



**SEABROOK PLANNING & ZONING COMMISSION
NOTICE OF MEETING
THURSDAY, NOVEMBER 21, 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, NOVEMBER 21, 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. PRESENTATIONS

2.1 Swearing-in Ceremony for Newly Appointed Planning & Zoning Commission Member(s) by issuing the Oath and Statements of Appointed Officers. *Rachel Lewis, City Secretary*

3. SPECIFIC PUBLIC HEARING

3.1 Conduct a Public Hearing on a request for approval for the Preliminary Plat of Lake Mija Village Sections 4 and 5 containing 110 Lots, 5 Blocks and 4 Reserves. *Sean Landis, Deputy City Manager | Planning and Zoning Director*

4. NEW BUSINESS

4.1 Consider and take all appropriate action on a request for approval for the Preliminary Plat of Lake Mija Village Sections 4 and 5 containing 110 Lots, 5 Blocks and 4 Reserves. *Sean Landis, Deputy City Manager | Planning and Zoning Director*

5. ROUTINE BUSINESS

5.1 Approve minutes from the August 6, 2024, Joint City Council and P&Z meeting.

5.2 Approve minutes from the October 24, 2024, regular P&Z meeting.

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.

5.4 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, November 15, 2024 no later than 6:00 p.m. and that this notice will remain posted until the meeting has ended.

Kiarra Bellow,
Administrative Coordinator

**PUBLIC HEARING NOTICE
SEABROOK PLANNING & ZONING COMMISSION
THURSDAY, NOVEMBER 21, 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, NOVEMBER 21, 2024, AT 6:00 P.M.** IN SEABROOK CITY HALL, 1700 FIRST STREET, SEABROOK, TEXAS 77586, COUNCIL CHAMBERS 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 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) 291-5705 IF YOU HAVE QUESTIONS.

SPECIFIC PUBLIC HEARING

- 1. Conduct a Public Hearing on a request for approval for the Preliminary Plat of Lake Mija Village Sections 4 and 5 containing 111 Lots, 5 Blocks and 4 Reserves.**

A SUBDIVISION OF 28.494 ACRES OF LAND SITUATED IN THE RITSON MORRIS SURVEY, ABSTRACT NO. 52, CITY OF SEABROOK, HARRIS COUNTY, TEXAS AND ALSO BEING A PARTIAL AMENDMENT OF LOT 34 IN BLOCK 1 OF SECTION 3 OF LAKE MIJA VILLAGE VOLUME 700 PAGE. 440 H.C.M.R. CITY OF SEABROOK, HARRIS COUNTY, TEXAS.

PURPOSE: TO CREATE A RESIDENTIAL SUBDIVISION CONTAINING 111 LOTS, 5 BLOCKS AND 4 RESERVES.

Applicant: Jon Skeele, P.O. Box 1244, Friendswood, Texas 77549.

Owner: Robert and Edwina Swearengin, 5351 W. Winding Desert Drive, Marana, AZ 85658
Randall Turner, 224 Robin Hood Drive, Covington, LA 70433

Legal Description:

