



**SEABROOK PLANNING & ZONING COMMISSION
NOTICE OF MEETING
THURSDAY, MAY 16, 2024 - 6:00 PM**

For city information visit www.seabrooktx.gov
For Agenda Center visit www.seabrooktx.gov/agendacenter

NOTICE IS HEREBY GIVEN THAT THE SEABROOK PLANNING AND ZONING COMMISSION WILL MEET ON **THURSDAY, MAY 16, 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.**

1. PUBLIC COMMENTS AND ANNOUNCEMENTS

At this time the Commission will 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. In accordance with the Open Meetings Act, Commission Members may not discuss or take action on any item that has not been posted on the agenda. When your name is called, please state your name and address clearly before making your comments. Thank you.

2. SPECIFIC PUBLIC HEARING

2.1 Conduct a public hearing to take all appropriate action on a request to change the zoning classification of land described below from the current classification of R-1 "Single-Family Detached Residential District" to R-2 "Single-Family Detached Residential District (Small Lots)".

Legal Description: 4017 Todville Road, Seabrook, TX 77586. A tract of land containing 8.988 acres being the residue of a called 10 acre tract as recorded in Volume 2482, Page 1, Harris County Deed Records, the residue of a called 1.0 acre tract (tract one), the residue of a called .22 acre tract (tract two) recorded in Harris County Clerk's File No. D741317 and the residue of a called 1.16 acre tract as recorded in Harris County Clerk's File No. C935568 and being located in the Ritson Morris Survey, Abstract No. 52, Harris County Texas; and A tract of land containing 7.491 acres being all of a called 6.7704 acre tract as recorded in Harris County Clerk's File No. 20070498886 and all of a called 0.7235 acre tract as recorded in Harris County Clerk's file No. 2007078075 and being located in the Ritson Morris Survey, Abstract No. 52, Harris County, Texas.

Owner/Applicant: Jerry Yan, Steady Capital, 4622 Riverstone Blvd., Missouri City, TX 77459. *Sean Landis, Deputy City Manager | Planning and Zoning Director*

2.2 Conduct a public hearing to take all appropriate action on a request for approval of a Final Planned Unit Development (PUD), to create, "5815 Old Hwy 146 Monroe Quiet Warehousing Project", comprising of two 23,980 square foot tilt wall constructed warehouses located on a 3.695-acre tract of land.

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 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.

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

Sean Landis, Deputy City Manager | Planning and Zoning Director

3. NEW BUSINESS

3.1 Consider and take all appropriate action on a request to change the zoning classification of land located at 4017 Todville Road, Seabrook, TX 77586 from the current classification of R-1 "Single-Family Detached Residential District" to R-2 "Single-Family Detached Residential District (Small Lots)". *Sean Landis, Deputy City Manager | Planning and Zoning Director*

3.2 Consider and take all appropriate action on a request for approval of a Final 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. *Sean Landis, Deputy City Manager | Planning and Zoning Director*

4. ROUTINE BUSINESS

4.1 Approve minutes from the April 18, 2024 regular P&Z meeting.

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.

4.3 Establish future agenda items and meeting dates.

THE PLANNING AND 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, AND VERNON'S TEXAS CODES ANNOTATED, IN ACCORDANCE WITH THE AUTHORITY CONTAINED IN ONE OR MORE OF THE FOLLOWING SECTIONS: SECTION 551.071, CONSULTATION WITH ATTORNEY; SECTION 551.072, REAL PROPERTY; SECTION 551.073, DELIBERATION REGARDING A PROSPECTIVE GIFT; SECTION 551.074, PERSONNEL MATTERS; SECTION 551.076, SECURITY DEVICES; AND SECTION 551.087, ECONOMIC DEVELOPMENT) THAT JUSTIFIES EXECUTIVE SESSION TREATMENT.

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.

I certify that this notice was posted on the bulletin board on or before Friday, May 10, 2023 no later than 6:00 p.m. and that this notice will remain posted until the meeting has ended.

Kiarra Bellow,
Administrative Assistant



Agenda Briefing

Date of Meeting: May 16, 2024

Responsible Department: Community Development

Presenter: Sean Landis, Deputy City Manager | Planning and Zoning Director

Briefing Prepared By: Sean Landis

Strategic Focus Area:

General Information:

Consider and take all appropriate action on a request to change the zoning classification of land located at 4017 Todville Road, Seabrook, TX 77586 from the current classification of R-1 “Single-Family Detached Residential District” to R-2 “Single-Family Detached Residential District (Small Lots)”.

Executive Summary / Background:

The applicant is submitting this request for a change in zoning from R-1 to R-2 in accordance with the Comprehensive Master Plan of Seabrook. The applicant feels that the proposed development aligns with the city's vision for sustainable growth and efficient land use.

The intended use of the R-2 zoning designation is to create a vibrant residential community that promotes diversity and affordability within the city. The applicant believes the development plan includes the construction of a thoughtfully designed neighborhood with all single-family lots with a minimum area of 6000 sq.ft. These housing options will cater to a range of demographics, from young professionals to growing families and retirees.

In accordance with the Comprehensive Master Plan, the applicant’s opinion is that the development will prioritize smart growth principles, including efficient land use, walking ability, and access to amenities. The development will incorporate green spaces, parks, and pedestrian-friendly pathways throughout the community to enhance the quality of life for residents.

Furthermore, the applicant feels the development plan adheres to the city's goals for sustainable development and environmental stewardship. The applicant will implement energy-efficient building practices, utilize green infrastructure for storm-water management, and incorporate landscaping that enhances biodiversity and promotes

native species.

By transitioning from R-1 to R-2 zoning, the applicant aims to optimize land use while contributing to the city's long-term vision for a diverse and inclusive community. The applicant believes the development will complement existing neighborhoods and enhance the overall livability of Seabrook.

Funding / Fiscal Information:

Supporting Materials Attached:

1. Application for Rezoning
2. Property Exhibit
3. SURVEY
4. Public Hearing Notice
5. City Staff Presentation
6. Applicant Presentation

Prior Action / Review by Council, Boards, Commissions:

Staff Recommendation:



Application for Land Development Permit

****Incomplete applications cannot be processed****

- ☒ Zoning Change ☐ Text Change ☐ Zoning Variance ☐ Planned Unit Development
☐ Conditional Use Permit ☐ Subdivision Plat ☐ Preliminary ☐ Final ☐ Amending
☐ Master Sign Plan

APPLICANT INFORMATION Check appropriate box(es)

Name: Steady Capital, LLC E-Mail: jerryan@gpi-management.com
Address: 4622 Riverstone Blvd Fax #: _____
City: Missouri City
State: TX ZIP 77459 Phone: 346-666-0900

Applicant is ☒ Owner of property ☐ Agent for Owner ☐ Agent for Purchaser ☐ Purchaser ☐ City of Seabrook

If Applicant is acting on behalf of Owner in this application, Owners signature below authorizes this application.

Owner(s): Steady Capital, LLC Signature: Steady Capital
Date: 3/28/2024 Signature: _____

Owner(s) Mailing address(es):
Name: Steady Capital, LLC Phone #: 346-666-0900
Address: 4622 Riverstone Blvd Name: _____
City: Missouri City Address: _____
State: TX Zip 77459 City: _____
State: _____ Zip _____

PROPERTY INFORMATION

Property Address: 4017 Todville Rd. Seabrook TX, 77586
Legal Description: Lot _____ Block _____
Addition TR 22A 24 24A 1 24A-2 55 55A 56A & 56A-2 ABST 52 R MORRIS
(You may attached Metes & Bounds description from your Deed if available)

Current Zoning Classification: R1 (Available from Building Department)
Current Use of Property: Residential (Be specific)
Number of existing Driveways: N/A
General Dimensions of Property: Width: _____ Depth: _____ Land Area: _____ Sq. Feet: 717,825 Acres: 16.478
Adjoining Uses: North _____ South _____
East _____ West _____
Adjacent Streets: North N/A South N/A
East N/A West N/A

Is the property served with: City Water? ☒ Yes ☐ No City Sewer? ☒ Yes ☐ No

OWNER/AGENT AFFIDAVIT

I have read and understand this application. I have familiarized myself with the applicable regulations, ordinances, and procedures and submit this application and accompanying documentation for consideration by the Planning Commission, Board of Adjustment, or the City Council of the city. I certify that I am the legal owner or agent of the Owner and have written or other legal authority to make this application.

Signed: Steady Capital Date: 04/01/2024

**ALL FEES MUST BE PAID AT THE TIME APPLICATION IS SUBMITTED
FEES ARE NON-REFUNDABLE OR TRANSFERABLE**

ZONING CHANGE REQUEST

Zoning Change request From: R1 To: R2

We are submitting this request for a change in zoning from R1 to R2 in accordance with the Comprehensive Master Plan of Seabrook. Our proposed development aligns with the city's vision for sustainable growth and efficient land use.

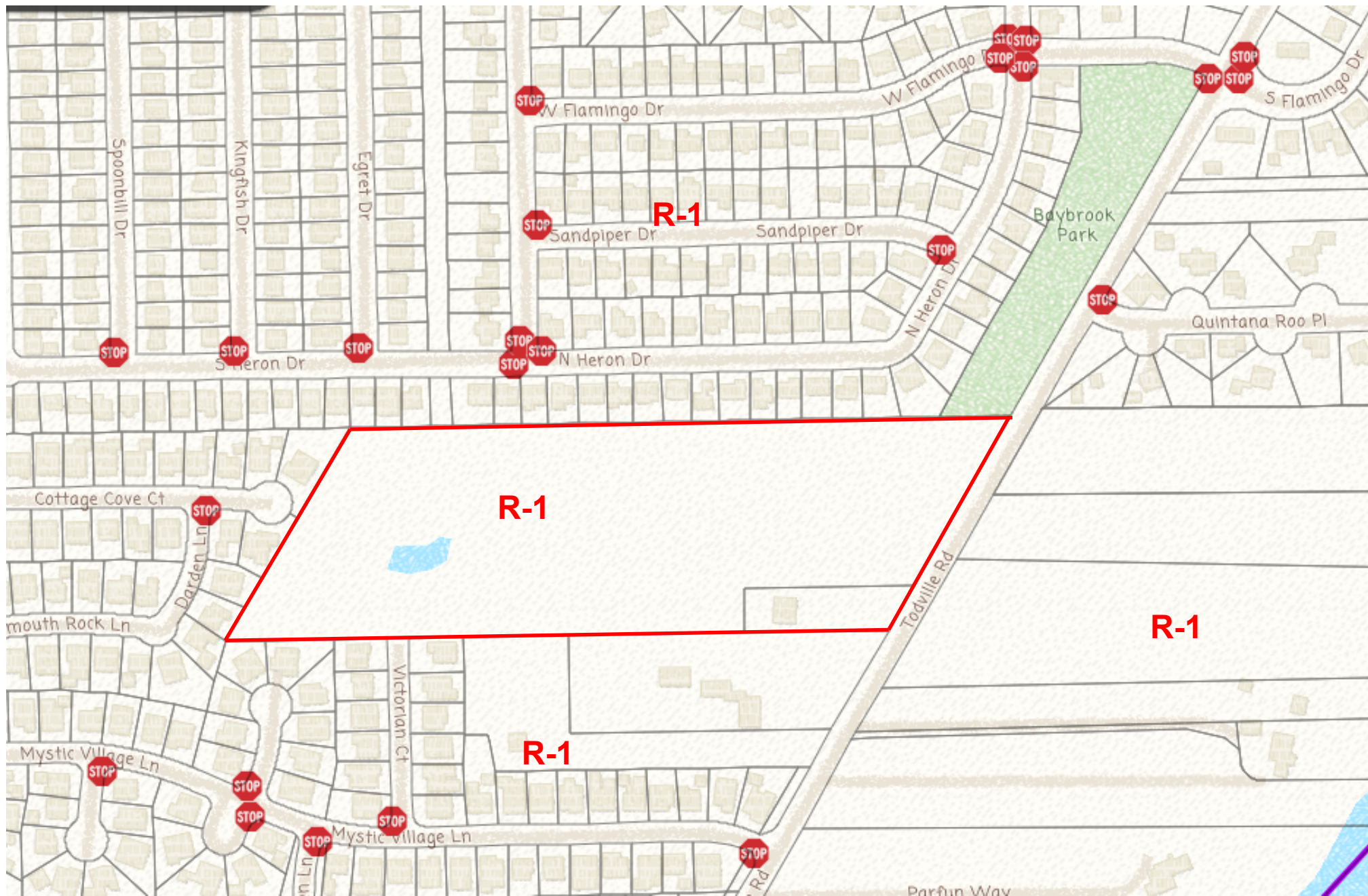
The intended use for the R2 zoning designation is to create a vibrant residential community that promotes diversity and affordability within the city. Our development plan includes the construction of a thoughtfully designed neighborhood with all single family with lot 6500 sqft. These housing options will cater to a range of demographics, from young professionals to growing families and retirees.

In accordance with the Comprehensive Master Plan, our development will prioritize smart growth principles, including efficient land use, walkability, and access to amenities. We will incorporate green spaces, parks, and pedestrian-friendly pathways throughout the community to enhance quality of life for residents.

Furthermore, our development plan adheres to the city's goals for sustainable development and environmental stewardship. We will implement energy-efficient building practices, utilize green infrastructure for stormwater management, and incorporate landscaping that enhances biodiversity and promotes native species.

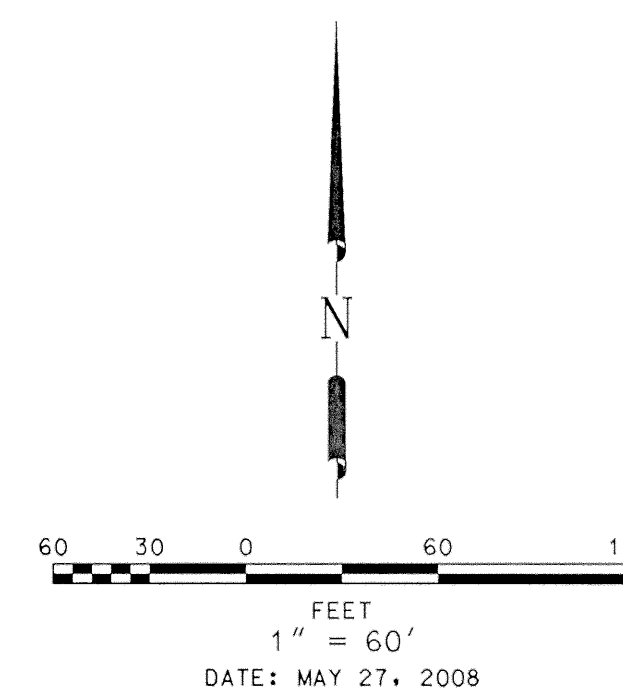
By transitioning from R1 to R2 zoning, we aim to optimize land use while contributing to the city's long-term vision for a diverse and inclusive community. Our development will complement existing neighborhoods and enhance the overall livability of Seabrook.

Thank you for considering our request. We are committed to working collaboratively with city officials and committees to ensure that our proposed development aligns with the goals and objectives outlined in the Comprehensive Master Plan.



R.O.W.	RIGHT-OF-WAY
B.L.D.	BUILDING LINE
U.E.	UTILITY EASEMENT
D.E.	AERIAL EASEMENT
P.A.E.	DRAINAGE EASEMENT
P.U.E.	PRIVATE UTILITY EASEMENT
IND.	INDUSTRIAL
I.R.	IRON ROD
F.C.	FENCE
WD.	WOOD
C.L.F.	CHAIN LINK FENCE
CONC.	CONCRETE
S.W.	SIDEWALK
Q	QUARTER
●	FIRE HYDRANT
○	GUARD POST
○	GY ANCHOR
○	LIGHT POLE
○	SERVICE POLE
●	POWER POLE
○	ELECTRIC METER
○	WATER METER
○	MANHOLE
○	CABLE PEDESTAL
○	TELEPHONE PEDESTAL
○	PIPELINE MARKER
○	WATER VALVE

 OFF PROPERTY
 ON PROPERTY



4. FENCES SHOWN HEREON ARE GRAPHIC ONLY, WITH DIMENSIONAL TIES TO THE PROPERTY LINES SHOWN AT SPECIFIC LOCATIONS WHERE THEY WERE PHYSICALLY MEASURED. THE FENCE LINES MAY MEANDER BETWEEN SAID MEASURED LOCATIONS. THE DIMENSION SHOWING THE DISTANCES BETWEEN THE FENCE AND THE PROPERTY LINE ALSO INDICATES WHICH SIDE OF THE PROPERTY LINE THE FENCE IS ON.

five eighth inch iron rod with cap stamped "CCI" for the POINT OF BEGINNING,

1. **THENCE**, South 86 degrees 52 minutes 24 seconds West, along the north line of said called 0.8734 acre tract, for a distance of 394.85 feet to a found one half inch iron rod;
2. **THENCE**, South 03 degrees 07 minutes 36 seconds East, along the west line of said called 0.8734 acre tract, for a distance of 100.00 feet to a found one half inch iron rod in the north line of said called 6.33 acre tract and the south line of said called 10.00 acre tract;
3. **THENCE**, South 86 degrees 52 minutes 24 seconds West, along the south line of said called 10.00 acre tract, for a distance of 1208.60 feet to a set five eighths inch iron rod with cap stamped "CCI", in the easterly line of Block 7, Mystic Village at Lake Mija, recorded in Film Code No. 409122, Harris County Map Records;
4. **THENCE**, North 28 degrees 05 minutes 22 seconds East, along the easterly line of said Block 7 and the westerly line of said called 10 acre tract, for a distance of 349.06 feet to the northwest corner of said called 10 acre tract and the southwest corner of a called 6.7704 acre tract as recorded in Harris County Clerk's File No. 20070498886;
5. **THENCE**, North 86 degrees 55 minutes 22 seconds East, along the south line of said called 6.7704 acre tract and the north line of said called 10 acre tract, for a distance of 741.59 feet to the northwest corner of a called 0.7235 acre tract as recorded in Harris County Clerk's File No. 2007078075;
6. **THENCE**, South 03 degrees 04 minutes 38 seconds East, along the west line of said called 0.7235 acre tract, for a distance of 40.00 feet to the southwest corner of said called 0.7235 acre tract;
7. **THENCE**, North 86 degrees 55 minutes 22 seconds East, along the south line of said called 0.7235 acre tract to the southeast corner of said called 0.7235 acre tract, for a distance of 775.83 feet in the westerly line of said Todville Road;
8. **THENCE**, South 27 degrees 58 minutes 35 seconds West, along the westerly line of said Todville Road, for a distance of 183.60 feet to the POINT OF BEGINNING.

METES AND BOUNDS
7.491 ACRES
TRACT 2

THENCE, North 27 degrees 58 minutes 35 seconds East, along the westerly line of said Todville Road, passing at 116.79 feet the northeast corner of said called 0.8734 acre tract, for a total distance of 300.39 feet to the southeast corner of said called 0.7235 acre tract and being the **POINT OF BEGINNING**;

1. **THENCE**, South 86 degrees 55 minutes 22 seconds West, along the south line of said called 0.7235 acre tract, for a distance of 775.83 feet to the southwest corner of said called 0.7235 acre tract;
2. **THENCE**, North 03 degrees 04 minutes 38 seconds West, along the west line of said called 0.7235 acre tract, for a distance of 40.00 feet to the southwest corner of said called 0.7235 acre tract and being in the south line of said called 6.7704 acre tract and in the north line of a called 10 acre tract as recorded in Volume 2482, Page 1, Harris County Deed Records;
3. **THENCE**, South 86 degrees 55 minutes 22 seconds West, along the south line of said called 6.7704 acre tract and the north line of said called 10 acre tract, for a distance of 741.59 feet to the southeast corner of said called 6.7704 acre tract and being in the easterly line of Block 7, Mystic Village at Lake Mija, as recorded in Film Code 409122, Harris County Map Records;
4. **THENCE**, North 28 degrees 05 minutes 22 seconds East, along the easterly line of said Block 7, Mystic Village at Lake Mija, for a distance of 223.52 feet to a set five eighths inch iron rod with cap stamped "CCI" for the northwest corner of said called 6.7704 acre tract and being in the south line of Baybrook Village, Section 3, recorded in Volume 323, Page 29, Harris County Map Records;
5. **THENCE**, North 86 degrees 55 minutes 22 seconds East, along the north line of said called 6.7704 acre tract, for a distance of 1541.00 feet to a set five eighths inch iron rod with cap stamped "CC" for the northeast corner of said called 6.7704 acre tract, from which a found five eighths inch iron rod bears South 12 degrees West, 4.3 feet and being in the westerly line of said Todville Road;
6. **THENCE**, South 27 degrees 58 minutes 35 seconds West, along the westerly line of said Todville road, passing at 223.26 feet the southeast corner of said called 6.7704 acre tract and the northeast corner of said called 0.7235 acre tract for a total distance of 269.95 feet to the **POINT OF BEGINNING**.

DAVID C. NEWELL
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 4085

OF A 8.988 ACRE TRACT
AND A 7.491 ACRE TRACT
OUT OF THE
RITSON MORRIS SURVEY, ABSTRACT NO. 52
HARRIS COUNTY, TEXAS.



**PUBLIC HEARING NOTICE
SEABROOK PLANNING & ZONING COMMISSION
THURSDAY, MAY 16, 2024 – 6:00 P.M.**

NOTICE IS HEREBY GIVEN THAT THE PLANNING AND ZONING COMMISSION OF THE CITY OF SEABROOK WILL HOLD A PUBLIC HEARING ON **THURSDAY, MAY 16, 2024, AT 6:00 P.M.** IN SEABROOK CITY HALL, 1700 FIRST STREET, SEABROOK, TEXAS, TO DISCUSS THE AGENDA ITEMS LISTED BELOW.

THIS HEARING IS OPEN TO THE PUBLIC AND EVERYONE ATTENDING WILL HAVE THE OPPORTUNITY TO SPEAK FOR OR AGAINST THIS REQUEST IN ACCORDANCE WITH THE PROCEDURES OF THE COMMISSION. ALL REQUIRED DOCUMENTS REGARDING THIS REQUEST ARE AVAILABLE FOR REVIEW AT CITY HALL IN THE COMMUNITY DEVELOPMENT DEPARTMENT WEEKDAYS FROM 8:00 A.M. TO 5:00 P.M. PLEASE CALL (281) 291-5605 IF YOU HAVE QUESTIONS.

SPECIFIC PUBLIC HEARINGS

Request to change the zoning classification of land described below from the current classification of R-1 “Single-Family Detached Residential District” to R-2 “Single-Family Detached Residential District (Small Lots)”.

Owner/Applicant: Jerry Yan, Steady Capital, 4622 Riverstone Blvd., Missouri City, TX 77459.

Legal Description: 4017 Todville Road, Seabrook, TX 77586. A tract of land containing 8.988 acres being the residue of a called 10 acre tract as recorded in Volume 2482, Page 1, Harris County Deed Records, the residue of a called 1.0 acre tract (tract one), the residue of a called .22 acre tract (tract two) recorded in Harris County Clerk's File No. D741317 and the residue of a called 1.16 acre tract as recorded in Harris County Clerk's File No. C935568 and being located in the Ritson Morris Survey, Abstract No. 52, Harris County Texas; and A tract of land containing 7.491 acres being all of a called 6.7704 acre tract as recorded in Harris County Clerk's File No. 20070498886 and all of a called 0.7235 acre tract as recorded in Harris County Clerk's file No. 2007078075 and being located in the Ritson Morris Survey, Abstract No. 52, Harris County, Texas.

Location: This property is addressed 4017 Todville Road, Seabrook, TX 77586, which is located immediately west of Todville Road, south of W. Flamingo Drive, and north of Mystic Village Lane.

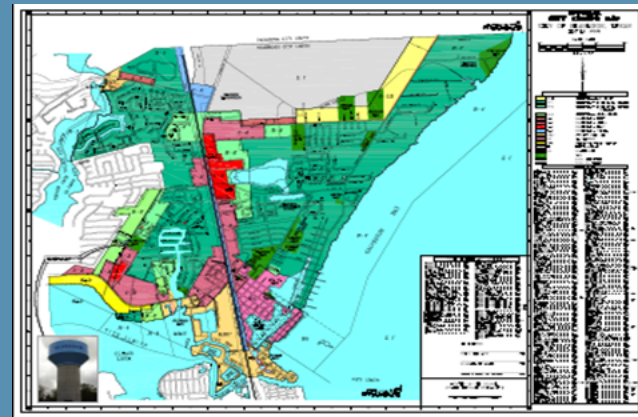
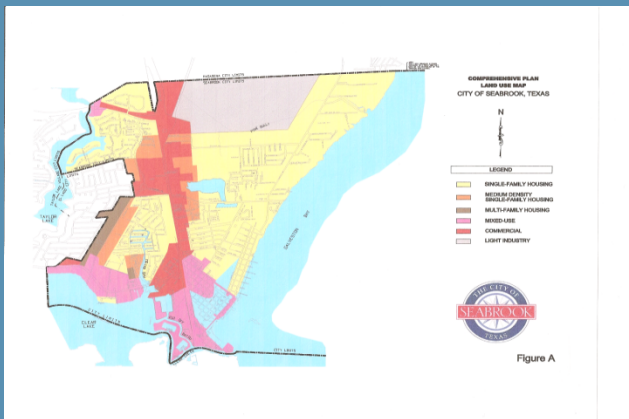
CERTIFICATE

I certify that this notice was posted on the bulletin board at Seabrook City Hall on Thursday, April 25, 2024, on or before 5:00 p.m. and that it will remain posted until after completion of the hearing.

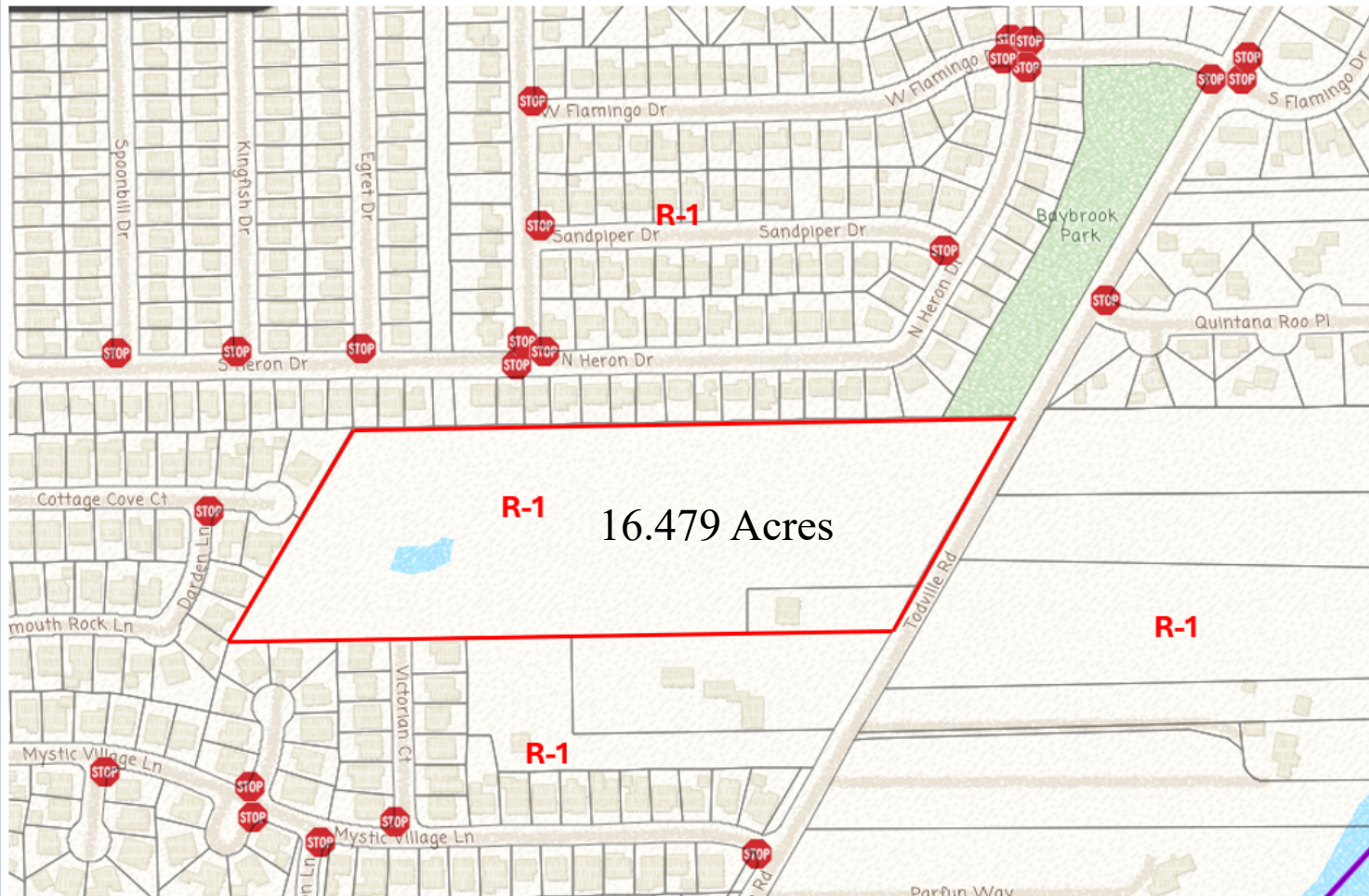
/s/ Kiarra Bellow
Administrative Assistant

City of Seabrook Planning and Zoning Commission

May 16, 2024



Proposed Rezoning: R-1 to R-2





R-1 Single-Family Detached Residential District



Description: This district is primarily intended for single-family detached residential dwellings and related religious, educational, and recreational facilities normally required to provide the basic elements of a balanced and attractive neighborhood. These areas are intended to be separated and protected from the encroachment of land use activities which do not perform a function necessary to sustain the residential environment. Internal stability, attractiveness, order, efficiency, security, and the maintenance of property values are encouraged by the provision of adequate light, air and open space for dwellings and related facilities and through consideration of the proper functional relationship of these various elements. The regulatory provisions of this district are aimed at achieving the specific goals and objectives identified in the Comprehensive Master Plan 2040.

