



**SEABROOK PLANNING & ZONING COMMISSION
NOTICE OF MEETING
THURSDAY, OCTOBER 24, 2024 - 6:00 PM**

For city information visit www.seabrooktx.gov
For agendas visit www.seabrooktx.gov/agendas

NOTICE IS HEREBY GIVEN THAT THE SEABROOK PLANNING AND ZONING COMMISSION WILL MEET ON **THURSDAY, OCTOBER 24, 2024 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 on a request to update the City of Seabrooks Official Zoning Map. *Sean Landis, Deputy City Manager | Planning and Zoning Director*

2.2 Conduct a Public Hearing on a request to amend the Code of the City of Seabrook Appendix A, "Comprehensive Zoning," Article 1, "In General" Section 1.10 "Definitions," by creating a definition for "Smoke and Head Shop." *Sean Landis, Deputy City Manager | Planning and Zoning Director*

2.3 Conduct a Public Hearing on a request to amend the Code of the City of Seabrook Appendix A, "Comprehensive Zoning," Article 1, "In General" Section 1.10 "Definitions," by creating a new definition for "(CBD) Cannabidiol Sales"; and consider amending the Code of the City of Seabrook Appendix A, "Comprehensive Zoning," Article 5, "Off-Street Parking, Loading, Ingress, and Egress," Section 5.04 "Comprehensive Parking Regulation Matrix," Table 5-C "Required Parking Spaces by Land Use Category" by adding "(CBD) Cannabidiol Sales," and creating new associated parking regulations. *Sean Landis, Deputy City Manager | Planning and Zoning Director*

2.4 Conduct a Public Hearing on a request to amend the Code of the City of Seabrook Appendix A, "Comprehensive Zoning," Article 1, "In General" Section 1.10 "Definitions," by creating a definition for "Vape Shop"; and consider amending the Code of the City of Seabrook Appendix A, "Comprehensive Zoning," Article 3, "Establishment of Zoning Districts and Associated Regulations," Section 3.15 "Comprehensive Land Use Regulation Matrix," by adding "Vape Shop" to Table 3-A "Uses Permitted by Right and Conditional Uses," determining permitted use by condition or by right within the "Land Use Activity"; and consider amending the Code of the City of Seabrook Appendix A, "Comprehensive Zoning," Article 5, "Off-Street Parking, Loading, Ingress, and Egress," Section 5.04 "Comprehensive Parking Regulation Matrix," Table 5-C "Required Parking Spaces by Land Use Category" by adding "Vape Shop," and creating new associated parking regulations. *Sean Landis, Deputy City Manager | Planning and Zoning Director*

2.5 Conduct a Public Hearing on a request to amend the Code of the City of Seabrook Appendix A, "Comprehensive Zoning," Article 1, "In General" Section 1.10 "Definitions," by creating a definition for "Mobile Vending"; and consider amending the Code of the City of Seabrook Appendix A, "Comprehensive Zoning," Article 3, "Establishment of Zoning Districts and Associated Regulations," Section 3.15 "Comprehensive Land Use Regulation Matrix," by adding "Mobile Vending" to Table 3-A "Uses Permitted by Right and Conditional Uses," determining permitted use by condition or by right within the "Land Use Activity"; and consider amending the Code of the City of Seabrook Appendix A, "Comprehensive Zoning," Article 5, "Off-Street Parking, Loading, Ingress, and Egress," Section 5.04 "Comprehensive Parking Regulation Matrix," Table 5-C "Required Parking Spaces by Land Use Category" by adding "Mobile Vending," and creating new associated parking regulations. *Sean Landis, Deputy City Manager | Planning and Zoning Director*

2.6 Conduct a Public Hearing on a request to amend the Code of the City of Seabrook Appendix A, "Comprehensive Zoning," Article 1, "In General" Section 1.10 "Definitions," by creating a definition for "Mobile Food Vendor"; and consider amending the Code of the City of Seabrook Appendix A, "Comprehensive Zoning," Article 3, "Establishment of Zoning Districts and Associated Regulations," Section 3.15 "Comprehensive Land Use Regulation Matrix," by adding "Mobile Food Vendor" to Table 3-A "Uses Permitted by Right and Conditional Uses," determining permitted use by condition or by right within the "Land Use Activity"; and consider amending the Code of the City of Seabrook Appendix A, "Comprehensive Zoning," Article 5, "Off-Street Parking, Loading, Ingress, and Egress," Section 5.04 "Comprehensive Parking Regulation Matrix," Table 5-C "Required Parking Spaces by Land Use Category" by adding "Mobile Food Vendor" and creating new associated parking regulations. *Sean Landis, Deputy City Manager | Planning and Zoning Director*

3. NEW BUSINESS

3.1 Consider and take possible action a request to update the City of Seabrook Official Zoning Map. *Sean Landis, Deputy City Manager | Planning and Zoning Director*

3.2 Consider and take all appropriate action on a request to amend the Code of Ordinance of the City of Seabrook, Appendix A, “Comprehensive Zoning”, Article 1, “In General”, Section 1.10 “Definitions”, by creating a definition for “Smoke and Head Shop”. *Sean Landis, Deputy City Manager | Planning and Zoning Director*

