

The Seabrook Planning and Zoning Commission met in regular session on Thursday, January 19, 2023 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 PICH	VICE - CHAIR
SCOTT REYNOLDS	MEMBER
ROSEBUD CARADEC	MEMBER
GUY RODGERS	MEMBER
RHONDA THOMPSON	MEMBER
ED KLEIN	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

None

2.0 SPECIFIC PUBLIC HEARINGS

2.1 Conduct a public hearing on a request for approval for the Minor Plat of Clear Creek Business Park Section 1, Lot 2.

A Subdivision of 0.5517 of one acre or 24,030 square feet of land situated in the Ritson Morris League, Abstract Number 52, City of Seabrook, Harris County, Texas, being a portion of that certain called 0.7900 of one acre of land described in deed and recorded in the Official Public Records of Real Property of Harris County, Texas, under County Clerk's File Number R152315, also being the remaining portion of that certain Lot 2, of Clear Creek Business Park Section One, a subdivision as shown on map or plat recorded under Film Code Number 351121 of the Map Records of Harris County, Texas.

PURPOSE: To Create One Unrestricted Reserve

Applicant: Mary M McKenzie, Hovis Surveying Company Inc., 5000 Cabbage Street, Spring, TX 77379.

Owner: Riyaz Maknojia and Aziz N. Ali, Fondren Real Estate, LLC, 10101 Southwest Freeway, Suite 300, Houston, TX 77074.

Legal Description:

2650 Bayport Boulevard, Seabrook, TX 77586. 0.5517 of one acre or 24,030 square feet of land situated in the Ritson Morris League, Abstract Number 52, City of Seabrook, Harris County, Texas, being a portion of that certain called 0.7900 of one acre of land described in deed and recorded in the Official Public Records of Real Property of Harris County, Texas, under County Clerk's File Number R152315, also being the remaining portion of that certain Lot 2, of Clear Creek Business Park Section One, a subdivision as shown on map or plat recorded under Film Code Number 351121 of the Map Records of Harris County, Texas.

Location: This property is located at 2650 Bayport Boulevard, which is located south of East Meyer Avenue, east of Bayport Boulevard, and north of Marvin Circle.

Gary Renola opened the Public Hearing at 6:03pm and there were no public comments.

Sean Landis explained to the board that the applicant is requesting the approval of a Minor Replat to create one Unrestricted Reserve for the purpose of constructing a Quick Service Restaurant. The property is currently zoned (146-M) State Highway 146 Main Commercial District. Staff has reviewed the Minor Plat, and finds it to be compliant with the City's Subdivision and Zoning Ordinances. Staff recommends that the Commission approve the Minor Plat.

3.0 ROUTINE BUSINESS

3.1 Consider and take all appropriate action on a request for approval for the Minor Plat of Clear Creek Business Park Section 1, Lot 2.

Motion made by Ed Klein and seconded by Darrell Picha.

To approve request for the Minor Plat of Clear Creek Business Park Section 1, Lot 2.

MOTION CARRIED BY UNANIMOUS CONSENT

3.2 Discuss/deliberate the creation of zoning district boundaries, along with zoning regulations for the Red Bluff and Office Warehouse Districts.

Sean Landis explained to the Board that at the previous P&Z Meeting, they talked about modifications and changes that were made to the Comp Master Plan and now it's time for P&Z to look at implementing the creation of those zoning changes.

- 1. Creation of a new proposed zoning map – see what the new zoning areas would look like for the Red Bluff and Office Warehouse Districts*
- 2. Creation of new zoning district OW1 (Office Warehouse District 1)*
- 3. Creation of new zoning district C-1A – similar to the already C-1*
- 4. P&Z to create new standards for the C-1A District and the OW1 District.*
- 5. P&Z to create in the land-use matrix the sign-standards, landscaping, parking, and determine what uses are appropriate.*
- 6. Discussion on set-back requirements, special buffering and landscaping requirements for the new zoning districts.*

4.0 ROUTINE BUSINESS

4.1 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.

4.2 Establish future agenda items and meeting dates.

- Next meeting in February 16, 2023 at 6:00 p.m.*

111 **Motion was made by Darrell Picha and seconded by Ed Klein.**

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113 *To adjourn the January 19, 2023 Planning & Zoning meeting.*

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115 Having no further business, the meeting adjourned at 7:24 p.m.

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117 APPROVED THIS 16th DAY OF February, 2023.

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Gary T. Renola, Chairman



Pat Patel, Administrative Coordinator