The Seabrook Planning and Zoning Commission met in regular session on Thursday, June 22, 2023 at 6:00 PM at Seabrook City Hall 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
GUY RODGERS (exc. absence)	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

Gary Renola opened the public hearing at 600 p.m.

2.1 Conduct a public hearing on a request for approval for the Minor Plat of Todville on the Bay 2 Lots – 1 Block.

Purpose: To create 2 single family residential lots.

Applicant: Benjamin Jauma, Action Surveying, 10210 Fuqua Street, Houston, Texas 77089

Owner: Andrew J. Rosenberg, 1214 Todville Road, Seabrook, Texas, 77586

Legal Description: Lots One (1), Two (2), Three (3), Nine (9), and Ten (10), in Block Sixteen (16), of Town of Seabrook, a subdivision in Harris County, Texas and the adjoining southwest 80 feet by 50 feet strip of Bath Avenue, according to the map or plat thereof, recorded in Volume 1, Page 50, of the Map Records of Harris County, Texas.

Location: This property is located at 1214 Todville Road, which is east of Todville Road, south of 1st Street and north of 2nd Street.

Sean Landis presentation:

- *The applicant is requesting to replat the property to redefine the easement at the rear of Lot 2A from a (UE) utility easement to a private subsurface easement for the sole use of Lot 1. Final Plat of Kidd Estates, and lot 2A.*

- *This property is located at 1214 Todville Road, which is east of Todville Road, south of 1st Street and north of 2nd Street.*
- *The property is currently zoned (R-1) Single-Family Detached Residential District.*
- *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.*

2.2 Conduct a public hearing on a request for approval for the Preliminary Plat Seabrook Plaza

Purpose of the Preliminary Plat: To create 1 Unrestricted Reserve

Applicant: Timothy E. Buscha/IDS Engineering Group, 13430 Northwest Frwy., Ste. 700, Houston, TX 77040.

Owner: Seabrook Plaza One, LP, 8125 N. Sam Houston Parkway West, Unit C, Houston, TX 77064.

Legal Description:

BEING 6.962 acres (303,244 square feet) of land in the Ritson Morris Survey, Abstract Number 52, Harris County, Texas, being all of the called 1.8819 acre tract of land described in the deed from Marker 1, Ltd. to Endeavor Lofts Clear Lake LP recorded in File Number Z279237 of the Official Public Records of Harris County, Texas, the same being Restricted Reserve "A", Block 1 of MARKER 1ADDITION, the plat thereof recorded in Film Code 513034 of the Harris County Map Records,

further being all of the called 1.777 acre tract of land described in the deed from ENDEAVOR LOFTS CLEAR LAKE LP to LAMROCK 3/2001 LP recorded in File Number RP-2020-13580 of the Official Public Records of Harris County, Texas, further being all of the called 1.737 acre tract of land ("Tract I") and the called 1.587 acre tract of land ("Tract II") described in the deed from Celox, LLC to Lamrock 3/2001 LP recorded in File Number 20070130413 of the Official Public Records of Harris County, Texas.

BEING 3.303 acres (143,889 square feet) of land in the Ritson Morris Survey, Abstract Number 52, Harris County, Texas, being a portion of the called 5.7470 acre tract of land described in the deed from Endeavour Marina Clear Lake LP to Lamrock 3/2001 LP recorded in File Number 20070236698 of the Official Public Records of Harris County, Texas, and being a portion of the called 2.8408 acre tract of land described in the deed from ENDEAVOUR LOFTS CLEAR LAKE LP to Lamrock 3/2001 LP recorded in File Number RP-2020-130148 of the Official Public Records of Harris County, Texas, and being a portion of MARKER 1 ADDITION, the plat thereof recorded in Film Code 513034 of the Harris County Map Records.

BEING 0.8310 acre (36,198 square feet) of land in the Ritson Morris Survey, Abstract Number 52, Harris County, Texas, being a portion of Lot 2-A and a portion of the 60-foot road dedicated by REPSDORPH SUBDIVISION according to the plat thereof recorded under Volume 18, Page 63 of the Map Records of Harris County, Texas, said road dedication later released to Allen Repsdorph et al. under Volume 1482, Page 239 of the Deed Records of Harris County, Texas.

Location: This property is located north of Clear Lake, south of NASA Road One and west of Elam Street.

Sean Landis presentation:

- *Applicant is requesting the approval of a Preliminary Plat to create one Unrestricted Reserve.*
- *This property is located north of Clear Lake, south of NASA Road One and west of Elam Street.*
- *The property is currently zoned (WAD) Waterfront Activity District.*
- *Staff has reviewed the Preliminary Plat, and finds it to be compliant with the City's Subdivision and Zoning Ordinances. Staff recommends that the Commission approves the Preliminary Plat.*

2.3 Conduct a public hearing on a Request for approval for the Repsdorph Circle Final Plat

Purpose of the Final Plat: To create 6 Reserves and 1 Block

Applicant: Alejandro Romo/Hutchinson and Associates, 1209 Decker Drive, Baytown, TX 77520.

Owner: Pintail Property Management Company, Inc., 6467 Southwest Blvd., Fort Worth, TX 76132.