3.3 Consider and take all appropriate action on a request to amend the Code of the City of Seabrook Appendix A, “Comprehensive Zoning,” Article 1, “In General” Section 1.10 “Definitions,” by creating a new definition for “(CBD) Cannabidiol Sales”; and consider amending the Code of the City of Seabrook Appendix A, “Comprehensive Zoning,” Article 5, “Off-Street Parking, Loading, Ingress, and Egress,” Section 5.04 “Comprehensive Parking Regulation Matrix,” Table 5-C “Required Parking Spaces by Land Use Category” by adding “(CBD) Cannabidiol Sales,” and creating new associated parking regulations. *Sean Landis, Deputy City Manager | Planning and Zoning Director*

3.4 Consider and take all appropriate action on a request to amend the Code of the City of Seabrook Appendix A, “Comprehensive Zoning,” Article 1, “In General” Section 1.10 “Definitions,” by creating a definition for “Vape Shop”; and consider amending the Code of the City of Seabrook Appendix A, “Comprehensive Zoning,” Article 3, “Establishment of Zoning Districts and Associated Regulations,” Section 3.15 “Comprehensive Land Use Regulation Matrix,” by adding “Vape Shop” to Table 3-A “Uses Permitted by Right and Conditional Uses,” determining permitted use by condition or by right within the “Land Use Activity”; and consider amending the Code of the City of Seabrook Appendix A, “Comprehensive Zoning,” Article 5, “Off-Street Parking, Loading, Ingress, and Egress,” Section 5.04 “Comprehensive Parking Regulation Matrix,” Table 5-C “Required Parking Spaces by Land Use Category” by adding “Vape Shop,” and creating new associated parking regulations. *Sean Landis, Deputy City Manager | Planning and Zoning Director*

3.5 Consider and take all appropriate action on a request to amend the Code of the City of Seabrook Appendix A, “Comprehensive Zoning,” Article 1, “In General” Section 1.10 “Definitions,” by creating a definition for “Mobile Vending”; and consider amending the Code of the City of Seabrook Appendix A, “Comprehensive Zoning,” Article 3, “Establishment of Zoning Districts and Associated Regulations,” Section 3.15 “Comprehensive Land Use Regulation Matrix,” by adding “Mobile Vending” to Table 3-A “Uses Permitted by Right and Conditional Uses,” determining permitted use by condition or by right within the “Land Use Activity”; and consider amending the Code of the City of Seabrook Appendix A, “Comprehensive Zoning,” Article 5, “Off-Street Parking, Loading, Ingress, and Egress,” Section 5.04 “Comprehensive Parking Regulation Matrix,” Table 5-C “Required Parking Spaces by Land Use Category” by adding “Mobile Vending,” and creating new associated parking regulations. *Sean Landis, Deputy City Manager | Planning and Zoning Director*

3.6 Consider and take all appropriate action on a request to amend the Code of the City of Seabrook Appendix A, "Comprehensive Zoning," Article 1, "In General" Section 1.10 "Definitions," by creating a definition for "Mobile Food Vendor"; and consider amending the Code of the City of Seabrook Appendix A, "Comprehensive Zoning," Article 3, "Establishment of Zoning Districts and Associated Regulations," Section 3.15 "Comprehensive Land Use Regulation Matrix," by adding "Mobile Food Vendor" to Table 3-A "Uses Permitted by Right and Conditional Uses," determining permitted use by condition or by right within the "Land Use Activity"; and consider amending the Code of the City of Seabrook Appendix A, "Comprehensive Zoning," Article 5, "Off-Street Parking, Loading, Ingress, and Egress," Section 5.04 "Comprehensive Parking Regulation Matrix," Table 5-C "Required Parking Spaces by Land Use Category" by adding "Mobile Food Vendor" and creating new associated parking regulations. *Sean Landis, Deputy City Manager | Planning and Zoning Director*

4. DISCUSSION

4.1 Discuss the implementation of live-streaming future Planning and Zoning Commission Meetings, following the City Council's recent vote to require this service. *Sean Landis, Deputy City Manager | Planning and Zoning Director*

5. ROUTINE BUSINESS

5.1 Approve minutes from the August 6, 2024 regular P&Z meeting.

5.2 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.

5.3 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.