R-1 Regulations



- *Front yard:* All buildings shall be set back from the street right-of-way lines a minimum depth of 25 feet, except cul-de-sac bulbs may have a minimum front setback of 20 feet.
- *Rear yard:* A lot with a primary building located on it must have a rear yard of no less than 15 feet.
- *Side yard:* A total of 15 feet for both sides and no less than five feet on any one side. Corner lots shall have a side setback of not less than ten feet on the corner.
- *Side yards for older subdivisions:* For lots platted prior to July 19, 1970, which are nonconforming as to lot size only, side yard setbacks shall a minimum of five feet.
- *Lot size:* For each single-family dwelling there shall be a lot area of not less than 7,500 square feet. Only one principal building shall be permitted on any lot.
- *Lot width:* Except in the case of those dwellings located on a cul-de-sac terminus, each lot shall have a minimum width of not less than 50 feet at the front building line. Every lot shall abut on a street for a distance of not less than 20 feet.
- *Lot depth:* Each lot must have a minimum depth of not less than 90 feet.
- *Height:* No building or structure may exceed 40 feet in height.

R-2 Single-Family Detached Residential District (Small Lots)



Description: This district is primarily intended for detached single-family residential dwellings of a higher density than is permitted in R-1 and includes zero lot line. This zone also allows for related religious, educational and recreational facilities normally required to provide the basic elements of a balanced and attractive neighborhood. These areas are intended to be separated and protected from the encroachment of land use activities which do not perform a function necessary to sustain the residential environment. Internal stability, attractiveness, order, efficiency, security and the maintenance of property values are encouraged by the provision of adequate light, air and open space for dwellings and related facilities and through consideration of the proper function relationships of these various elements. The regulatory provisions of this district are aimed at achieving the specific goals and objectives identified in the Seabrook Comprehensive Plan 2040.

R-2 Regulations



Single-family detached houses:

1. *Density:* One dwelling unit per lot; no more than seven dwellings per acre.
2. *Front yard:* All buildings shall be set back from the street right-of-way lines a minimum depth of 25 feet, except that lots platted at the same time may have staggered front setback lines, provided that the average of all front setbacks is no less than 25 feet, with no house having less than a 20-foot front setback. Staggered setbacks shall be determined at the time of final plat approval.
3. *Rear yard:* Primary buildings shall be set back at least 15 feet from the rear property line.
4. *Side yard:* All buildings shall have a total of 15 feet for both sides and no less than five feet on any one side. Corner lots shall have a side setback of not less than ten feet on the corner.
5. *Lot size:* Six thousand sq. ft.
6. *Lot width:* Except in the case of those dwellings located on a cul-de-sac terminus, each lot shall have a minimum width of not less than 50 feet at the front building lines. Every lot shall abut on a street for a distance of not less than 20 feet.
7. *Lot depth:* Each lot shall have a minimum depth of not less than 90 feet.

R-2 Regulations



Zero lot line houses:

1. *Density*: No more than seven dwelling units per acre.
2. *Front yard*: All buildings shall be set back from the street right-of-way lines a minimum depth of 25 feet. This setback may be commonly owned or commonly maintained, but must be open, unoccupied land as is required for any setback.
3. *Rear yard*: Primary buildings must be set back at least 15 feet from the rear property line. This setback may be commonly owned and maintained, but must be open unoccupied land as is required for any setback.
4. *Side yard*: Zero on one side and not less than ten feet on the opposite side. Any side yard abutting properties outside of the zero-lot line development shall be at least ten feet. Any side yard abutting a street right-of-way shall be at least ten feet. Houses shall not be less than ten feet apart. This setback may be commonly owned and maintained, but must be open unoccupied land as is required for any setback.
5. *Lot size*: 6,000 sq. ft. per dwelling unit of which 1,000 square feet may be commonly owned or commonly maintained. The common area may contain patios but shall not include streets, drives or parking areas.
6. *Lot width*: Except in the case of those dwellings located on a cul-de-sac terminus, each lot shall have a minimum width of not less than 50 feet at the front building line. Every lot shall abut on a street for a distance of not less than 20 feet.
7. *Lot depth*: No minimum required.

R-2 Regulations



- a. There shall be a minimum of five lots held under the same ownership at the time of final plat approval.
- b. The zero-lot line shall not be a right-of-way line or a property line under different ownership at the time of final plat approval.
- c. The building wall at the zero-side yard shall be constructed according to the fire protection requirements of the building code adopted by the City of Seabrook.
- d. The building walls and garden walls or fences shall be finished with decorative masonry or decorative masonry veneer.

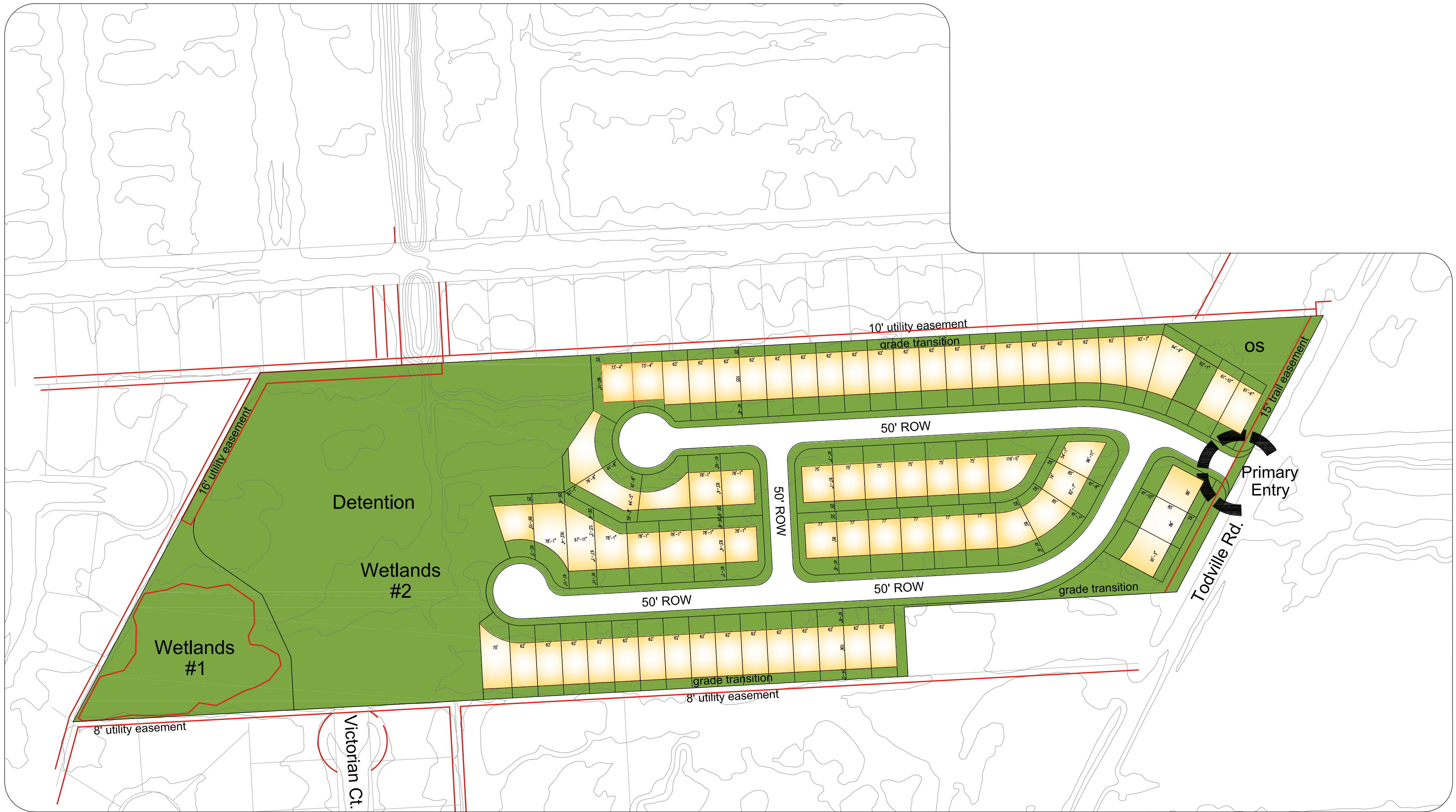
R-2 Regulations



- e. At the zero-lot line, a wall shall be extended from the building wall to the rear lot line and shall be limited to eight feet in height above the finished floor line nearest grade level. Should the zero-lot line home abut the waterfront, this wall shall not be permitted.
- f. Any garden wall crossing the side yard setback shall have a three-foot-wide gate. Such wall shall be no greater than eight feet in height, above the finished floor line nearest grade level.
- g. At the zero-lot line side, no portion of the dwelling or architectural treatment shall encroach on the adjacent property.
- h. Roofs pitched toward the adjoining property on the zero-lot line side shall be guttered and water shall not drain on adjacent property.
- i. A two-car or larger garage shall be required per each dwelling unit.



Questions?









Agenda Briefing

Date of Meeting: May 16, 2024

Responsible Department: Community Development

Presenter: Sean Landis, Deputy City Manager | Planning and Zoning Director

Briefing Prepared By: Sean Landis

Strategic Focus Area:

General Information:

Consider and take all appropriate action on a request for approval of a Final 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.

Executive Summary / Background:

The purpose of the Planned Unit Development (PUD) is to provide a flexible approach for development, allows 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 Final Planned Unit Development (PUD) “5815 Old Hwy 146 Monroe Quiet Warehousing Project”.

The proposed project will be constructed on a 3.695 acre 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 foot tilt-wall constructed warehouses.

The property is located within the C-2 (Medium Commercial) zoning district.

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.

The applicant has stated that Starship Texas City, LLC., is seeking the PUD designation because it wishes to retain the underlying C-2 allowed uses and to add several additional uses not currently allowed in C-2, but allowed in other zoning districts. The current zoning of the entire tract as C-2 is not economically viable, as the site suffers from narrow geometry, lack of business visibility and minimal frontage along the SH-146 commercial corridor. The existing C-2 zoning, location and site geometry have deterred development of this site, creating a "long-term" vacant parcel, with no economic benefit to Seabrook. Starship Texas City, LLC., believes the combination of the requested PUD uses will create a viable business and community asset. The concrete tilt-wall warehouses will bring additional jobs, sales tax revenue and hotel tax revenue to the City of Seabrook.

The limited commercial visibility is sufficient for the Warehouse's primary entrance via the existing driveway on Old SH-146, and will accommodate the project's limited auto and tractor trailer truck traffic. Should the tract be developed for PUD Warehouse, all vehicle traffic would enter off of Old SH-146 and would not adversely impact neighbors to the south or other vehicles using Old SH-146 or Red Bluff. Warehouse traffic will give the right of way to all traffic entering and exiting the facility. In the event, TX-DOT recommends a new and wider driveway to the existing location that will remain the same. Both Red Bluff and Old SH-146 exits will be necessary for EMS service. A traffic study has been ordered to verify that the site lines exceed roadway safety standards for the 25 MPH speed limit currently posted on Red Bluff Road. As mention in the previous (SRV-PUD) performed by Stonemarc developing dated 2/7/2017.

The growing market demand for Port Warehousing in the Clear Lake area is very strong. This will remain so, due to the lack of quality warehousing locations and its proximity to Bayport Container Terminal. The need for Port Warehousing has substantially increased due to consumer demands and supply chain shortages. Our project will supply needed warehousing and accommodate the growing demand. All while ensuring low noise levels, no partical pollution and removal of any lose debris to ensure a great partnership with the City of Seabrook and the residents we call neighbors.

Funding / Fiscal Information:

Supporting Materials Attached:

1. Application for PUD
2. Public Hearing Notice
3. Site Exhibit
4. City Staff Presentation

All requests must be submitted to the City Secretary's Office no later than 12:00 p.m. on the Monday, one week prior to the regular Tuesday Council Meeting. All required attachments are to be submitted with the request. Incomplete items cannot be placed on the agenda.

5. FINAL PUD DOCUMENT
6. LOCATION MAP D-1-Layout1
7. AERIAL OVERLAY SITE PLAN D-2-Layout1
8. SITE PLAN D-3-Layout1
9. PARKING PLAN D-4-Layout1
10. OPEN_LANDSCAPE PLAN D-5-Layout1
11. SIGN AND SOLID WASTE PLAN D-6-Layout1
12. SAN SWR_WTR SITE PLAN D-7-Layout1
13. ELEVATIONS D-8 (1)-Model
14. ELEVATIONS D-8 (2)-Model
15. DRAINAGE PLAN D-10-Layout1
16. LIGHTING PLAN D-11-Layout1
17. LIGHTING PLAN D-12-Layout1
18. Monroe Quiet Warehouse PUD Timeline Exhibit D-9

Prior Action / Review by Council, Boards, Commissions:

The Planning and Zoning Commission at their December 21st, 2023, regular meeting recommended approval of the request for approval of the Preliminary PUD for the 5815 Old Hwy 146 Monroe Quiet Warehousing Project.

Ayes: Renola, Picha, Reynolds, Klein, Rodgers, Thompson.

Absent: Caradec.

The Seabrook City Council at their February 20th, 2024, regular meeting approved the request for approval of the Preliminary PUD for the 5815 Old Hwy 146 Monroe Quiet Warehousing Project.

Ayes: Kolupski, Hammann, Giangrosso, Tollett, and Hefner.

Nays: Machol, and Rasco.

Staff Recommendation:



Application for Land Development Permit

****Incomplete applications cannot be processed****

☐ Zoning Change ☐ Text Change ☐ Zoning Variance ☒ Planned Unit Development
☐ Conditional Use Permit ☐ Subdivision Plat ☐ Preliminary ☐ Final ☐ Amending

APPLICANT INFORMATION

Check appropriate box(es)

Name: Starship Texas City LP
Address: 925 Marina Bay Dr
City: Kemah
State: TX ZIP 77565

E-Mail: scott@cyberbay.net
Fax #:

Phone: 281-334-6594
Applicant is ☒ Owner of property ☐ Agent for Owner ☐ Agent for Purchaser ☐ Purchaser ☐ City of Seabrook

If Applicant is acting on behalf of Owner in this application, Owners signature below authorizes this application.

Owner(s): Starship Texas City LP Signature: Scott Monroe
Date: 10/13/2023 Signature: Scott Monroe

Phone #: 281-334-6594
Owner(s) Mailing address(es):
Name: Starship Texas City LP
Address: 925 Marina Bay Dr
City: Kemah
State: TX Zip 77565

PROPERTY INFORMATION

Property Address: 5815 OLD HWY. 176 SEABROOK, TX 77565
Legal Description:

Lot Block
Addition ATTACHMENT
(You may attach Metes & Bounds description from your Deed if available)

Current Zoning Classification: C2 (Available from Building Department)
Current Use of Property: VACANT LAND (Be specific)
Number of existing Driveways: ONE
General Dimensions of Property: Width: 140' Depth: 1,092' Land Area: Sq. Feet Acres: 3.695
Adjoining Uses: North VACANT LAND (C2) South RVPARK
East West
Adjacent Streets: North South
East West

Is the property served with: City Water? ☒ Yes ☐ No City Sewer? ☒ Yes ☐ No

OWNER/AGENT AFFIDAVIT

I have read and understand this application. I have familiarized myself with the applicable regulations, ordinances, and procedures and submit this application and accompanying documentation for consideration by the Planning Commission, Board of Adjustment, or the City Council of the city. I certify that I am the legal owner or agent of the Owner and have written or other legal authority to make this application.

Signed: Scott Monroe Date: 10.12.2023

**ALL FEES MUST BE PAID AT THE TIME APPLICATION IS SUBMITTED
FEES ARE NON-REFUNDABLE OR TRANSFERABLE**

**PUBLIC HEARING NOTICE
CITY OF SEABROOK PLANNING & ZONING COMMISSION
THURSDAY, MAY 16, 2024 – 6:00 P.M.**

NOTICE IS HEREBY GIVEN THAT THE PLANNING AND ZONING COMMISSION OF THE CITY OF SEABROOK WILL HOLD A PUBLIC HEARING ON **THURSDAY, MAY 16, 2024, AT 6:00 P.M.** IN SEABROOK CITY HALL, 1700 FIRST STREET, SEABROOK, TEXAS 77586, TO DISCUSS THE AGENDA ITEM LISTED BELOW.

THIS HEARING IS OPEN TO THE PUBLIC AND EVERYONE ATTENDING WILL HAVE THE OPPORTUNITY TO SPEAK FOR OR AGAINST THIS REQUEST IN ACCORDANCE WITH THE PROCEDURES OF THE COMMISSION. ALL REQUIRED DOCUMENTS REGARDING THIS REQUEST IS AVAILABLE FOR REVIEW AT CITY HALL IN THE COMMUNITY DEVELOPMENT DEPARTMENT WEEKDAYS FROM 8:00 A.M. TO 5:00 P.M. PLEASE CALL (281) 291-5705 IF YOU HAVE QUESTIONS.

SPECIFIC PUBLIC HEARINGS

- 1. Consider and take all appropriate action on a request for approval of a Final 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.

CERTIFICATE

I certify that this notice was posted on the bulletin board at Seabrook City Hall on Thursday, April 25, 2024, on or before 5:00 p.m. and that it will remain posted until after completion of the hearing.

/s/ Kiarra Bellow
Administrative Assistant



Request for Approval of a Final PUD to Create 5815 Old Hwy 146 Monroe Quiet Warehouse Project

Planning and Zoning Commission Meeting
May 16, 2024

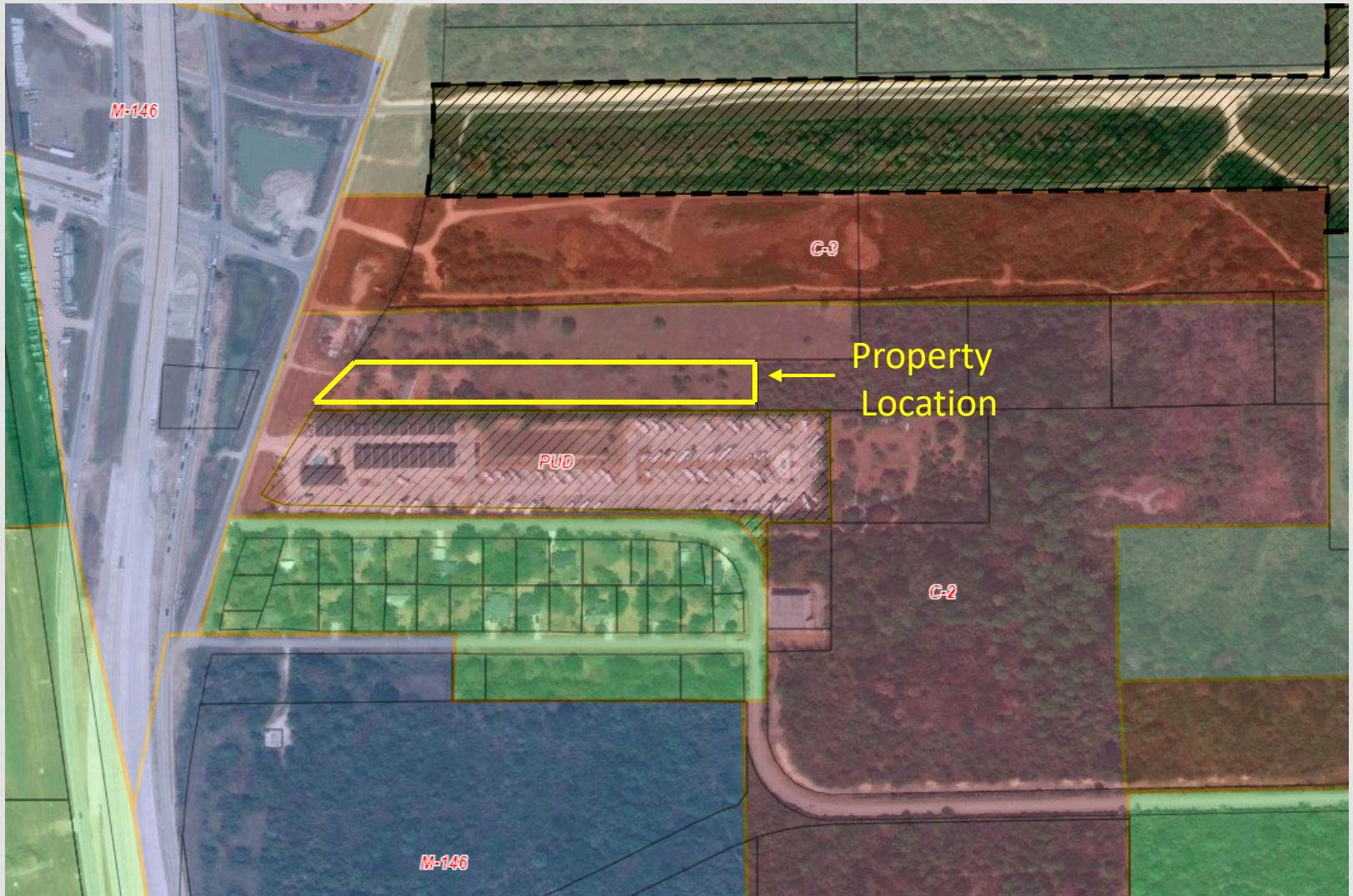


Purpose of a (PUD) Planned Unit Development

The purpose of the Planned Unit Development (PUD) is to provide a flexible approach for development, allows a more flexible response to the market, encourage innovative mixed uses and site plan design.

Medium Commercial District (C-2)

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 regulation provisions of this district are aimed at achieving the specific goals and objectives identified in Comprehensive Master Plan 2040.



Proposed Location



[illegible]

Preliminary PUD

The Planning and Zoning Commission at their December 21st, 2023, regular meeting recommended approval of the request for approval of the Preliminary PUD for the 5815 Old Hwy 146 Monroe Quiet Warehousing Project.

Ayes: Renola, Picha, Reynolds, Klein, Rodgers, Thompson.

Absent: Caradec.

Preliminary PUD

The Seabrook City Council at their February 20th, 2024, regular meeting approved the request for approval of the Preliminary PUD for the 5815 Old Hwy 146 Monroe Quiet Warehousing Project.

Ayes: Kolupski, Hammann, Giangrosso, Tollett, and Hefner.

Nays: Machol, and Rasco.

Proposed Land Use

This PUD development of two (Tilt Wall Port Warehouses) each containing 24,000 square foot of floor space, office space, reception area, break rooms. Warehousing Port related materials and products distributed through the U.S. Private concrete drive(s), landscaping, lighting, signage, parking, security fencing, open space requirements, detention/pond and utilities.

Maximum Height of Buildings

1. Maximum height of buildings:

- a. 40 feet maximum.
- b. The height limitations specified in this subsection do not apply to church steeples, spires, belfries, cupolas, or other normal appurtenances usually required to be placed above the roof level and not intended for human occupancy.

Open Space Requirements

- a. Existing area 3.695 Acres totaling (160,954 square feet.) 20% open spaces required equaling 32,190 square feet, development Open Space Provided equaling 49,603 square feet.
- b. Separate refuse containers will serve each Warehouses and will not be visible from Old Hwy 146 or Red Bluff Road. Exhibit D-6, Sign and Solid Waste Enclosure Details.

Security Fencing

6' foot high galvanized chain link fence with 3 rails of barbed wire, will be installed along the boundary of the site, including access man gates, automatic roll gate at the entrance.

Parking and Paving

- a. Parking shall be in accordance with article 5 of this ordinance. Please see the comprehensive off-street parking regulation matrix, found at the end of article 5. Except as provided for on Exhibit D-4.
- b. All parking lots and vehicle use areas shall meet the City of Seabrook Code Ordinance and must be constructed of concrete, driveway will be constructed out of concrete, as shown on Exhibit D-4, Parking Plan.

Building Setbacks

- a. A minimum front yard set back shall be 35' feet, as shown on Exhibit D-2, Site Plan.
- b. A minimum side yard set back shall be 15' feet, as shown on Exhibit D-2, Site Plan.
- c. A minimum rear yard set back shall be 15' feet, as shown on Exhibit D-2, Site Plan.

Building Area

- a. Not more than 50% of total site area shall be covered by building mass.

Landscape & Lighting Regulations

- a. Landscaping shall be in accordance with article 5 to 7 of the City code or ordinance.
- b. Lighting used to illuminate paving areas, parking areas, building facades, shall be arranged, located, screened to direct light away from existing single-family residential lots.

Prohibited Uses

- a. Inorganic and/or organic compounds prohibited: The manufacture, processing, distilling, refining, or storage of inorganic and/or organic compounds related to the chemical industry at the manufacturing location or site (this includes petrochemical and petroleum-based products, specialty chemicals, agricultural products, and pulp and paper products) other than those customarily found in normal day-to-day uses and applications (i.e., gasoline service station) is prohibited.
- b. Rail tracks, lines, spurs, yards, storage and marshaling areas and all other associated rail uses are prohibited.
- c. Shipping/storage containers whether used for outside storage, as an inhabited structure or for any other purpose are prohibited. Exception: A shipping container is permitted on site while on a trailer chassis.

Prohibited Uses

- d. Industrial limits: No use shall cause, create, or allow the emission of air contaminants which at the emission point or within the bounds of the property are:

In violation of the standards, specified by the Texas Commission on Environmental Quality or the Texas Clean Air Act; or

Of such capacity as to obscure an observer's view to a degree equal to or greater than does smoke or contaminants.

No commercial or industrial use shall be located or operated within the city which emits odorous matter from a source of operation where the odorous matter exceeds the odor threshold at the boundary property line or any point beyond the tract on which such use or operation is located. The odor threshold as set forth shall be determined by the Texas Commission on Environmental Quality.

Building Regulations

- a. Color palette shall be uniformly for both warehouses.
- b. Primary exterior finishes shall be concrete tilt wall construction, store front glass.

Roof materials shall be limited to the following:

- a. Flat Roof – Shall meet the requirements as required by the IBC.

Density

- a. Two primary building per lot.

Buffering and Screening

- a. Buffer yards shall be of such nature and density so as to screen activities, structures and uses on the property from view from the normal level of a first story window on an abutting lot and shall further provide a year-round effective visual screen. Buffer yards are measured from the property line towards the building line and are divided in two parts: (1) a landscaping or free space buffer beginning at the property line and; (2) a secondary buffer that may be used for driveways and loading, provided that parking shall not be permitted in any portion of the minimum required buffer yard. Any property containing a use in this zoning district which adjoins or abuts any property classified in any other zone shall provide the following: as shown on Exhibit D-5, Open Space & Landscape plan.

Buffering and Screening

- b. Front yard minimum Landscape setback shall be 20' feet, Side and Rear minimum setback requirement shall be 15' feet. The landscape buffer (the portion of the yard beginning at the property line) shall be reserved for landscaping only. Existing tree cover shall be maintained in accordance with section 30-211 et seq. "Tree Protection and Preservation" of the City Code of Ordinances. Other landscaping and supplemental plantings to create an adequate buffer may be added in accordance with the city's ordinances. The remaining buffer yard may be used for driveways and loading. However, parking shall not be permitted in any portion of the minimum required buffer yard.

Buffering and Screening

- c. Minimum height of 6' foot galvanized chain link fence with 3 rails of barbed wire shall be constructed around the entire perimeter of the of the property, providing entrance and access gates.
- d. All exterior dumpster/garbage/waste containers or storage containers and dumpsters shall be placed no more than 15 feet from the primary building and shall be screened so that they are not visible from off the property. Each trash enclosure shall be constructed of masonry walls.
- e. Rooftop or ground level mechanical equipment shall be totally screened from view by using either parapet walls at the same height of the mechanical units for rooftop mounts or by providing screening for ground mounted units.

Questions?