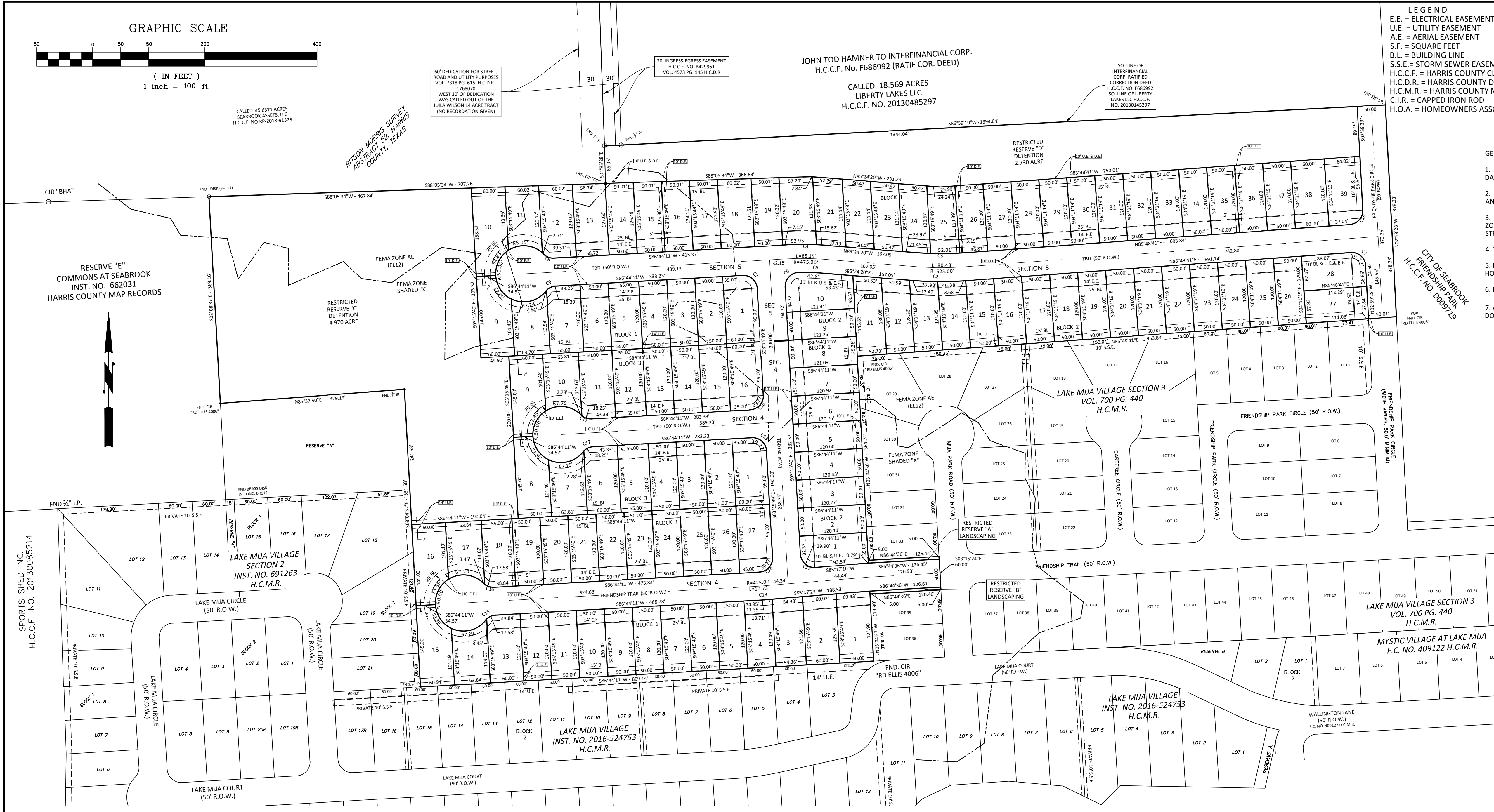
BEING A 28.494 ACRES OF LAND SITUATED IN THE RITSON MORRIS SURVEY, ABSTRACT NO. 52, CITY OF SEABROOK, HARRIS COUNTY, TEXAS AND ALSO BEING A PARTIAL AMENDMENT OF LOT 34 IN BLOCK 1 OF SECTION 3 OF LAKE MIJA VILLAGE VOLUME 700 PAGE. 440 H.C.M.R. CITY OF SEABROOK, HARRIS COUNTY, TEXAS.

Location: This property is located north of Lake Mija Court, south of Red Bluff Road, west of Mija Park Road, and east of Lake Mija Circle.

CERTIFICATE

I certify that this notice was posted on the bulletin board at Seabrook City Hall on Thursday, October 31, 2024, on or before 5:00 p.m. and that it will remain posted until completion of the hearing.

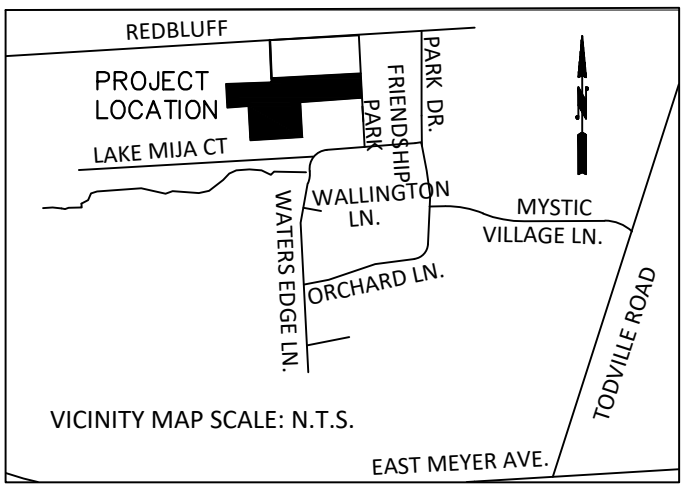
/s/ Kiarra Bellow
Administrative Assistant



LEGEND
E.E. = ELECTRICAL EASEMENT
U.E. = UTILITY EASEMENT
A.E. = AERIAL EASEMENT
S.F. = SQUARE FEET
B.L. = BUILDING LINE
S.S.E. = STORM SEWER EASEMENT
H.C.C.F. = HARRIS COUNTY CLERKS FILE
H.C.D.R. = HARRIS COUNTY DEED RECORD
H.C.M.R. = HARRIS COUNTY MAP RECORD
C.I.R. = CAPPED IRON ROD
H.O.A. = HOMEOWNERS ASSOCIATION

Developer:
Seabrook Mija, LLC
P.O. Box 1244
Friendswood, TX 77546
281-648-2425

Surveyor:
Ellis Surveying Services, LLC
2805 25th Ave. N.
Texas City, Texas 77550
Tel.: 409-938-8700
Texas Firm Reg. No. 100340-00



