

The Seabrook Planning and Zoning Commission met in regular session on Thursday, June 20, 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 (excused)	MEMBER
JARED JUSTUS	MEMBER
GUY RODGERS	MEMBER
RHONDA THOMPSON	MEMBER
ED KLEIN	MEMBER
SEAN LANDIS	DIRECTOR OF COMMUNITY DEVELOPMENT

KIARRA BELLOW	ADMINISTRATIVE COORDINATOR
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1.0 PUBLIC COMMENTS AND ANNOUNCEMENTS

Chairman Renola made a comment acknowledging Planning and Zoning Commission member, Rosebud Caradec. Thanking her on behalf of the Planning and Zoning Commission for 38 years of service.

Chairman Renola also introduced and welcomed the newly appointed Planning and Zoning Commission member, Jared Justus. Mr. Justus gave a brief introduction.

2.0 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)".

Sean Landis gave a brief report on the request with a presentation. (Exhibit A):

- Applicant is requesting a change in zoning from R1 to R2. (Exhibit B)
- Discussed R-1 zoning regulations.
- Gave a description of R-2 zoning classification and explained some differences from R-1 classifications.
- Discussed R-2 zoning regulations.

Applicant Presentation (Jerry Yan, Steady Capital, 4622 Riverstone Blvd., Missouri City, TX 77459) (Exhibit C)

- Requesting change from R-1 to R-2 which is 7500 sq ft requirement to 6000 sq ft.
- Goal is to bring more housing to Seabrook
- Discussed preliminary plans for the land which include, detention pond, park, and dog park.
- 74 houses can be built with R-2 zoning ranging from 6500 sq ft to 7500 sq ft in lot size.
- With the zoning change there is an addition of 8-10 lots compared to R-1.
- Homes are roughly going to be 2000 sq ft with a mix between 1 and 2 stories.
- Homes are estimated to be \$200/sq ft.

Chairman Renola opened the Public Hearing at 6:32 p.m.

PUBLIC COMMENTS

1. Denise Schaffer 1302 Plymouth Rock Ln., Seabrook, TX 77568
Questions the necessity for developing smaller homes and how it affects the surrounding home values. Concerns about increased flooding risk. Concerns that the type of homes that are being purposed would not produce "long-term" neighbors. Asked question to see a picture of the purposed homes.
2. Al Parrish 101 Westcott St. #2206, Houston, TX 77007
Represents the Parrish Family Interest that owns the 15-acre tract across the street from 4017 Todville Rd. Believes it has been a problematic tract to develop historically due to land demographics. Is in favor of the proposed development and the change in the zoning for potential development of the subdivision as proposed.

Chairman Renola closed the Public Hearing at 6:40 p.m.

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.

Sean Landis presentation. (Exhibit C):

- Discussed the purpose of a Planned Unit Development
- Reviewed final PUD document language.

Chairman Renola opened the Public Hearing at 6:58 p.m.

PUBLIC COMMENTS

1. Mervin Schaffer 1302 Plymouth Rock Ln., Seabrook, TX 77568
Concerns about traffic at Red Bluff from additional trucks.

Chairman Renola closed the Public Hearing at 7:00 p.m.

2.3 Conduct a Public Hearing on a request for approval for the Final Plat of Seabrook Town Center Multifamily and Commercial.

Sean Landis presentation. (Exhibit D)

- History of request – Preliminary previously approved by commission and City Council.
- Plat has been reviewed for compliance by staff and a contracted LSLS Surveyor.

Chairman Renola opened the Public Hearing at 7:05 p.m.

NO PUBLIC COMMENTS

Chairman Renola closed the Public Hearing at 7:05 p.m.

3.0 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)".

Motion to approve made by Ed Klein and seconded by Darrell Picha.

Ayes: Gary Renola, Darrell Picha, Jared Justus, Rhonda Thompson, Ed Klein
Nays: Guy Rodgers

MOTION CARRIED BY MAJORITY VOTE.

- 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.**

Motion to approve made by Ed Klein and seconded by Rhonda Thompson.

MOTION CARRIED BY UNANIMOUS CONSENT

- 3.3 Consider and take all appropriate action on a request for approval for the Final Plat of Seabrook Town Center Multifamily and Commercial.**

Motion to approve made by Ed Klein and seconded by Guy Rodgers.

MOTION CARRIED BY UNANIMOUS CONSENT

4.0 ROUTINE BUSINESS

- 4.1 Approve the minutes from the April 18, 2024, Regular P&Z meeting.**

Motion to approve as presented made by Ed Klein and seconded by Guy Rodgers.

MOTION CARRIED BY UNANIMOUS CONSENT

- 4.2 Report from the Director of Planning and Community Development on the status of a list of actions taken by Planning & Zoning and sent to City Council for its action or review.**

No updates to report at this time.

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

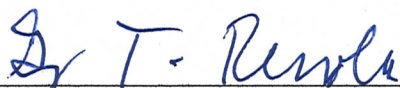
- Next meeting (Joint Meeting): July 2, 2024
- Next regular meeting: July 18, 2024

Motion to adjourn the June 20, 2024, Planning & Zoning meeting was made by Rhonda Thompson and seconded by Ed Klein.

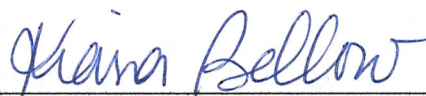
MOTION CARRIED BY UNANIMOUS CONSENT

Having no further business, the meeting adjourned at 7:15 p.m.

APPROVED THIS 2nd DAY OF July, 2024.



Gary T. Renola, Chairman



Kiarra Bellow, Administrative Assistant