Exhibit "A"

"Quit Warehousing" Planned Unit Development District Plan

Ordinance No. 2024-11

("LI / C2-PUD")

May 2024

3.695 Acres

Applicant:
Starship Texas City, LLC
925 Marina Bay Drive
Kemah, Texas 787565
281-334-6594

"Quit Warehousing" Planned Unit Development District Plan

Ordinance No. 2024-11

A. Contents

- General Provisions
- Permitted Land Use
- Proposed Land Use
- Development Regulations
- Building Regulations

B. General Provisions

1. The PUD approved herein must be constructed, developed, and maintained in compliance with this Ordinance. This district is intended to serve the needs of fabrication, assembling, warehousing and wholesaling businesses. Because of its proximity to residential environs, the land use activities and related operational characteristics of the district are regulated to a greater extent and rigid performance standards must be followed. The district is designed to accommodate land use activities that will meet the community goals and policies enumerated in Comprehensive Master Plan 2040.

2. Except as otherwise provided herein, the words used in this PUD have the meaning established by the Zoning ordinance. In this ordinance.

Accessory building means a building subordinate to the principal building and includes detached garages.

Open Space means the portion of all land contained within the PUD that is not covered by buildings, Parking lots, driveways, improved pedestrian areas, or other impermeable material.

PUD means the planned unit development district created by this ordinance.

Shared/Common Driveway means a privately owned and maintained vehicular access way that Provides access from a public street to residential or non-residential units.

3. The PUD shall be developed in accordance with the following exhibits that are attached to and made Part of this document.

Exhibit D-1:	Location Map
Exhibit D-2:	Aireal Plan
Exhibit D-3:	Site Plan
Exhibit D-4:	Parking Layout
Exhibit D-5:	Open Space & Landscape Plan
Exhibit D-6:	Sign and Solid Waste Enclosure Details
Exhibit D-7:	Existing Utilities, Proposed Utilities
Exhibit D-8:	Building Elevations
Exhibit D-9:	Development Schedule
Exhibit D-10:	Drainage Plan
Exhibit D-11:	Lighting Plan

4. As shown on Exhibit D-1, *Location Map*, the PUD encompasses approximately 3.695 acres of land along the East Right Of Way line of Old Highway 146, and North of Red Bluff Road.
5. Development of two (Tilt Wall Port Warehouses) each containing 24,000 square foot of floor space, office space, reception area, break rooms. Private concrete drive, landscaping, lighting, signage, parking, security fencing, open space requirements, detention/pond and utilities as shown on Exhibit D-3, *Site Plan*.
6. Separate refuse containers will serve each Warehouses and will not be visible from Old Hwy 146 or Red Bluff Road. Exhibit D-6, *Sign and Solid Waste Enclosure Details*.
7. All Signage shall meet the minimum standards of the City's requirements established in Article-6 Sign Standards, as shown on Exhibit D-6, *Sign and Solid Waste Enclosure Details*.

C. Permitted Land Uses

1. A Single tract of land containing approximately 3.695 acres, unded (LI – Light Industrial District) warehousing is a permitted use and falls under the Comprehensive Master Plan 2040. Per (LI – Light Industrial District) inorganic and/or organic compounds are prohibited: The manufacture, processing, distilling, refining, or storage of inorganic and/or organic compounds related to the chemical industry at the manufacturing location or site (this includes petrochemical and petroleum-based products, specialty chemicals, agricultural products, and pulp and paper products) other than those customarily found in normal day-to-day uses and applications (i.e., gasoline service station) is prohibited.

D. Proposed Land Use

1. This PUD development of two (Tilt Wall Port Warehouses) each containing 24,000 square foot of floor space, office space, reception area, break rooms. Warehousing Port related materials and products distributed through the U.S. Private concrete drive(s), landscaping, lighting, signage, parking, security fencing, open space requirements, detention/pond and utilities as shown on Exhibit D-2, *Site Plan*, contingent on the following conditions:

E. Development Regulations

1. Maximum height of buildings:
 - a. 40 feet maximum.
 - b. The height limitations specified in this subsection do not apply to church steeples, spires, belfries, cupolas, or other normal appurtenances usually required to be placed above the roof level and not intended for human occupancy.
2. Open Space Requirements:
 - a. Existing area 3.695 Acres totaling (160,954 square feet.) 20% open spaces required equaling 32,190 square feet, development Open Space Provided equaling 49,603 square feet.
 - b. Separate refuse containers will serve each Warehouses and will not be visible from Old Hwy 146 or Red Bluff Road. Exhibit D-6, *Sign and Solid Waste Enclosure Details*.
3. Security Fencing:
 - a. 6' foot high galvanized chain link fence with 3 rails of barbed wire, will be installed along the boundary of the site, including access man gates, automatic roll gate at the entrance.
4. Parking and Paving:
 - a. Parking shall be in accordance with article 5 of this ordinance. Please see the comprehensive off-street parking regulation matrix, found at the end of article 5. Except as provided for on Exhibit D-4.
 - b. All parking lots and vehicle use areas shall meet the City of Seabrook Code Ordinance and must be constructed of concrete, driveway will be constructed out of concrete, as shown on Exhibit D-4, *Parking Plan*.

5. Building Setback:

- a. A minimum front yard set back shall be 35' feet, as shown on Exhibit D-2, Site Plan.
- b. A minimum side yard set back shall be 15' feet, as shown on Exhibit D-2, Site Plan.
- c. A minimum rear yard set back shall be 15' feet, as shown on Exhibit D-2, Site Plan.

Building Area:

- a. Not more than 50% of total site area shall be covered by building mass.

7. Landscape & Lighting Regulations:

- a. Landscaping shall be in accordance with article 5 to 7 of the City code or ordinance.
- b. Lighting used to illuminate paving areas, parking areas, building facades, shall be arranged, located, screened to direct light away from existing single-family residential lots.

8. Prohibited Uses

- a. Inorganic and/or organic compounds prohibited: The manufacture, processing, distilling, refining, or storage of inorganic and/or organic compounds related to the chemical industry at the manufacturing location or site (this includes petrochemical and petroleum-based products, specialty chemicals, agricultural products, and pulp and paper products) other than those customarily found in normal day-to-day uses and applications (i.e., gasoline service station) is prohibited.
- b. Rail tracks, lines, spurs, yards, storage and marshaling areas and all other associated rail uses are prohibited.
- c. Shipping/storage containers whether used for outside storage, as an inhabited structure or for any other purpose are prohibited. Exception: A shipping container is permitted on site while on a trailer chassis.
- d. Industrial limits: No use shall cause, create, or allow the emission of air contaminants which at the emission point or within the bounds of the property are:

In violation of the standards, specified by the Texas Commission on Environmental Quality or the Texas Clean Air Act; or

Of such capacity as to obscure an observer's view to a degree equal to or greater than does smoke or contaminants.

No commercial or industrial use shall be located or operated within the city which emits odorous matter from a source of operation where the odorous matter exceeds the odor threshold at the boundary property line or any point beyond the tract on which such use or operation is located. The odor threshold as set forth shall be determined by the Texas Commission on Environmental Quality.

G. Building Regulations

- a. Color palette shall be uniformly for both warehouses.
- b. Primary exterior finishes shall be concrete tilt wall construction, store front glass.

Roof materials shall be limited to the following:

- a. Flat Roof – Shall meet the requirements as required by the IBC.

H. Density

- a. Two primary building per lot.

I. Buffering and screening

- a. Buffer yards shall be of such nature and density so as to screen activities, structures and uses on the property from view from the normal level of a first story window on an abutting lot and shall further

provide a year-round effective visual screen. Buffer yards are measured from the property line towards the building line and are divided in two parts: (1) a landscaping or free space buffer beginning at the property line and; (2) a secondary buffer that may be used for driveways and loading, provided that parking shall not be permitted in any portion of the minimum required buffer yard. Any property containing a use in this zoning district which adjoins or abuts any property classified in any other zone shall provide the following: as shown on Exhibit D-5, Open Space & Landscape plan.

- b. Front yard minimum Landscape setback shall be 20' feet, Side and Rear minimum setback requirement shall be 15' feet. The landscape buffer (the portion of the yard beginning at the property line) shall be reserved for landscaping only. Existing tree cover shall be maintained in accordance with section 30-211 et seq. "Tree Protection and Preservation" of the City Code of Ordinances. Other landscaping and supplemental plantings to create an adequate buffer may be added in accordance with the city's ordinances. The remaining buffer yard may be used for driveways and loading. However, parking shall not be permitted in any portion of the minimum required buffer yard.
- c. Minimum height of 6' foot galvanized chain link fence with 3 rails of barbed wire shall be constructed around the entire perimeter of the of the property, providing entrance and access gates.
- d. All exterior dumpster/garbage/waste containers or storage containers and dumpsters shall be placed no more than 15 feet from the primary building and shall be screened so that they are not visible from off the property. Each trash enclosure shall be constructed of masonry walls.
- e. Rooftop or ground level mechanical equipment shall be totally screened from view by using either parapet walls at the same height of the mechanical units for rooftop mounts or by providing screening for ground mounted units.

Exhibit "D-9"

"Quit Warehousing" Planned Unit Development District Plan

Quit Warehousing Development Schedule

The following is an estimated time line for Plans Designs, Plans Review and Plan Approvals:

Second Quarter 2024 – Plan Design; Civil, Architectural, Mechanical, Electrical, Plumbing, Sprinkler

Third Quarter 2024 - Completion of Plan Design, Submittal for Plan Review and Approvals

Fourth Quarter 2024 - Plan Review and Plan Approvals

The following is an estimated time line for Project Construction:

First Quarter 2025 – Commence Underground utilities, Detention Pond, Site Grading

Second Quarter 2025 - Commence Concrete Pavement, Building Foundations, Site Fencing

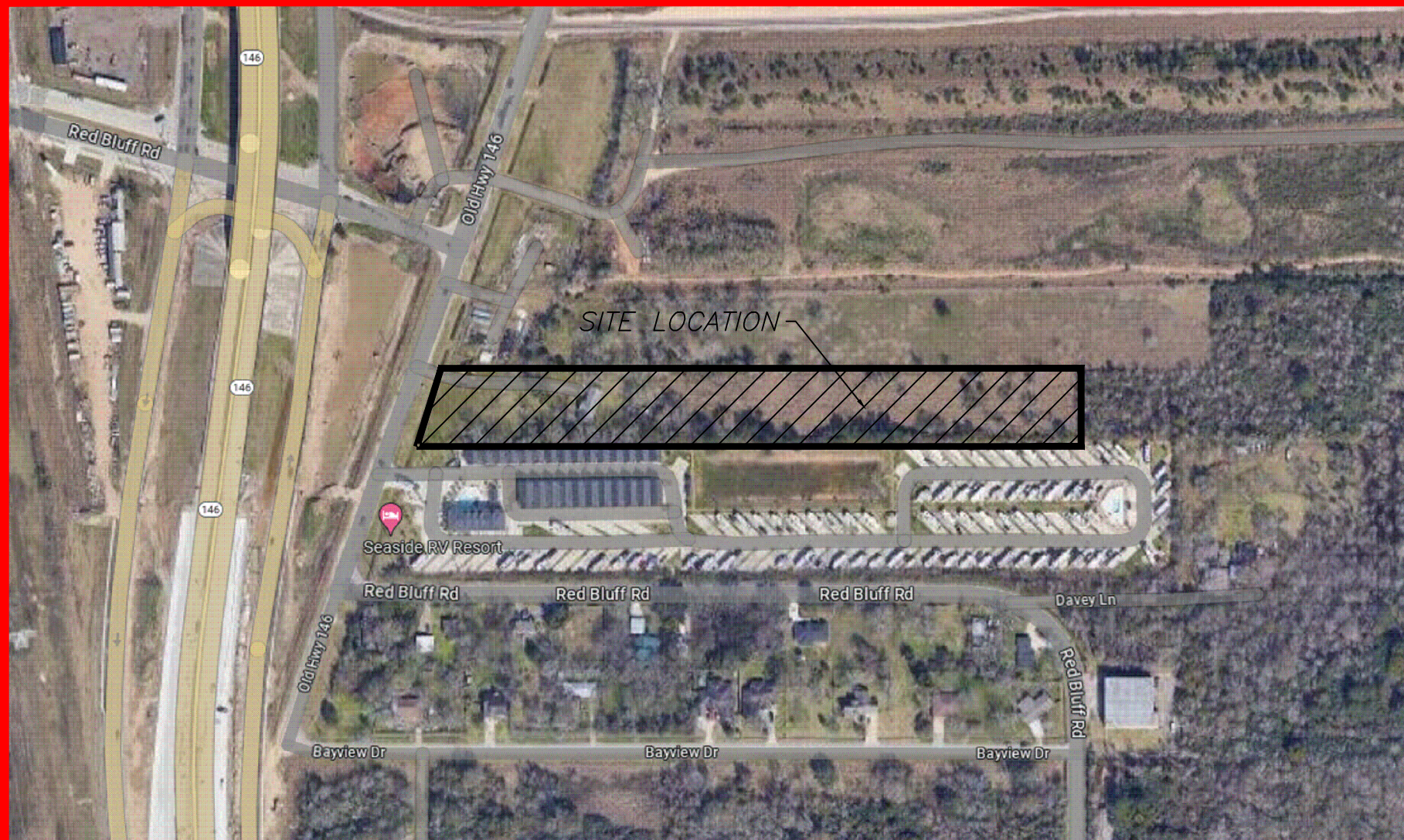
Third Quarter 2025 - Commence Tilt Wall Buildings, Roof System, Sprinkler Installation, Exterior Painting

Fourth Quarter 2025 - Commence Interior Conversion, Store Front Glass, Landscaping, Signage

The following is an estimated time line for Project Construction:

First Quarter 2026 – Finalize Miscellaneous Items, Clean Up, Hand Over Buildings

Dissolution of the PUD: Should the PUD project fail to meet the schedule as approved by the city council the PUD classification and related permits may be at the discretion of the City Council be terminated and, the land shall return to the zoning that existed immediately prior to the PUD conditional approval.

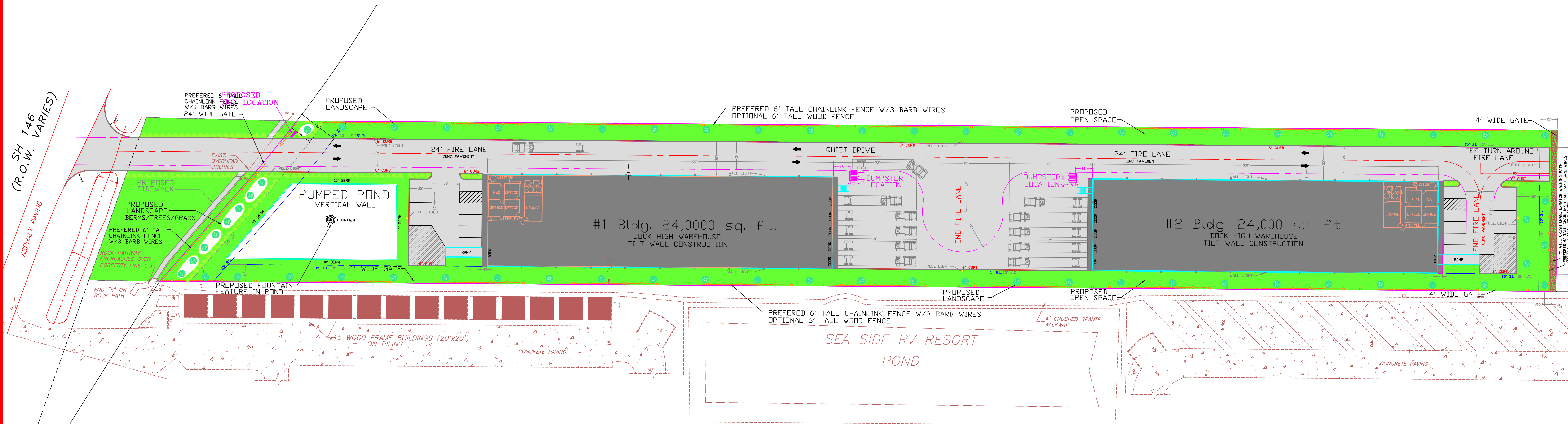
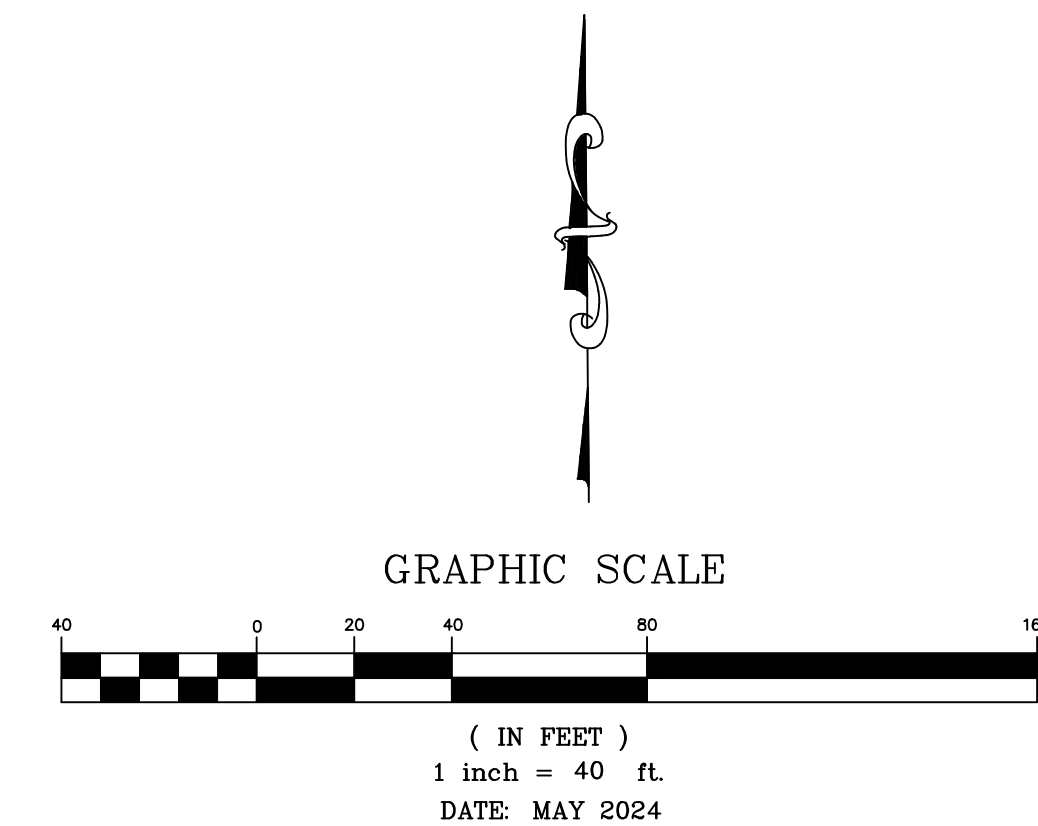


KEY MAP
N.T.S.

”QUIET WAREHOUSING”

”LI / C2-PUD”

DEVELOPED BY
STARSHIP TEXAS CITY, LLC

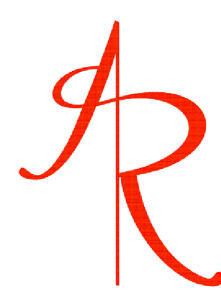


LOCATION PLAN

EXHIBIT D-1

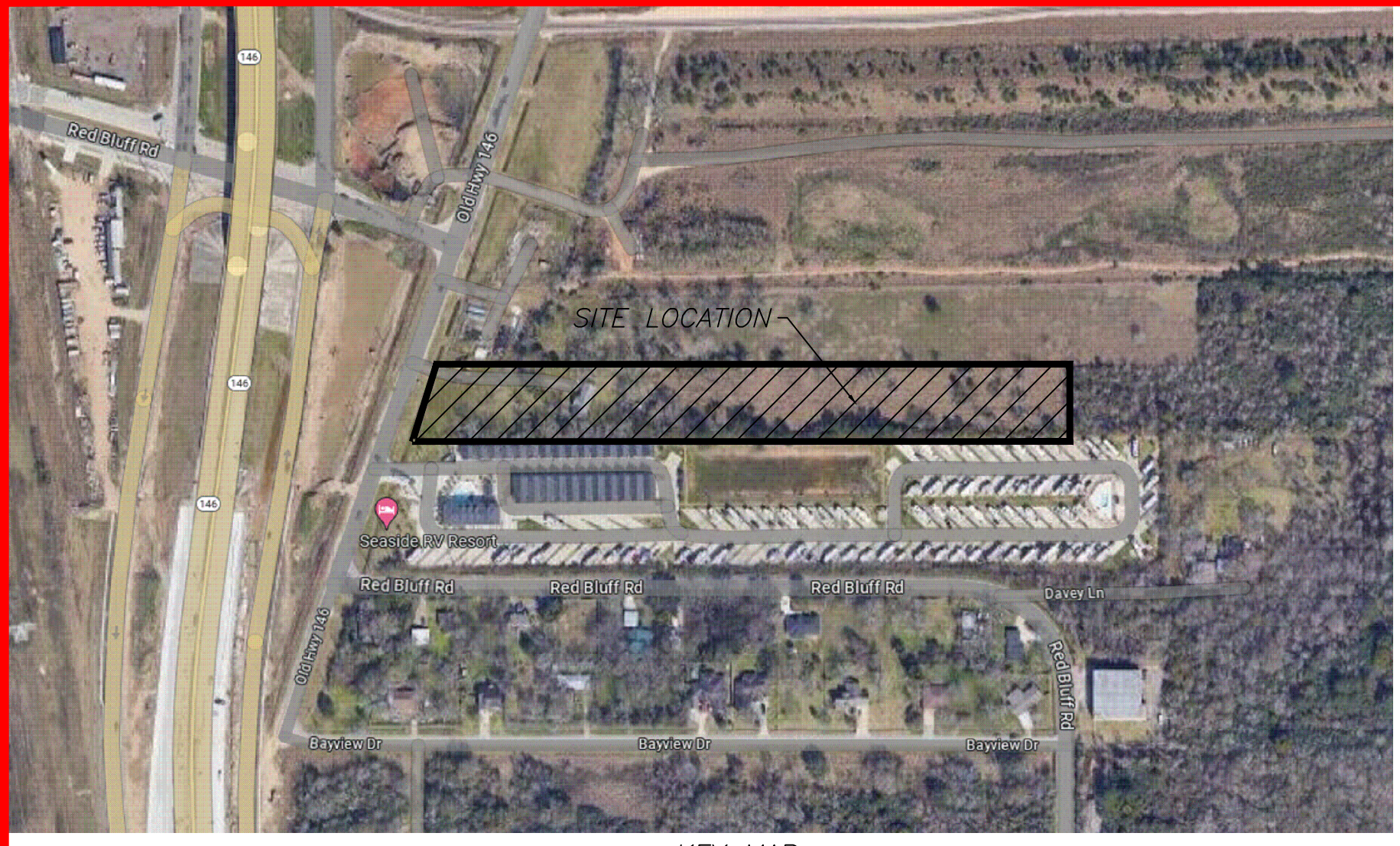
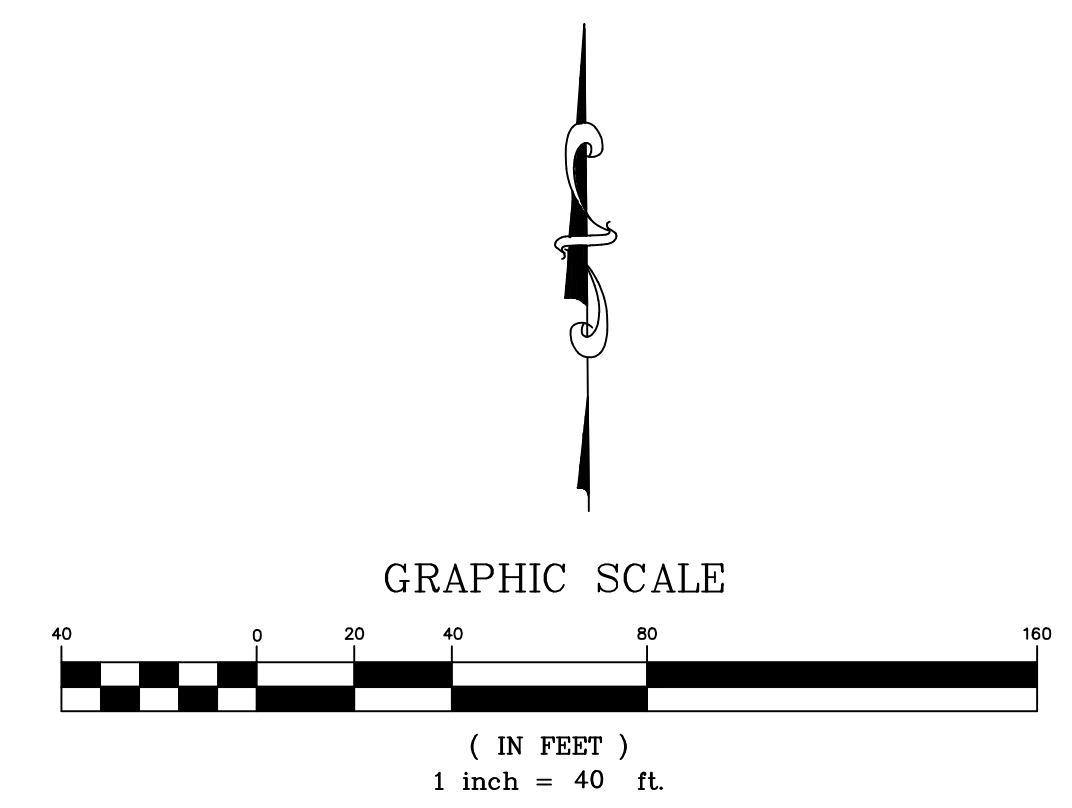
N 88°50'00" W 1287.48'

RED BLUFF ROAD (60' R.O.W.)



AVERY RYAN & COMPANY
2419 DAFFODIL ST.
HIGHLANDS, TX. 77562
713-725-7302
c_bennett1@comcast.net

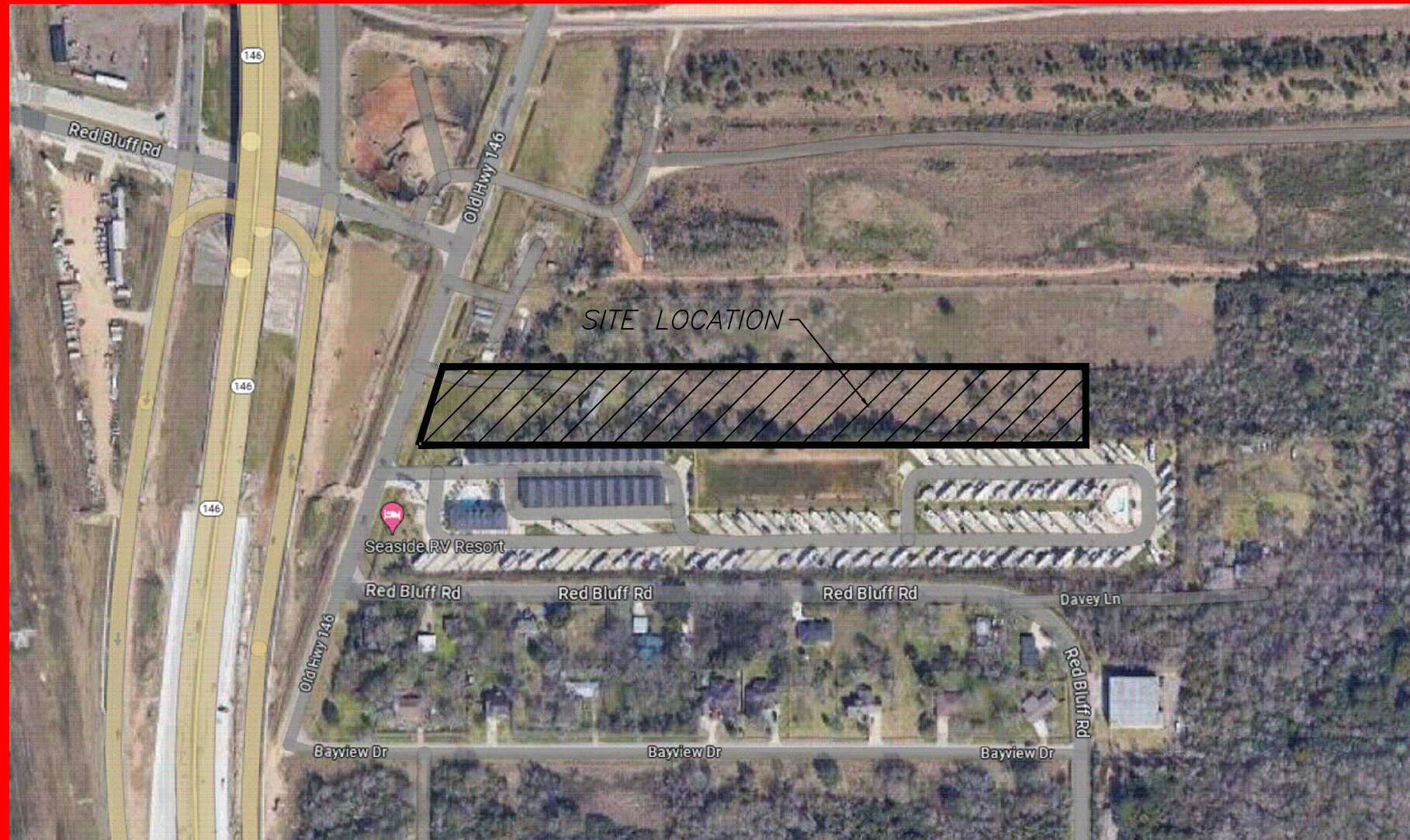
” QUIET WAREHOUSING ”
” LI / C2-PUD ”
DEVELOPED BY
STARSHIP TEXAS CITY, LLC



KEY MAP
N.T.S.



