

The Seabrook Planning and Zoning Commission met in regular session on Thursday, May 20, 2021 at 6:00 PM at Seabrook City Hall and via teleconference to consider and if appropriate, take action on the agenda items listed below:

THOSE PRESENT WERE:

GARY RENOLA	CHAIRMAN
DARRELL PICHIA (exc. absence)	VICE - CHAIR
SCOTT REYNOLDS	MEMBER
ROSEBUD CARADEC	MEMBER
GREG AGUILAR (exc. absence after item 3.3)	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

Andrew Leeman, representative for the Christmas tree company, spoke that they wish to operate in the City of Seabrook this year and would like to learn about what the requirements are for this type of business.

2.0 SPECIFIC PUBLIC HEARINGS

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

2.1 Conduct a Public Hearing on a request for the Ellis Cove Subdivision Preliminary Plat.

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

Owner: 007 Repsdorph LLC, 1111 E. Jericho Turn Pike 2nd Floor, Mineola, NY 11501

Legal Description:

A TRACT OR PARCEL OF LAND CONTAINING 12.9419 ACRES BEING ALL OF TWO TRACTS: MONROE SCOTT 8.4100 ACRE TRACT DESCRIBED IN CLERKS FILE NO. Z-192596 OF THE OFFICE OF OFFICAL REAL PROPERTY RECORDS OF HARRIS COUNTY AND A CERTAIN 4.5250 ACRE TRACT CONVEYED TO PELICAN NEST, LP RECORDED IN CLERKS FILE NO. Z-191754 OF THE OFFICE OF OFFICIAL REAL PROPERTY RECORDS OF HARRIS COUNTY BEING OUT OF AND A PART OF THE

REPSDORPH PARTITION SUBDIVISION AS DELINEATED ON MAP OR PLAT RECORDED IN VOLUME 18, PAGE 63 OF THE MAP RECORDS OF HARRIS COUNTY IN RITSON MORRIS SURVEY, ABSTRACT 52 IN HARRIS COUNTY, TEXAS.

Location: This property is located east of Repsdorph Drive, south of Moss Court, west of Guibeau Lane, and north of Curlew Circle.

Director of Community Development, Sean Landis explained to the board that the applicant is requesting to subdivide the property into 48 Lots and 1 Reserve. The owner wishes to construct single-family dwellings on these parcels. Mr. Landis explained that if approved tonight, the next steps would be for City Staff to review the engineer drawings, construction of the streets, water, sewer and drainage. Then the plat would come back to the P&Z Board for final plat approval. Staff has reviewed the Preliminary Plat, and finds it to be compliant with the City's Subdivision and Zoning Ordinances.

Public comments made by residents Martin Byrne (Moss Court) and Richard Lamothe (Guilbeau Lane):

Flooding concerns over new development, last few green spaces left in Seabrook, displacement of the wildlife there, and timeline of completion date.

Chairman Gary Renola closed the Public Hearing at 6:21 p.m.

3.0 NEW BUSINESS

3.1 Consider and take all appropriate action on a request for approval for the Ellis Cove Subdivision Preliminary Plat.

Motion made by Rosebud Caradec and seconded by Guy Rodgers.

To approve the request for the Ellis Cove Subdivision Preliminary Plat.

MOTION CARRIED BY UNANIMOUS CONSENT

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 adding "Seasonal Christmas Tree Sales" as an allowable use within a "SH 146 Main Commercial District" (146-M) Zoning District.

Motion made by Scott Reynolds and seconded by Rosebud Caradec.

To amend the matrix to include the MMU & WAD zoning districts, finalize the permit fee & bring back to P&Z for final approval.

Motion made by Scott Reynolds and seconded by Guy Rodgers.

To table the item until the next P&Z Meeting.

MOTION CARRIED BY UNANIMOUS CONSENT

3.3 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.

Director Sean Landis explained to the board that City Council discussed this item at their April 20th meeting and did not approve it and suggested modifications back to the P&Z board.

P&Z Board suggestions:

- An exception be made to allow for Commercial use – maybe restrict minimum fence height to 6ft. to 8ft.
- Keep restrictions for Residential areas

The board wanted Staff to modify this item and bring it back to P&Z at their next meeting.

4.0 ROUTINE BUSINESS

4.1 Approve the minutes from the March 18, 2021 regular P&Z Teleconference Meeting.

Motion made by Scott Reynolds and seconded by Rosebud Caradec.

To approve the minutes as presented. Mr. Guy Rodgers abstained from the vote since he was not present at the March 18th meeting.

MOTION CARRIED BY UNANIMOUS CONSENT

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

Sean Landis gave a brief report.

4.3 Update on Livable Centers Study.

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.

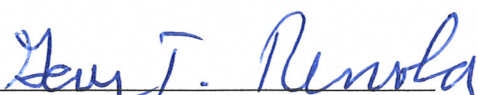
Next meeting scheduled for Thursday, June 17, 2021.

Motion was made by Scott Reynolds and seconded by Guy Rodgers.

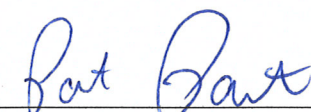
To adjourn the May 20, 2021 Planning & Zoning meeting.

Having no further business, the meeting adjourned at 7:34 p.m.

APPROVED THIS 17 DAY OF June, 2021.



Gary T. Renola, Chairman



Pat Patel, Administrative Assistant