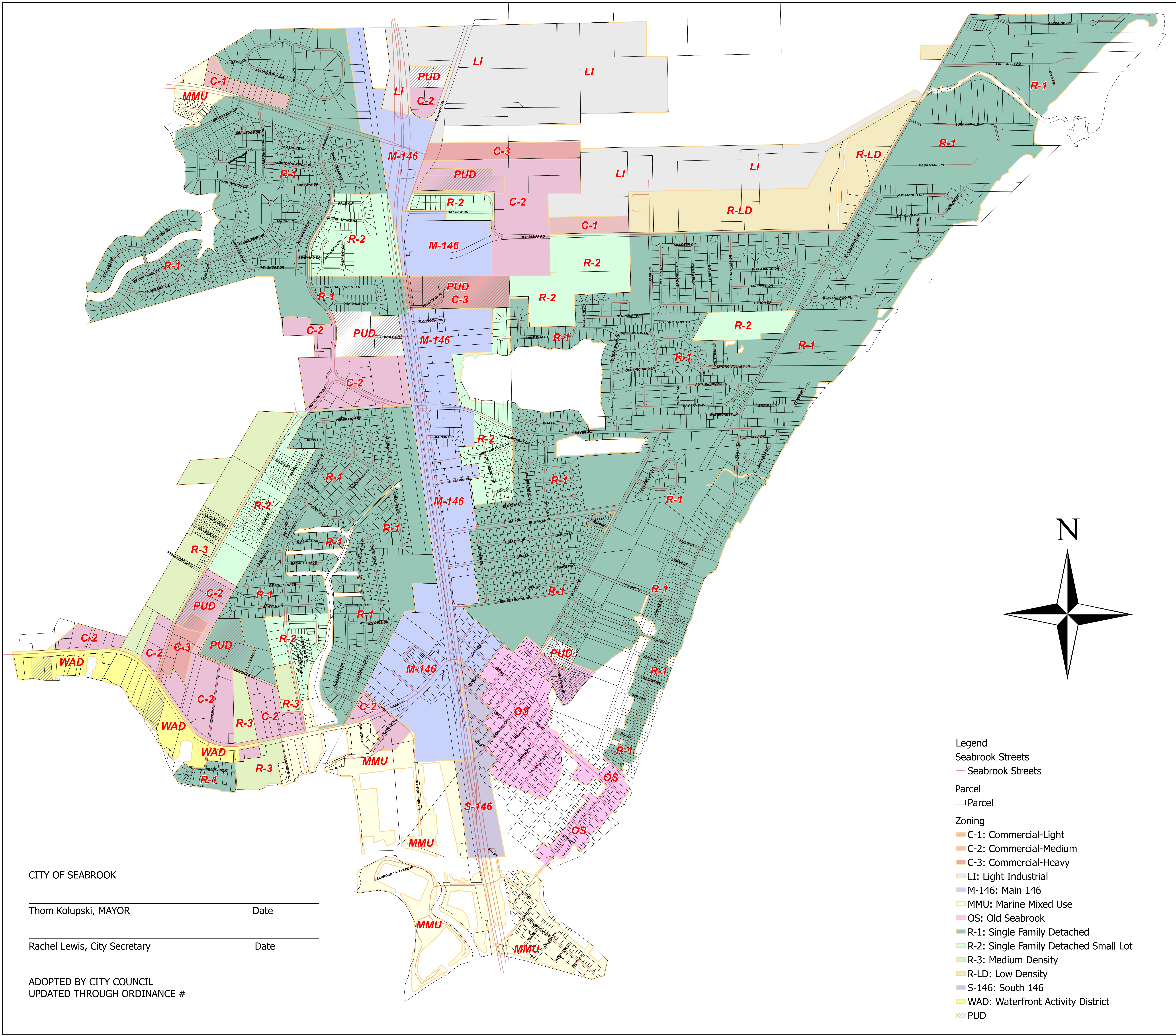
I certify that this notice was posted on the bulletin board on or before Friday, October 18, 2024, no later than 6:00 p.m. and that this notice will remain posted until the meeting has ended.

Kiarra Bellow,
Administrative Coordinator

Official Zoning Map

City of Seabrook, Texas

September 2024



Planning and Zoning Commission Meeting

October 24, 2024

Request

A request to amend the Code of Ordinance of the City of Seabrook, Appendix A, “Comprehensive Zoning”, Article 1, “In General”, Section 1.10 “Definitions”, by creating a definition for a “Smoke and Head Shop”.

Recommendation

Proposed Definitions:

Smoke Shop/Head Shop: A retail establishment primarily engaged in selling products related to the consumption of tobacco, cannabis, and other herbal substances. It typically offers smoking accessories such as pipes, bongs, rolling papers, and vaporizers, along with various tobacco blends and legal cannabis items, including CBD products and edibles. Additionally, smoke shops may carry merchandise associated with the use of illicit substances. These shops often sell signs, posters, and apparel that promote cannabis culture and alternative lifestyles, including clothing emblazoned with cannabis-themed graphics or slogans. Such establishments are required to comply with all applicable local, state, and federal laws regarding the sale and distribution of both legal and illegal items, including adherence to age restrictions and licensing requirements.

Questions?

Planning and Zoning Commission

October 24, 2024

Code Sections to be Modified

1.) A request to amend the Code of Ordinance of the City of Seabrook, Appendix A, “Comprehensive Zoning”, Article 1, “In General”, Section 1.10 “Definitions”, by creating a new definition for a “(CBD) Cannabidiol Sales”.

2.) A request to amend the Code of Ordinance of the City of Seabrook, Appendix A, “Comprehensive Zoning”, Article 3 “Establishment of Zoning Districts and Associated Regulations”, Article 5, “Off-Street Parking, Loading, Ingress, and Egress”, Section 5.04 “Comprehensive Parking Regulation Matrix, Table 5-C “Required Parking Spaces by Land Use Category” by adding “(CBD) Cannabidiol Sales” and creating new associated parking regulations.

Recommendations

1.) **Proposed Definitions:**

(CBD) Cannabidiol Sales:

A retail establishment primarily engaged in the sale of products containing cannabidiol (CBD), derived from hemp or cannabis plants. Such products may include CBD oils and tinctures for sublingual or oral consumption, CBD edibles like gummies, chocolates, and beverages, as well as CBD topicals such as creams, balms, and lotions for skin application. The shop may also offer CBD capsules and supplements containing specific dosages of CBD, as well as CBD vaping products, including e-liquids or cartridges designed for vaporization. However, a CBD Shop shall not sell or display tobacco products (cigarettes, cigars, loose tobacco), cannabis paraphernalia (pipes, bongs, rolling papers), accessories that facilitate smoking (lighters, grinders, storage containers), or novelty items associated with tobacco smoking culture. Such establishments are required to comply with all applicable local, state, and federal laws regarding the sale and distribution of both legal and illegal items, including adherence to age restrictions and licensing requirements.

