

The Seabrook Planning and Zoning Commission met in regular session on Thursday, December 21, 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 PICH	VICE - CHAIR
SCOTT REYNOLDS	MEMBER
ROSEBUD CARADEC (absent)	MEMBER
GUY RODGERS	MEMBER
RHONDA THOMPSON	MEMBER
ED KLEIN	MEMBER
SEAN LANDIS	DIRECTOR OF COMMUNITY DEVELOPMENT
KIARRA BELLOW	ADMINISTRATIVE COORDINATOR

1.0 PUBLIC COMMENTS AND ANNOUNCEMENTS

None

2.0 SPECIFIC PUBLIC HEARINGS

Gary Renola opened the public hearing at 6:02 p.m.

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.

Sean Landis presentation:

- The purpose of the Preliminary Planned Unit Development (PUD) is to provide a flexible approach for development, allow a more flexible response to the market, encourage innovative mixed uses and site plan design.*
- The applicant: Starship Texas City LP, (Scott Monroe) is requesting the approval of a Preliminary Planned Unit Development (PUD) "5815 Old Hwy 146 Monroe Quiet Warehousing Project".*
- The proposed project will be constructed on a 3.695 acres site 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. The request is to develop a*

warehouse project consisting of two 23,980 square feet tilt wall constructed warehouses.

- The property is located within the C-2 (Medium Commercial) zoning districts.
- The C-2 medium commercial district is designed to facilitate centers which accommodate trade and personal services. These businesses are free (beyond their property lines) of pollution caused by noise, offensive odors, and the emission of airborne particles. Heavy arterial street traffic is characteristic of the district. The regulatory provisions of this district are aimed at achieving the specific goals and objectives identified in Comprehensive Master Plan 2040.

Applicant Presentation:

- *Speaker: Chance Bennett (Avery Ryan & Company), Representative of Owner (Starship Texas City, LLC).*
- *"Quiet Warehousing", Owners understand the*
- *Concept: To create an attractive and viable facility with two identical Concrete Tilt Wall Warehouses designed to reduce noise and have low impact on City's services and residents.*
- *Will serve the Port Container Terminal with trucking and warehousing along with distribution of goods and services.*
- *Each warehouse is limited to 24,000 sq. ft, five (5) bay doors for transloads, offices, break room with vending, televisions, computers, Wi-Fi, and seating for truckers and employees to relax.*
- *Limited bay doors will limit trucks daily to fifty (50), reducing traffic along Old SH-146.*
- *Facility will have a primary entrance and exit on the "West" of this project on Old SH-146.*
- *The site is 140 ft wide by 1,092 feet deep and will accommodate two identical Concrete Tilt Wall Warehouses with dimensions of 80ft wide x 300ft long. Tilt Wall height will be twenty-eight (28) feet high.*
- *Employee parking will have standard concrete thickness, thirty (30) ft wide private drive will have heavy duty concrete pavement for trucking.*
- *Twenty-Four (24) ft wide fire lane with turn around allowing fire truck to exit with ease.*
- *Ten (10) ft wide landscape easements, and fifteen (15) ft wide building setbacks.*
- *Onsite security and surveillance, six (6) ft high chain fence with three rails of barb wire.*
- *Low impact wall lighting, trash receptacles, entrance signage, and internal signage on buildings, bay doors, office doors, speed limit signs.*
- *Project will utilize a pumped detention pond as part of open space requirements of 32,190 sq ft with 49,603 provided.*
- *Drainage will be collected internally and collected within a vertical black wall pumped detention pond. Pond out flow will be distributed into the roadside ditch within the R.O.W. of TXDOT. The pond will have float switched that will kick on water fountain when the pond is high enough.*

Public Comments:

Derrick Willson (Bayview)- Concerned about traffic flow of trucks- What stops truck from going down Red Bluff back to 146? - If more trucks come to the facility than anticipated, where would they park?

Debra Harper (Baywood)- Only 3 entrances to the East side of the city- First thing that people will see are trucks- Would like to see city limits limited to keeping the truck especially containers out -Would love to see city come together and come of with ideas for northern part of city.

Chair, Gary Renola suggested moving up item 3.1. No objections from board members.