- GENERAL NOTES:
- PER THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) NO. 48201C1085 M, DATED 01-06-2017, THE SUBJECT PROPERTY IS IN FLOOD ZONES SHADED "X" AND "AE" WITH A B.F.E. OF 12.0'.
 - THIS TRACT LIES ENTIRELY WITHIN THE INCORPORATED LIMITS OF THE CITY OF SEABROOK AND IS CURRENTLY ZONED AS R-1 AND R-2.
 - THIS SUBDIVISION IS SUBJECT TO THE CITY OF SEABROOK'S COMPREHENSIVE ZONING ORDINANCE, IF THE COMPREHENSIVE ZONING ORDINANCE IS SUBSEQUENTLY AMENDED, AND BY AMENDMENT CONFLICTS WITH THE FILED PLAT, THE MORE STRINGENT CONDITIONS SHALL APPLY.
 - THE PROPERTY LIES WITHIN THE LIMITS OF CLEAR CREEK INDEPENDENT SCHOOL DISTRICT.
 - RESTRICTED RESERVES "A", B, C, & D" AND ALL STORM SEWER EASEMENTS ARE PRIVATE AND TO BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
 - BASIS OF BEARING: GRID NORTH, TEXAS STATE COORDINATE SYSTEM NAD83, TEXAS SOUTH CENTRAL ZONE.
 - A FINAL PLAT OF SECTION 5 SHALL NOT BE RECORDED UNTIL ALL SANITARY SEWER IMPROVEMENTS ARE MADE DOWNSTREAM PER THE APPROVED LAKE MIJA VILLAGE SANITARY CAPACITY ANALYSIS.

STATE OF TEXAS §
COUNTY OF HARRIS §
We, Randall Clay Turner, Robert Samuel Swearingin, and Edwina Swearingin, owners of the property subdivided in the above and foregoing map of PRELIMINARY PLAT OF LAKE MIJA VILLAGE SECTIONS 4 & 5, do hereby make subdivision of said property for and on behalf of said Seabrook Mija, LLC according to the lines, streets, alleys, parks and easements herein shown, and designate said subdivision as PRELIMINARY PLAT OF LAKE MIJA VILLAGE SECTIONS 4 & 5, in the Ritson Morris Survey, Abstract 52, an addition to the City of Seabrook, Harris County, Texas; and on behalf of said Randall Clay Turner, Robert Samuel Swearingin, and Edwina Swearingin, dedicate to public use, as such, the streets, alleys, parks and easements shown thereon forever except where noted on the map for private streets; and do hereby waive any claims for damages occasioned by the establishing of grades as approved for the streets and alleys dedicated, or occasioned by the alteration of the surface of any portion of streets or alleys to conform to such grades; and do hereby bind myself, our successors and assigns warrant and forever defend the title of land so dedicated.

We, do hereby dedicate forever to the public a strip of land 25 feet wide on each side of any and all gullies, ravines, draws, sloughs, or other natural drainage courses shown located in or adjacent to said subdivision as easements for drainage purposes, giving the City of Seabrook and/or any other public agency the right to enter upon said easement at any and all times for the purpose of constructing and/or maintaining drainage work and/or structures.

Further, We hereby relinquish all rights of access to all major or larger streets or highways shown hereon except by way of the platted streets shown.

We certify that the plat of this subdivision complies with all the City of Seabrook's Ordinances including the subdivision ordinance and comprehensive zoning ordinance.

Witness our hand in Harris County, Texas, this ____ day of ____, 2024.

Randall Clay Turner

Robert Samuel Swearingin

Edwina Swearingin

State of Texas §
County of _____ §
Before me, the undersigned authority on this day personally appeared Randall Clay Turner, known to me to be person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed, and in the capacity therein and herein set out.

Given under my hand and seal of office, this ____ day of ____, 2024.

Notary Public in _____ County, Texas

State of Texas §
County of _____ §
Before me, the undersigned authority on this day personally appeared Robert Samuel Swearingin, known to me to be person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed, and in the capacity therein and herein set out.

Given under my hand and seal of office, this ____ day of ____, 2024.

Notary Public in _____ County, Texas

State of Texas §
County of _____ §
Before me, the undersigned authority on this day personally appeared Edwina Swearingin, known to me to be person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed, and in the capacity therein and herein set out.

Given under my hand and seal of office, this ____ day of ____, 2024.

Notary Public in _____ County, Texas

**PRELIMINARY PLAT OF
LAKE MIJA VILLAGE SECTIONS 4 & 5
CONTAINING
110 LOTS 5 BLOCKS & 4 RESERVES,
BEING A SUBDIVISION OF
28.494 ACRES (1,241,205 SQ. FT.), LOCATED
IN THE RITSON MORRIS SURVEY, ABSTRACT 52,
AND ALSO BEING A PARTIAL REPLAT OF
LOT 34 IN BLOCK 1 OF SECTION 3 OF LAKE MIJA VILLAGE
VOL. 700 PG. 440 H.C.M.R.
CITY OF SEABROOK, HARRIS COUNTY, TEXAS**

NOV. 8, 2024

Curve Table			
Curve #	Arc	Ch. Bearing	Ch. Length
C1	39.79'	N48° 35' 24" W	35.72'
C2	84.31'	S50° 00' 50" E	84.23'
C3	76.65'	S89° 47' 50" E	76.57'
C4	68.57'	N89° 20' 04" W	68.52'
C5	42.81'	N88° 07' 50" W	42.79'
C6	40.32'	S42° 56' 25" W	36.09'
C7	39.27'	N48° 15' 49" W	35.36'
C8	21.03'	S69° 10' 07" E	20.41'
C9	21.03'	S62° 38' 30" W	20.41'
C10	39.27'	N41° 44' 11" E	35.36'
C11	21.03'	S69° 10' 07" E	20.41'
C12	21.03'	S62° 38' 30" W	20.41'
C13	39.27'	N48° 15' 49" W	35.36'
C14	39.27'	N41° 44' 11" E	35.36'
C15	21.03'	S62° 38' 30" W	20.41'
C16	21.03'	S69° 10' 07" E	20.41'
C17	39.90'	S48° 59' 09" E	35.80'
C18	11.35'	N86° 00' 51" E	11.35'
C19	38.75'	N41° 24' 31" E	34.98'