Recommendations

Current Definition:

(CBD) Cannabidiol sales means the sale of Cannabinoid hemp products to include: extracts, oils, topical creams, pills, capsules and food or beverages that are intended for human consumption or application, for their cannabinoid content. Excluded from this definition, is the sale of smoking and tobacco products and accessories, and other products, devices and components reasonably assumed to be used for smoking and/or the inhalation of any substances. Tobacco products may include, but are not limited to, cigarettes, cigars, loose leaf tobacco, tobacco pipes, electronic smoking devices and accessories, vaporizers and accessories and any other product, device or component used in the inhalation of tobacco, nicotine or other substance.

Recommendations

2.) Proposed Parking Regulations:

(CBD) Cannabidiol Sales:

1 space per 300 square feet of gross floor area.

Questions?

Planning and Zoning Commission

October 24, 2024

Code Sections to be Modified

- 1.) A request to amend the Code of Ordinance of the City of Seabrook, Appendix A, “Comprehensive Zoning”, Article 1, “In General”, Section 1.10 “Definitions”, by creating a definition for a “Vape Shop”.
- 2.) A request to amend the Code of Ordinance of the City of Seabrook, Appendix A, “Comprehensive Zoning”, Article 3 “Establishment of Zoning Districts and Associated Regulations”, Section 3.15 “Comprehensive Land Use Regulation Matrix”, by adding “Vape Shop” to Table 3-A “Uses Permitted by Right and Condition Uses”, determining permitted use by conditional use or by right within the “Land Use Activity”.
- 3.) A request to amend the Code of Ordinance of the City of Seabrook, Appendix A, “Comprehensive Zoning”, Article 3 “Establishment of Zoning Districts and Associated Regulations”, Article 5, “Off-Street Parking, Loading, Ingress, and Egress”, Section 5.04 “Comprehensive Parking Regulation Matrix, Table 5-C “Required Parking Spaces by Land Use Category” by adding “Vape Shop” and creating new associated parking regulations.

Recommendations

1.) Proposed Definitions:

Vape Shop: A retail establishment primarily engaged in the sale of electronic cigarettes (e-cigarettes), vape pens, and related accessories, as well as various types of e-liquids and vaping products. This includes devices that vaporize a liquid solution (e-liquid) for inhalation, such as e-cigarettes and vape pens, alongside e-liquids that typically consist of propylene glycol, vegetable glycerin, flavorings, and optional nicotine. The shop may also offer various accessories, including coils, batteries, and chargers, as well as ancillary services related to vaping. A Vape Shop shall not sell or display the following items: tobacco products (cigarettes, cigars, loose tobacco), cannabis paraphernalia (pipes, bongs, rolling papers), accessories that facilitate the use of cannabis products (lighters, grinders), or novelty items associated with the tobacco smoking culture. Such establishments are required to comply with all applicable local, state, and federal laws regarding the sale and distribution of both legal and illegal items, including adherence to age restrictions and licensing requirements.

Recommendations

2.) Proposed Parking Regulations:

Vape Shop:

1 space per 300 square feet of gross floor area.

Recommendations

3.) Proposed Land Use Matrix Modifications:

Sec. 3.15. - Comprehensive land use regulation matrix.

TABLE 3-A

Uses Permitted by Right and Conditional Uses ¹

X = Use by right. C = Conditional use permit required.

PUD = Planned unit development.

* = Active sales office required.

Land Use Activity	R-LD	R-1	R-2	R-3	C-1	C-2	C-3	WAD	MMU	POD ²	STCO D ³	OS	MH	LI	146-S	146-M
Vape Shop							X							X		

Questions?

Planning and Zoning Commission

October 24, 2024

Code Sections to be Modified

- 1.) A request to amend the Code of Ordinance of the City of Seabrook, Appendix A, “Comprehensive Zoning”, Article 1, “In General”, Section 1.10 “Definitions”, by creating a definition for a “Mobile Vending”.
- 2.) A request to amend the Code of Ordinance of the City of Seabrook, Appendix A, “Comprehensive Zoning”, Article 3 “Establishment of Zoning Districts and Associated Regulations”, Section 3.15 “Comprehensive Land Use Regulation Matrix”, by adding “Mobile Vending” to Table 3-A “Uses Permitted by Right and Condition Uses”, determining permitted use by conditional use or by right within the “Land Use Activity”.
- 3.) A request to amend the Code of Ordinance of the City of Seabrook, Appendix A, “Comprehensive Zoning”, Article 3 “Establishment of Zoning Districts and Associated Regulations”, Article 5, “Off-Street Parking, Loading, Ingress, and Egress”, Section 5.04 “Comprehensive Parking Regulation Matrix, Table 5-C “Required Parking Spaces by Land Use Category” by adding “Mobile Vending” and creating new associated parking regulations.

Recommendations

1.) Proposed Definitions:

Mobile Vending: The operation of a mobile unit, such as a cart, trailer, or vehicle, that is designed to sell goods and provide services directly to consumers in designated areas. This use encompasses a wide range of retail activities, including the sale of merchandise such as clothing, crafts, electronics, and other consumer goods, as well as the provision of services such as repairs, grooming, or entertainment.

