



**SEABROOK PLANNING & ZONING COMMISSION
NOTICE OF MEETING
THURSDAY, MARCH 19, 2026 - 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 19, 2026 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 we would like to 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, shall be limited to City business or City-related business or matters of general public interest, and shall not include any personal attacks or abusive language.

All public remarks shall be addressed to the Chair. Comments shall not be directed toward individual Board members, City staff, or other members of the public.

In accordance with the Texas Open Meetings Act, members may not discuss or take action on any item that has not been posted on the agenda. When your name is called, please come to the podium and state your name and address clearly into the microphone before making your comments. Thank you.

REGISTER ONLINE TO SPEAK IN PERSON DURING PUBLIC COMMENTS:
www.seabrooktx.gov/publiccomment

2. SPECIFIC PUBLIC HEARING

2.1 Conduct a Public Hearing on a request for approval for the Final Plat of Lake Mija Village Sections 4 containing 51 Lots, 3 Blocks and 4 Reserves. *Sean Landis, Deputy City Manager | Planning and Zoning Director* Sean Landis, Deputy City Manager | Planning and Zoning Director

2.2 Conduct a public hearing on a request for a Conditional Use Permit to establish a "Tire Dealer and Service" at 1902 Bayport Blvd, Seabrook, Texas 77586 as per the Seabrook City Code, Appendix A, Comprehensive Zoning, Article 4, "Special Use Regulations," Section 4.11, "Conditional use permit criteria and procedures," *Sean Landis, Deputy City Manager | Planning and Zoning Director* Sean Landis, Deputy City Manager | Planning and Zoning Director

2.3 Conduct a public hearing on a request for a Conditional Use Permit to establish a “Vape Shop” at 2900 E. Nasa Parkway Ste 280, Seabrook, TX 77586 as per the Seabrook City Code, Appendix A, Comprehensive Zoning, Article 4, “Special Use Regulations,” Section 4.11, “Conditional use permit criteria and procedures.” *Sean Landis, Deputy City Manager | Planning and Zoning Director*

3. NEW BUSINESS

3.1 Consider and take all appropriate action on a request for approval for the Final Plat of Lake Mija Village Sections 4 containing 51 Lots, 3 Blocks and 4 Reserves. *Sean Landis, Deputy City Manager | Planning and Zoning Director Sean Landis, Deputy City Manager | Planning and Zoning Director*

3.2 Consider and take all appropriate action on a request for a Conditional Use Permit to establish a “Tire Dealer and Service” at 1902 Bayport Blvd, Seabrook, Texas 77586 as per the Seabrook City Code, Appendix A, Comprehensive Zoning, Article 4, “Special Use Regulations,” Section 4.11, “Conditional use permit criteria and procedures,” *Sean Landis, Deputy City Manager | Planning and Zoning Director Sean Landis, Deputy City Manager | Planning and Zoning Director*

3.3 Consider and take all appropriate action on a request for a Conditional Use Permit to establish a “Vape Shop” at 2900 E. Nasa Parkway Ste 280, Seabrook, TX 77586 as per the Seabrook City Code, Appendix A, Comprehensive Zoning, Article 4, “Special Use Regulations,” Section 4.11, “Conditional use permit criteria and procedures.” *Sean Landis, Deputy City Manager | Planning and Zoning Director*

4. ROUTINE BUSINESS

4.1 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.

4.2 Approve minutes from the November 13, 2025 joint City Council and P&Z Workshop Session.

4.3 Approve minutes from the November 20, 2025 regular P&Z meeting.

4.4 Approve minutes from the January 6, 2026 joint City Council and P&Z meeting

4.5 Approve minutes from the January 6, 2026 P&Z meeting.

4.6 Establish future meeting dates and agenda items.

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 13, 2026 no later than 6:00 p.m. and that this notice will remain posted until the meeting has ended.

Ranya Botros,
Community & Economic Development Coordinator

**PUBLIC HEARING NOTICE
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THURSDAY, MARCH 19, 2026 – 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, MARCH 19, 2026, 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 Final Plat of Lake Mija Village Sections 4 containing 51 Lots, 3 Blocks and 4 Reserves.**

A SUBDIVISION OF 12.364 ACRES (538,559 SQ. FT.) OF LAND SITUATED IN THE RITSON MORRIS SURVEY, ABSTRACT NO. 52, CITY OF SEABROOK, HARRIS COUNTY, TEXAS AND ALSO BEING A PARTIAL REPLAT 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 51 LOTS, 3 BLOCKS AND 4 RESERVES.