Lot Area Table				
Parcel #	Lot	BLK/SEC	Sq. Ft.	Acre
1	1	1/4	7474	0.172
2	2	1/4	7357	0.169
3	3	1/4	6587	0.151
4	4	1/4	6005	0.138
5	5	1/4	6000	0.138
6	6	1/4	6000	0.138
7	7	1/4	6000	0.138
8	8	1/4	6000	0.138
9	9	1/4	6000	0.138
10	10	1/4	6000	0.138
11	11	1/4	6000	0.138
12	12	1/4	6000	0.138
13	13	1/4	7170	0.165
14	14	1/4	6348	0.146
15	15	1/4	7996	0.184
16	16	1/4	7927	0.182
17	17	1/4	6348	0.146
18	18	1/4	6570	0.151
19	19	1/4	6000	0.138
20	20	1/4	6000	0.138
21	21	1/4	6000	0.138
22	22	1/4	6000	0.138
23	23	1/4	6000	0.138
24	24	1/4	6000	0.138
25	25	1/4	6000	0.138
26	26	1/4	6000	0.138
27	27	1/4	7066	0.162
28	1	3/4	7066	0.162
29	2	3/4	6000	0.138
30	3	3/4	6000	0.138
31	4	3/4	6000	0.138
32	5	3/4	6000	0.138
33	6	3/4	7167	0.165
34	7	3/4	6339	0.146
35	8	3/4	7913	0.182
36	9	3/4	7913	0.182
37	10	3/4	6339	0.146
38	11	3/4	7166	0.165
39	12	3/4	6000	0.138
40	13	3/4	6000	0.138
41	14	3/4	6000	0.138
42	15	3/4	6000	0.138
43	16	3/4	7066	0.162
44	1	1/5	7066	0.162
45	2	1/5	6000	0.138
46	3	1/5	6000	0.138
47	4	1/5	6000	0.138
48	5	1/5	6000	0.138
49	6	1/5	6000	0.138
50	7	1/5	7166	0.165
51	8	1/5	6327	0.145
52	9	1/5	7914	0.182
53	10	1/5	8668	0.199
54	11	1/5	6584	0.151
55	12	1/5	7721	0.177
56	13	1/5	7537	0.173
57	14	1/5	6354	0.146
58	15	1/5	6294	0.144
59	16	1/5	6235	0.143
60	17	1/5	6176	0.142
61	18	1/5	7333	0.168
62	19	1/5	6046	0.139
63	20	1/5	7226	0.166
64	21	1/5	6336	0.145
65	22	1/5	6057	0.139
66	23	1/5	6057	0.139
67	24	1/5	6054	0.139
68	25	1/5	6106	0.140
69	26	1/5	6000	0.138
70	27	1/5	6000	0.138
71	28	1/5	6000	0.138
72	29	1/5	6000	0.138
73	30	1/5	6000	0.138
74	31	1/5	6000	0.138
75	32	1/5	6000	0.138
76	33	1/5	6000	0.138
77	34	1/5	6000	0.138
78	35	1/5	6000	0.138
79	36	1/5	6000	0.138
80	37	1/5	6000	0.138
81	38	1/5	7200	0.165
82	39	1/5	7405	0.170
83	28	2/5	6881	0.158
84	27	2/5	6459	0.148
85	26	2/5	6000	0.138
86	25	2/5	6000	0.138
87	24	2/5	6000	0.138
88	23	2/5	6000	0.138
89	22	2/5	6000	0.138
90	21	2/5	6000	0.138
91	20	2/5	6000	0.138
92	19	2/5	6000	0.138
93	18	2/5	6000	0.138
94	17	2/5	6000	0.138
95	16	2/5	6000	0.138
96	15	2/5	6000	0.138
97	14	2/5	6000	0.138
98	13	2/5	6030	0.138
99	12	2/5	6241	0.143
100	11	2/5	6611	0.152
101	11	2/5	7189	0.165
102	10	2/5	7873	0.181
103	9	2/5	6066	0.139
104	8	2/4	6058	0.139
105	7	2/4	6050	0.139
106	6	2/4	6042	0.139
107	5	2/4	6034	0.139
108	4	2/4	6026	0.138
109	3	2/4	6018	0.138
110	2	2/4	6009	0.138
111	1	2/4	6638	0.152
112	A		632	0.015
113	B		633	0.015
114	C		216512	4.970
115	D		118902	2.730
116	ROW		198822	4.564

This is to certify that I, Robert D. Ellis, a Registered Professional Land Surveyor of the State of Texas, have platted the above subdivision from an actual survey on the ground; and that all block corners, angle points and points of curve are properly marked with iron rods 5/8" dia. x 24" length, and that this plat correctly represents that survey made by me. I also certify that the plat of this subdivision complies with the City of Seabrook's subdivision ordinance and comprehensive zoning ordinance at the time of submittal.