 AVERY RYAN & COMPANY
2419 DAFFODIL ST.
HIGHLANDS, TX. 77562
713-725-7302
c_bennett1@comcast.net

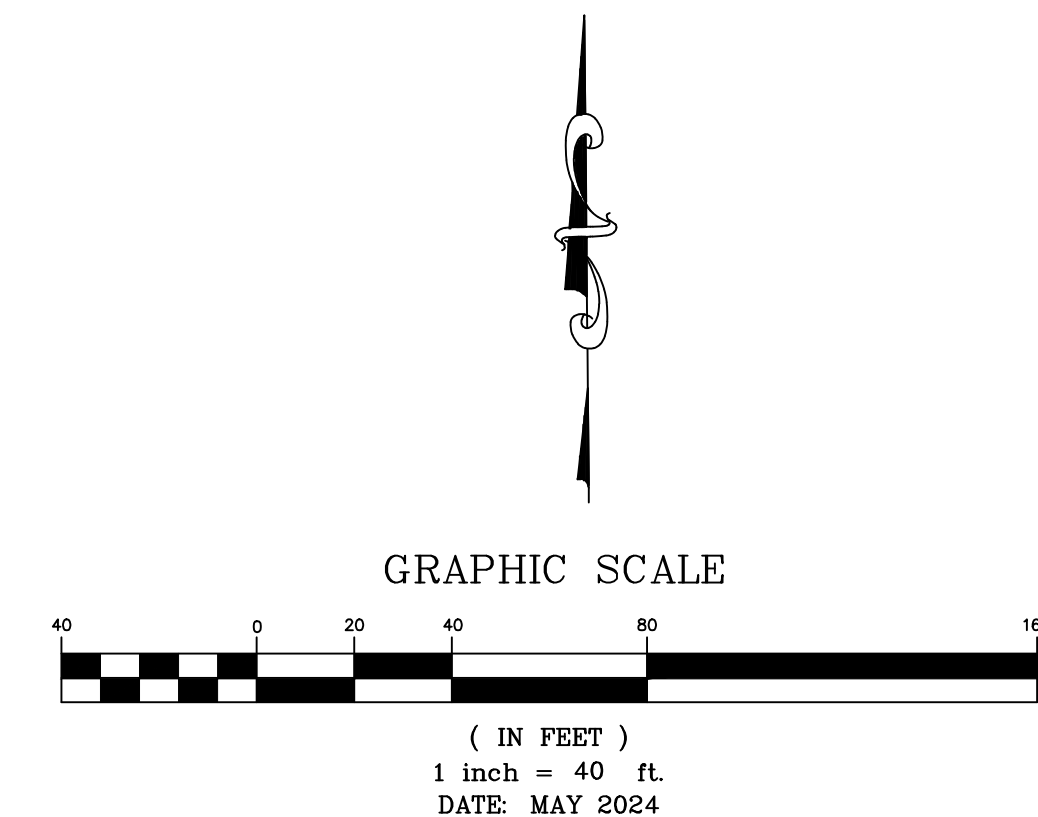


KEY MAP
N.T.S.

”QUIET WAREHOUSING”

”LI / C2-PUD”

DEVELOPED BY
STARSHIP TEXAS CITY, LLC



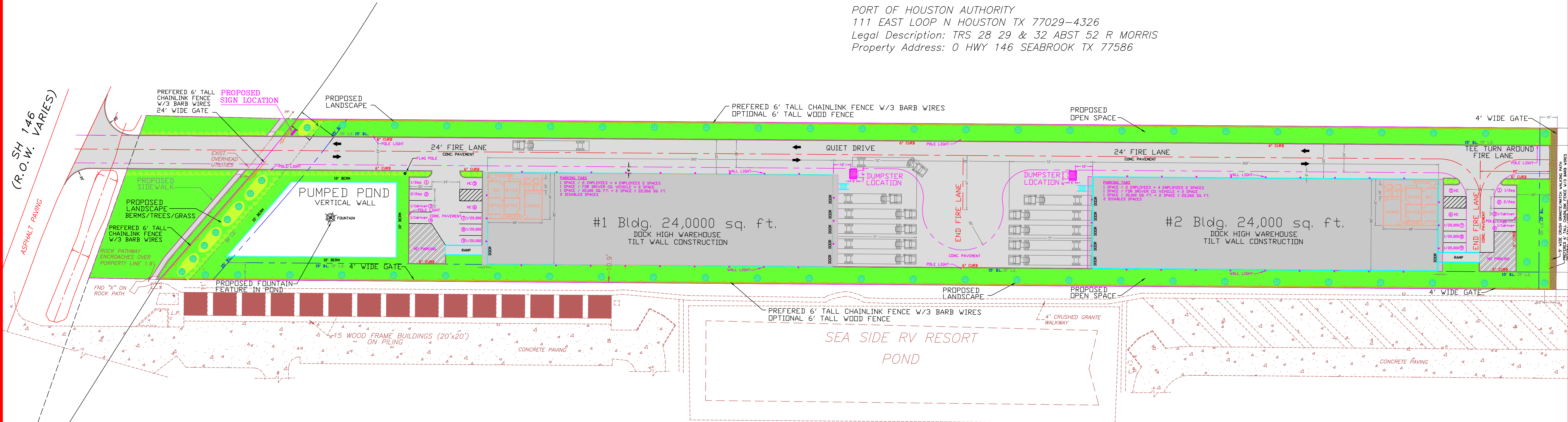
PROPERTY OWNERS 500 FEET NORTH

PORT OF HOUSTON AUTHORITY

111 EAST LOOP N HOUSTON TX 77029-4326

Legal Description: TRS 28 29 & 32 ABST 52 R MORRIS

Property Address: 0 HWY 146 SEABROOK TX 77586



PROPERTY OWNERS 500 FEET SOUTHG

STARSHIP SEASIDE SEABROOK RV RESORT LLC

925 MARINA BAY DR KEMAH TX 77565-2572

Legal Description: TR 31 ABST 52 R MORRIS

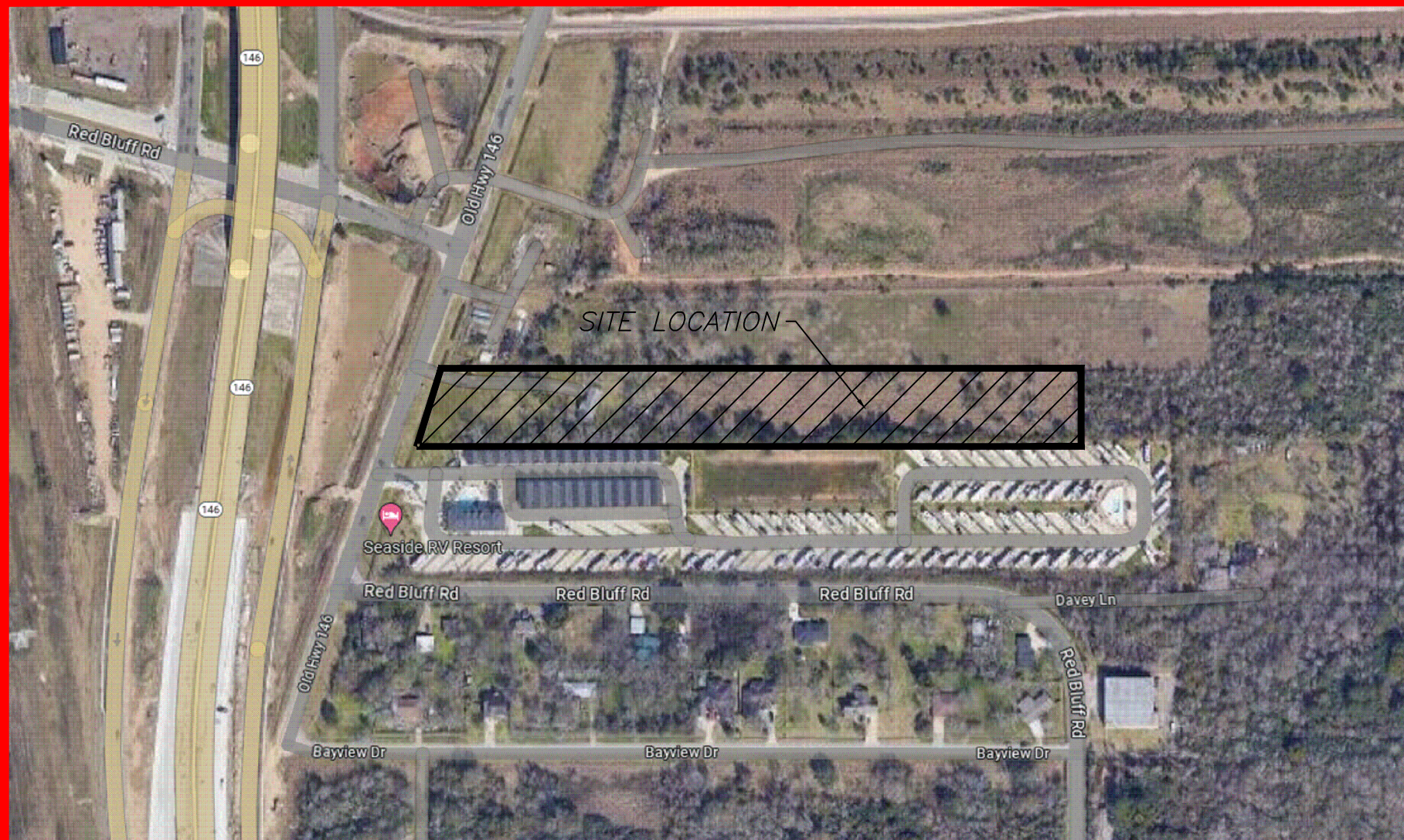
Property Address: 4001 OLD HWY 146 SEABROOK TX 77586

SITE PLAN
EXHIBIT D-3

N 88°50'00" W 1287.48'

RED BLUFF ROAD (60' R.O.W.)

AVERY RYAN & COMPANY
2419 ORIZABE 3502 DIMROD ST BACLIF TX 77518-2037 Legal Description: LT 25 & W 1/2 OF LT 26 BAYSHORE ACRES Property Address: 0 RED BLUFF RD SEABROOK TX 77586
HIGHLANDS JOSE F OLIVERA 1921 RED BLUFF SEABROOK TX 77586-1609 Legal Description: LT 24 BAYSHORE ACRES Property Address: 1921 RED BLUFF RD SEABROOK TX 77586
713- SANCHEZ NORMA A 1307 GLENCREST DR PASADENA TX 77502-5127 Legal Description: LT 23 BAYSHORE ACRES Property Address: 0 RED BLUFF RD SEABROOK TX 77586
SANCHEZ ARTURO M & NORMA A 1307 GLENCREST DR PASADENA TX 77502-5127 Legal Description: LT 22 BAYSHORE ACRES Property Address: 0 RED BLUFF RD SEABROOK TX 77586
c_benjamin austin sherry 1937 RED BLUFF RD SEABROOK TX 77586-1609 Legal Description: LTS 20 & 21 BAYSHORE ACRES Property Address: 1937 RED BLUFF RD SEABROOK TX 77586

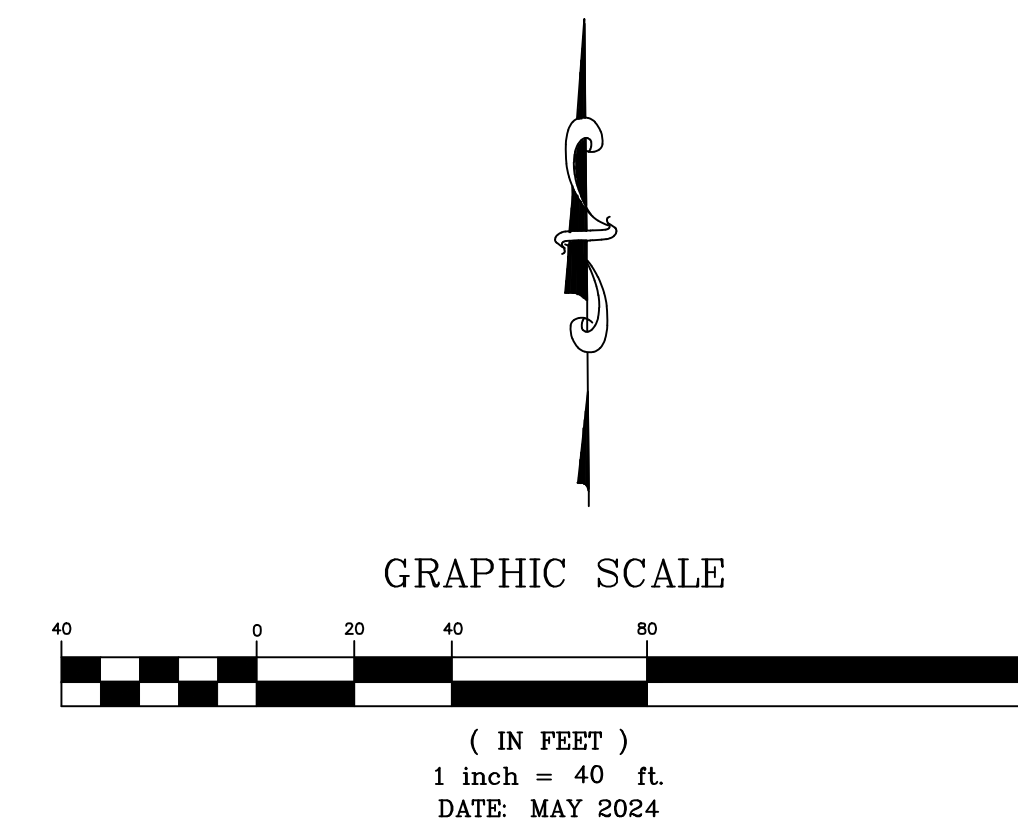


KEY MAP
N.T.S.

”QUIET WAREHOUSING”

”LI / C2-PUD”

DEVELOPED BY
STARSHIP TEXAS CITY, LLC

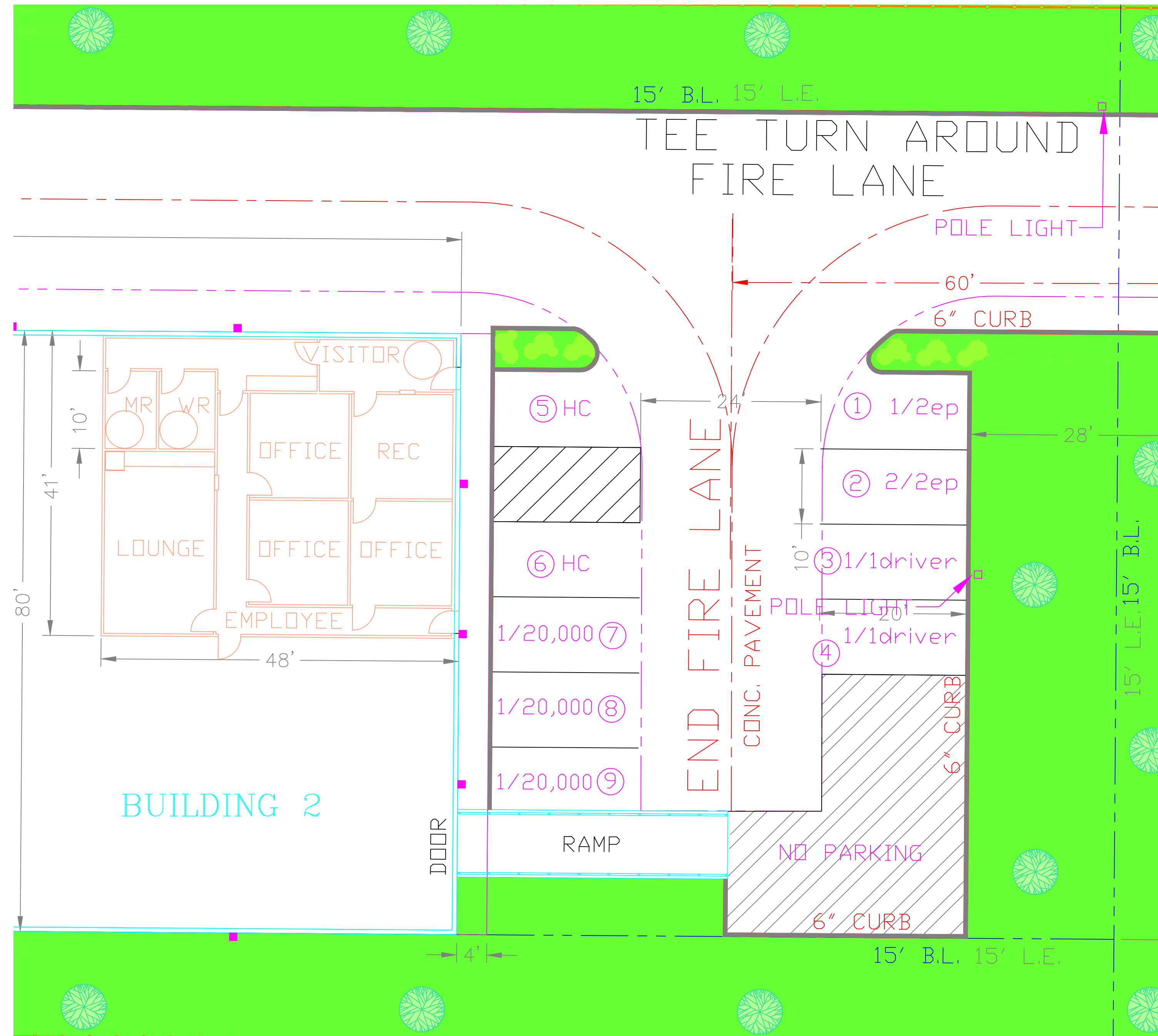
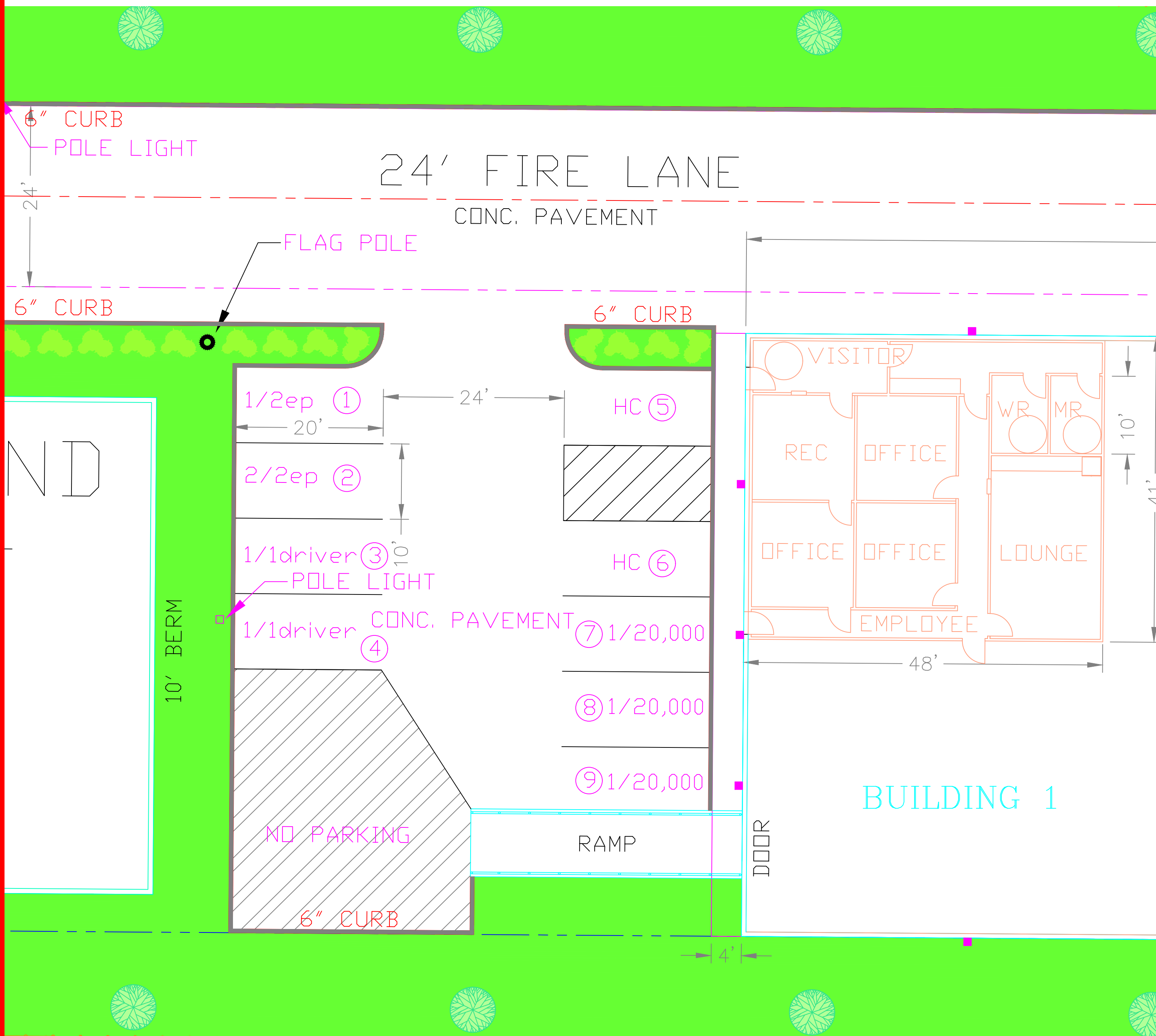


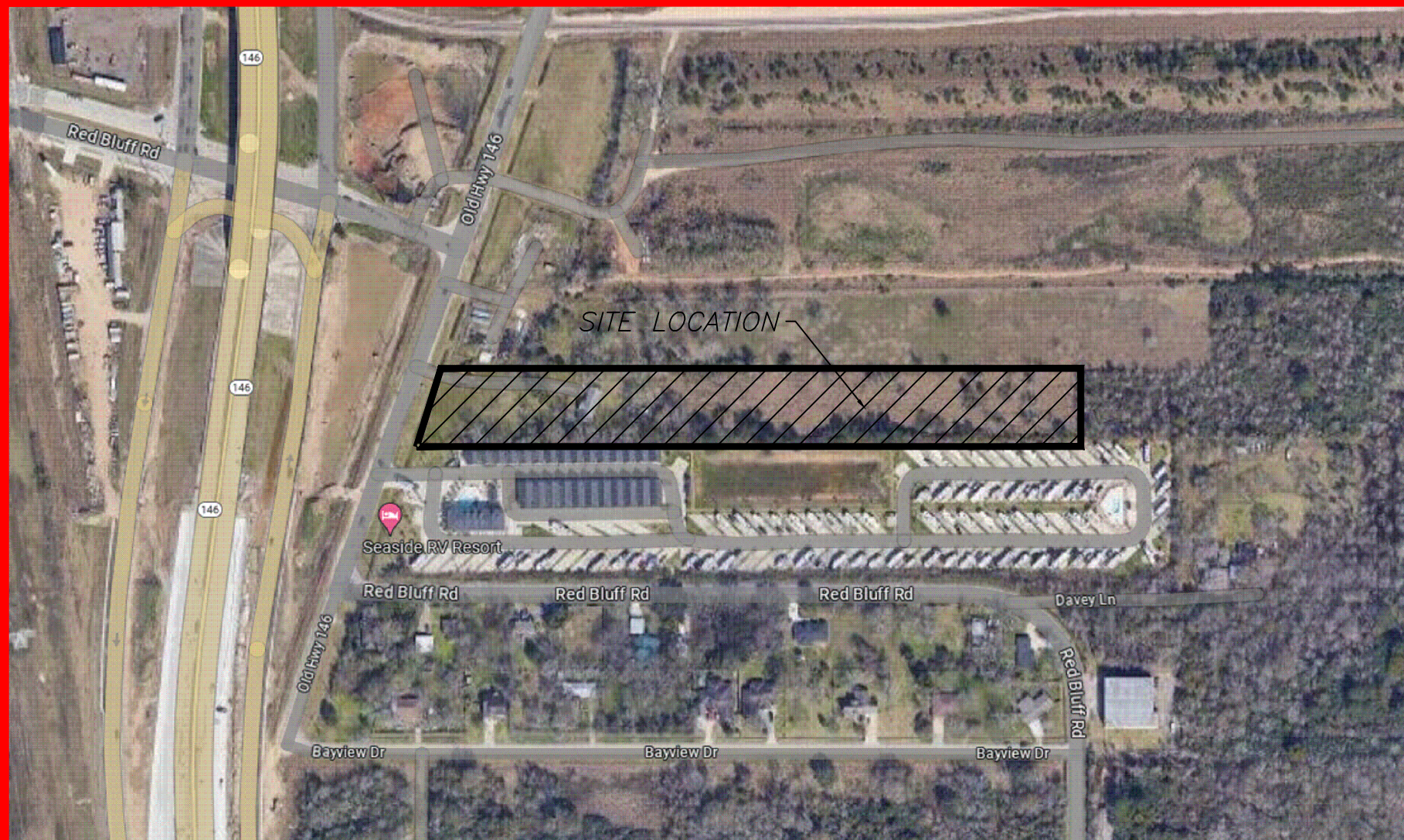
BUILDING #1 PARKING TABS

1 SPACE / 2 EMPLOYEES = 4 EMPLOYEES 2 SPACES
1 SPACE / FOR DRIVER CO. VEHICLE = 2 SPACE
1 SPACE / 20,000 SQ. FT. = 2 SPACE < 24,000 SQ. FT.
2 DISABLED SPACES

BUILDING #2 PARKING TABS

1 SPACE / 2 EMPLOYEES = 4 EMPLOYEES 2 SPACES
1 SPACE / FOR DRIVER CO. VEHICLE = 2 SPACE
1 SPACE / 20,000 SQ. FT. = 2 SPACE < 24,000 SQ. FT.
2 DISABLED SPACES



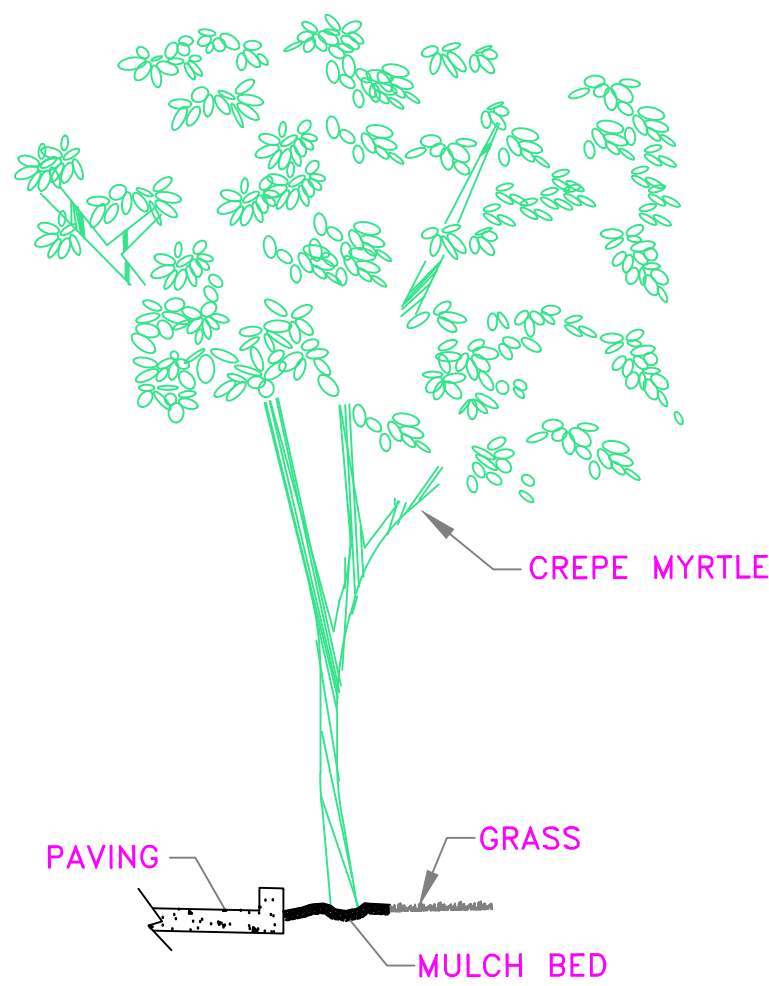


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N.T.S.