Legal Description:

BEING A 12.364 ACRES (538,559 SQ. FT.) OF LAND SITUATED IN THE RITSON MORRIS SURVEY, ABSTRACT NO. 52, CITY OF SEABROOK, HARRIS COUNTY, TEXAS AND ALSO BEING A PARTIAL REPLAT 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.

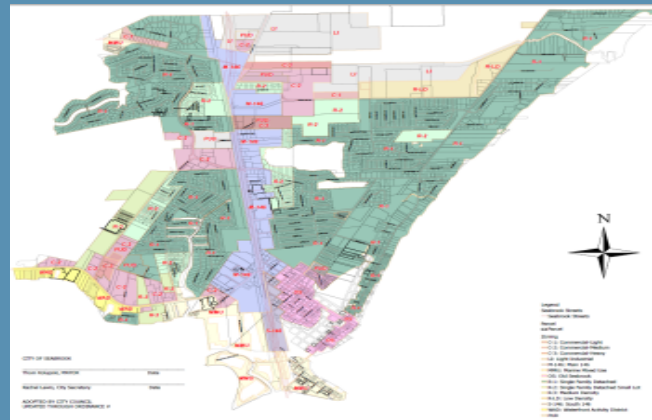
CERTIFICATE

I certify that this notice was posted on the bulletin board at Seabrook City Hall on Wednesday, February 18, 2026, on or before 5:00 p.m. and that it will remain posted until completion of the hearing.

