**SEABROOK PLANNING & ZONING COMMISSION**
**NOTICE OF MEETING**
**THURSDAY, MARCH 20, 2025 - 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, MARCH 20, 2025 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. NEW BUSINESS***

**2.1** Consider and take appropriate action on a request to modify the Seabrook Code of Ordinance, Appendix A, “Comprehensive Zoning”, Article 5, “Off-Street Parking, Loading, Ingress and Egress”, by adding additional residential driveway regulations, including minimum driveway widths, limits on the number of curb cuts, circular driveways and permeable pavement systems.

***3. ROUTINE BUSINESS***

**3.1** Approve minutes from the January 30, 2025, regular P&Z meeting.

**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.

**3.3** 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, March 14, 2025 no later than 6:00 p.m. and that this notice will remain posted until the meeting has ended.

Kiarra Bellow,
Administrative Assistant

# MEETING MINUTES
# JANUARY 30, 2025

# SEABROOK PLANNING & ZONING COMMISSION MEETING

Chairman Gary Renola called the Seabrook Planning and Zoning Commission to order at 6:00 p.m. in the Council Chambers in Seabrook City Hall. Present were Commission Members Gary Renola, Scott Reynolds, Rhonda Thompson, Edward Klein, Jared Justus, Guy Rodgers, Byron Hanssen as well as the Director of Community Development Sean Landis and Administrative Assistant Kiarra Bellow.

## 1. PUBLIC COMMENTS AND ANNOUNCEMENTS

There were no citizen comments.

## 2. PRESENTATIONS

### 2.1 Conduct the Oath of Office for all newly appointed members, and go over all training requirements.

City Secretary, Rachel Lewis, administered the Oath of Office to reappointed members, Guy Rodgers, Scott Reynolds, and Ed Klein.

## 3. SPECIFIC PUBLIC HEARING

### 3.1 Conduct a Public Hearing on a request for approval of amendments to the “World Class Freezer Facility Planned Unit Development”.

Public Hearing Opened at 6:06 PM.

There were no public comments.

Public Hearing Closed at 6:06 PM.

## 4. NEW BUSINESS

### 4.1 Consider and take all appropriate action on a request for approval of amendments to the “World Class Freezer Facility Planned Unit Development”.

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

### 4.2 Consider and take all appropriate action on the election of a Vice-Chair to the Planning and Zoning Commission.

A nomination was received to elect Commission Member Guy Rodgers as the Vice-Chair to the Planning and Zoning Commission.

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

## 5. ROUTINE BUSINESS

### 5.1 Approve minutes from the November 21, 2024, regular P&Z meeting.

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| Motion: | To Approve |
| Made By: | P&Z Member Justus |
| Seconded By: | P&Z Member Hanssen |
| 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.

No items to report.

### 5.3 Establish future agenda items and meeting dates.

Next regularly scheduled meeting is February 20, 2025.

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| Motion: | To Adjourn |
| Made By: | P&Z Member Thompson |
| Seconded By: | P&Z Member Hanssen |
| Vote: | **Passed** unanimously by all present |

The Planning and Zoning Commission meeting was adjourned at 6:34 PM.

APPROVED: ______________________________ DATE: ____________________
Chair

ATTEST: ______________________________
Kiarra Bellow
Administrative Assistant

**PLANNING & ZONING COMMISSION**

ITEMS SENT TO COUNCIL

2025

| DATE SENT | DESCRIPTION | STATUS |
|---|---|---|
| 1/30/2025 | World Class Freezer Faciliy PUD Amendment | Approved 1st Reading |
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# FUTURE AGENDA DATES/ ITEMS

**THURSDAY, APRIL 17, 2025**– P&Z regular meeting at 6:00 p.m.

- To Be Determined