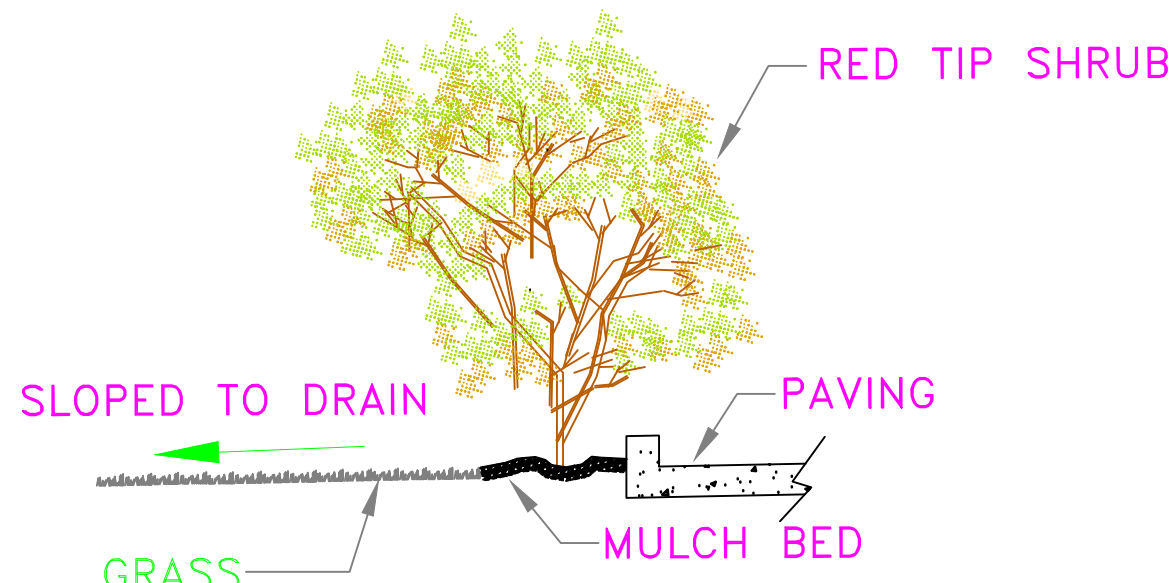
” QUIET WAREHOUSING ”

”LI / C2-PUD”

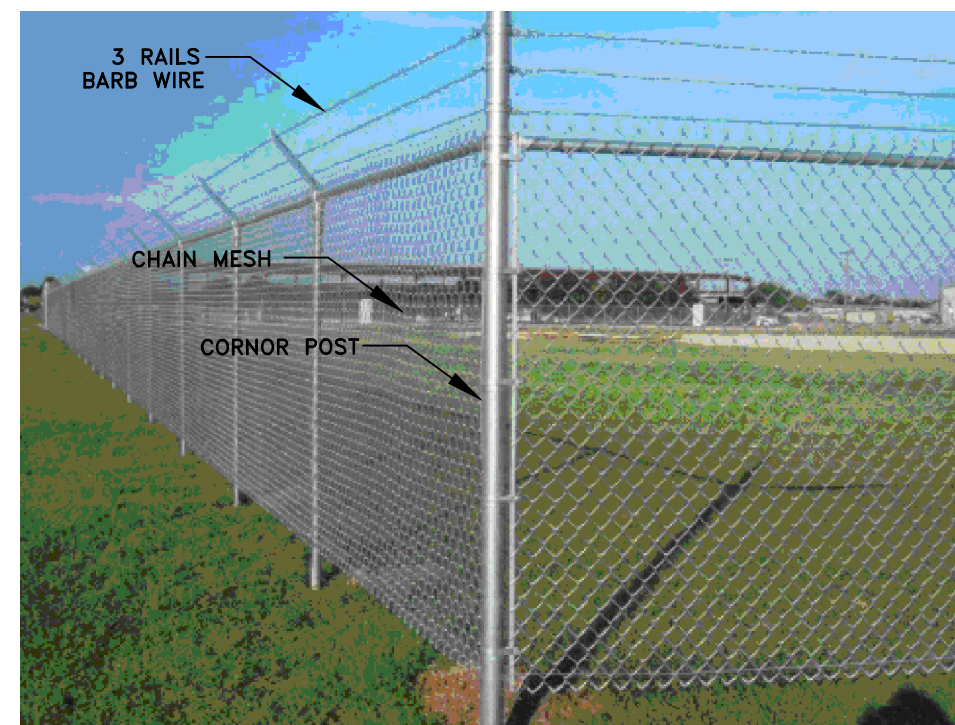
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STARSHIP TEXAS CITY, LLC



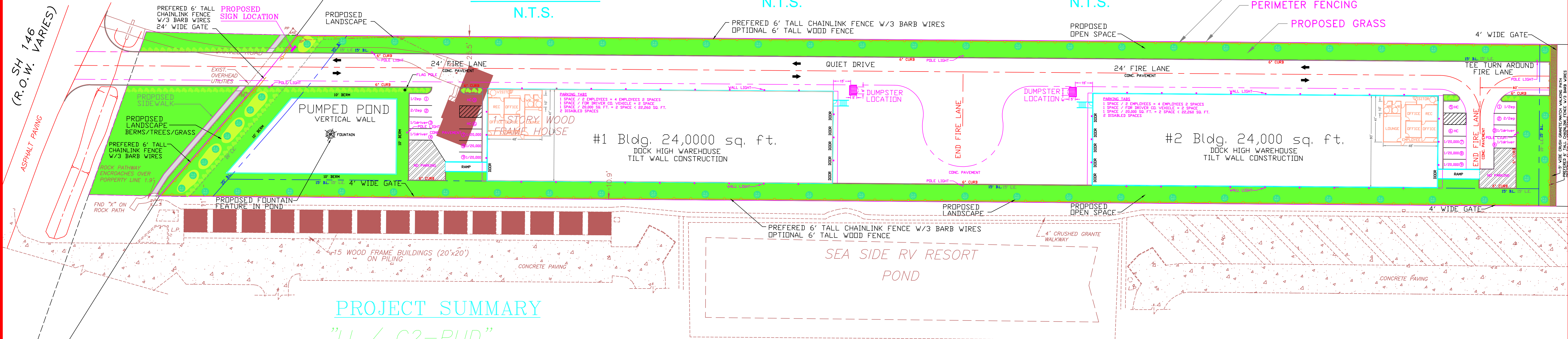
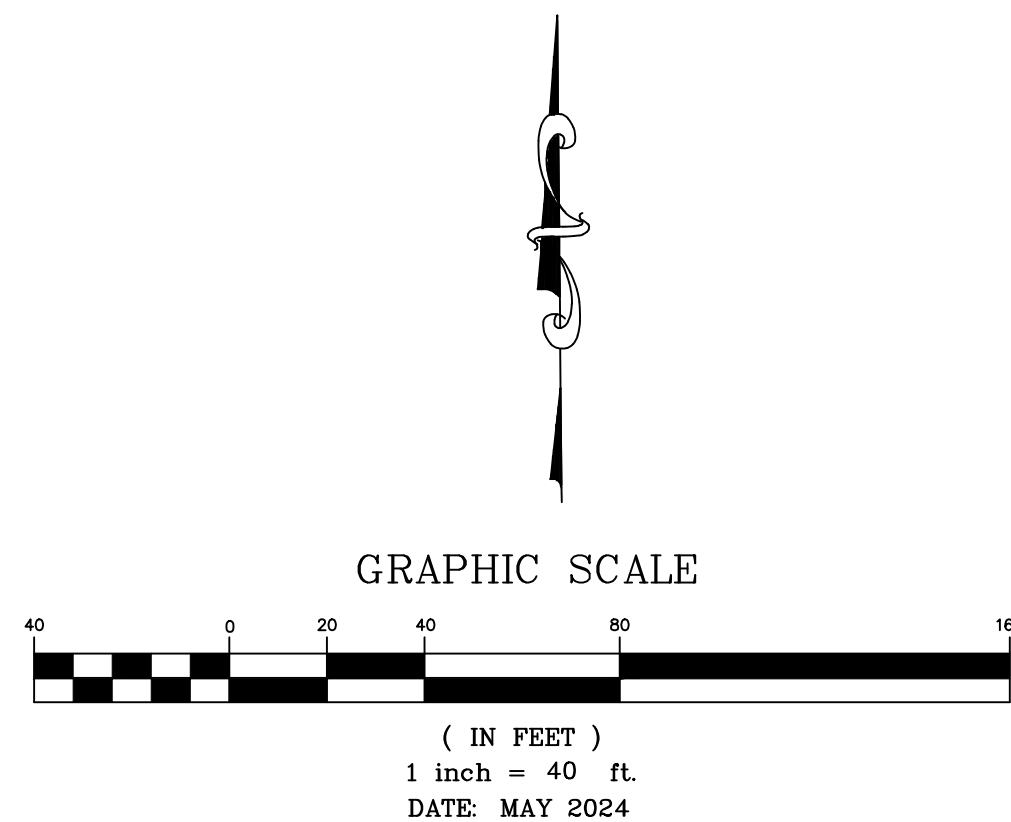
SECTION "B"
N.T.S.



SHRUBS
N.T.S.



PERIMETER FENCING
N.T.S.



PROJECT SUMMARY

”LI / C2-PUD”

2 - TILT WALL WAREHOUSE BUILDINGS = 24,000 SQ. FT. EACH
TOTAL AREA = 3.695 ACRES or 160,954 SQ. FT.

”OPEN SPACE TOTALS”

EXISTING= 3.695 ACRES TOTAL LAND (160,954 sq. ft.)

32,190 sq. ft. REQUIRED OPEN SPACE

49,603 sq. ft. POND & GREEN SPACES PROVIDED

”EXISTING UTILITIES” (CITY OF SEABROOK)

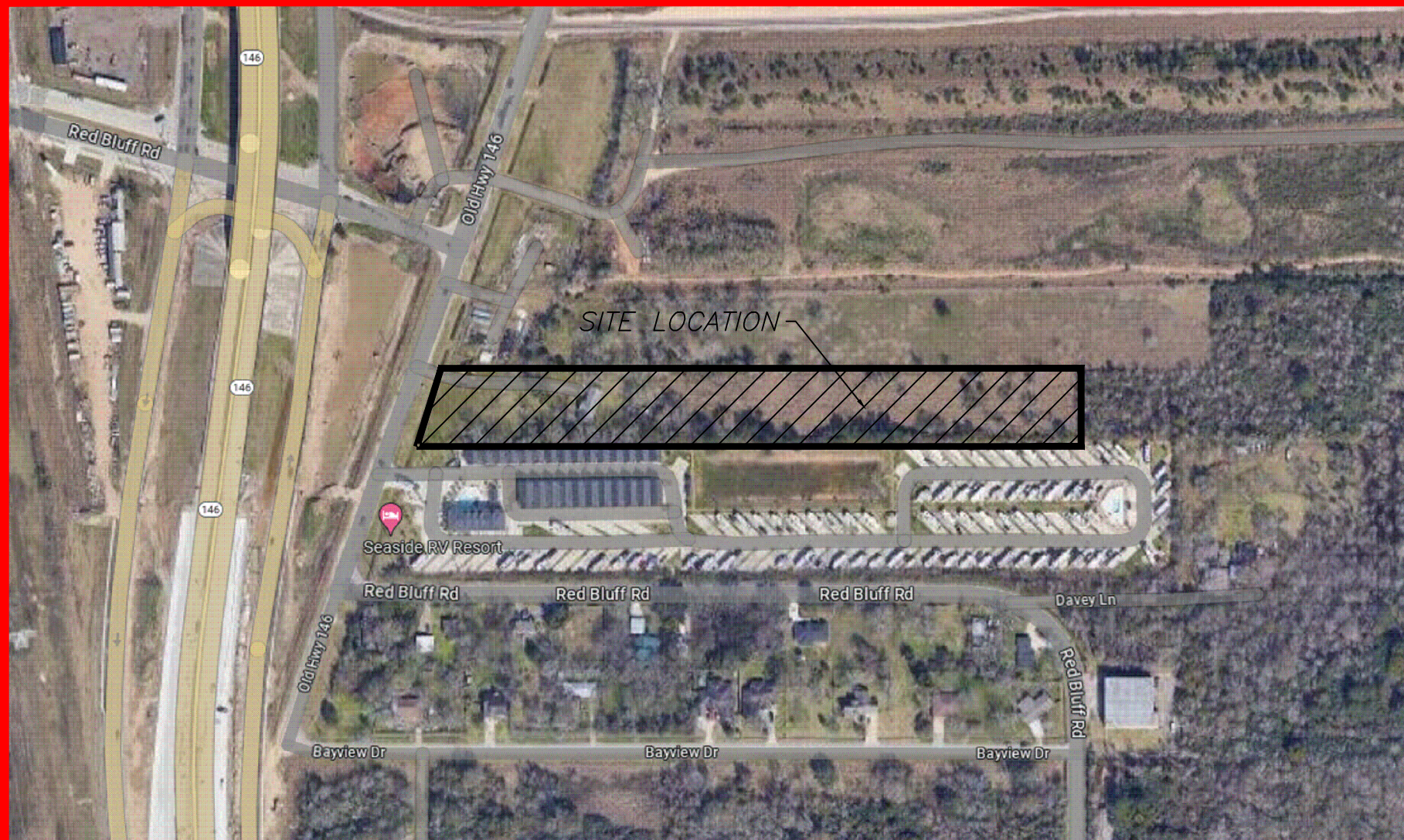
EXISTING= 12” WATER AND 12” SANITARY SEWER

OPEN SPACE &
LANDSCAPE PLAN
EXHIBIT D-5

N 88°50'00” W 1287.48’

RED BLUFF ROAD (60’ R.O.W.)

 AVERY RYAN & COMPANY
2419 DAFFODIL ST.
HIGHLANDS, TX. 77562
713-725-7302
c_bennett1@comcast.net

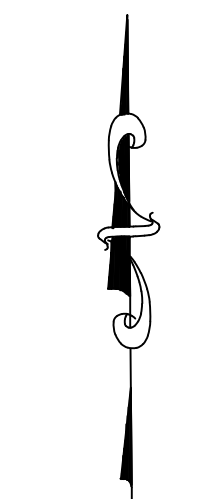


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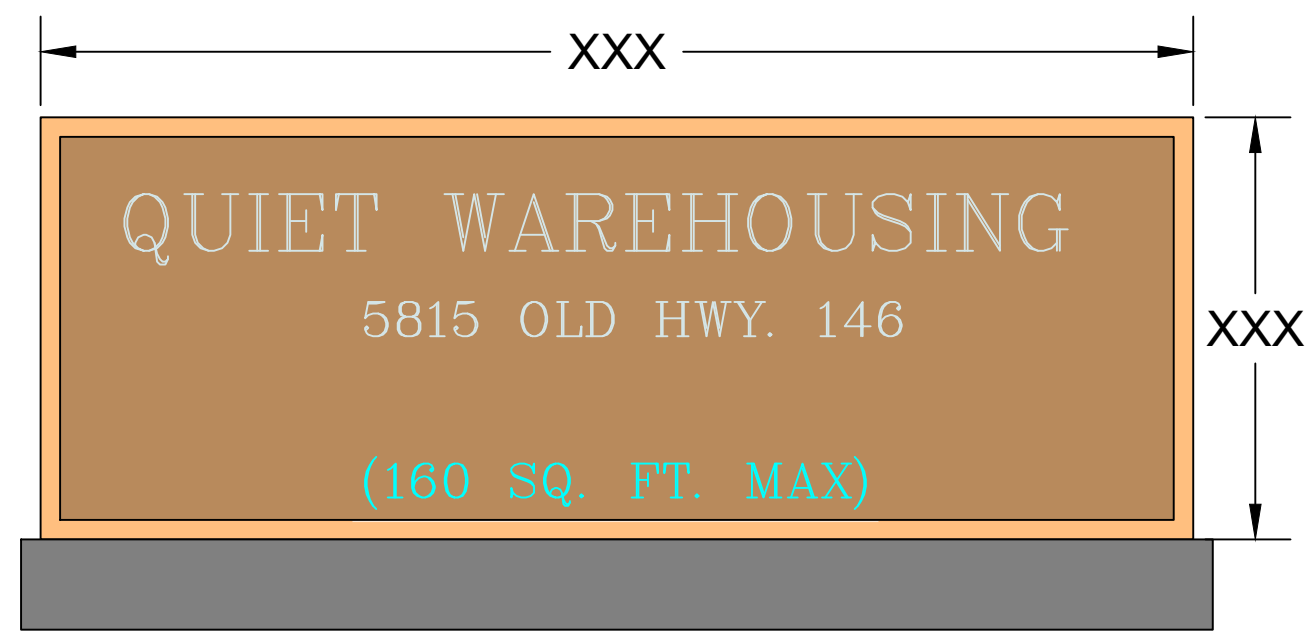
”QUIET WAREHOUSING”

”LI / C2-PUD”

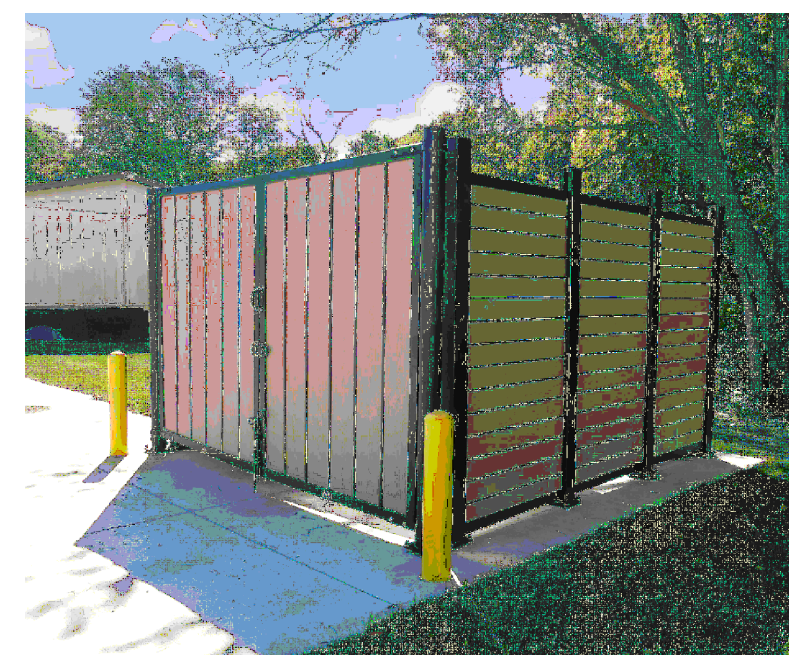
DEVELOPED BY
STARSHIP TEXAS CITY, LLC



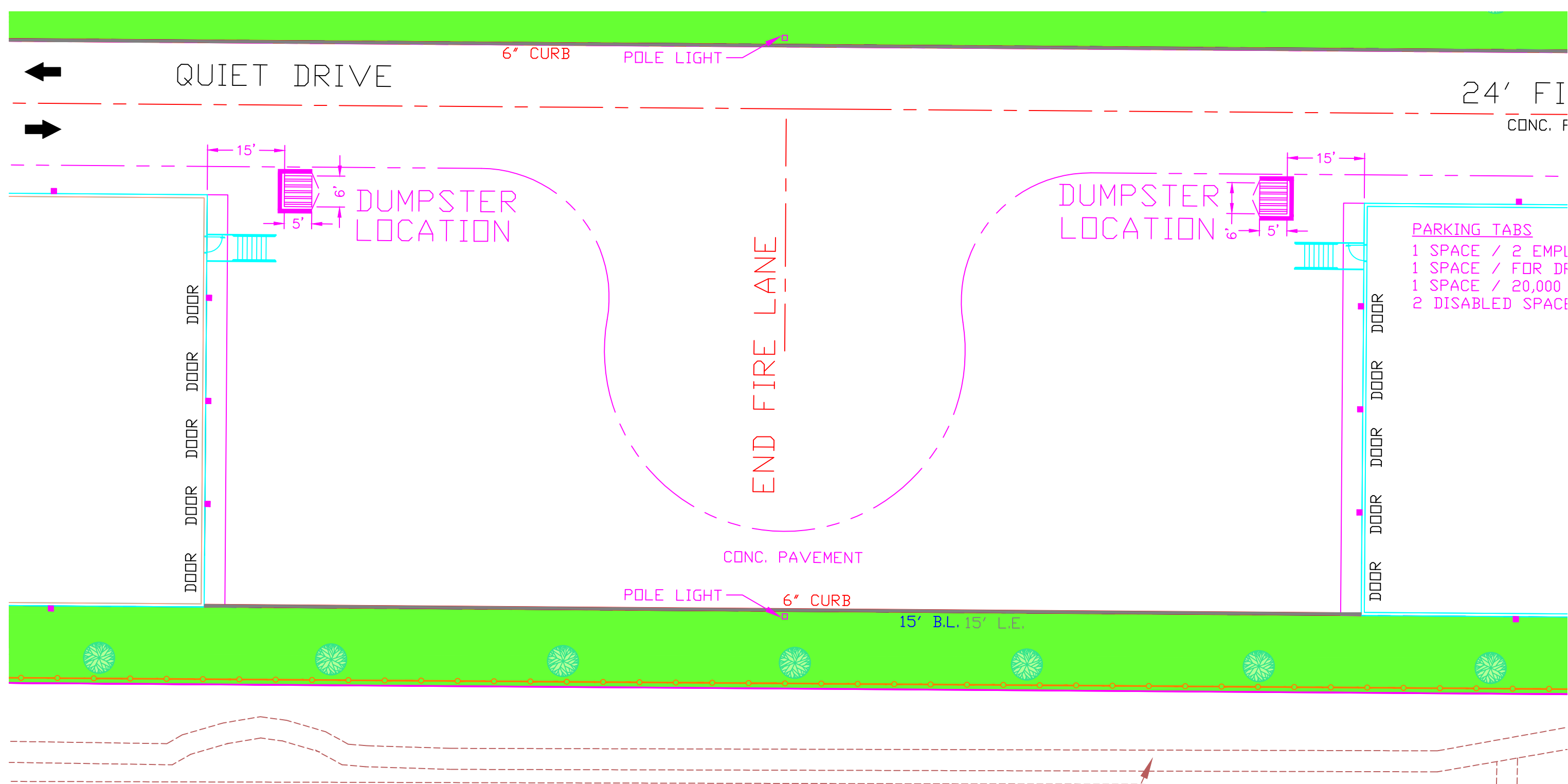
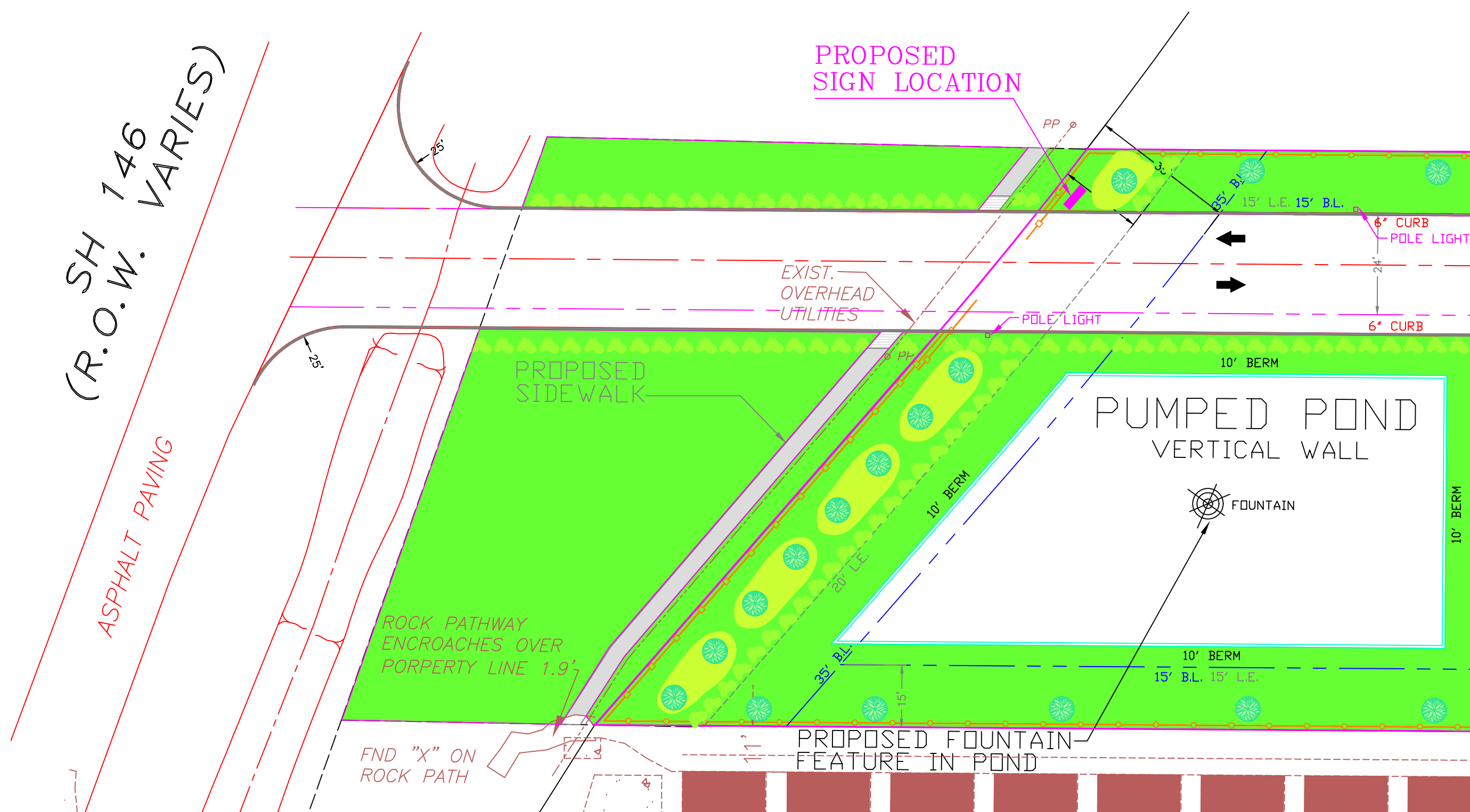
N.T.S.
DATE: MAY 2024



PROPOSED SIGNAGE

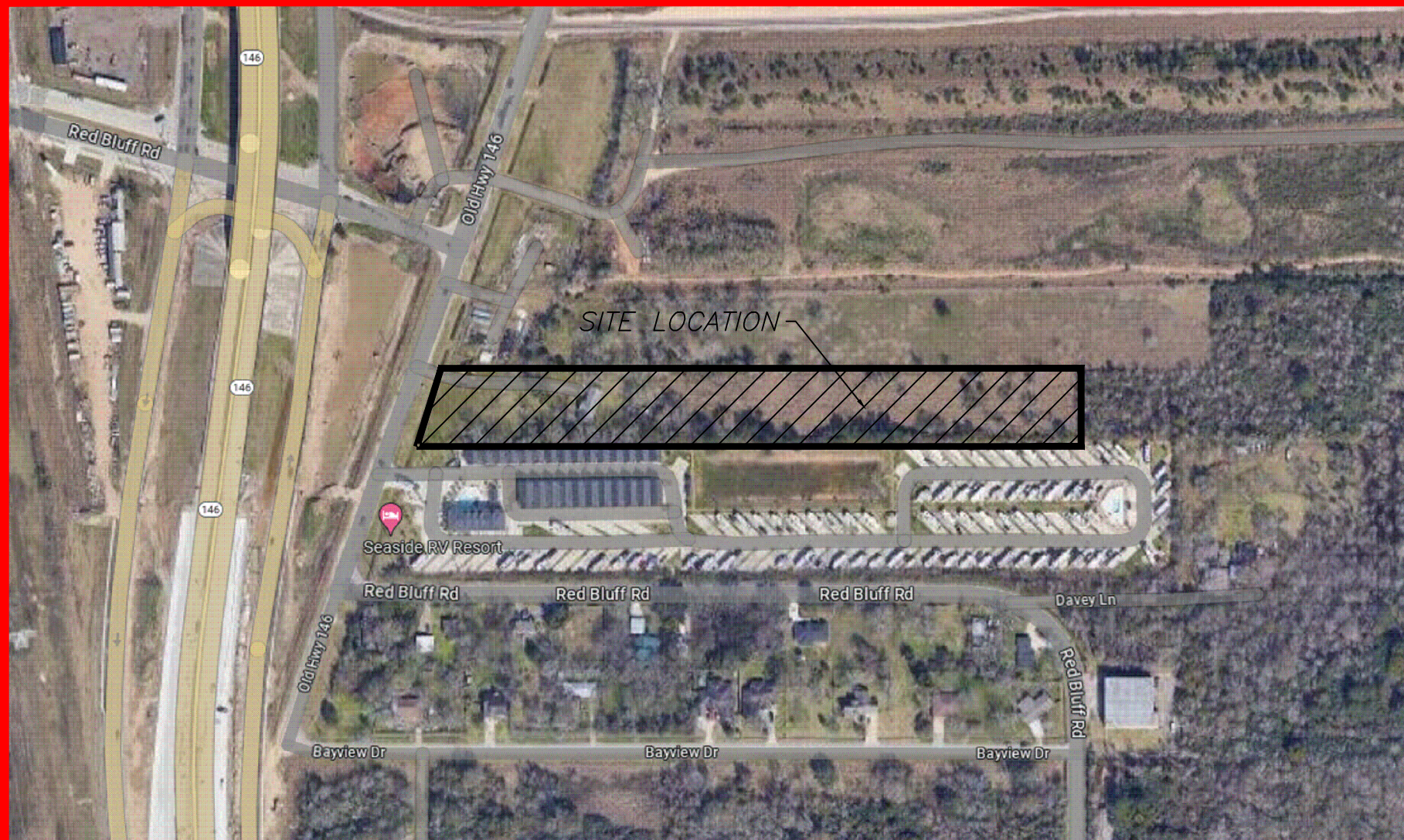


PROPOSED ENCLOSED DUMPSTER



AVERY RYAN & COMPANY
2419 DAFFODIL ST.
HIGHLANDS, TX. 77562
713-725-7302
c_bennett1@comcast.net