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114 **2.2 Conduct a public hearing on a request to amend the Code of Ordinances of the**
115 **City of Seabrook, Appendix A, "Comprehensive Zoning", Article 4, "Special Use**
116 **Regulation", by creating a new Section 4.27 entitled "Portable On-Demand**
117 **Storage Container to establish associated regulations.**

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 - Sean Landis presentation- see Exhibit A

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121 *No Public Comments*

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123 *Gary Renola closed the public hearing at 7:08 PM*

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125 **2.3 Conduct a public hearing on a request to amend the Seabrook City Code of**
126 **Ordinance by revising Chapter 18 "Building and Building Regulations", more**
127 **specifically, Section 18-121 "Building Code-Adoption", Section 18-122 "Same-**
128 **Amendments", Subsection Ten (10) "Windstorm Standard"; and Section 18-123**
129 **"One-Family and Two Family Dwelling Code-Adopted", Section 18-124 "Same-**
130 **Amendments", Subsection Six (6) "Windspeed", by modifying, the wind design**
131 **standard from 155 miles per hour (Ultimate Design Wind Speed), to 150 miles**
132 **per hour (Ultimate Design Wind Speed).**

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 - Sean Landis presentation – see Exhibit B

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136 *No Public Comments*

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138 *Gary Renola closed the public hearing at 7:11 PM*

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140 **2.4 Conduct a public hearing on a request to amend the Seabrook City Code,**
141 **Appendix A, "Comprehensive Zoning", Article 3, "Establishment of Zoning**
142 **Districts and Associated Regulations", Section 3.02 "R-LD Low Density Single-**
143 **Family Residential District", Section 3.03 "R-1 Single-Family Detached**
144 **Residential District, Section 3.04 "R-2 Single-Family Detached Residential District**
145 **(Small Lots)", and Section. 3.05 "R-3 Medium Density Residential District", by**
146 **creating a new Section titled "Outside Storage", establishing regulations**
147 **concerning the outside placement of an item within the front yard of a residential**
148 **use for a period more than seventy-two (72) hours during a twelve-month**
149 **period.**

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 - Sean Landis presentation – see Exhibit C
 - Request to include Old Seabrook in final motion.
 - Section "Prohibited outside storage" Item#10: Consider adding language for mulching materials and topsoil.
 - Section "Prohibited outside storage": consider creating Item#15: Permissible items within this ordinance that have become in disrepair.

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158 *No Public Comments*

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160 *Gary Renola closed the public hearing at 7:46 PM*

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162 **3.0 NEW BUSINESS**

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164 **3.1 Consider and take all appropriate action on a request for approval of a**
165 **Preliminary Planned Unit Development (PUD), to create, "5815 Old Hwy 146**
166 **Monroe Quiet Warehousing Project", comprising of two 23,980 square feet tilt**
167 **wall constructed warehouses located on a 3.695-acre tract of land.**
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Motion made by Ed Klein and seconded by Guy Rodgers

To approve 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.

MOTION CARRIED BY UNANIMOUS CONSENT

- 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.**

Motion made by Rhonda Thompson and seconded by Ed Klein

To approve the 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.

MOTION CARRIED BY UNANIMOUS CONSENT

- 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).**

Motion made by Ed Klein and seconded by Guy Rodgers

To approve the 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).

MOTION CARRIED BY UNANIMOUS CONSENT

- 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.**

Motion made by Scott Reynolds and seconded by ED Klein

To approve the 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 with the inclusion of Old Seabrook and addition of language to address the following;

Section "Prohibited outside storage" Item#10: Add language for mulching materials and topsoil; Section "Prohibited outside storage": Create Item: "Permissible items within this ordinance that have become in disrepair".

MOTION CARRIED BY UNANIMOUS CONSENT

4.0 ROUTINE BUSINESS

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

Motion made by Ed Klein and seconded by Darrell Picha

To approve the request to amend the Seabrook City Code, Appendix A, "Comprehensive Zoning", Article 3, "Establishment of Zoning Districts and Associated

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.

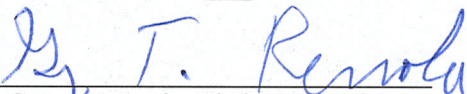
- *Next regular meeting: January 18, 2024*

Motion was made by Ed Klein and seconded by Scott Reynolds.

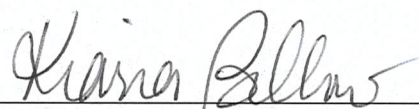
To adjourn the December 21, 2023 Planning & Zoning meeting.

Having no further business, the meeting adjourned at 7:55 PM.

APPROVED THIS 15 DAY OF FEBRUARY 2024.



Gary T. Renola, Chairman



Kiarra Bellow, Administrative Assistant