

The Seabrook Planning and Zoning Commission met in regular session on Thursday, September 16, 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 PICHA (exc. absence)	VICE - CHAIR
SCOTT REYNOLDS	MEMBER
ROSEBUD CARADEC	MEMBER
GREG AGUILAR	MEMBER
GUY RODGERS (exc. absence)	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 public comments.

2.0 SPECIFIC PUBLIC HEARINGS

2.1 Conduct a Public Hearing on a REQUEST TO AMEND THE CODE OF THE CITY OF SEABROOK APPENDIX A, "COMPREHENSIVE ZONING", ARTICLE 1, "IN GENERAL" SECTION 1.10 "DEFINITIONS", BY CREATING DEFINITIONS FOR "SMALL-SIZE MUSIC VENUE", "MID-SIZE MUSIC VENUE", AND "LARGE-SIZE MUSIC VENUE"; AND CONSIDER AMENDING 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 "SMALL-SIZE MUSIC VENUE", "MID-SIZE MUSIC VENUE", AND "LARGE-SIZE MUSIC VENUE" TO TABLE 3-A "USES PERMITTED BY RIGHT AND CONDITIONAL USES", DETERMINING PERMITTED USE BY CONDITION OR BY RIGHT WITHIN THE "LAND USE ACTIVITY"; AND CONSIDER AMENDING THE CODE OF THE CITY OF SEABROOK APPENDIX A, "COMPREHENSIVE ZONING", ARTICLE 5, "OFF-STREET PARKING, LOADING, INGRESS, AND EGRESS", SECTION 5.04 "COMPREHENSIVE PARKING REGULATION MATRIX", TABLE 5-C "REQUIRED PARKING SPACES BY LAND USE CATEGORY" BY ADDING "SMALL-SIZE MUSIC VENUE", "MID-SIZE MUSIC VENUE", AND "LARGE-SIZE MUSIC VENUE", AND CREATING NEW ASSOCIATED PARKING REGULATIONS.

Gary Renola opened public hearing at 6:18 p.m.

Comments made by Mike Robinson, owner of Barge 295, a bar that also offers entertainment to customers in the form of live music and other events. The proposed occupancy limit of 250 people is too low to have any viable ticketed events. Performers typically require a certain amount of money to be guaranteed in order to appear, and it is too difficult to raise that money from the crowd and still make money as a business.

The proposed occupancy limit would pass huge costs along to the customers in order to make a live show work. Capping certain activities and entertainment is unnecessary as long as places like ours abide by the noise ordinance and provide a safe environment for our customers. This will not only have a negative effect on Barge 295 and our neighbors, but it could also deter future projects from coming to the area.

No other comments. Gary Renola closed public hearing at 6:21p.m.

Community Development Director Sean Landis explained to the Board that outdoor activities and outdoor music venues are trending right now, therefore it would be crucial to create regulations around that so that it does not become a nuisance to the community.

1.) Proposed Definitions:

Music Venue-Small: Means a commercial establishment with a building, building complex, and/or an indoor or outdoor area where a major component of the business is used to accommodate musical performances, including live music, the presentation of music played on sound equipment operated by the owner or by an employee, and agent or a contractor of the venue commonly known as a "disc jockey" or "DJ", and karaoke. A music venue may be a stand-alone use or may be associated with another use, and which may impose an admission charge or cover charge to observe that entertainment. However, ticket sales are prohibited. The occupancy capacity of this type of venue is 1 to 250 Occupants.

Music Venue-Large: Means a commercial establishment with a building, building complex, and/or an indoor or outdoor area where a major component of the business is used to accommodate musical performances, including live music, the presentation of music played on sound equipment operated by the owner or by an employee, and agent or a contractor of the venue commonly known as a "disc jockey" or "DJ", and karaoke. A music venue is a stand-alone use, which may sell tickets or may impose an admission charge or cover charge to observe that entertainment. The occupancy capacity of this type of venue is 251 to 5,000 Occupants.

2.) Proposed Parking Regulations:

Music Venue-Small:

One parking space per every 2 occupants + one parking space per every 2 employees on the largest shift; occupant limits are to be established by the City's Building Official and Fire Marshal and shall be posted onsite as required by the City's adopted Building and Fire Codes.

Music Venue-Large:

One parking space per every 2.5 occupants + one parking space per every 2 employees on the largest shift; occupant limits are to be established by the City's Building Official and Fire Marshal.

3.) Proposed Land Use Matrix Modifications:

Sec. 3.15. - Comprehensive land use regulation matrix.

TABLE 3-A

Uses Permitted by Right and Conditional Uses ¹

X = Use by right. C = Conditional use permit required. PUD = Planned unit development. *
= Active sales office required.

<i>Land Use Activity</i>	<i>R-LD</i>	<i>R-1</i>	<i>R-2</i>	<i>R-3</i>	<i>C-1</i>	<i>C-2</i>	<i>C-3</i>	<i>WAD</i>	<i>MMU</i>	<i>POD₂</i>	<i>STCOD₃</i>	<i>OS</i>	<i>MH</i>	<i>LI</i>	<i>146-S</i>	<i>146-M</i>
<i>Music Venue-Small</i>						C	C	C	C	C	C	C		C	C	C
<i>Music Venue-Large</i>						C	C	C	C	C	C			C	C	C

2.2 Conduct a Public Hearing on a request for the Final Plat of Attaway Estates.

Purpose of the Final Plat: To Create 1 Lot

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

Owner: Otis F. Attaway and Amanda F. Attaway, 1933 Waterford Way, Seabrook, Texas 77586

Legal Description: Being a 0.2869-acre (12,500 square feet) parcel of land located in the Ritson Morris League, Abstract No. 52 Harris County, Texas, and being Lots Four (4) and Five (5) in Block Fifty-Three (53) of Seabrook, a Subdivision in Harris County Texas, according to the map or plat thereof recorded in Volume 1, Page 50 of the Map Records of Harris County, Texas. (M.R.H.C.).