SIGN & SOLID
WASTE PLAN
EXHIBIT D-6

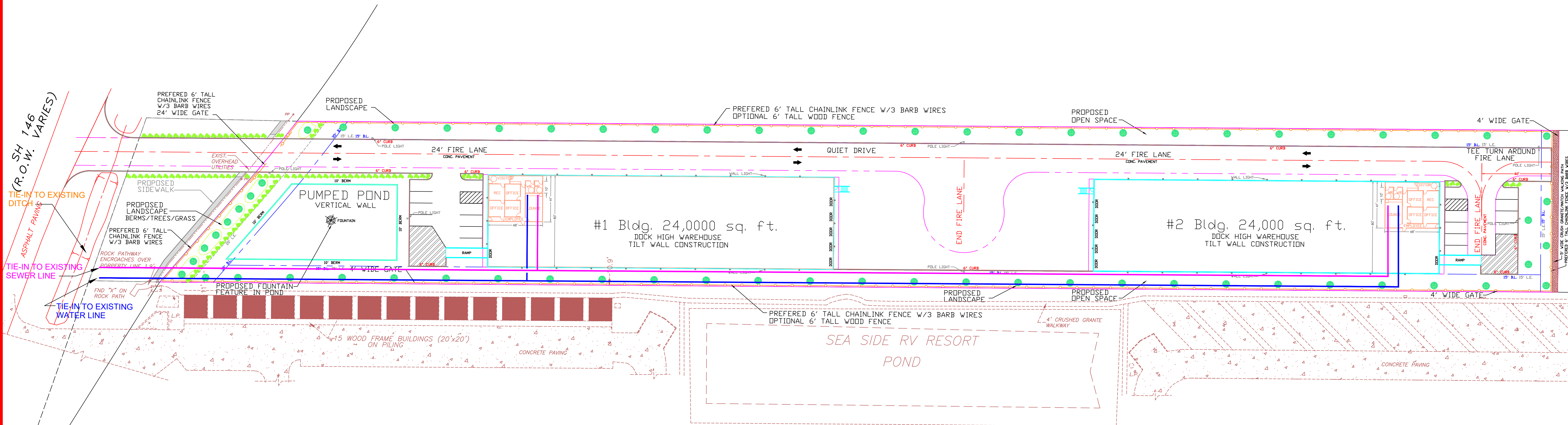
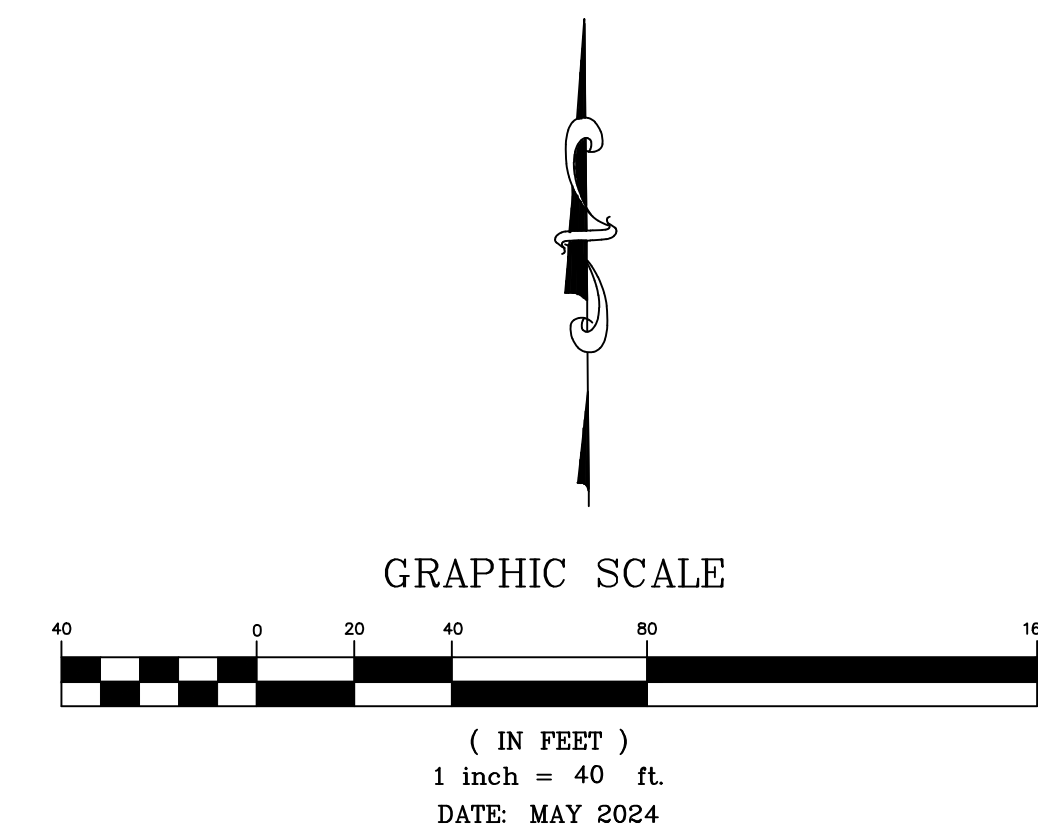


KEY MAP
N.T.S.

”QUIET WAREHOUSING”

”LI / C2-PUD”

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STARSHIP TEXAS CITY, LLC



SANITARY SWR. AND WATER LEGEND

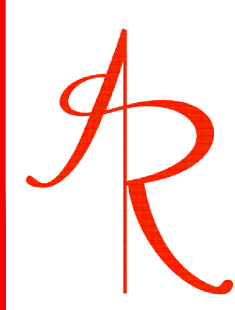
- SAN. SWR.
- WATER

EXISTING UTILITIES & PROPOSED UTILITIES

EXHIBIT D-7

N 88°50'00" W 1287.48'

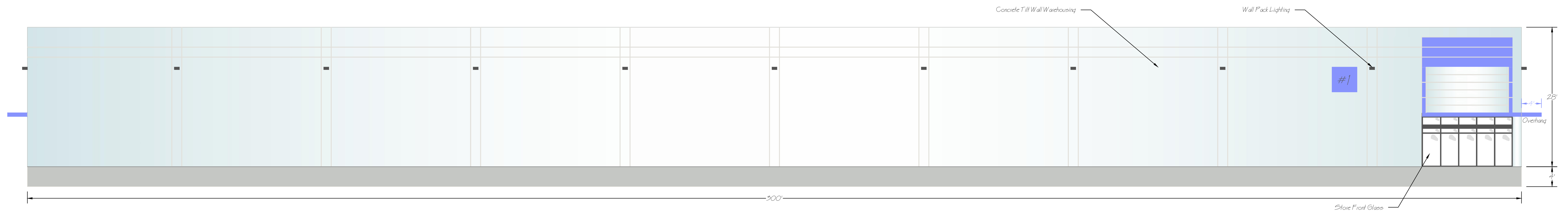
RED BLUFF ROAD (60' R.O.W.)

 AVERY RYAN & COMPANY
2419 DAFFODIL ST.
HIGHLANDS, TX. 77562
713-725-7302
c_bennett1@comcast.net

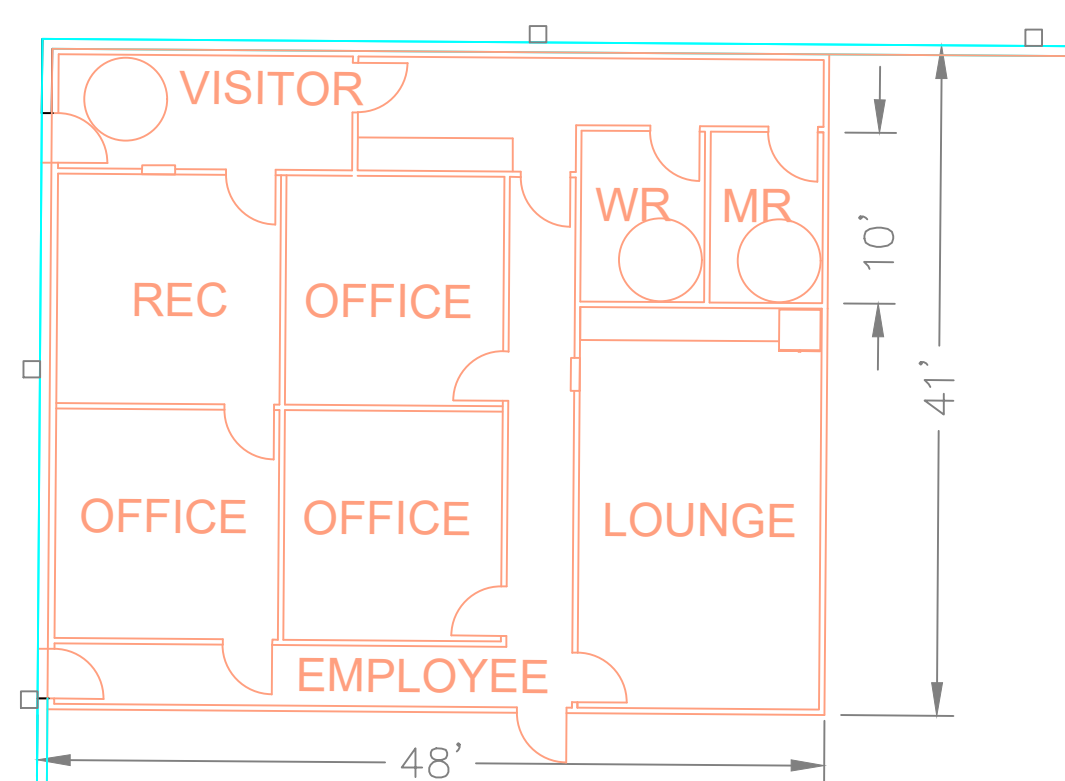
” QUIET WAREHOUSING ”

”LI / C2-PUD”

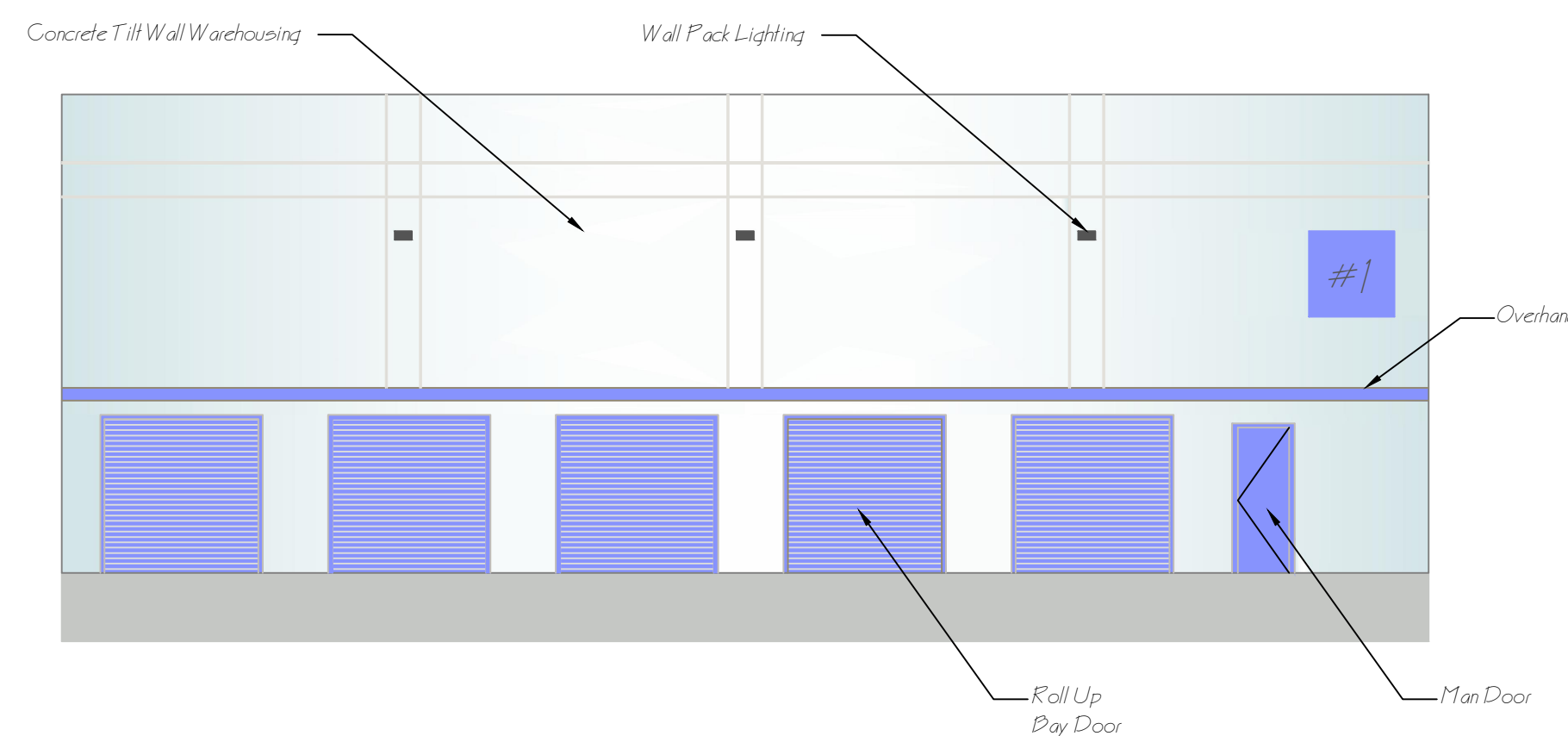
DEVELOPED BY
STARSHIP TEXAS CITY, LLC



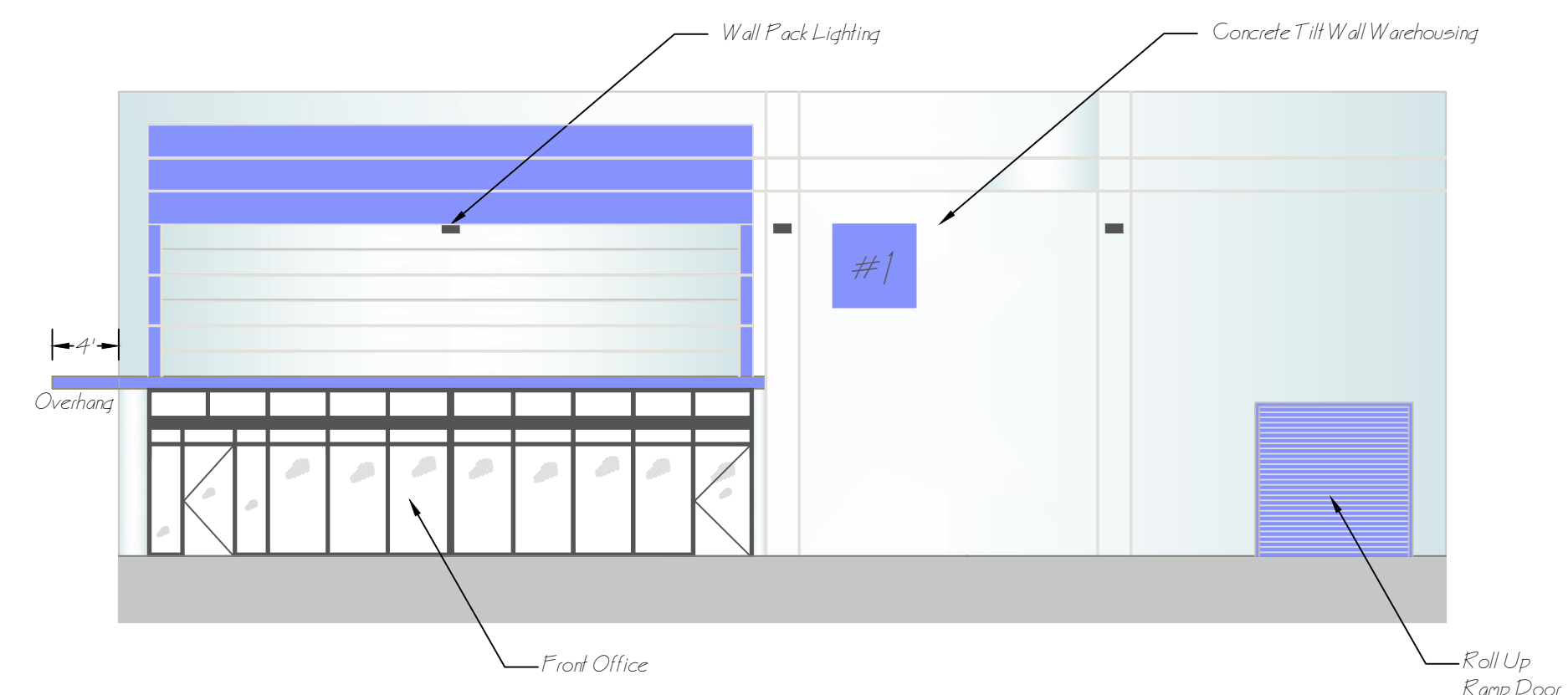
Bldg. #1 Side Wall Elevation
Looking South



Office Area
Floor Plan



Bldg. #1 Rear Elevation
Looking West

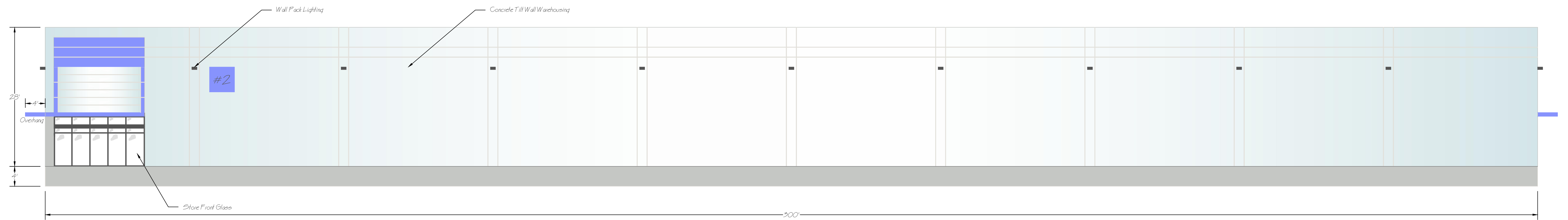


Bldg. #1 Front Elevation
Looking East

” QUIET WAREHOUSING ”

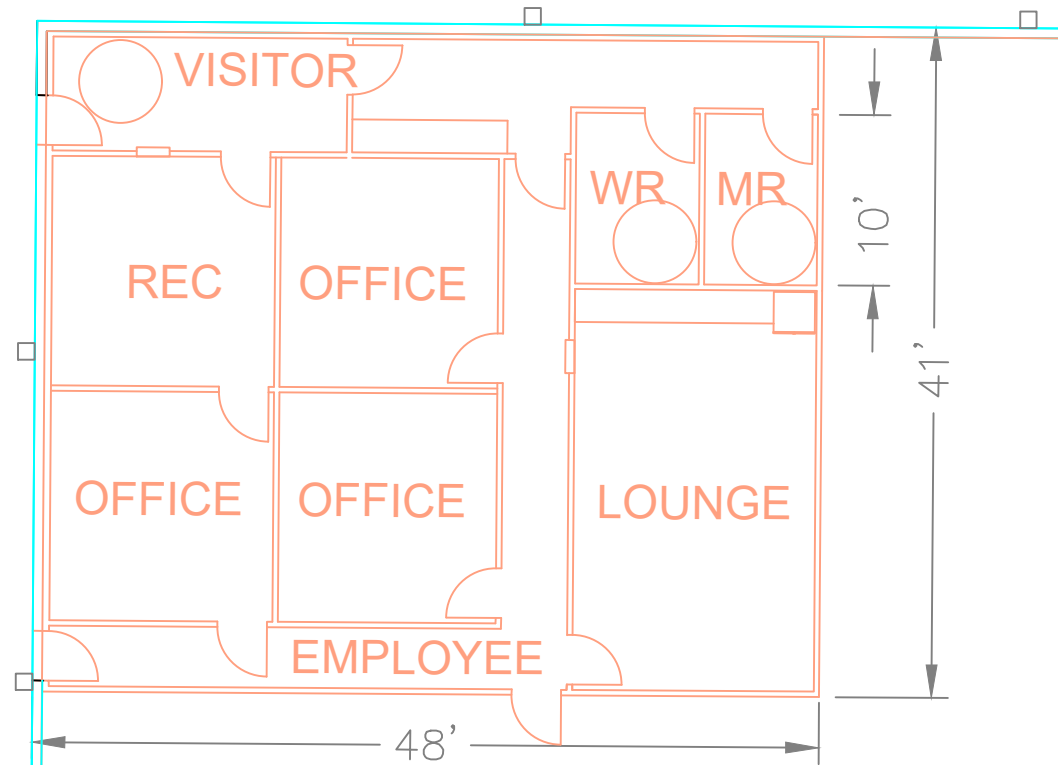
”LI / C2-PUD”

