

The Seabrook Planning and Zoning Commission met in regular session on Thursday, November 18, 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	VICE - CHAIR
SCOTT REYNOLDS (exc. absence)	MEMBER
ROSEBUD CARADEC	MEMBER
GUY RODGERS (exc. absence)	MEMBER
RHONDA THOMPSON	MEMBER
SEAN LANDIS	DIRECTOR OF COMMUNITY DEVELOPMENT
PAT PATEL	ADMINISTRATIVE COORDINATOR

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

1.0 SPECIFIC PUBLIC HEARINGS

2.1 Conduct a Public Hearing on a request for approval for the Old Seabrook Village, Section B, Final Plat.

Applicant: Mark Caldwell, OSV Development, LLC. 2510 De Four Trace, Seabrook, TX 77586

Owner: OSV Development LLC. 2510 De Four Trace, Seabrook, TX 77586

Purpose: The applicant is requesting to subdivide the property into 39 Residential Lots, 2 Blocks and 6 Reserves.

Legal Description:

All of that certain 6.34 acres (276.004 square feet) tract or parcel of land being out of and a part of the Ritson Morris Survey, Abstract 52, Harris County, Texas, and out of and a part of Lots Four (4) – Seven (7), inclusive, Block B; Lots One (1) – Seven (7), inclusive, Block C; and Lots One (1) and Two (2), Block D of Morristown Addition, a Subdivision in Harris County, Texas, according to the map of plat thereof recorded in Volume 1, Page 34 of the Map of Records Harris County, Texas (H.C.M.R.); said 6.34 acres tract being out of and a part of Tract I and Tract II described in that certain Special Warranty Deed from Oslic Texas III, L.P. to OSVillage LLC recorded under Clerk's File Number 20130033751 in the Official Public Records of Harris County, Texas and being out of and a part of Lots One (1) and Two (2), Block One (1) of BayBrook Subdivision, Section 1, a Subdivision in Harris County, Texas, according to the map or plat thereof recorded in Volume 87, Page 32 of Map of Records Of Harris County, Texas.

Location: This property is located immediately east of North Meyer, south of Brookwood and north of 1st Street.

Chairman Gary Renola opened the public hearing at 6:03p.m.

Director Sean Landis explained to the Board that the applicant is requesting to subdivide the property into 39 Lots, 2 Blocks and 6 Reserves. The owner wishes to construct single-family dwellings on these parcels. The property described above is located within the Old Seabrook Village Planned Unit Development. The Preliminary Plat was approved by P&Z Commission on July 18, 2019. 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.

2.2 Conduct a Public Hearing on a REQUEST TO AMEND THE CODE OF THE CITY OF SEABROOK APPENDIX A, COMPREHESIVE ZONING, ARTICLE 3, "ESTABLISHMENT OF ZONING DISTRICTS AND ASSOCIATED REGULATIONS", SECTION 3.15 "COMPREHENSIVE LAND USE MATRIX", BY ADDING THE USE OF "AXE THROWING" TO TABLE 3-A, "USES PERMITTED BY RIGHT OR CONDITIONAL USES", AS A USE-BY-RIGHT WITHIN AN (OS) OLD SEABROOK DISTRICT.

Director Sean Landis explained to the Board that within the Land Use Matrix, game rooms are listed as a conditional use. This type of business would be interpreted as a game room which would allow the applicant to go thru the process of requesting a conditional use permit. The zoning district that the applicant is requesting is in Old Seabrook Zoning District, which does not allow for game rooms. Therefore, the request would be to add the use to Old Seabrook within the Land Use Matrix as a conditional use.

Chairman Gary Renola closed the public hearing at 6:21p.m.

3.0 NEW BUSINESS

3.1 Consider and take all appropriate action on a request for approval for the Old Seabrook Village, Section B, Final Plat.

Motion made by Darrell Picha and seconded by Rosebud Caradec.

To approve the Old Seabrook Village, Section B, Final 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 Matrix", by adding the use of "AXE THROWING" to table 3-A, "uses permitted by right or conditional uses", as a use-by-right within an (OS) Old Seabrook District.

Motion made by Rosebud Caradec and seconded by Rhonda Thompson.

To approve the request to add Axe Throwing as a Conditional Use to the Land Use Matrix for the Old Seabrook District, as presented by Staff. As per the following conditions:

(1) Approve as a Conditional Use, and not by right.

(2) Amend with adding the word "venue" to Axe Throwing.

(3) As presented by Staff within the Land Use Matrix: Within the C-2, C-3, WAD, MMU, OS, LI, SH146 Districts.

MOTION CARRIED BY UNANIMOUS CONSENT

4.0 ROUTINE BUSINESS

4.1 Approve the minutes from the November 16, 2021 JOINT 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 18, 2021 regular P&Z Meeting.

Motion made by Rhonda Thompson and seconded by Darrell Picha.

To approve the minutes as presented.

MOTION CARRIED BY UNANIMOUS CONSENT

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

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.

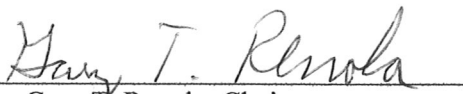
4.5 Establish future agenda items and meeting dates.

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

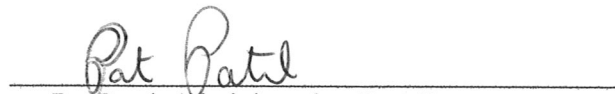
To adjourn the February 17, 2022 Planning & Zoning meeting.

Having no further business, the meeting adjourned at 6:55 p.m.

APPROVED THIS 17th DAY OF March, 2022.



Gary T. Renola, Chairman



Pat Patel, Administrative Coordinator