



**PLANNING AND ZONING COMMISSION
NOTICE OF REGULAR MEETING
THURSDAY, DECEMBER 21, 2023, AT 6:00 P.M.**

For city information visit www.seabrooktx.gov

For SH 146 updates visit www.sh146.com

NOTICE IS HEREBY GIVEN THAT THE SEABROOK PLANNING AND ZONING COMMISSION WILL MEET ON **THURSDAY, DECEMBER 21, 2023, AT 6:00 PM** IN SEABROOK CITY HALL, 1700 FIRST STREET, SEABROOK, TEXAS, TO DISCUSS, CONSIDER, AND IF APPROPRIATE, TAKE ACTION WITH RESPECT TO THE ITEMS LISTED BELOW. ALTHOUGH THIS IS NOT A SEABROOK CITY COUNCIL MEETING, MEMBERS OF THIS BODY MAY ATTEND AND A QUORUM OF THIS BODY MAY BE PRESENT.

THIS FACILITY IS WHEELCHAIR ACCESSIBLE AND ACCESSIBLE PARKING SPACES ARE AVAILABLE. REQUESTS FOR OTHER ACCOMMODATIONS OR INTERPRETIVE SERVICES, MUST BE MADE 48 HOURS PRIOR TO THIS MEETING. PLEASE CONTACT THE CITY SECRETARY'S OFFICE AT (281) 291-5663 OR CITYSEC@SEABROOKTX.GOV FOR FURTHER INFORMATION.

MEMBERS OF THE PUBLIC MAY ACCESS THE AGENDA AT WWW.SEABROOKTX.GOV/AGENDACENTER TO VIEW AGENDA AND ATTACHMENTS.

1.0 PUBLIC COMMENTS AND ANNOUNCEMENTS

At this time, we would like to listen to any member of the audience on any subject matter, whether or not that item is on the agenda. All comments are limited to a maximum of four minutes for each speaker, shall be limited to city business or city-related business or matters of general public interest, and shall not include any personal attacks. In accordance with the Open Meetings Act, members may not discuss or take action on any item that has not been posted on the agenda. Names of those registered to speak will be called in the order in which they registered. When your name is called, please state your name and address clearly before making your comments. Thank you.

2.0 SPECIFIC PUBLIC HEARINGS

- 2.1** Conduct a public hearing on a request for approval of a Preliminary Planned Unit Development (PUD), to create, "5815 Old Hwy 146 Monroe Quiet Warehousing Project", comprising of two 23,980 square feet tilt wall constructed warehouses located on a 3.695-acre tract of land.

Applicant / Owner: Starship Texas City LP, 925 Marina Bay Drive, Kemah, Texas 77565.

Legal Description:

A tract of land containing 3.695-acres (160,967 square feet), more or less, out of the Ritson Morris Survey, Abstract 52, in Harris County, Texas, and being a that same tract of land described as four acres save and except 0.315-acres to the State of Texas in Harris County Clerks File No. M513651 of the Deed Records, Harris County, Texas.

Location: This property is located at 5815 Old Hwy 146, Seabrook, TX 77586, which is located east of Old State Highway 146, north of Red Bluff Drive, and south of Port Road.

ATTACHMENT 1: [Agenda briefing and request](#)

- 2.2** Conduct a public hearing on a request to amend the Code of Ordinances of the City of Seabrook, Appendix A, "Comprehensive Zoning", Article 4, "Special Use Regulation", by creating a new Section 4.27 entitled "Portable On-Demand Storage Container to establish associated regulations.

ATTACHMENT 2: [Agenda briefing and request](#)

- 2.3** Conduct a public hearing on a request to amend the Seabrook City Code of Ordinance by revising Chapter 18 "Building and Building Regulations", more specifically, Section 18-121 "Building Code-Adoption", Section 18-122 "Same-Amendments", Subsection Ten (10) "Windstorm Standard"; and Section 18-123 "One-Family and Two Family Dwelling Code-Adopted", Section 18-124 'Same-Amendments", Subsection Six (6) "Windspeed", by modifying, the wind design standard from 155 miles per hour (Ultimate Design Wind Speed), to 150 miles per hour (Ultimate Design Wind Speed).