Recommendations

2.) Proposed Parking Regulations:

Mobile Vending:

Two customer parking spaces for every Mobile Vending Unit.

Recommendations

3.) Proposed Land Use Matrix Modifications:

Sec. 3.15. - Comprehensive land use regulation matrix.

TABLE 3-A

Uses Permitted by Right and Conditional Uses ¹

X = Use by right. C = Conditional use permit required. PUD = Planned unit development. * = Active sales office required.

Land Use Activity	R-LD	R-1	R-2	R-3	C-1	C-2	C-3	WAD	MMU	POD ²	STCO D ³	OS	MH	LI	146-S	146-M
Mobile Vending					C	C	C	C	C	C	C	C		C	C	C

Questions?

Planning and Zoning Commission

October 24, 2024

Code Sections to be Modified

- 1.) A request to amend the Code of Ordinance of the City of Seabrook, Appendix A, “Comprehensive Zoning”, Article 1, “In General”, Section 1.10 “Definitions”, by creating a definition for a “Mobile Food Vendor”.
- 2.) A request to amend the Code of Ordinance of the City of Seabrook, Appendix A, “Comprehensive Zoning”, Article 3 “Establishment of Zoning Districts and Associated Regulations”, Section 3.15 “Comprehensive Land Use Regulation Matrix”, by adding “Mobile Food Vendor” to Table 3-A “Uses Permitted by Right and Condition Uses”, determining permitted use by conditional use or by right within the “Land Use Activity”.
- 3.) A request to amend the Code of Ordinance of the City of Seabrook, Appendix A, “Comprehensive Zoning”, Article 3 “Establishment of Zoning Districts and Associated Regulations”, Article 5, “Off-Street Parking, Loading, Ingress, and Egress”, Section 5.04 “Comprehensive Parking Regulation Matrix, Table 5-C “Required Parking Spaces by Land Use Category” by adding “Mobile Food Vendor” and creating new associated parking regulations.

Recommendations

1.) Proposed Definitions:

Mobile Food Vendor:

A business or individual that sells prepared foods and beverages from a movable setup, such as a food truck, cart, or trailer. These vendors typically operate at various locations, including street fairs, parks, festivals, construction sites, private parties, and busy urban areas.

Recommendations

2.) Proposed Parking Regulations:

Mobile Food Vendor:

Two customer parking spaces for every Mobile Food Vending Unit.

Recommendations

3.) Proposed Land Use Matrix Modifications:

Sec. 3.15. - Comprehensive land use regulation matrix.

TABLE 3-A

Uses Permitted by Right and Conditional Uses ¹

X = Use by right. C = Conditional use permit required. PUD = Planned unit development. * = Active sales office required.

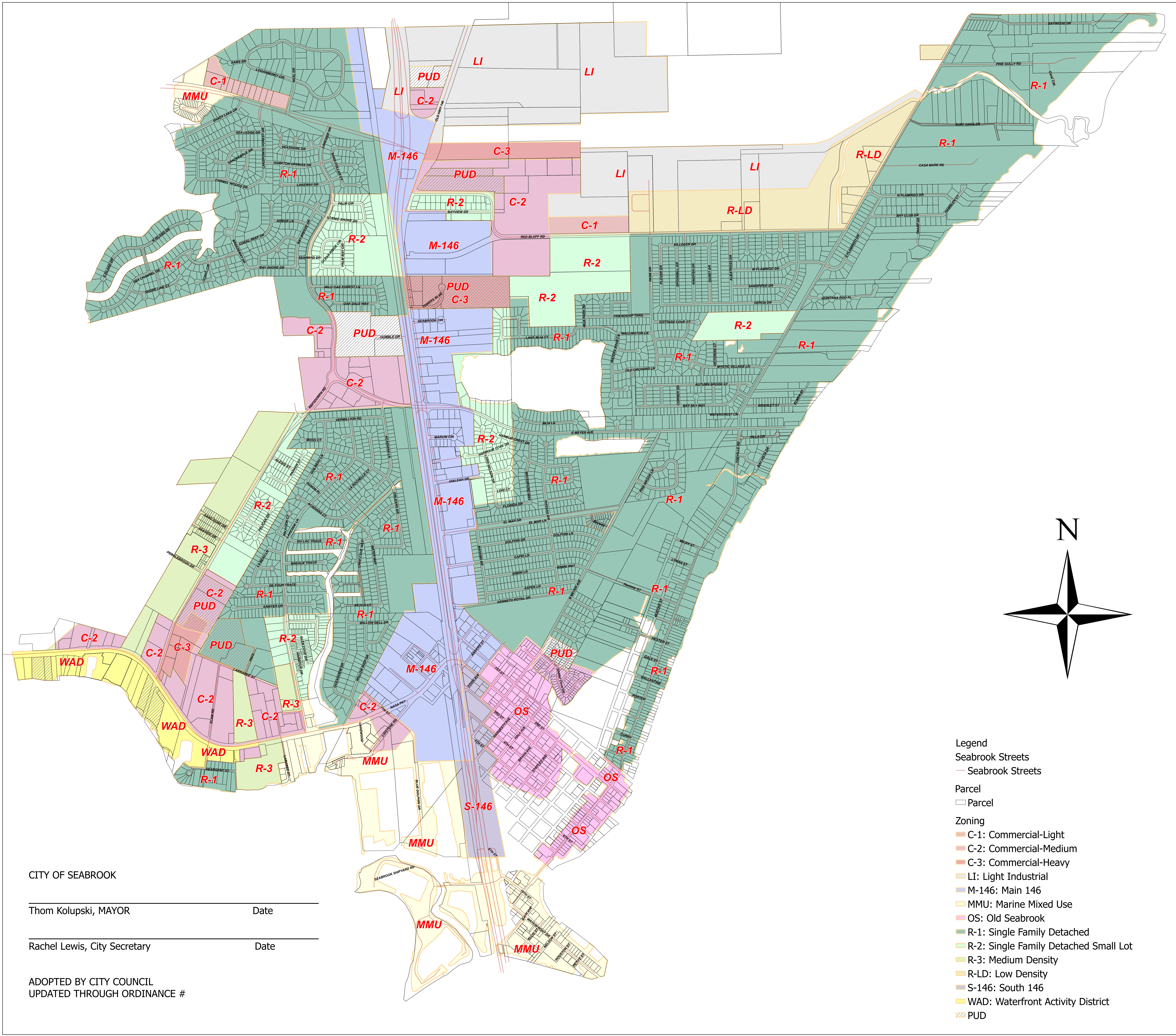
Land Use Activity	R-LD	R-1	R-2	R-3	C-1	C-2	C-3	WAD	MMU	POD ²	STCO D ³	OS	MH	LI	146-S	146-M
Mobile Food Vendor (Permit Required)					X	X	X	X	X	X	X	X		X	X	X