DEVELOPED BY
STARSHIP TEXAS CITY, LLC

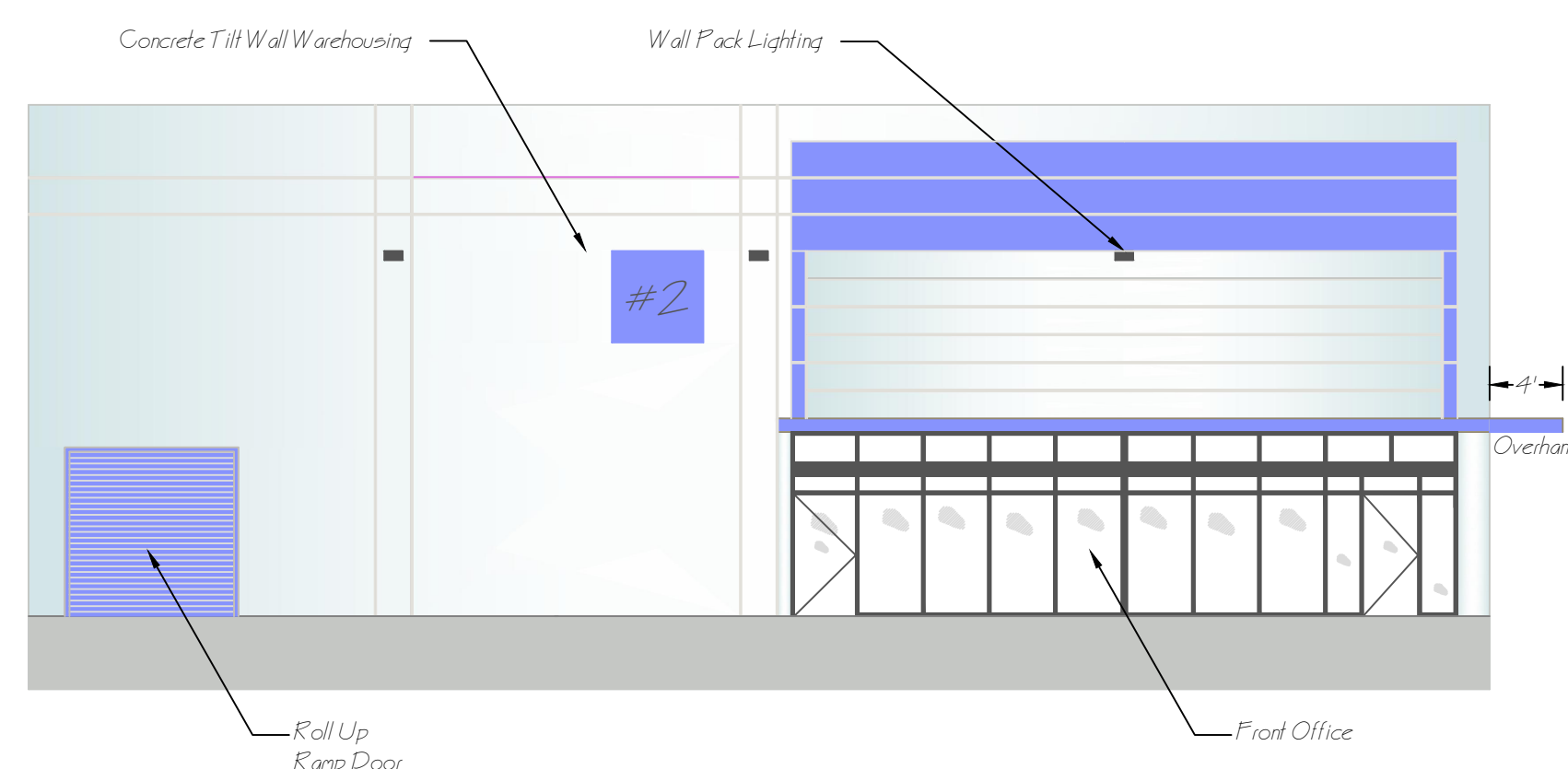


Bldg. #2 Side Wall Elevation

Looking South

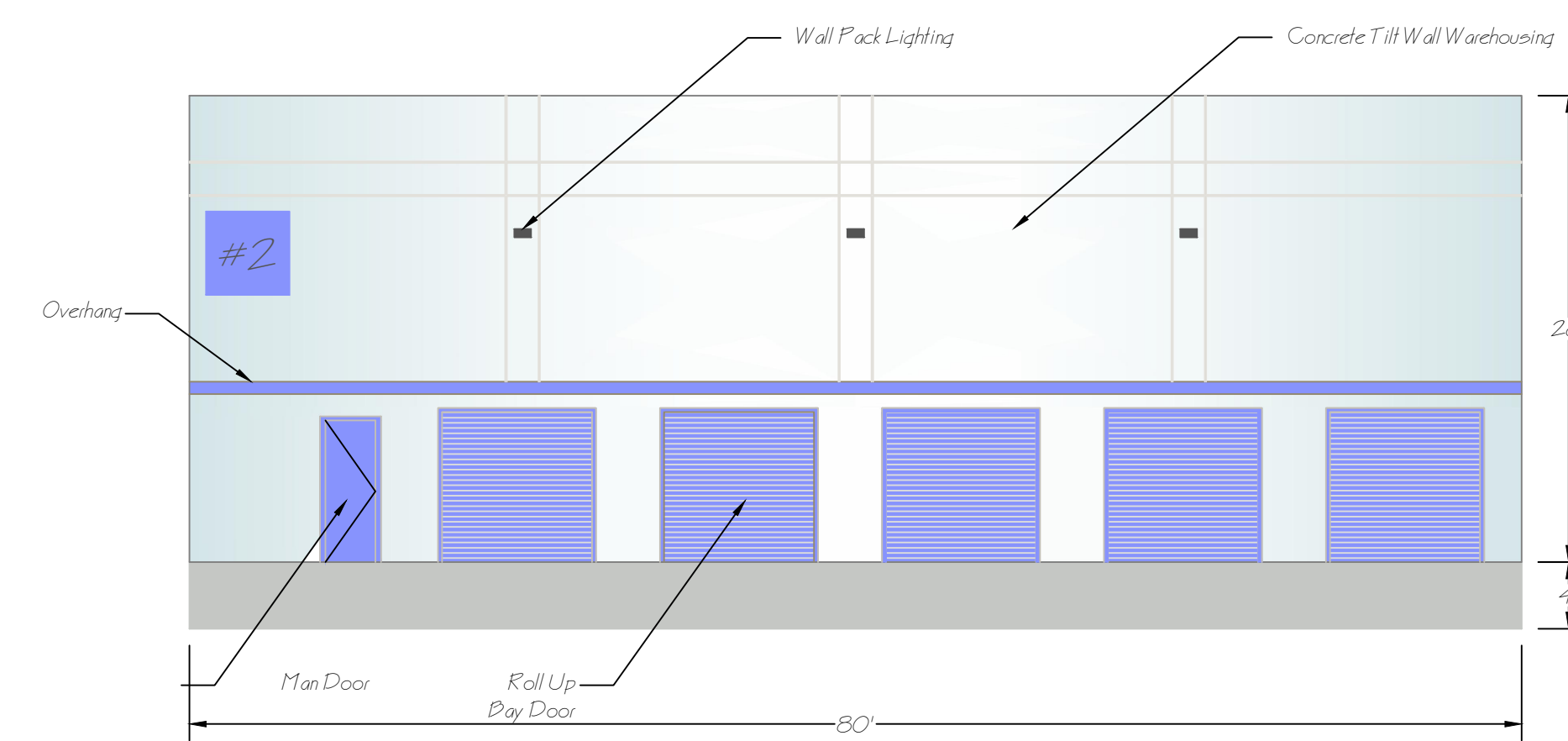


Office Area
Floor Plan



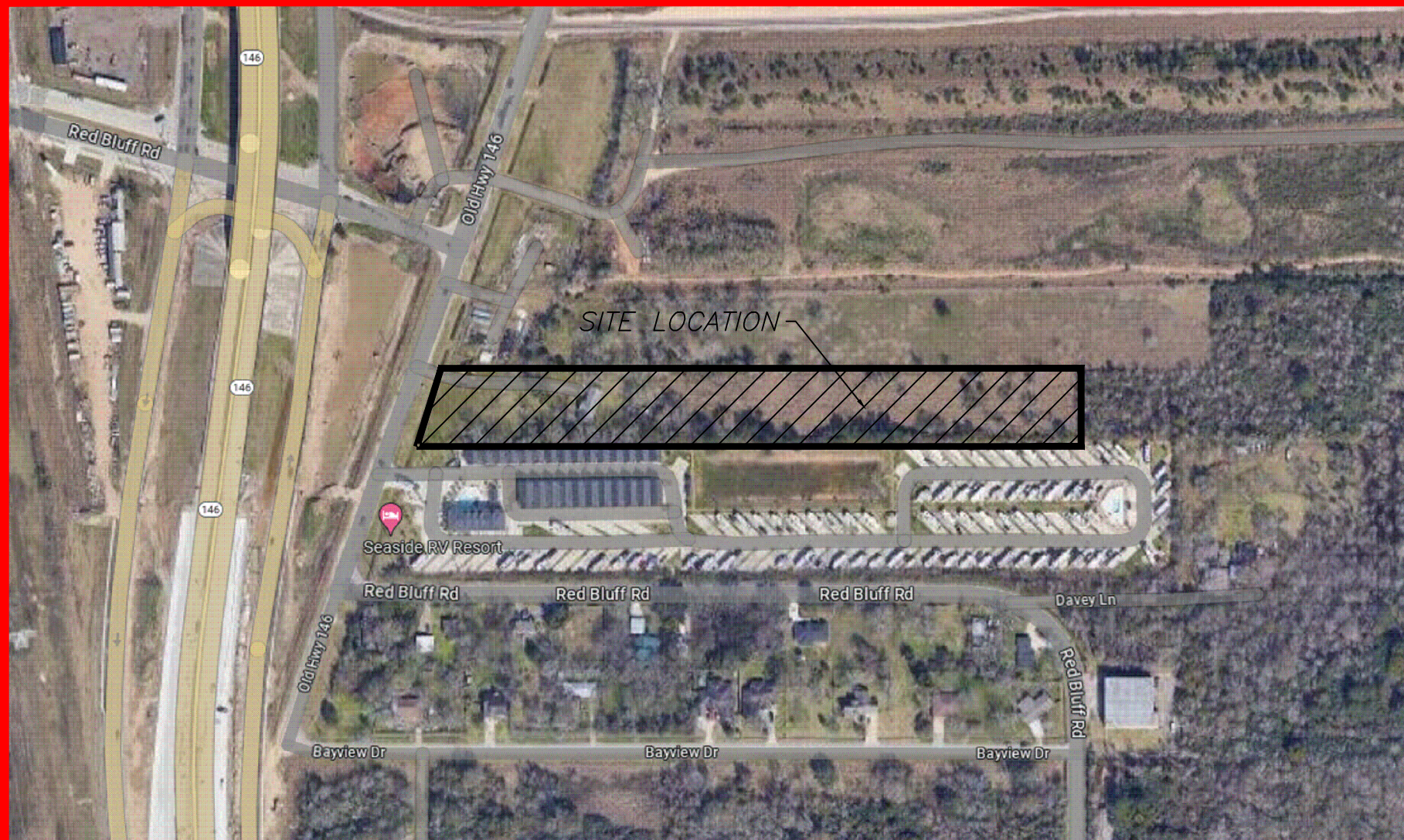
Bldg. #2 Front Elevation

Looking West



Bldg. #2 Rear Elevation

Looking East

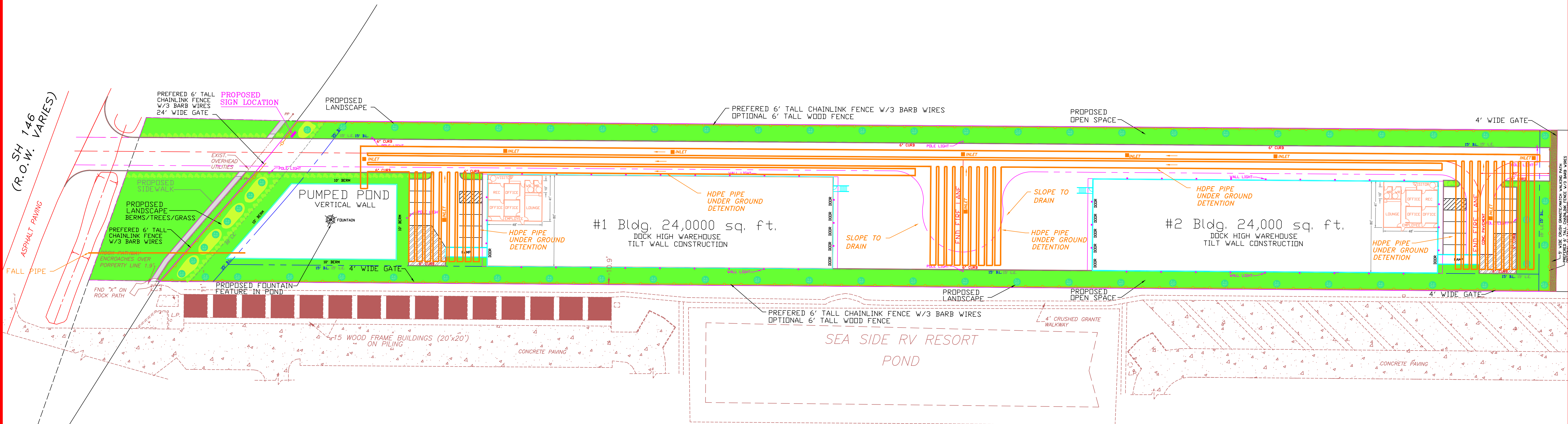
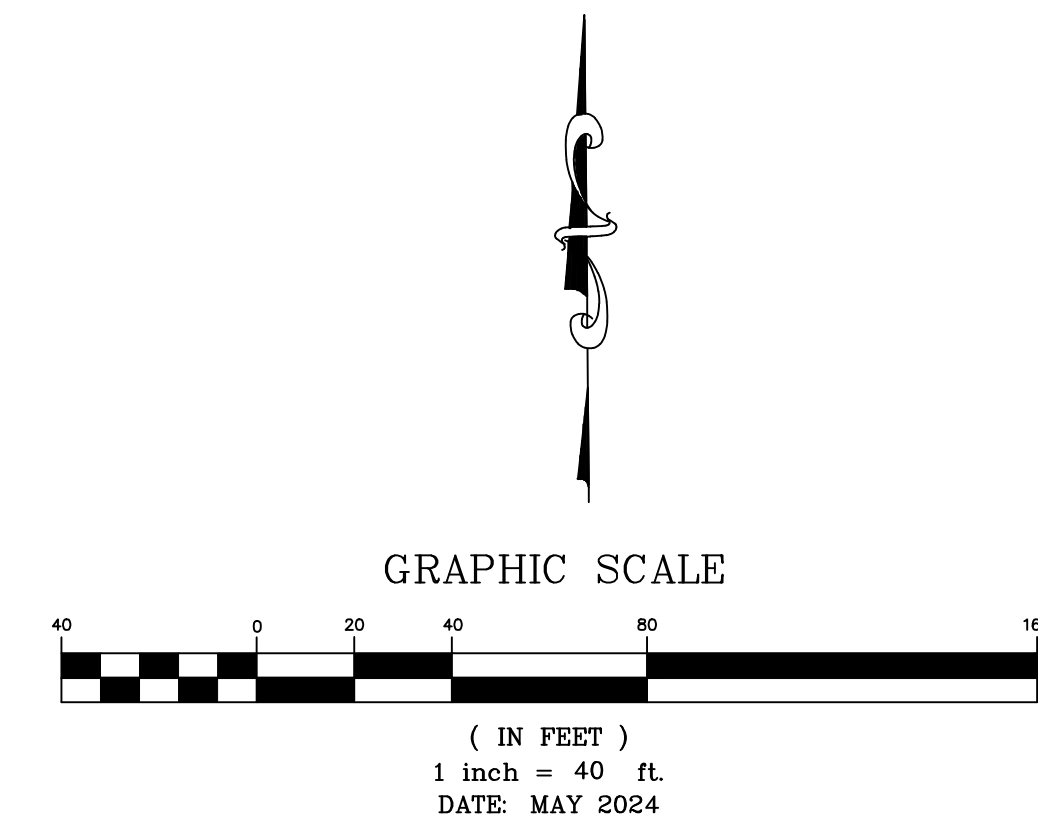


KEY MAP
N.T.S.

"QUIET WAREHOUSING"

"LI / C2-PUD"

DEVELOPED BY
STARSHIP TEXAS CITY, LLC



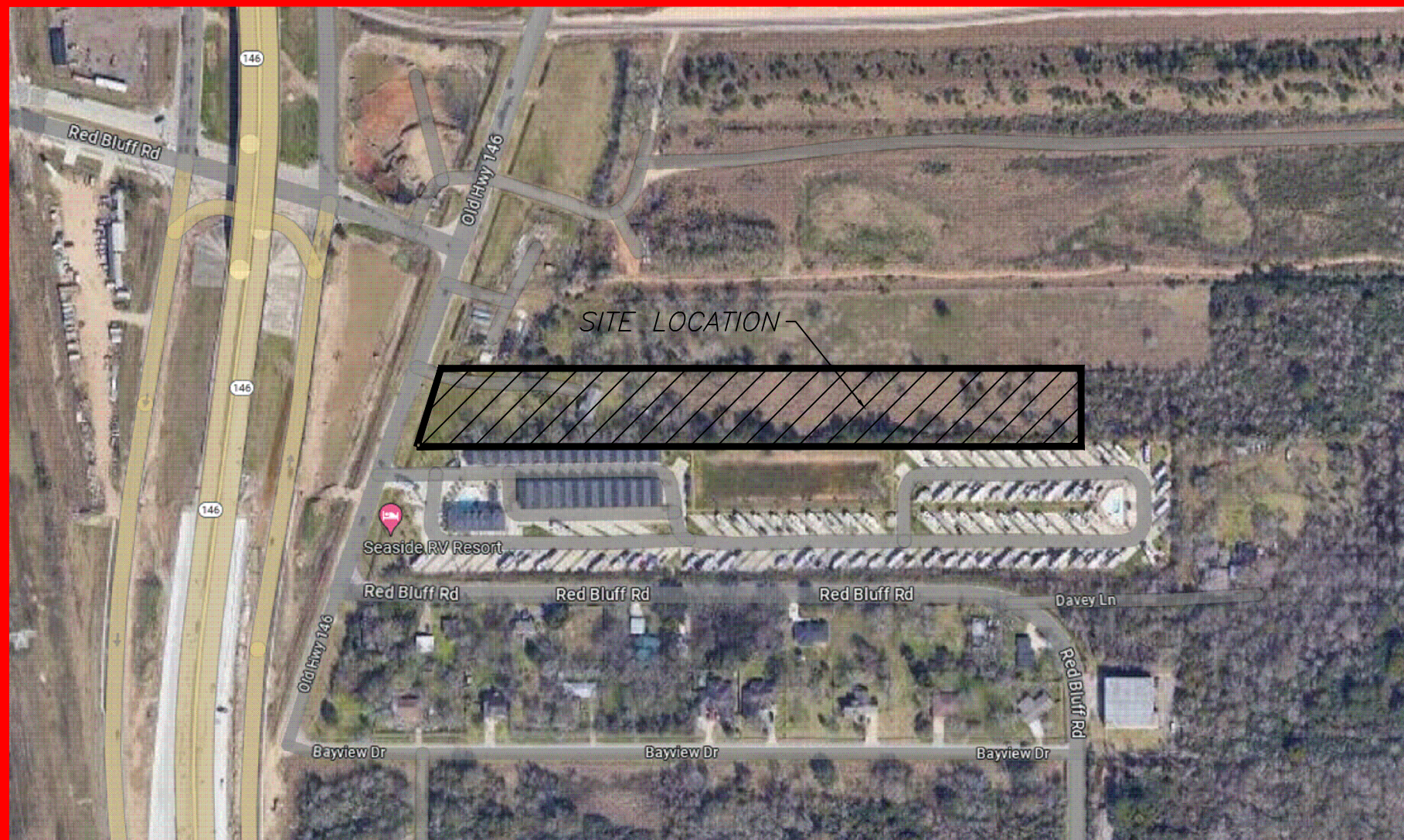
DRAINAGE PLAN

EXHIBIT D-10

N 88°50'00" W 1287.48'

RED BLUFF ROAD (60' R.O.W.)

 AVERY RYAN & COMPANY
2419 DAFFODIL ST.
HIGHLANDS, TX. 77562
713-725-7302
c_bennett1@comcast.net

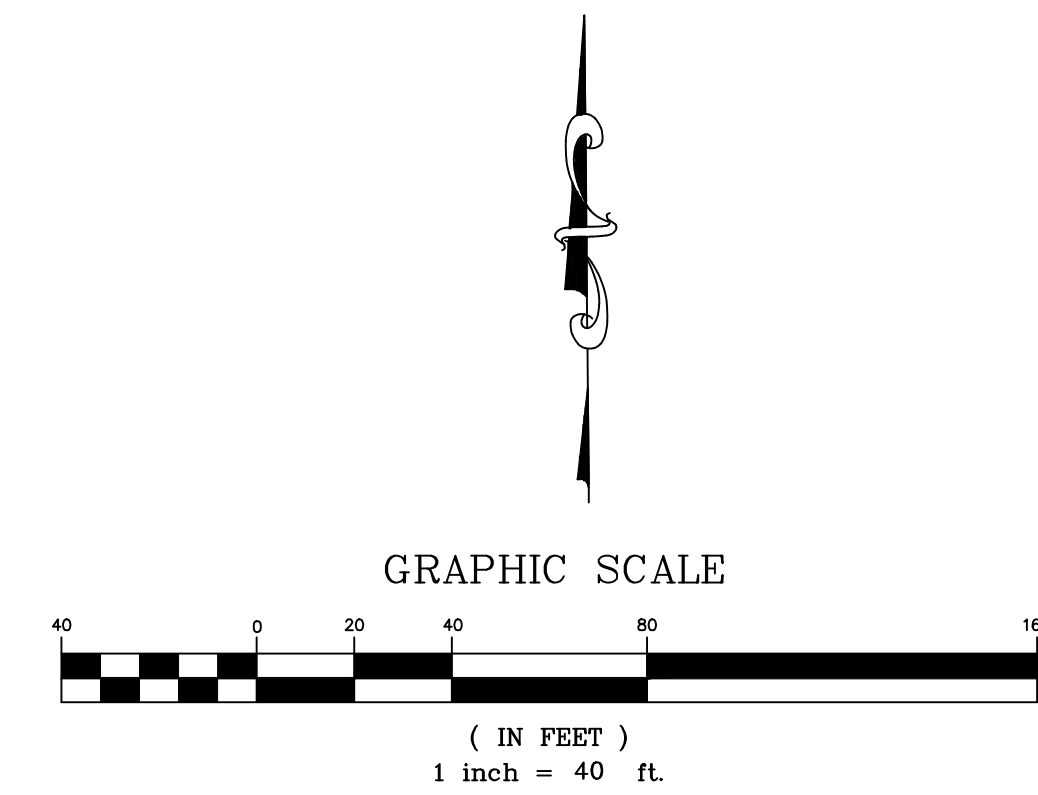


KEY MAP
N.T.S.

"QUIET WAREHOUSING"

"LI / C2-PUD"

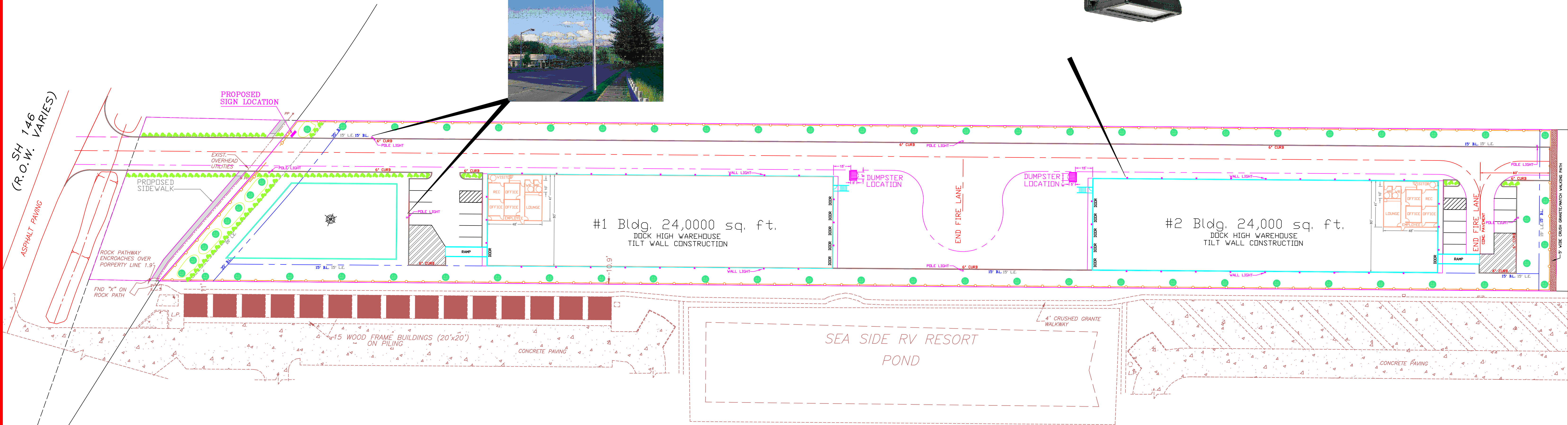
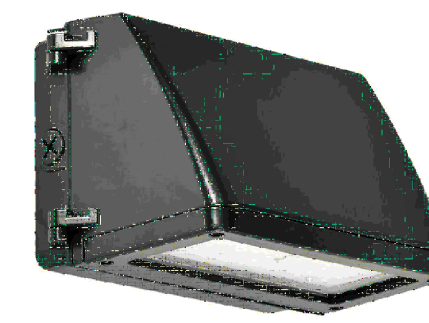
DEVELOPED BY
STARSHIP TEXAS CITY, LLC



TYPICAL
LIGHT POLE



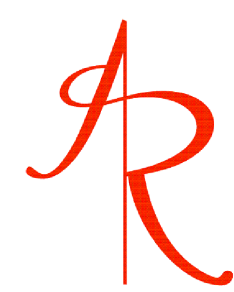
TYPICAL
WALL PACK LIGHTING



- LIGHTING LEGEND**
- WALL PACK
 - POLE LIGHT

LIGHTING PLAN

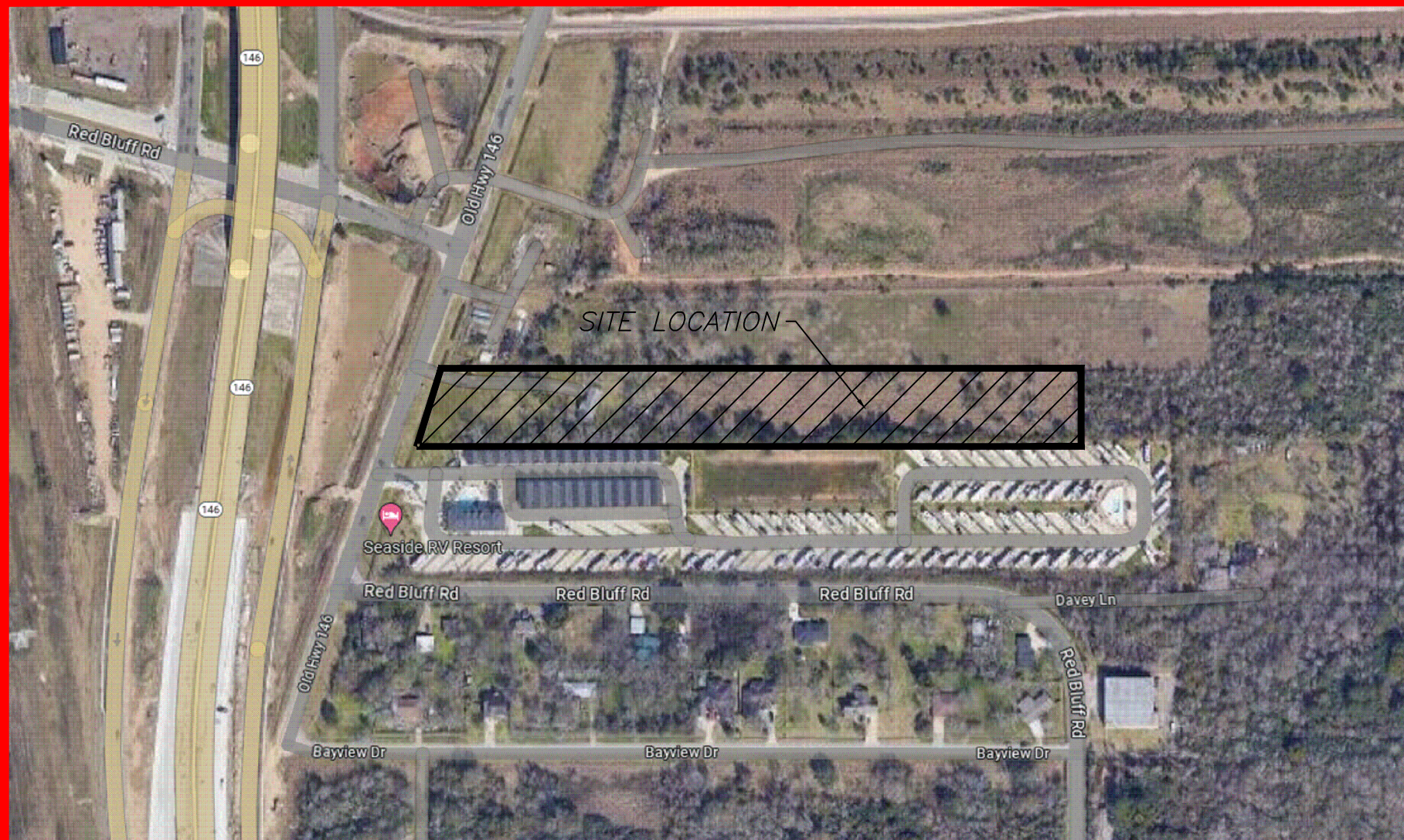
EXHIBIT D-11



AVERY RYAN & COMPANY
2419 DAFFODIL ST.
HIGHLANDS, TX. 77562
713-725-7302
c_bennett1@comcast.net

N 88°50'00" W 1287.48'

RED BLUFF ROAD (60' R.O.W.)

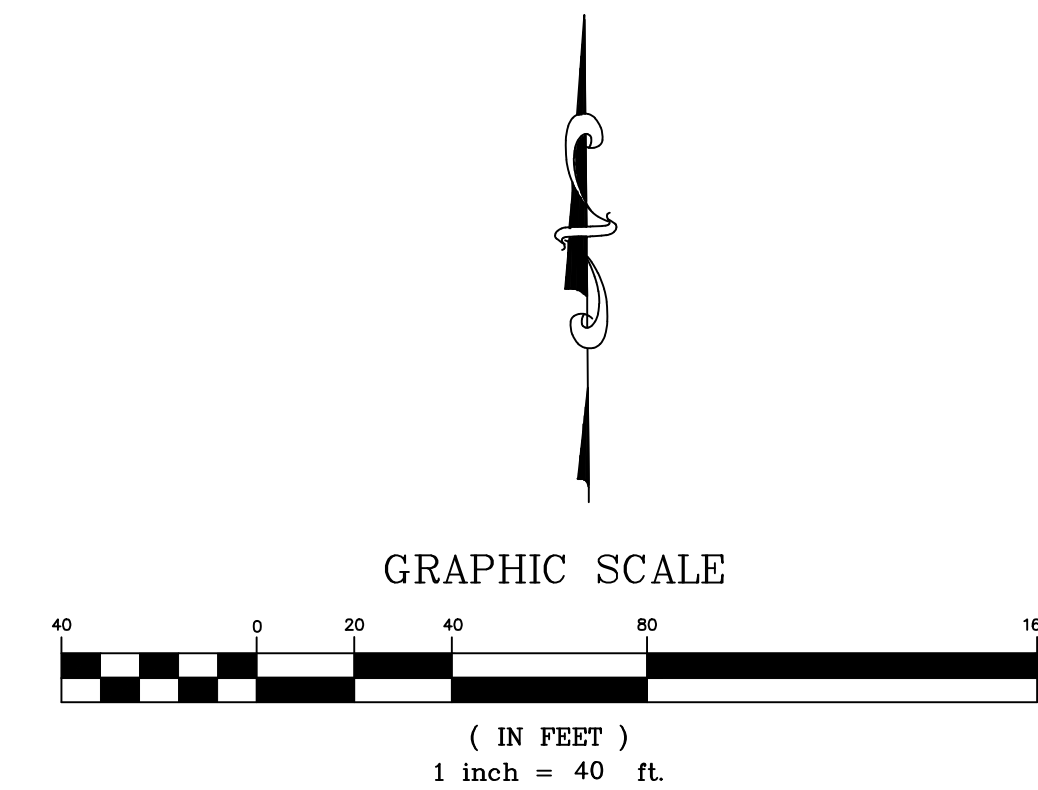


KEY MAP
N.T.S.

"QUIET WAREHOUSING"

"LI / C2-PUD"

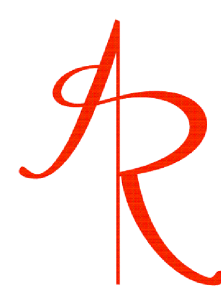
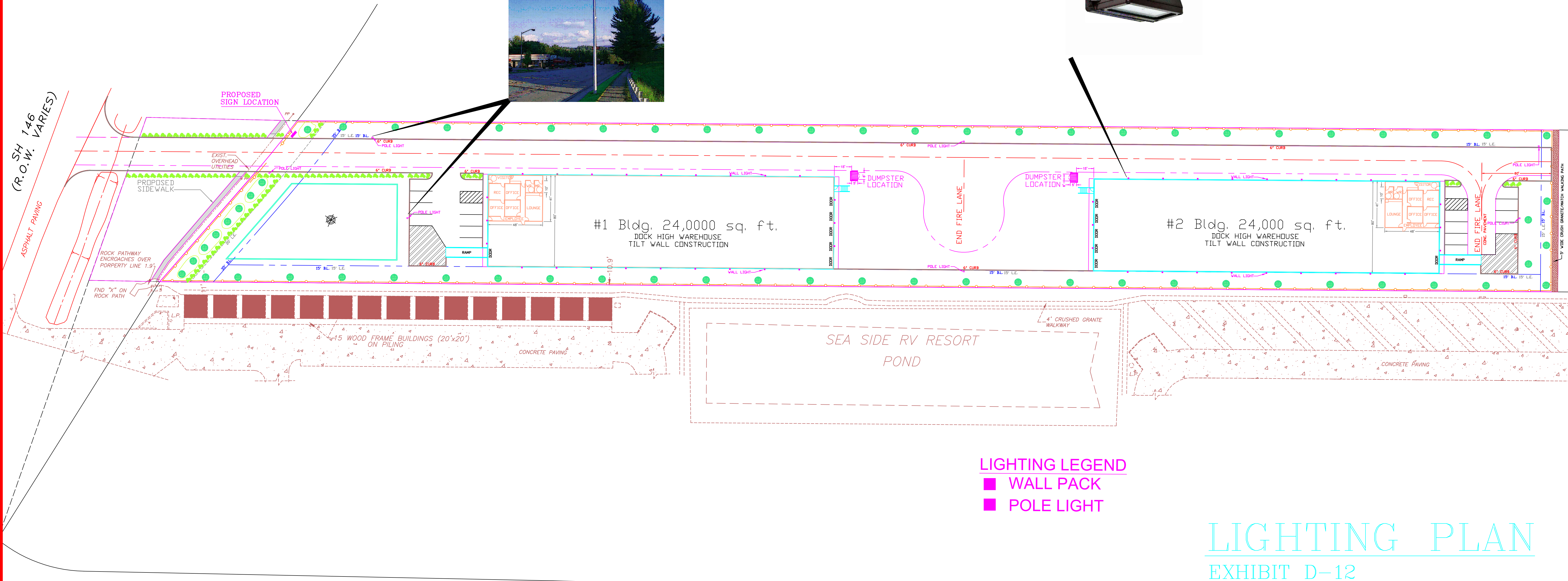
DEVELOPED BY
STARSHIP TEXAS CITY, LLC



TYPICAL
LIGHT POLE



TYPICAL
WALL PACK LIGHTING



AVERY RYAN & COMPANY
2419 DAFFODIL ST.
HIGHLANDS, TX. 77562
713-725-7302
c_bennett1@comcast.net

N 88°50'00" W 1287.48'

RED BLUFF ROAD (60' R.O.W.)