ATTACHMENT 3: [Agenda briefing and request](#)

- 2.4** Conduct a public hearing on a request to amend the Seabrook City Code, Appendix A, "Comprehensive Zoning", Article 3, "Establishment of Zoning Districts and Associated Regulations", Section 3.02 "R-LD Low Density Single-Family Residential District", Section 3.03 "R-1 Single-Family Detached Residential District, Section 3.04 "R-2 Single-Family Detached Residential District (Small Lots)", and Section. 3.05 "R-3 Medium Density Residential District", by creating a new Section titled "Outside Storage", establishing regulations concerning the outside placement of an item within the front yard of a residential use for a period more than seventy-two (72) hours during a twelve-month period.

ATTACHMENT 4: [Agenda briefing and request](#)

3.0 NEW BUSINESS

- 3.1** Consider and take all appropriate action on a request for approval of a Preliminary Planned Unit Development (PUD), to create, "5815 Old Hwy 146 Monroe Quiet Warehousing Project", comprising of two 23,980 square feet tilt wall constructed warehouses located on a 3.695-acre tract of land.
- 3.2** Consider and take all appropriate action on a request to amend the Code of Ordinances of the City of Seabrook, Appendix A, "Comprehensive Zoning", Article 4, "Special Use Regulation", by creating a new Section 4.27 entitled "Portable On-Demand Storage Container to establish associated regulations.
- 3.3** Consider and take all appropriate action on a request to amend the Seabrook City Code of Ordinance by revising Chapter 18 "Building and Building Regulations", more specifically, Section 18-121 "Building Code-Adoption", Section 18-122 "Same-Amendments", Subsection Ten (10) "Windstorm Standard"; and Section 18-123 "One-Family and Two Family Dwelling Code-Adopted", Section 18-124 'Same-Amendments", Subsection Six (6) "Windspeed", by modifying, the wind design standard from 155 miles per hour (Ultimate Design Wind Speed), to 150 miles per hour (Ultimate Design Wind Speed).

- 3.4** Consider and take all appropriate action on a request to amend the Seabrook City Code, Appendix A, "Comprehensive Zoning", Article 3, "Establishment of Zoning Districts and Associated Regulations", Section 3.02 "R-LD Low Density Single-Family Residential District", Section 3.03 "R-1 Single-Family Detached Residential District", Section 3.04 "R-2 Single-Family Detached Residential District (Small Lots)", and Section. 3.05 "R-3 Medium Density Residential District", by creating a new Section titled "Outside Storage", establishing regulations concerning the outside placement of an item within the front yard of a residential use for a period more than seventy-two (72) hours during a twelve-month period.
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4.0 ROUTINE BUSINESS

- 4.1** Approve the minutes from the September 21, 2023 Regular P&Z meeting.

ATTACHMENT 5: [September 21, 2023 P&Z minutes](#)

- 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.

ATTACHMENT 6: [Directors Report](#)

- 4.3** Establish future agenda items and meeting dates.

ATTACHMENT 7: [Future Agenda Items & Meeting Dates](#)

THE PLANNING & ZONING COMMISSION RESERVES THE RIGHT TO HEAR ANY OF THE ABOVE-DESCRIBED AGENDA ITEMS THAT QUALIFY FOR AN EXECUTIVE SESSION IN AN EXECUTIVE SESSION BY PUBLICLY ANNOUNCING THE APPLICABLE SECTION NUMBER OF THE OPEN MEETINGS ACT (CHAPTER 551 OF THE TEXAS GOVERNMENT CODE) THAT JUSTIFIES EXECUTIVE SESSION TREATMENT.

CERTIFICATE

I certify that this notice was posted on the City of Seabrook website, www.seabrooktx.gov/agendacenter, pursuant to Texas Government Code, Section 551.043(b)(1)-(3), on or before Monday, December 18, 2023 no later than 5:00 p.m. and that this notice will remain posted until the meeting has ended. Pursuant to Texas Government Code Sec. 551.127, on a regular, non-emergency basis, members may attend and participate in the meeting remotely by video conference. Should that occur, a quorum of the members will be physically present at the location noted above on this agenda.

Kiarra Bellow

Kiarra Bellow,
Administrative Assistant