/s/ Ranya Botros
Administrative Assistant

City of Seabrook Planning & Zoning Commission

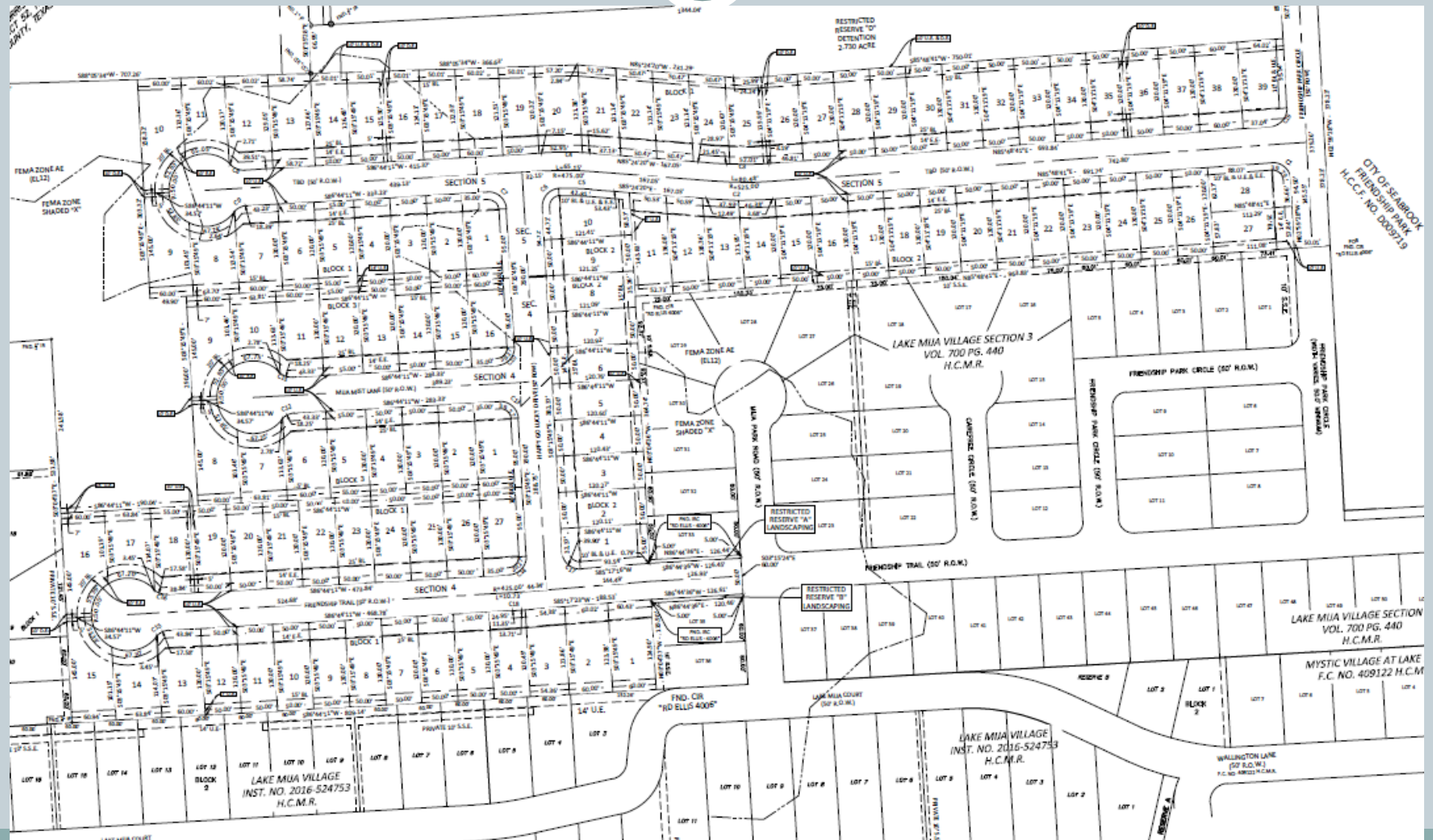
March 19, 2026



Location/Zoning Map



Preliminary Plat Approved by the Planning and Zoning Commission on November 21, 2024







Questions?

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SPECIFIC PUBLIC HEARINGS

Conduct a public hearing on a request for a Conditional Use Permit to establish a “Tire Dealer and Service” at 1902 Bayport Blvd, Seabrook, Texas 77586 as per the Seabrook City Code, Appendix A, Comprehensive Zoning, Article 4, “Special Use Regulations,” Section 4.11, “Conditional use permit criteria and procedures,”

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/s/ Ranya Botros, Administrative Assistant

SEABROOK TX LAYOUT EXHIBIT

MAVIS DISCOUNT TIRE, SEABROOK, TX
1902 BAYPORT BLVD., SEABROOK, TX

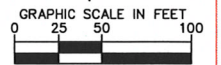
DEVELOPMENT SUMMARY

Parcel Size	0.8542 AC
Zoning	148-M S H. 148 Main
Parking Requirement	21
Proposed Spaces	25
Front Building Setback	30'
Side Building Setback	10' (standard); 15' (corner lot)
Rear Building Setback	10'
Front Landscape Buffer	15'
Side Landscape Buffer	10'
Rear Landscape Buffer	10'