Questions?

Official Zoning Map

City of Seabrook, Texas

September 2024



Planning and Zoning Commission Meeting

October 24, 2024

Request

A request to amend the Code of Ordinance of the City of Seabrook, Appendix A, “Comprehensive Zoning”, Article 1, “In General”, Section 1.10 “Definitions”, by creating a definition for a “Smoke and Head Shop”.

Recommendation

Proposed Definitions:

Smoke Shop/Head Shop: A retail establishment primarily engaged in selling products related to the consumption of tobacco, cannabis, and other herbal substances. It typically offers smoking accessories such as pipes, bongs, rolling papers, and vaporizers, along with various tobacco blends and legal cannabis items, including CBD products and edibles. Additionally, smoke shops may carry merchandise associated with the use of illicit substances. These shops often sell signs, posters, and apparel that promote cannabis culture and alternative lifestyles, including clothing emblazoned with cannabis-themed graphics or slogans. Such establishments are required to comply with all applicable local, state, and federal laws regarding the sale and distribution of both legal and illegal items, including adherence to age restrictions and licensing requirements.

Questions?

Planning and Zoning Commission

October 24, 2024

Code Sections to be Modified

- 1.) A request to amend the Code of Ordinance of the City of Seabrook, Appendix A, “Comprehensive Zoning”, Article 1, “In General”, Section 1.10 “Definitions”, by creating a new definition for a “(CBD) Cannabidiol Sales”.

- 2.) A request to amend the Code of Ordinance of the City of Seabrook, Appendix A, “Comprehensive Zoning”, Article 3 “Establishment of Zoning Districts and Associated Regulations”, Article 5, “Off-Street Parking, Loading, Ingress, and Egress”, Section 5.04 “Comprehensive Parking Regulation Matrix, Table 5-C “Required Parking Spaces by Land Use Category” by adding “(CBD) Cannabidiol Sales” and creating new associated parking regulations.

Recommendations

1.) **Proposed Definitions:**

(CBD) Cannabidiol Sales:

A retail establishment primarily engaged in the sale of products containing cannabidiol (CBD), derived from hemp or cannabis plants. Such products may include CBD oils and tinctures for sublingual or oral consumption, CBD edibles like gummies, chocolates, and beverages, as well as CBD topicals such as creams, balms, and lotions for skin application. The shop may also offer CBD capsules and supplements containing specific dosages of CBD, as well as CBD vaping products, including e-liquids or cartridges designed for vaporization. However, a CBD Shop shall not sell or display tobacco products (cigarettes, cigars, loose tobacco), cannabis paraphernalia (pipes, bongs, rolling papers), accessories that facilitate smoking (lighters, grinders, storage containers), or novelty items associated with tobacco smoking culture. Such establishments are required to comply with all applicable local, state, and federal laws regarding the sale and distribution of both legal and illegal items, including adherence to age restrictions and licensing requirements.

Recommendations

Current Definition:

(CBD) Cannabidiol sales means the sale of Cannabinoid hemp products to include: extracts, oils, topical creams, pills, capsules and food or beverages that are intended for human consumption or application, for their cannabinoid content. Excluded from this definition, is the sale of smoking and tobacco products and accessories, and other products, devices and components reasonably assumed to be used for smoking and/or the inhalation of any substances. Tobacco products may include, but are not limited to, cigarettes, cigars, loose leaf tobacco, tobacco pipes, electronic smoking devices and accessories, vaporizers and accessories and any other product, device or component used in the inhalation of tobacco, nicotine or other substance.

Recommendations

2.) Proposed Parking Regulations:

(CBD) Cannabidiol Sales:

1 space per 300 square feet of gross floor area.