PRELIMINARY PLAT ONLY NOT TO BE RECORDED PRIOR TO SURVEYORS SIGNATURE

Robert D. Ellis RPLS
Texas Registration No. 4006

Date _____

State of Texas §
County of Harris §

I, Tenehia Hudspeth, County Clerk of Harris County, Texas do hereby certify that the within instrument with its certificate of authentication was filed for registration in my office on _____, 20____ at _____ o'clock _____ m. in Film Code _____, of the Map Records of Harris County, for said County.

WITNESS, my hand and seal of office at Harris County, Texas the day and date last above written.

Tenehia Hudspeth, Clerk of the County Court
Harris County, Texas.

By, _____, Deputy

We, Directory of Public Works and City Engineer for the City of Seabrook, do hereby certify that the plat of this subdivision complies with the City of Seabrook's subdivision ordinance and comprehensive zoning ordinance.

Brian Craig, P.E.
Director of Public Works / City Engineer

Jesse Olivo
Assistant Public Works Director

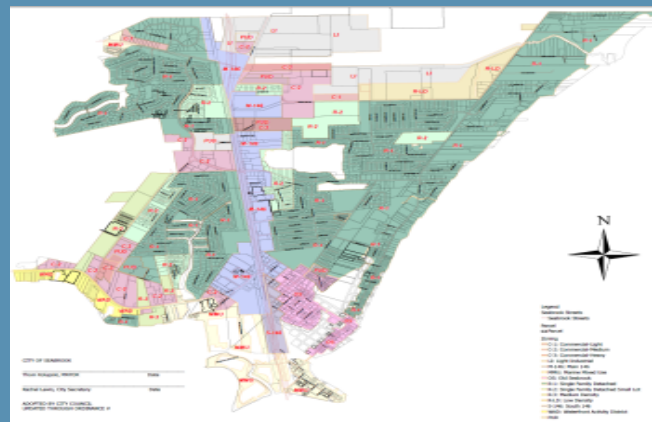
This is to certify that the Planning and Zoning Commission of the City of Seabrook, Texas on motion made and seconded and adopted, has approved this plat and subdivision of PRELIMINARY PLAT OF LAKE MIJA VILLAGE SECTIONS 4 & 5, as shown hereon, and ordered said plat filed on record in the office of the county clerk of Harris County, Texas this ____ day of ____, 2024.

Rachel Lewis
City Secretary

Gary T. Renola
Chairman, Planning and Commission

City of Seabrook Planning & Zoning Commission

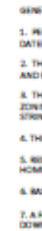
November 21, 2024



Location/Zoning Map





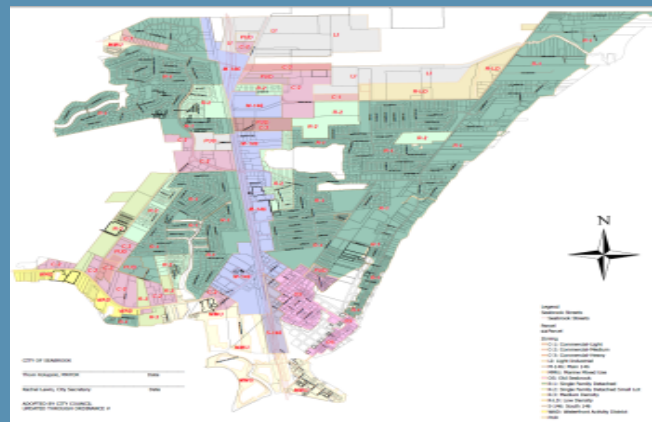




Questions?