Sean Landis presentation:

- *The applicant is requesting the approval of a Final Plat to create Six Reserves and 1 Block.*
- *This property is located west of SH146, south of Repsdorph Drive, east of Loch Lake Drive, and north of Vermillion Drive.*
- *The property is currently zoned (C-2) Medium Commercial District, along with overlay requirements of the Seabrook Town Center Commercial Development Overlay District Regulations.*
- *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.*

Legal Description:

FIELD NOTES OF A 6.0081 ACRE TRACT OF LAND SITUATED IN THE RITSON MORRIS SURVEY, ABSTRACT 52, HARRIS COUNTY, TEXAS OUT OF AND A PART OF LOT 8 OF THE SAVINGS AND LOAN COMPANY SUBDIVISION AS RECORDED IN VOLUME 3 AT PAGE 71 OF THE MAP AND/OR PLAT RECORDS OF HARRIS COUNTY, TEXAS; OUT OF AND A PART OF THAT CERTAIN 0.805 OF AN ACRE TRACT OF LAND CONVEYED BY THE MOST REVEREND JOSEPH A. FIORENZA TO THE CITY OF SEABROOK, TEXAS BY DEED DATED SEPTEMBER 11, 2000 AND RECORDED UNDER COUNTY CLERK'S FILE NO. U675140 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF HARRIS COUNTY, TEXAS; OUT OF AND A PART OF THAT CERTAIN 6.274 ACRE TRACT OF LAND CONVEYED BY OASIS CAFÉ, INC. TO JSK 2000 FAMILY PARTNERSHIP, LTD., BY DEED DATED JANUARY 14, 2003 AND RECORDED UNDER COUNTY CLERK'S FILE NO. W369355 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF HARRIS COUNTY, TEXAS; AND OUT OF AND A PART OF THAT CERTAIN 6.274 ACRES CONVEYED BY ZILLION, INC., TO JSK 2000 FAMILY PARTNERSHIP, LTD., BY DEED DATED JANUARY 14, 2003 AND RECORDED UNDER COUNTY CLERK'S FILE NO. W369350 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF HARRIS COUNTY, TEXAS. SAID LOT 8 BEING THAT SAME LAND CONVEYED BY JOSEPH A. FIORENZA TO JSK 2000 FAMILY PARTNERSHIP, LTD., BY DEED DATED JANUARY 21, 2003 AND RECORDED UNDER COUNTY CLERK'S FILE NO. W395578 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF HARRIS COUNTY, TEXAS.

Location: This property is located west of SH 146, south of Repsdorph Drive, east of Loch Lake Drive, and north of Vermillion Drive.

2.4 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 a definition for "(CBD) Cannabidiol Sales".

Sean Landis presentation:

- *The Planning and Zoning Commission at the March 16, 2023 Planning and Zoning Commission Meeting recommended to City Council to amend the Seabrook City Code, Appendix A, "Comprehensive Zoning", Article 3 "Establishment of Zoning Districts and Associated Regulations", Section 3.15 "Comprehensive Land Use Matrix" by adding "(CBD) Cannabidiol Sales" as a "Use by Right" within a C-2, C-3 and LI Zoning Districts.*
- *The City Attorney has requested as part of this action that a Definition be created for "(CBD) Cannabidiol Sales".*
- *City Staff is recommending the following definition be added to Seabrook City Code, Appendix A, "Comprehensive Zoning", Article 1, "In General", Section 1.10 "Definitions":*
- *(CBD) Cannabidiol Sales: The sale of Cannabinoid hemp products to include: extracts, oils, topical creams, pills, capsules and food or beverages that are intended for human consumption or application, for their cannabinoid content. Excluded from this definition, is the sale of smoking and tobacco products and accessories, and other products, devices and components reasonably assumed to be used for smoking and/or the inhalation or ingestion of any substances. Tobacco products may include, bur are not limited to cigarettes, cigars, loose leaf tobacco, tobacco pipes, electronic smoking devices and accessories, vaporizers and accessories and any other product, device or component used in the inhalation of tobacco, nicotine or other substance.*

Gary Renola closed the public hearing at 6:40 p.m.

3.0 NEW BUSINESS

3.1 Consider and take all appropriate action on a request for approval for the Minor Plat of Todville on the Bay 2 Lots – 1 Block.

Motion made by Ed Klein and seconded by Darrell Picha

To approve the Minor Plat of Todville on the Bay 2 Lots – 1 Block.

MOTION CARRIED BY UNANIMOUS CONSENT

3.2 Consider and take all appropriate action on a request for approval for the Preliminary Plat Seabrook Plaza.

Motion made by Scott Reynolds and seconded by Ed Klein.

To approve the Preliminary Plat Seabrook Plaza.

MOTION CARRIED BY UNANIMOUS CONSENT

3.3 Consider and take all appropriate action on a request for approval for the Repsdorph Circle Final Plat.

Motion made by Ed Klein and seconded by Darrell Picha.

To approve the Repsdorph Circle Final Plat.

MOTION CARRIED BY UNANIMOUS CONSENT

3.4 Consider and take all appropriate action 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 a definition for "(CBD) Cannabidiol Sales".

Motion made by Rhonda Thompson and seconded by ED Klein.

To remove "or ingestion of any" and change to "inhalation of any of these substances".

MOTION CARRIED BY UNANIMOUS CONSENT

4.0 ROUTINE BUSINESS

4.1 Approve the minutes from the May 18, 2023 Joint P&Z meeting.

Motion made by Ed Klein and seconded by Rhonda Thompson.

To approve the minutes as presented.

MOTION CARRIED BY UNANIMOUS CONSENT

4.2 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.

4.3 Establish future agenda items and meeting dates.

- *July 20, 2023 at 6:00 p.m. – Regular P&Z meeting*

Motion was made by Rosebud Caradec and seconded by Ed Klein.

To adjourn the June 22, 2023 Planning & Zoning meeting.

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

APPROVED THIS 20th DAY OF July, 2023.

Gary T. Renola, Chairman

Pat Patel, Administrative Coordinator