Questions?

Planning and Zoning Commission

October 24, 2024

Code Sections to be Modified

- 1.) A request to amend the Code of Ordinance of the City of Seabrook, Appendix A, “Comprehensive Zoning”, Article 1, “In General”, Section 1.10 “Definitions”, by creating a definition for a “Vape Shop”.
- 2.) A request to amend the Code of Ordinance of the City of Seabrook, Appendix A, “Comprehensive Zoning”, Article 3 “Establishment of Zoning Districts and Associated Regulations”, Section 3.15 “Comprehensive Land Use Regulation Matrix”, by adding “Vape Shop” to Table 3-A “Uses Permitted by Right and Condition Uses”, determining permitted use by conditional use or by right within the “Land Use Activity”.
- 3.) A request to amend the Code of Ordinance of the City of Seabrook, Appendix A, “Comprehensive Zoning”, Article 3 “Establishment of Zoning Districts and Associated Regulations”, Article 5, “Off-Street Parking, Loading, Ingress, and Egress”, Section 5.04 “Comprehensive Parking Regulation Matrix, Table 5-C “Required Parking Spaces by Land Use Category” by adding “Vape Shop” and creating new associated parking regulations.

Recommendations

1.) Proposed Definitions:

Vape Shop: A retail establishment primarily engaged in the sale of electronic cigarettes (e-cigarettes), vape pens, and related accessories, as well as various types of e-liquids and vaping products. This includes devices that vaporize a liquid solution (e-liquid) for inhalation, such as e-cigarettes and vape pens, alongside e-liquids that typically consist of propylene glycol, vegetable glycerin, flavorings, and optional nicotine. The shop may also offer various accessories, including coils, batteries, and chargers, as well as ancillary services related to vaping. A Vape Shop shall not sell or display the following items: tobacco products (cigarettes, cigars, loose tobacco), cannabis paraphernalia (pipes, bongs, rolling papers), accessories that facilitate the use of cannabis products (lighters, grinders), or novelty items associated with the tobacco smoking culture. Such establishments are required to comply with all applicable local, state, and federal laws regarding the sale and distribution of both legal and illegal items, including adherence to age restrictions and licensing requirements.

Recommendations

2.) Proposed Parking Regulations:

Vape Shop:

1 space per 300 square feet of gross floor area.

Recommendations

3.) Proposed Land Use Matrix Modifications:

Sec. 3.15. - Comprehensive land use regulation matrix.

TABLE 3-A

Uses Permitted by Right and Conditional Uses ¹

X = Use by right. C = Conditional use permit required.

PUD = Planned unit development.

* = Active sales office required.

Land Use Activity	R-LD	R-1	R-2	R-3	C-1	C-2	C-3	WAD	MMU	POD ²	STCO D ³	OS	MH	LI	146-S	146-M
Vape Shop							X							X		

Questions?

Planning and Zoning Commission

October 24, 2024

Code Sections to be Modified

- 1.) A request to amend the Code of Ordinance of the City of Seabrook, Appendix A, “Comprehensive Zoning”, Article 1, “In General”, Section 1.10 “Definitions”, by creating a definition for a “Mobile Vending”.
- 2.) A request to amend the Code of Ordinance of the City of Seabrook, Appendix A, “Comprehensive Zoning”, Article 3 “Establishment of Zoning Districts and Associated Regulations”, Section 3.15 “Comprehensive Land Use Regulation Matrix”, by adding “Mobile Vending” to Table 3-A “Uses Permitted by Right and Condition Uses”, determining permitted use by conditional use or by right within the “Land Use Activity”.
- 3.) A request to amend the Code of Ordinance of the City of Seabrook, Appendix A, “Comprehensive Zoning”, Article 3 “Establishment of Zoning Districts and Associated Regulations”, Article 5, “Off-Street Parking, Loading, Ingress, and Egress”, Section 5.04 “Comprehensive Parking Regulation Matrix, Table 5-C “Required Parking Spaces by Land Use Category” by adding “Mobile Vending” and creating new associated parking regulations.

Recommendations

1.) Proposed Definitions:

Mobile Vending: The operation of a mobile unit, such as a cart, trailer, or vehicle, that is designed to sell goods and provide services directly to consumers in designated areas. This use encompasses a wide range of retail activities, including the sale of merchandise such as clothing, crafts, electronics, and other consumer goods, as well as the provision of services such as repairs, grooming, or entertainment.

Recommendations

2.) Proposed Parking Regulations:

Mobile Vending:

Two customer parking spaces for every Mobile Vending Unit.

Recommendations

3.) Proposed Land Use Matrix Modifications:

Sec. 3.15. - Comprehensive land use regulation matrix.

TABLE 3-A

Uses Permitted by Right and Conditional Uses ¹

X = Use by right. C = Conditional use permit required.

PUD = Planned unit development.

* = Active sales office required.

Land Use Activity	R-LD	R-1	R-2	R-3	C-1	C-2	C-3	WAD	MMU	POD ²	STCO D ³	OS	MH	LI	146-S	146-M
Mobile Vending					C	C	C	C	C	C	C	C		C	C	C

Questions?