City of Seabrook Planning & Zoning Commission

November 21, 2024



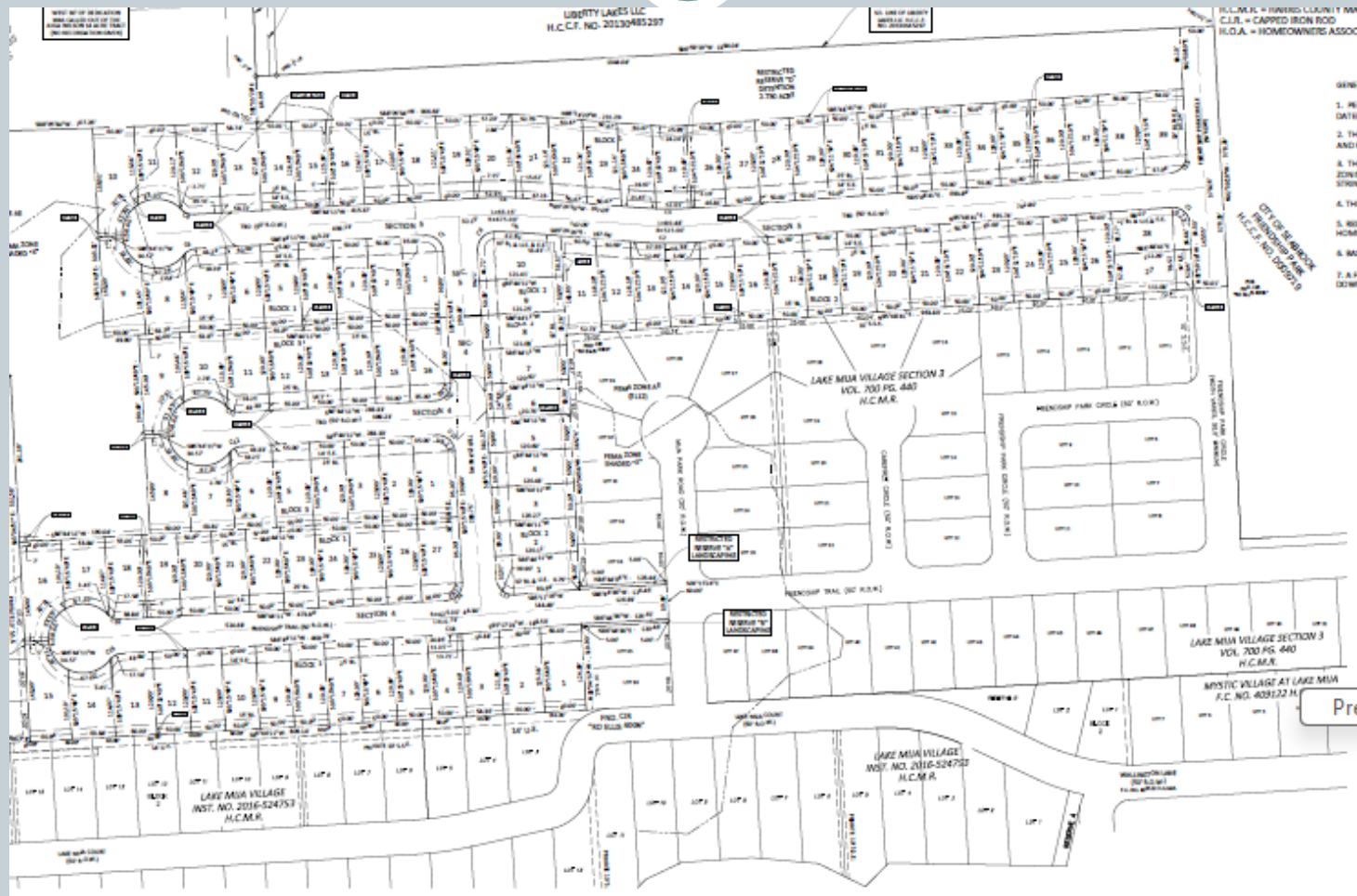
Location/Zoning Map







Preliminary Plat





Questions?



**MEETING MINUTES
AUGUST 6, 2024**

**SEABROOK CITY COUNCIL
SPECIAL JOINT CITY COUNCIL AND
PLANNING & ZONING COMMISSION MEETING**

Mayor Thom Kolupski called the Seabrook Council Meeting to order at 5:00 p.m. in the Council Chambers in Seabrook City Hall. Present were City Councilmembers Thom Kolupski, Buddy Hammann, Jackie Rasco, Rob Hefner, Tom Tollett, Michael Giangrosso, and Joe Machol. Planning & Zoning Chairman Gary Renola called the meeting to order at 5:00 pm and present were members Derrell Picha, Guy Rodgers, Scott Reynolds, and Gary Renola. Pledges were conducted.

1. PUBLIC COMMENTS AND ANNOUNCEMENTS

The following citizens gave public comments:

Kevin Lilly	1825 Wallington Lane, Seabrook Tx	Traffic and warehouse
Debrah Delucia	929 Mystic Village, Seabrook Tx	Crime, traffic, warehouse
Katrinia Mcguire	1818 Wallington Ln, Seabrook Tx	Traffic, warehouse, small business
Denise Shaefer	1302 Plymoth Rock, Seabrook Tx	Traffic and warehouse
Richard Green	2009 Yorktown Ct, Seabrook Tx	Traffic at Red Bluff intersection
Chris Isreal	1426 Cottage Cove Ct. Seabrook, Tx	Warehouses
J.P. Byers	3663 NASA #414, Seabrook, Tx	Council, traffic, Port

2. SPECIFIC PUBLIC HEARING

Planning & Zoning Chairman Renola and Mayor Kolupski opened the Public Hearing at 5:27 pm.

2.1 Conduct a Joint Public Hearing on a request for approval of a Final Planned Unit Development (Final PUD) to create a "World Class Freezer Facility Planned Unit Development" comprising 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.

Deputy City Manager Sean Landis presented the final PUD. Chairman Renola asked about a traffic plan. Mr. Landis stated that TxDOT had not given given permits to the applicants for access onto 146. Chairman Renola asked about Port of Houston's power over the properties in that area. Mr. Landis stated that the Port planned to build commercial properties along 146 and they are aware that traffic must be improved. The City was told the 146 and Red Bluff intersection was already in the plan to be widened and improved.

Member Guy Rodgers asked if the Seabrook Police Department could patrol 146 and the roads in the area, and Mr. Landis stated they could. He asked if the City had any control over State Hwy 146 and Mr. Landis stated that the City had no control over that road.

