razor Wire, Electrically Charged Wire, and the use of Glass or other Sharp Objects.

MOTION CARRIED BY UNANIMOUS CONSENT

5.0 ROUTINE BUSINESS

5.1 Approve the minutes from the January 14, 2021 JOINT EDC/P&Z Meeting.

Motion made by Scott Reynolds and seconded by Darrell Picha.

To approve the minutes as presented. Mr. Rodgers abstained from the vote since he was not present at these meetings.

MOTION CARRIED BY UNANIMOUS CONSENT

5.2 Approve the minutes from the January 19, 2021 Regular P&Z teleconference Meeting.

Motion made by Rosebud Caradec and seconded by Rob Hefner.

To approve the minutes as presented. Mr. Rodgers abstained from the vote since he was not present at these meetings.

MOTION CARRIED BY UNANIMOUS CONSENT

5.3 Approve the minutes from the January 21, 2021 Regular P&Z teleconference Meeting.

Motion made by Rosebud Caradec and seconded by Scott Reynolds.

To approve the minutes as presented. Mr. Rodgers abstained from the vote since he was not present at these meetings.

MOTION CARRIED BY UNANIMOUS CONSENT

5.4 Report from the Director of Planning and Community Development on status update of City projects.

Sean Landis gave a brief report.

5.5 Update on Livable Centers Study.

Sean Landis gave a brief report.

5.6 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.

5.7 Update and discuss reopening P&Z Board Meetings to either in-person, hybrid, or continue virtual starting in April.

Sean Landis explained to the Board that the City Manager and City Council has agreed to continue in-person/hybrid meetings starting in May.

5.8 Establish future agenda items and meeting dates.

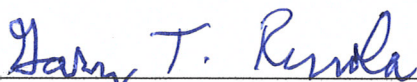
Next meeting scheduled for Thursday, April 15, 2021.

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

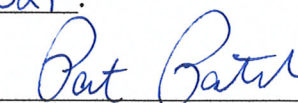
To adjourn the March 18, 2021 Planning & Zoning meeting.

Having no further business, the meeting adjourned at 7:14 p.m.

APPROVED THIS 20th DAY OF May, 2021.



Gary T. Renola, Chairman



Pat Patel, Administrative Assistant