LIGHTING PLAN
EXHIBIT D-12

Quit Warehousing Development Schedule

The following is an estimated time line for Plans Designs, Plans Review and Plan Approvals:

Second Quarter 2024 – Plan Design; Civil, Architectural, Mechanical, Electrical, Plumbing, Sprinkler

Third Quarter 2024 - Completion of Plan Design, Submittal for Plan Review and Approvals

Fourth Quarter 2024 - Plan Review and Plan Approvals

The following is an estimated time line for Project Construction:

First Quarter 2025 – Commence Underground utilities, Detention Pond, Site Grading

Second Quarter 2025 - Commence Concrete Pavement, Building Foundations, Site Fencing

Third Quarter 2025 - Commence Tilt Wall Buildings, Roof System, Sprinkler Installation, Exterior Painting

Fourth Quarter 2025 - Commence Interior Conversion, Store Front Glass, Landscaping, Signage

The following is an estimated time line for Project Construction:

First Quarter 2026 – Finalize Miscellaneous Items, Clean Up, Hand Over Buildings

Dissolution of the PUD: Should the PUD project fail to meet the schedule as approved by the city council the PUD classification and related permits may be at the discretion of the City Council be terminated and, the land shall return to the zoning that existed immediately prior to the PUD conditional approval.

The Seabrook Planning and Zoning Commission met in regular session on Thursday, April 18, 2024 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	MEMBER
RHONDA THOMPSON (excused)	MEMBER
ED KLEIN	MEMBER
SEAN LANDIS	DIRECTOR OF COMMUNITY DEVELOPMENT
KIARRA BELLOW	ADMINISTRATIVE COORDINATOR

1.0 PUBLIC COMMENTS AND ANNOUNCEMENTS

None

2.0 DISCUSSION

2.1 Discuss and deliberate the findings of the Old Seabrook Livable Center Study.

Sean Landis gave a presentation on the findings of the Old Seabrook Livable Center Study. Discussed the recommendations and implementation plan and the role of the Planning and Zoning Commission.

See Exhibit A.

3.0 ROUTINE BUSINESS

3.1 Approve the minutes from the March 21, 2024, Regular P&Z meeting.

Motion made by Rhonda Thompson and seconded by Ed Klein.

To approve the revised minutes as presented. (Exhibit B)

MOTION CARRIED BY UNANIMOUS CONSENT

3.2 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 on items that have been sent to City Council for its action or review.

3.3 Establish future agenda items and meeting dates.

- Next regular meeting: May 16, 2024

55
56 **Motion was made by Ed Klein and seconded by Guy Rodgers.**

57
58 *To adjourn the April 18, 2024, Planning & Zoning meeting.*

59
60 MOTION CARRIED BY UNANIMOUS CONSENT

61
62 Having no further business, the meeting adjourned at 6:54 PM.

63
64
65 APPROVED THIS ____ DAY OF _____, 2024.

66
67
68 _____
69 Gary T. Renola, Chairman

Kiarra Bellow, Administrative Assistant

Planning and Zoning Commission



Livable Center Study

📍 SEABROOK, TEXAS

April 18, 2024

Agenda

- What is a Livable Center?
- Recommendations and Implementations of the Plan.
- Planning and Zoning Commission Roles.
- Next Steps.

What is a Livable Center?

The Old Seabrook Livable Center

The Study is part of the Houston- Galveston Area Council's (H-GAC) Livable Centers Program, which works with local communities to encourage walkable, mixed-use development, provide opportunities for multi-modal transportation options, improve environmental quality, and promote economic development.

The Old Seabrook Livable Center

A Livable Center focuses on recommending context-sensitive solutions to create more places where people can live, work, and play with less reliance on their cars. The recommendations of the Study aim to both further the goals of the Livable Center Program and achieve the unique vision for Old Seabrook.

The Old Seabrook Livable Center

Elements of Plan:

- All Livable Centers are unique, but are based on similar concepts of development:
- Connecting residences, stores and office spaces through mixed-use developments
- Enhancing streetscapes, sidewalks and overall community aesthetics
- Improving access to transit and multiple transportation modes, including roadways, walking and biking
- Expanded housing and employment opportunities
- Creating a public engagement strategy that encourages stakeholder involvement in the formation of the plan

Old Seabrook Livable Center Study Area



Recommendations and Master Plan Elements

Recommendations	
Transportation & Connectivity	1 Enhance and Reconfigure Main Street
	2 Improve Safe Pedestrian Connectivity in Priority Corridors throughout the District
	3 Optimize Parking Opportunities in Old Seabrook
	4 Implement Primary and Secondary Community Gateway Elements
Image, Branding, & Marketing	5 Enhance Bayside Park by Providing Waterfront Amenities
	6 Activate Community Spaces for Flexible Use
Future Land Use	7 Promote Commercial and Mixed-Use Infill Development in Priority Locations
	8 Target Catalyst Infill Developments in Priority Locations
	9 Update Land Use Policies to support plan recommendations

Commercial/Mixed-Use Development	A
Infill Mixed-Use with Residential Character	B
Commercial Infill (mirroring Merlion)	C
Mixed-Use Redevelopment Site, Pedestrian Promenade	D
Residential Infill	E
Flexible Waterfront Site Activation	F
Former Wastewater Treatment Plant Site Enhancements	G
Bayside Park Enhancements	H
Primary Gateway	I
Secondary Gateways	J
Potential Trail Access	K
Main Street Improvements	L

Master Plan Elements

Recommendations

1. Enhance and Reconfigure Main Street

Main Street is the primary corridor through the Old Seabrook District and serves as a spine to anchor both development and activity. Enhancement of the corridor will reinforce it as a critical connection for the District and draw additional activity and commerce while reconfiguring the right-of-way will create a safer, more balanced environment for all users. Ultimately, this reconfiguration could result in wider sidewalks, a shared-use pathway, dispersed parking opportunities, safe pedestrian and cyclist crossing opportunities, and more complete connections to nearby destinations.

A preliminary engineering report (PER) is recommended as a first step to determine appropriate improvements, as each block will require unique, context-sensitive treatment. The PER can provide more detailed cost information and may identify additional constraints that require consideration. Design, acquisition, and construction will follow as needed and recommended by the PER.



Existing View of Main Street Facing South

Timeframe for Implementation:



Leading Organization:

City of Seabrook (Public Works/ Parks, Community Development, and Administration)

Potential Partner(s):

Economic Development Corporation, TxDOT, Harris County, Property Owners

Action Items:

- 1.1 Initiate a PER for Main Street improvements, including sidewalks, on-street parking, safety elements, and placemaking.
- 1.2 Design updated Main Street sections.
- 1.3 Acquire added Right-Of-Way as needed.
- 1.4 Construct improvements.







2. Improve Safe Pedestrian Connectivity in Priority Corridors Throughout the District

Maintaining and enhancing the walkable environment in the Old Seabrook District is a priority for the City, stakeholders, and the public. To achieve this, improvements to pedestrian and bicycle facilities should focus on bridging gaps between existing connections, thus enhancing the overall network. In addition to Main Street, priority corridors should include Meyer Avenue, where an existing sidewalk just north of the study area leads to part of the City's trail system, and Hardesty Avenue, which provides neighborhood passage and access to the future multi-use path along SH 146.

Some priority connection points should include various destinations along Main

Street, Bayside Park, Todville Road, SH 146 (via the future multi-use path and bridge), the location of public services such as the post office and City Hall, and James F. Bay Elementary School.

Just as with the Main Street improvements, a PER is the recommended first step to determine appropriate treatments for pedestrian connectivity throughout the District. Ultimately, improvements should prioritize the safety of all roadway users via solutions such as lighting, crossings, dedicated facilities, and traffic calming.



Example of Roadside Shared Use Path



Example of Decorative Crosswalk

Timeframe for Implementation:



Leading Organization:

City of Seabrook (Public Works/Parks, Community Development, Administration)

Potential Partner(s):

Economic Development Corporation, TxDOT, Harris County, Property Owners

Action Items:

- 2.1. Initiate a PER to prepare priority locations (N Meyer Ave. and Hardesty Ave.) for pedestrian improvements, including sidewalks and lighting.
- 2.2. Add enhanced crosswalks for safety along Main Street at Cook Ave., N Meyer Ave., near Bryan Ave., and between the slough & Todville Rd.
- 2.3. Add lighting where determined necessary.
- 2.4. Connect new facilities to the existing trail network and to James F. Bay Elementary School via Main Street, SH 146 multi-use path (in progress), and N Meyer Ave.

3. Optimize Parking Opportunities in Old Seabrook

Optimizing on- and off-street parking opportunities as shown on the Master Plan will allow the City to provide options for future patrons to use public parking areas and navigate the District on foot. The publicly-owned property on Main Street at Hall Avenue provides the perfect opportunity to expand the existing public parking facilities located behind Merlion at 3rd Street and Bryan Avenue. The City can also provide parallel on-street parking by restriping along Main Street. Striping can take place before Main Street improvements are complete or as part of the construction.

Before constructing more public parking in the District, the City should conduct a parking study to determine the ultimate demand for parking. An analysis can identify the amount of parking needed to serve the area sufficiently. Although the Master Plan identifies areas for future parking, the parking study is necessary to determine the locations and the total number of spaces needed.

The creation of a Parking Management District will provide the City with a tool to implement recommendations of the parking study, manage parking in the area, and, when applicable, initiate parking fees in the District.



Existing Public Parking Behind Merlion

Timeframe for Implementation:



Leading Organization:

City of Seabrook (Community Development, Administration)

Potential Partner(s):

Economic Development Corporation, Property Owners, Businesses

Action Items:

- 3.1. Initiate a parking study to determine demand.
- 3.2. Create a Parking Management District.
- 3.3. Provide additional space in community lots adjacent to select new developments and stripe new on-street parking.

4. Implement Primary and Secondary Community Gateway Elements

Branding and gateway elements should be implemented in the Old Seabrook District to provide a sense of arrival and create a distinct identity for the District. Primary and secondary gateway signage should be installed at the main entrances of Old Seabrook as designated on the Master Plan at:

- Main Street and SH 146;
- Main Street and Todville Road;
- N Meyer Avenue and SH 146; and
- N Meyer Avenue and Auden Drive.

Gateway monumentation should utilize the City's Master Landscaping and Branding Plan to influence the signage design at these locations. Although gateway monumentation ranges in size and style, it typically incorporates design elements such as large signage, landscaping, lighting, or public art. The City should coordinate with other entities, such as TxDOT, to fund, design, and construct gateway signage where opportunities for collaboration are present.



Examples of Gateway Signage and Branding Elements from the Master Landscaping and Branding Plan

Timeframe for Implementation:



Leading Organization:

City of Seabrook (Community Development, Administration)

Potential Partner(s):

Economic Development Corporation, TxDOT

Action Items:

- 4.1. Implement Primary Gateway elements near NASA Road 1 and Main Street.
- 4.2. Implement Secondary Gateway elements at SH 146 and N Meyer Ave.; N Meyer Ave. and Auden Dr.; and at Main Street and Todville Rd.
- 4.3. Incorporate signage, placemaking, and design elements in collaboration with TxDOT (where applicable) and in accordance with the Master Landscaping and Branding Plan.

5. Enhance Bayside Park by Providing Waterfront Amenities

Providing additional amenities or features to the waterfront area at Bayside Park will help to create an appealing park experience. Improvements to the park area should include:

- Public restrooms,
- Kayak launch,
- Boardwalk,
- Fishing pier,
- Landscaping, and
- Other park amenities.

Boardwalk and fishing elements should be located north of Main Street, while the kayak launch and public restrooms should be located south of Main Street.



Existing Park Amenities

Timeframe for Implementation:



Leading Organization:

City of Seabrook (Public Works/ Parks, Community Development, Administration)

Potential Partner(s):

Economic Development Corporation, General Land Office, Harris County, Open Space & Trails Committee

Action Items:

- 5.1. Provide public restrooms and kayak launch along the waterfront south of Main Street.
- 5.2. Construct a boardwalk with fishing piers and overlooks and incorporate placemaking elements such as benches and landscaping along the waterfront north of Mains Street.





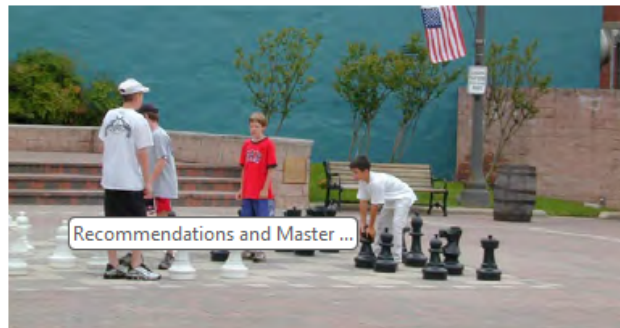
6. Activate Community Spaces for Flexible Use

Community spaces such as parks and plazas offer residents places to gather, bond, and recreate. Although these spaces often include passive recreation opportunities, activating these spaces through different types of programming can spur increased activity and encourage the community to visit these places more often.

Examples of activating community spaces through programming might include, but are not limited to:

- Temporary art installations
- Interactive placemaking installations such as giant chess, mobile library, live music
- Educational displays
- Local business for pop-ups
- Gatherings and events for community groups
- Food trucks and vendors
- Festivals
- Farmers markets

To support these activities, City codes and regulations should be reviewed to ensure existing regulations permit the desired activities.



Examples of Programming for Community Spaces

Timeframe for Implementation:



Leading Organization:

City of Seabrook (Public Works/Parks, Community Development, Public Relations, Administration)

Potential Partner(s):

Economic Development Corporation, Planning & Zoning Commission, Businesses, Property Owners, Community

Action Items:

- 6.1. Provide active programming for parks and gathering spaces in the district.
- 6.2. Update zoning regulations as needed to allow for outdoor dining areas along sidewalks, food trucks, and other temporary uses to activate community spaces.

7. Promote Commercial and Mixed-Use Infill Development in Priority Locations

Encourage new commercial and mixed-use infill on vacant lots in the district by using economic development tools. Incentivize investment in the area using the economic development tools available to the City. New development should be appropriately scaled for the context of the area.

In addition to utilizing economic incentives, coordinate with the EDC to actively promote new development in Old Seabrook. New businesses should center around boutique retail, local dining options, personal services, and family-friendly entertainment.



Examples of Neighborhood Mixed-Use Infill Matching Existing Old Seabrook Character

Timeframe for Implementation:



Leading Organization:

Economic Development Corporation

Potential Partner(s):

City of Seabrook (Community Development, Administration), Planning & Zoning Commission

Action Items:

- 7.1. Incentivize new and appropriately scaled development throughout the district utilizing economic development tools available to the city.
- 7.2. Actively promote Old Seabrook for new development.

8. Target Catalyst Infill Developments in Priority Locations

Several locations within the study area are identified for potential new commercial development or redevelopment. As these sites are developed, they can catalyze future commercial and residential growth. New catalyst development can be initiated by the City or by the private sector.

Developments like the redevelopment of the wastewater treatment plant site to public open space will significantly improve the area and serve as a new amenity to the district that encourages commercial development.

The publicly-owned property at the corner of Main Street and Hall Ave is a prime opportunity for future commercial or mixed-use development. As a publicly-owned property, a request for qualifications (RFQ) should be prepared to identify an entity that will develop the site in line with the Master Plan.

Other properties can be prepared for future development or redevelopment where appropriate by ensuring suitable land-use policies, offering incentives, or ensuring proper infrastructure is in place.



Vision for Potential Catalyst Developments at Main Street and Hall, and Former WWTP

Timeframe for Implementation:



Leading Organization:

Economic Development Corporation

Potential Partner(s):

City of Seabrook (Community Development, Public Works/Parks, Administration), Planning & Zoning Commission, Developers

Action Items:

- 8.1. Prepare RFQ for publicly-owned property next to Merlion to attract new commercial development.
- 8.2. Prepare southern adjacent block for mixed-use development site.
- 8.3. Initiate adaptive reuse of wastewater treatment plant site.

9. Update Land Use Policies to Support Plan Recommendations

Due to the unique character in the Old Seabrook District, local codes and regulations must consider and reflect the anticipated development patterns in the area. Update the City zoning codes and other regulations, as needed, to support the initiatives of the Livable Center Study. Updating the codes will align the regulations with the area's character and streamline the development process for desired uses. In conjunction with updates, coordinate with property owners to ensure clear communication about the intent of the code updates and land use goals for the future.

Examples of code updates may include:

- Parking requirements that allow for reduced parking or shared parking areas for commercial uses.
- Appropriate setback requirements.
- Require sidewalks in appropriate locations as recommended by the Master Plan.
- Unique signage requirements for the District.
- Reduce the need for special permits for specific uses within the District to incentivize investment in the area.
- Coordinate with property owners to conduct zoning changes, where appropriate, to support initiatives of the plan.



Timeframe for Implementation:



Leading Organization:

City of Seabrook (Community Development, Administration)

Potential Partner(s):

Planning & Zoning Commission, Property Owners

Action Items:

- 9.1. Review codes to ensure that land use policies, zoning, and parking policies are updated to support mixed uses, appropriate density, preservation of dedicated residential areas, and residential design character, where necessary, to support the Livable Center Study recommendations.

#	Recommendation	Action Item	Implementation Timeframe	Leading Organization	Potential Partner(s)
Transportation and Connectivity Recommendations					
1	Enhance and Reconfigure Main Street	1.1. Initiate a PER for Main Street improvements, including sidewalks, on-street parking, safety elements, gateways and placemaking elements. 1.2. Design updated Main Street sections. 1.3. Acquire added Right-of-Way, as needed. 1.4. Construct Main Street improvements.	Short-Term	City of Seabrook (Public Works/Parks, Community Development, Administration)	Economic Development Corporation TxDOT Harris County Property Owners
2	Improve Safe Pedestrian Connectivity in Priority Corridors Throughout the District	2.1. Initiate a PER to prepare priority locations (N Meyer Ave. and Hardesty Ave.) for pedestrian improvements, including sidewalks and lighting. 2.2. Add enhanced crosswalks for safety along Main Street at Cook Ave., N Meyer Ave., near Bryan Ave., and between the slough & Todville Rd. 2.3. Add lighting where determined necessary. 2.4. Connect new facilities to the existing trail network and to James F. Bay Elementary School via Main Street, the SH 146 multi-use path (in progress), and N Meyer Ave.	Short-Term	City of Seabrook (Public Works/Parks, Community Development, and Administration)	Economic Development Corporation TxDOT Harris County Property Owners
3	Optimize Parking Opportunities in Old Seabrook	3.1. Initiate a parking study to determine demand. 3.2. Create a Parking Management District. 3.3. Provide additional space in community lots adjacent to select new developments and stripe new on-street parking.	Long-term or Ongoing	City of Seabrook (Community Development and Administration)	Economic Development Corporation Property Owners Businesses
4	Implement Primary and Secondary Community Gateway Elements	4.1. Implement Primary Gateway elements near NASA Road 1 and Main Street. 4.2. Implement Secondary Gateway elements at SH 146 and N Meyer Ave.; N Meyer Ave. and Auden Dr.; and at Main Street and Todville Rd. 4.3. Incorporate signage, placemaking, and design elements in collaboration with TxDOT (where applicable) and in accordance with the Master Landscaping and Branding Plan.	Mid-Term	City of Seabrook (Community Development and Administration)	Economic Development Corporation TxDOT

#	Recommendation	Action Item	Implementation Timeframe	Leading Organization	Potential Partner(s)
Image, Branding, and Marketing Recommendations					
5	Enhance Bayside Park by Providing Waterfront Amenities	5.1. Provide public bathrooms and kayak launch along the waterfront south of Main Street. 5.2. Construct a boardwalk with fishing piers and overlooks and incorporate placemaking elements such as benches and landscaping along the waterfront north of Mains Street.	Short-Term	City of Seabrook (Public Works/Parks, Community Development, Administration)	Economic Development Corporation General Land Office Harris County Open Space & Trails Committee
6	Activate Community Spaces for Flexible Use	6.1. Provide active programming for parks and gathering spaces in the district. 6.2. Update zoning regulations as needed to allow for outdoor dining areas along sidewalks, food trucks, and other temporary uses to activate community spaces.	Mid-Term	City of Seabrook (Public Works/ Parks, Community Development, Public Relations, Administration)	Economic Development Corporation Planning & Zoning Commission Businesses Property Owners Community
Future Land Use Recommendations					
7	Promote Commercial and Mixed-Use Infill Development in Priority Locations	7.1. Incentivize new and appropriately scaled development throughout the district utilizing economic development tools available to the City. 7.2. Actively promote Old Seabrook for new development.	Long-Term or On-Going	Economic Development Corporation	City of Seabrook (Community Development, Administration) Planning & Zoning Commission
8	Target Catalyst Infill Developments in Priority Locations	8.1. Prepare RFQ for publicly-owned property next to Merlion to attract new commercial development. 8.2. Prepare southern adjacent block for mixed-use development site. 8.3. Initiate adaptive reuse of wastewater treatment plant site.	Long-Term or On-Going	Economic Development Corporation	City of Seabrook (Community Development, Public Works/ Parks, Administration) Planning & Zoning Commission Developers
9	Update Land Use Policies to Support Plan Recommendations	9.1. Review codes to ensure that land use policies, zoning, and parking policies are updated to support mixed uses, appropriate density, preservation of dedicated residential areas, and residential design character, where necessary, to support the Livable Center Study recommendations.	Long-Term or On-Going	City of Seabrook (Community Development, Administration)	Planning & Zoning Commission Property Owners

Next Steps

Review Zoning Codes

Review codes to ensure that land use policies, zoning, and parking policies are updated to support mixed uses, appropriate density, preservation of dedicated residential areas, and residential design character, where necessary, to support the Livable Center Study recommendations.

Examples of Possible Code Updates

- ❑ Parking requirements that allow for reduced parking or shared parking areas for commercial uses.
- ❑ Appropriate setback requirements.
- ❑ Require sidewalks in appropriate locations as recommended by the Master Plan.
- ❑ Unique signage requirements for the District.
- ❑ Reduce the need for special permits for specific uses within the District to incentivize investment in the area.
- ❑ Coordinate with property owners to conduct zoning changes, where appropriate, to support initiatives of the plan.

Questions or Comments?

The Seabrook Planning and Zoning Commission met in regular session on Thursday, March 21, 2024 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 (excused)	VICE - CHAIR
SCOTT REYNOLDS	MEMBER
ROSEBUD CARADEC (excused)	MEMBER
GUY RODGERS	MEMBER
RHONDA THOMPSON	MEMBER
ED KLEIN	MEMBER
SEAN LANDIS	DIRECTOR OF COMMUNITY DEVELOPMENT
RACHEL LEWIS	CITY SECRETARY

1.0 PUBLIC COMMENTS AND ANNOUNCEMENTS

None

2.0 PRESENTATIONS

2.1 Training and Compliance Presentation

City Secretary Rachel Lewis went over changes in Boards and Commissions processes, training requirements, and conflict of interest information.

3.0 SPECIFIC PUBLIC HEARING

3.1 Conduct a public hearing on a request to take all appropriate action on a request for approval of the Final Plat of King James Court, containing 2 Lots and 1 Block, being a subdivision of 0.3750 acres, located in the Ritson Morris Survey, Abstract 52, being a replat of Lot 27 and the east One-Half of Lot 26 of Bayshore Acres, as recorded in Volume 998, Page 292 of the Harris County Deed Records, in the City of Seabrook, Harris County, Texas.

Chairperson Renola opened the public hearing at 6:18 pm.

There were no public comments.

Chairperson Renola closed the public hearing at 6:19 pm.

3.2 Conduct a public hearing on a request to take all appropriate action on a request for approval of the Final Plat of Nasa Parkway Holiday Inn Express, containing 2 Lots and 1 Block, being a subdivision of 2.85 acres (124,061 sq. ft.), located in the Ritson Morris Survey, Abstract 52, City of Seabrook, Harris County, Texas.

Chairperson Renola opened the public hearing at 6:19 pm.

There were no public comments.

Chairperson Renola closed the public hearing at 6:19 pm.

4.0 NEW BUSINESS

4.1 Discuss, consider, and take all appropriate action on a request for approval of the Final Plat of King James Court, containing 2 Lots and 1 Block, being a subdivision of 0.3750 acres, located in the Ritson Morris Survey, Abstract 52, being a replat of Lot 27 and the east One-Half of Lot 26 of Bayshore Acres, as recorded in Volume 998, Page 292 of the Harris County Deed Records, in the City of Seabrook, Harris County, Texas.

Sean Landis went over the plat and stated all was in compliance and staff recommended approval.

Ed Klein made a motion to approve and Guy Rodgers provided a second

MOTION CARRIED BY UNANIMOUS CONSENT

4.2 Discuss, consider, and take all appropriate action on a request for approval of the Final Plat of Nasa Parkway Holiday Inn Express, containing 2 Lots and 1 Block, being a subdivision of 2.85 acres (124,061 sq. ft.), located in the Ritson Morris Survey, Abstract 52, City of Seabrook, Harris County, Texas.

Sean Landis presented the plat and stated a variance was approved by the Board of Adjustment regarding minimum lot width and they created an additional requirement that the property owner provide access at the access easement. He stated staff recommended approval of the plat.

Rhonda Thomson made a motion to approve and there was a second by Ed Klein.

MOTION CARRIED BY UNANIMOUS CONSENT

5.0 ROUTINE BUSINESS

5.1 Approve the minutes from the February 15, 2024, Regular P&Z meeting.

Guy Rodgers made a motion to approve with a correction to line 66 clarifying who made the motion. A second was provided by Scott Reynolds.

MOTION CARRIED BY UNANIMOUS CONSENT

5.2 Approve the minutes from the December 16, 2021, special joint meeting.

Ed Klein made a motion to approve and there was a second from Scott Reynolds.

MOTION CARRIED BY UNANIMOUS CONSENT

5.3 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 presented the list. See attachment A. He reported the ordinance regarding lean-tos was presented to Council and a second reading will be considered at the next City Council meeting.

Rhonda Thompson made a motion to adjourn, and Ed Klein seconded.

MOTION CARRIED BY UNANIMOUS CONSENT

Having no further business, the meeting adjourned at 6:38 PM.

APPROVED THIS ____ DAY OF _____, 2024.

Gary T. Renola, Chairman

Kiarra Bellow, Administrative Assistant



Agenda Briefing

Date of Meeting: May 16, 2024

Responsible Department: Community Development

Presenter:

Briefing Prepared By:

Strategic Focus Area:

General Information:

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.

Executive Summary / Background:

Funding / Fiscal Information:

Supporting Materials Attached:

1. City Council LOG1

Prior Action / Review by Council, Boards, Commissions:

Staff Recommendation:

PLANNING & ZONING COMMISSION
ITEMS TO CITY COUNCIL - 2024

DATE SENT	DESCRIPTION	Status
9/21/23	Consider and take all appropriate action on a request for amendments to the Edge at Seabrook Town Center Planned Unit Development (PUD).	TABLED THE ITEM
12/21/24	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.	PASSED
12/21/24	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.	PASSED
12/21/24	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).	PASSED
12/21/24	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.	PASSED
2/15/24	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)", Section. 3.05 "R-3 Medium Density Residential District", Section 3.06 "C-1 Light Commercial District", Section 3.07 "C-2 Medium Commercial District", Section 3.08 "C-3 Heavy Commercial District", Section 3.09 "SH 146 South Commercial District (146-S)", Section 3.10 "WAD Waterfront Activity District", Section 3.11 "MMU Marine Oriented Mixed-Use District", Section 3.12 "OS Old Seabrook District", Section 3.13 "MH Mobile Home-Manufactured Housing District", Section 3.14 "LI Light Industrial District", and Section 3.16 "SH 146 Main Commercial District (146-M)", by modifying the "Supplementary Regulations", to include, the addition of tents and lean-to as prohibited temporary structures to be used for on-site dwelling purposes.	PASSED

FUTURE AGENDA DATES/ ITEMS

THURSDAY, JUNE 20, 2024 – P&Z regular meeting at 6:00 p.m.

- To Be Determined