The following citizens gave public comments:

J.P Byers	3663 NASA #414, Seabrook Tx	Asked for property clarification
Denise Schaefer	1302 Plymoth Rock Ln., Seabrook Tx	Traffic needs before approval

Chris Isreal	1426 Cottage Cove, Seabrook Tx	Increased patrol on roads near property
Kevin Lilly	1825 Wallington Ln, Seabrook Tx	Railroad traffic
Katrinia Mcguire	1818 Wallington Ln, Seabrook Tx	Traffic control around property
Rob Alborn	Mystic Village, Seabrook Tx	Mapping of area and traffic

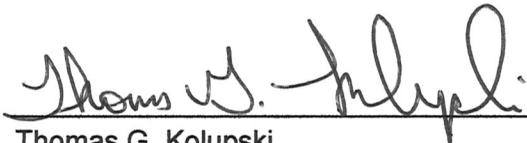
The Public Hearing was closed by Mayor Kolupski at 6:05 pm.

Motion:	To Adjourn by Planning & Zoning
Made By:	Member Picha
Seconded By:	Member Rodgers
Vote:	Passed unanimously by all present

Motion:	To Adjourn by Council
Made By:	At-Large Position 1 Rasco
Seconded By:	At-Large Position 4 Giangrosso
Vote:	Passed unanimously by all present

Chairman Renola and Mayor Kolupski adjourned the meeting at 6:05 pm.

APPROVED:

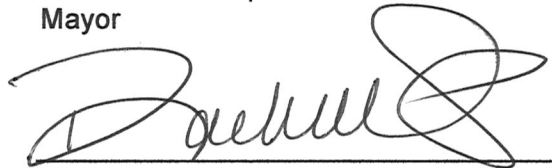


Thomas G. Kolupski
Mayor

DATE:

8/20/2024

ATTEST:



Rachel Lewis, TRMC
City Secretary

APPROVED:

Gary Renola
Chair

DATE:

ATTEST:

Kiarra Bello
Administrative Assistant



**MEETING MINUTES
OCTOBER 24, 2024**

**SEABROOK PLANNING & ZONING COMMISSION
MEETING**

The Seabrook Planning and Zoning Commission met in regular session on Thursday, October 24, 2024, at 6:01 PM at Seabrook City Hall to consider and if appropriate, take action on the agenda items listed below:

Those Present Were:

Gary Renola	Chairman
Vacant	Vice - Chair
Scott Reynolds	Member
Jared Justus	Member
Guy Rodgers (Excused)	Member
Rhonda Thompson (Excused)	Member
Ed Klein	Member
Sean Landis	Director of Community Development
Kiarra Bellow	Administrative Coordinator

1. PUBLIC COMMENTS AND ANNOUNCEMENTS

There were no citizen comments.

2. SPECIFIC PUBLIC HEARING

2.1 Conduct a Public Hearing on a request to update the City of Seabrooks Official Zoning Map.

Public hearing opened at 6:02 PM.

There were no citizen comments.

Public hearing closed at 6:02 PM.

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."

Public hearing opened at 6:02 PM.

There were no citizen comments.

Public hearing closed at 6:02 PM.

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.

Public hearing opened at 6:03 PM.

There were no citizen comments.

Public hearing closed at 6:03 PM.

- 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.**

Public hearing opened at 6:04 PM.

There were no citizen comments.

Public hearing closed at 6:04 PM.

- 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.**

Public hearing opened at 6:06 PM.

There were no citizen comments.

Public hearing closed at 6:06 PM.

- 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.

Public hearing opened at 6:07 PM.

There were no citizen comments.

Public hearing closed at 6:07 PM.

3. NEW BUSINESS

3.1 Consider and take possible action a request to update the City of Seabrook Official Zoning Map.

Sean Landis presented the updated zoning map. (See Exhibit A)

Motion:	To Approve
Made By:	P&Z Member Klein
Seconded By:	P&Z Member Reynolds
Vote:	Passed unanimously by all present

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”.

Motion:	To Approve
Made By:	P&Z Member Klein
Seconded By:	P&Z Member Justus
Vote:	Passed unanimously by all present

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.

Motion:	To Approve
Made By:	P&Z Member Reynolds
Seconded By:	P&Z Member Klein
Vote:	Passed unanimously by all present

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.

A motion was made to approve with a modification that C3 and LI would be use by right and 146M, 146S, and C2 would be use by condition.

Motion:	To Approve with Modification
Made By:	P&Z Member Klein
Seconded By:	P&Z Member Reynolds
Vote:	Passed unanimously by all present

- 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.**

Recommendation to approve with land use as presented. (See Exhibit B)

Motion:	To Approve with Land Use as Presented
Made By:	P&Z Member Klein
Seconded By:	P&Z Member Justus
Vote:	Passed unanimously by all present

- 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.**

Motion:	To Approve with the Removal of "Prepared" from the Definition
Made By:	P&Z Member Klein
Seconded By:	P&Z Member Reynolds

Vote: **Passed** unanimously by all present

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 discussed the upcoming addition of live video recording for open meetings.

No action was taken.

5. ROUTINE BUSINESS

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

Motion:	To Approve
Made By:	P&Z Member Reynolds
Seconded By:	P&Z Member Klein
Vote:	Passed unanimously by all present

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.

