



**SEABROOK PLANNING & ZONING COMMISSION
NOTICE OF MEETING
THURSDAY, APRIL 24, 2025 - 6:00 PM**

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NOTICE IS HEREBY GIVEN THAT THE SEABROOK PLANNING AND ZONING COMMISSION WILL MEET ON **THURSDAY, APRIL 24, 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 amend the Seabrook Code of Ordinances by establishing regulations for impervious paving methods, and by modifying existing landscape requirements and the maximum allowable lot coverage of impervious materials in the front yard of residential properties.

3. ROUTINE BUSINESS

3.1 Approve minutes from the March 20, 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, April 18, 2025 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: April 24, 2025

Responsible Department: Community Development

Presenter:

Briefing Prepared By:

Strategic Focus Area:

General Information:

Consider and take appropriate action on a request to amend the Seabrook Code of Ordinances by establishing regulations for impervious paving methods, and by modifying existing landscape requirements and the maximum allowable lot coverage of impervious materials in the front yard of residential properties.

Executive Summary / Background:

Funding / Fiscal Information:

Supporting Materials Attached: None

Prior Action / Review by Council, Boards, Commissions:

A need has been identified to modify the residential parking regulations within the zoning code. The following items have been identified for consideration:

1. Establish standards for the minimum and maximum widths of driveways.
2. Create a standard regulating the permissible number of driveway curb cuts.
3. Develop design standards for circular driveways.
4. Create standards for the allowance and construction of permeable pavement systems.

Staff Recommendation:

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.



SEABROOK PLANNING & ZONING COMMISSION
MEETING

Chairman 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 Gary Renola, Scott Reynolds, 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. 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.**

Sean Landis gave a presentation on driveway regulations including widths, limits on the number of curb cuts, circular driveways and permeable pavement systems. (See Exhibit A)

No actions were taken.

3. ROUTINE BUSINESS

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

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

- 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 update on items sent to City Council and upcoming items.

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

Next regular meeting is scheduled for April 17, 2025.

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

The meeting was adjourned at 7:41 PM.

APPROVED:

Gary Renola, Chair

DATE:

ATTEST:

Kiarra Bellow
Administrative Assistant

PLANNING & ZONING COMMISSION
ITEMS SENT TO COUNCIL
2025

DATE SENT	DESCRIPTION	STATUS
1/30/2025	World Class Freezer Facility PUD Amendment	Approved

FUTURE AGENDA DATES/ ITEMS

THURSDAY, MAY 15, 2025– P&Z regular meeting at 6:00 p.m.

- To Be Determined