Location: This property is located immediately west of Grunewald Avenue, north of Fifth Street, and east of Staples Avenue.

Community Development Director Sean Landis explained to the Board that the applicant is requesting to subdivide the property from 2 Lots into 1 Lot for the purpose of constructing single-family dwellings. The property is currently zoned (OS) Old Seabrook 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 approves the Final Plat.

No public comments. Close public hearing 6:27p.m.

2.3 Conduct a Public Hearing on a request for the Replat of Lakeside Shopping Center Replat NO 1.

Purpose of the Final Plat: To Create 2 Lots

Applicant: Donna Eckels, PRO-SURV, P.O. Box 1366, Friendswood, TX 77549

Owner: MADA Properties LP, 6 Waterford Oaks Lane, Kemah, Texas 77565

Legal Description: Being a 7.87 acre (342,737.85 square feet) parcel of land located in the Ritson Morris League, Abstract No. 52 Harris County, Texas, and being Lot One (1) Block One (1) of Lakeside Shopping Center, a Subdivision in Harris County Texas, according to the map or plat thereof recorded in Film Code NO. 570071 of the Map Records of Harris County, Texas. (M.R.H.C.).

Location: This property is located immediately north of NASA Road 1, east of Elam Road, and south of Larrabee Street.

Community Development Director Sean Landis explained to the Board that the applicant is requesting to subdivide the property from 1 Lot into 2 Lots and 1 Block for the purpose of constructing a commercial development. The property is currently zoned (C-2) Commercial Medium. Staff has reviewed the Replat, and finds it to be compliant with the City's Subdivision and Zoning Ordinances. Staff recommends that the Commission approves the Replat.

No public comments. Close public hearing 6:30p.m.

3.0 NEW BUSINESS

3.1 Consider and take all appropriate action on the REQUEST TO AMEND THE CODE OF THE CITY OF SEABROOK APPENDIX A, "COMPREHENSIVE ZONING", ARTICLE 1, "IN GENERAL" SECTION 1.10 "DEFINITIONS", BY CREATING DEFINITIONS FOR "SMALL-SIZE MUSIC VENUE", "MID-SIZE MUSIC VENUE", AND "LARGE-SIZE MUSIC VENUE"; AND CONSIDER AMENDING 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 "SMALL-SIZE MUSIC VENUE", "MID-SIZE MUSIC VENUE", AND "LARGE-SIZE MUSIC VENUE" TO TABLE 3-A "USES PERMITTED BY RIGHT AND CONDITIONAL USES", DETERMINING PERMITTED USE BY CONDITION OR BY RIGHT WITHIN THE "LAND USE ACTIVITY"; AND CONSIDER AMENDING THE CODE OF THE CITY OF SEABROOK APPENDIX A, "COMPREHENSIVE ZONING", ARTICLE 5, "OFF-STREET PARKING, LOADING, INGRESS, AND EGRESS", SECTION 5.04 "COMPREHENSIVE PARKING REGULATION MATRIX", TABLE 5-C "REQUIRED PARKING SPACES BY LAND USE CATEGORY" BY ADDING "SMALL-SIZE MUSIC VENUE", "MID-SIZE MUSIC VENUE", AND "LARGE-SIZE MUSIC VENUE", AND CREATING NEW ASSOCIATED PARKING REGULATIONS.

The P&Z Board discussed the agenda item and addressed concerns about the (1) occupancy limits (2) definition of Music Venue versus Entertainment Venue (3) Parking regulations.

Motion made by Greg Aguilar and seconded by Scott Reynolds.

To postpone the agenda item to the next P&Z Meeting.

MOTION CARRIED BY UNANIMOUS CONSENT

3.2 Consider and take all appropriate action on the request for the Final Plat of Attaway Estates.

Motion made by Scott Reynolds and seconded by Greg Aguilar.

To approve the request for the Final Plat of Attaway Estates.

MOTION CARRIED BY UNANIMOUS CONSENT

3.3 Consider and take all appropriate action on the request for the Replat of Lakeside Shopping Center Replat NO. 1.

Motion made by Rosebud Caradec and seconded by Greg Aguilar.

To approve the request for the Replat of Lakeside Shopping Center Replat No. 1.

MOTION CARRIED BY UNANIMOUS CONSENT

4.0 ROUTINE BUSINESS

4.1 Approve the minutes from the August 19, 2021 regular P&Z Meeting.

Motion made by Greg Aguilar and seconded by Scott Reynolds.

To approve the minutes as presented.

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 meetings scheduled:

JOINT Meeting - Tuesday, November 16, 2021 at 6:00 p.m.

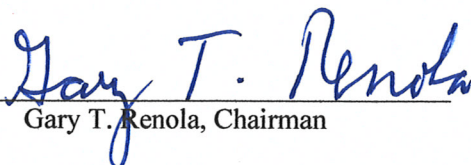
Regular P&Z Meeting - Thursday, October 21, 2021 at 6:00 p.m.

Motion was made by Rosebud Caradec and seconded by Greg Aguilar.

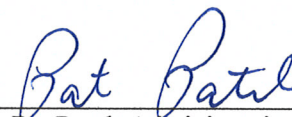
To adjourn the September 16, 2021 Planning & Zoning meeting.

Having no further business, the meeting adjourned at 7:16 p.m.

APPROVED THIS 21 DAY OF October, 2021.



Gary T. Renola, Chairman



Pat Patel, Administrative Assistant