Sean Landis gave a report on items that had been sent to City Council.

5.3 Establish future agenda items and meeting dates.

Next regular meeting is scheduled for November 21, 2024.

Motion:	To Adjourn
Made By:	P&Z Member Klein
Seconded By:	P&Z Member Justus
Vote:	Passed unanimously by all present

Having no further business, the meeting adjourned at 7:27 PM.

APPROVED THIS ____ DAY OF _____, 2024.

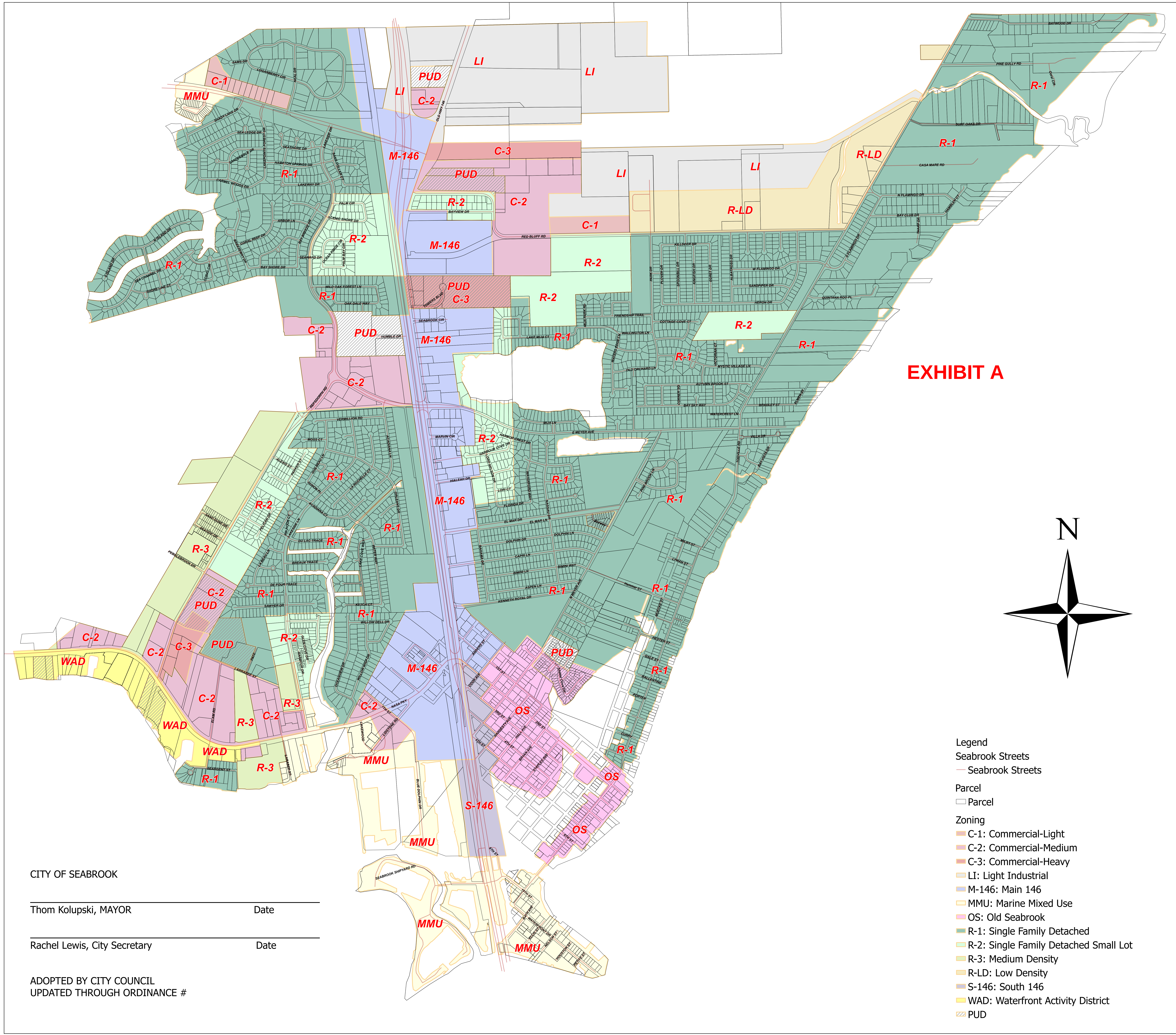
Gary T. Renola, Chairman

Kiarra Bellow, Administrative Assistant

Official Zoning Map

City of Seabrook, Texas

September 2024



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

PLANNING & ZONING COMMISSION
ITEMS SENT TO COUNCIL
2024

DATE SENT	DESCRIPTION	STATUS
10/24/2024	Consider and take possible action a request to update the City of Seabrook Official Zoning Map.	City Council 11/19/2024
10/24/2024	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".	City Council 11/19/2024
10/24/2024	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.	City Council 11/19/2024
10/24/2024	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.	City Council 11/19/2024
10/24/2024	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.	City Council 11/19/2024
10/24/2024	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.	City Council 11/19/2024

FUTURE AGENDA DATES/ ITEMS

THURSDAY, DECEMBER 19, 2024 – P&Z regular meeting at 6:00 p.m.

- To Be Determined