Planning and Zoning Commission

October 24, 2024

Code Sections to be Modified

- 1.) A request to amend the Code of Ordinance of the City of Seabrook, Appendix A, “Comprehensive Zoning”, Article 1, “In General”, Section 1.10 “Definitions”, by creating a definition for a “Mobile Food Vendor”.
- 2.) A request to amend the Code of Ordinance of the City of Seabrook, Appendix A, “Comprehensive Zoning”, Article 3 “Establishment of Zoning Districts and Associated Regulations”, Section 3.15 “Comprehensive Land Use Regulation Matrix”, by adding “Mobile Food Vendor” to Table 3-A “Uses Permitted by Right and Condition Uses”, determining permitted use by conditional use or by right within the “Land Use Activity”.
- 3.) A request to amend the Code of Ordinance of the City of Seabrook, Appendix A, “Comprehensive Zoning”, Article 3 “Establishment of Zoning Districts and Associated Regulations”, Article 5, “Off-Street Parking, Loading, Ingress, and Egress”, Section 5.04 “Comprehensive Parking Regulation Matrix, Table 5-C “Required Parking Spaces by Land Use Category” by adding “Mobile Food Vendor” and creating new associated parking regulations.

Recommendations

1.) Proposed Definitions:

Mobile Food Vendor:

A business or individual that sells prepared foods and beverages from a movable setup, such as a food truck, cart, or trailer. These vendors typically operate at various locations, including street fairs, parks, festivals, construction sites, private parties, and busy urban areas.

Recommendations

2.) Proposed Parking Regulations:

Mobile Food Vendor:

Two customer parking spaces for every Mobile Food Vending Unit.

Recommendations

3.) Proposed Land Use Matrix Modifications:

Sec. 3.15. - Comprehensive land use regulation matrix.

TABLE 3-A

Uses Permitted by Right and Conditional Uses ¹

X = Use by right. C = Conditional use permit required.

PUD = Planned unit development.

* = Active sales office required.

Land Use Activity	R-LD	R-1	R-2	R-3	C-1	C-2	C-3	WAD	MMU	POD ²	STCO D ³	OS	MH	LI	146-S	146-M
Mobile Food Vendor (Permit Required)					X	X	X	X	X	X	X	X		X	X	X

Questions?



MEETING MINUTES
AUGUST 6, 2024

SEABROOK PLANNING & ZONING COMMISSION
MEETING

The Seabrook Planning and Zoning Commission met in regular session on Tuesday, August 6, 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
Jared Justus (Excused)	Member
Guy Rodgers	Member
Rhonda Thompson (Excused)	Member
Ed Klein (Excused)	Member
Sean Landis	Director of Community Development
Kiarra Bellow	Administrative Coordinator

1. PUBLIC COMMENTS AND ANNOUNCEMENTS

There were no citizen comments.

2. NEW BUSINESS

- 2.1 Consider and take all appropriate action on a request for approval of a Final Planned Unit Development (Final PUD) to create a "World Class Freezer Facility Planned Unit Development" comprising of a 134,632 square foot freezer warehouse, 84 vehicle parking spaces, and 19 tractor trailer loading spaces located on approximately 7.19 acres tract of land.

Motion:	To Approve
Made By:	P&Z Member Picha
Seconded By:	P&Z Member Rodgers
Vote:	unanimously by all present

3. ROUTINE BUSINESS

- 3.1 Approve the minutes from the July 2, 2024, Regular P&Z meeting.

Motion:	To Approve
Made By:	P&Z Member Picha
Seconded By:	P&Z Member Rodgers
Vote:	unanimously by all present

- 3.2 Approve the minutes from the July 2, 2024, Joint City Council and P&Z meeting.

Motion:	To Approve
---------	------------

Made By: P&Z Member Rodgers
Seconded By: P&Z Member Reynolds
Vote: Unanimously by all present

Motion: To Adjourn the August 6, 2024, Regular P&Z Meeting.
Made By: P&Z Member Rodgers
Seconded By: P&Z Member Reynolds
Vote: Unanimously by all present

Having no further business, the meeting was adjourned at 6:21 PM.

APPROVED THIS ____ DAY OF _____, 2024.

Gary T. Renola, Chairman

Kiarra Bellow, Administrative Assistant

PLANNING & ZONING COMMISSION
ITEMS SENT TO COUNCIL
2024

DATE SENT	DESCRIPTION	STATUS
2/15/2024	Discuss, 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.	APPROVED ON 3/19/2024 With an amendment of wording to eliminate "Temporary"
6/20/2024	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)".	APPROVED ON 9/3/2024
6/20/2024	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.	APPROVED ON 9/3/2024
7/2/2024	Consider and take all appropriate action on a request for approval of a Preliminary Planned Unit Development (Preliminary PUD) to create "World Class Freezer Facility Planned Unit Development" consisting of a 134,632 square foot freezer warehouse, 84 vehicle parking spaces, and 19 tractor trailer loading spaces located on approximately 7.19 acres tract of land.	APPROVED ON 7/2/2024
8/6/2024	Consider and take all appropriate action on a request for approval of a Final Planned Unit Development (Final PUD) to create a "World Class Freezer Facility Planned Unit Development" comprising of a 134,632 square foot freezer warehouse, 84 vehicle parking spaces, and 19 tractor trailer loading spaces located on approximately 7.19 acres tract of land.	APPROVED ON 8/20/2024

FUTURE AGENDA DATES/ ITEMS

THURSDAY, NOVEMBER 21, 2024 – P&Z regular meeting at 6:00 p.m.

- To Be Determined