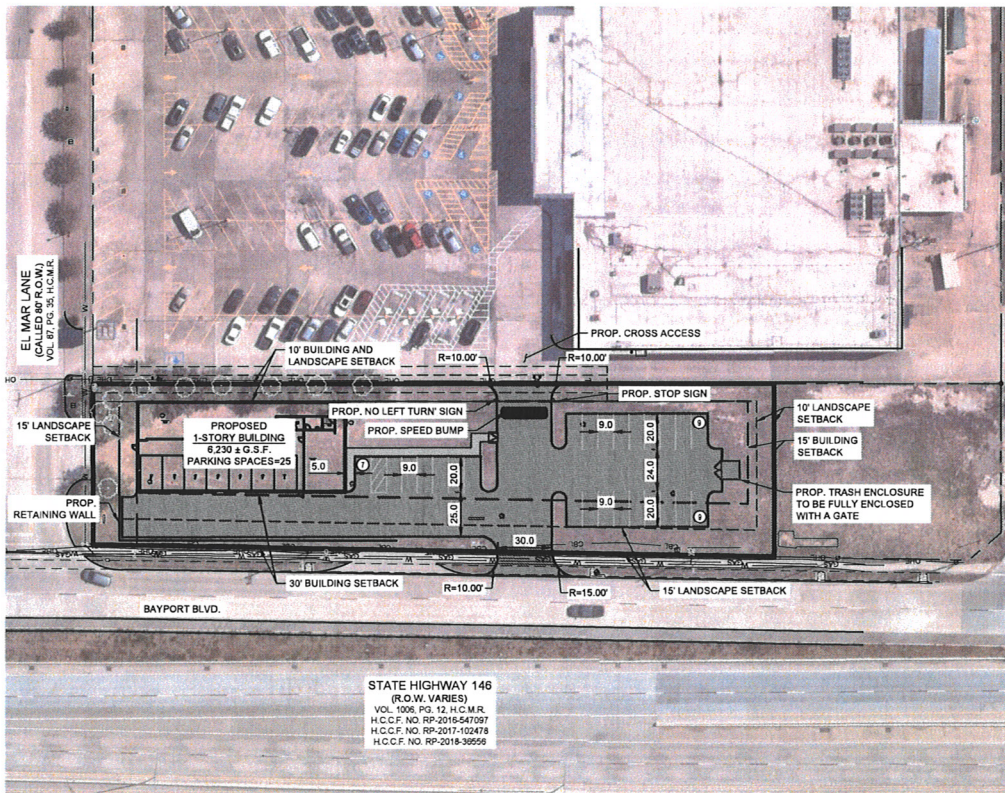
CONCEPT PLAN NOTES

1. This concept was prepared strictly and solely based upon information identified in the plan references.
2. The concept represented herein identifies a design concept resulting solely from layout preferences and guidance dictated and identified solely by the client. The feasibility with respect to obtaining local, county, state, and other applicable approvals is not warranted, and can only be assessed after further examination and verification of applicable requirements and the procurement of all necessary jurisdictional approvals.
3. This conceptual plan is prepared for conceptual presentation purposes, only, and is not intended to and should not be utilized as a zoning and construction document.
4. The existing conditions shown hereon are based upon information that was supplied to the engineer by the owner and others not under engineer's control, at the time of plan preparation and may be subject to change upon performance of additional due diligence and/or field survey.
5. It is strongly recommended that a zoning conformance analysis be performed to determine and evaluate if there are any restrictions and/or zoning issues, concerns or restrictions that may or could impact the feasibility of this project as the owner has described it.

OVERALL SITE



PREPARED FOR: Mavis Discount Tire
PREPARED BY: Kimley-Horn



LEGEND	
---	PROPERTY LINE
---	ADJACENT PROPERTY
---	BUILDING SETBACK
---	LANDSCAPE BUFFER



15K. SUBJECT TO ALL BUILDING SET-BACK LINES, DRAINAGE EASEMENTS, SANITARY SEWER EASEMENTS, STORM SEWER EASEMENT, WATER LINE EASEMENT, UTILITY EASEMENTS, ETC., AS SHOWN ON THE RECORDED MAP RECORDED VOLUME 12, PAGE 31 AND AT PLM CODE NO. 111209 OF THE MAP RECORDS OF HARPER COUNTY, TEXAS. (DOES AFFECT AN EASEMENT EASEMENT)

- [illegible]

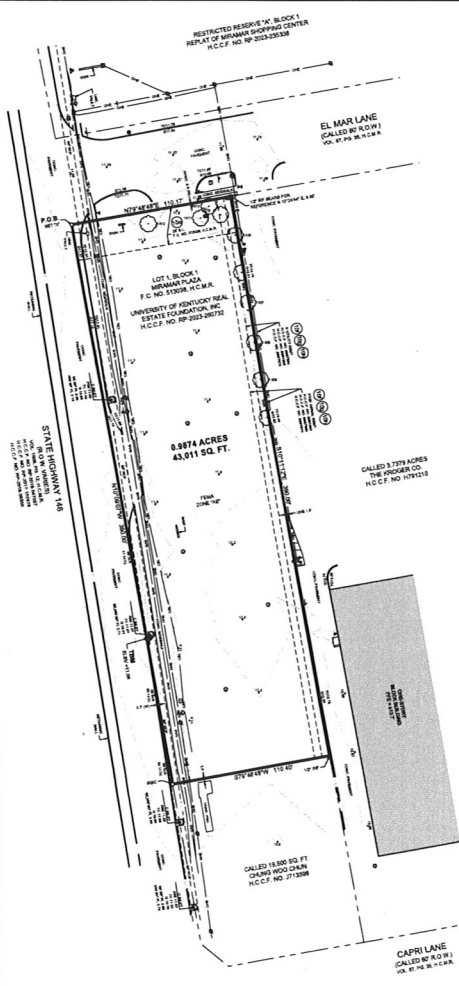
BIOC	SWP IRON ROD IN TANK CAP SET
BIFC	IRON ROD WITH CAP FOUND
PNB	PI NAIL SET
PNF	PI NAIL FOUND
BIF	IRON ROD FOUND
PIF	IRON PIPE FOUND
NR	NOT IN CONCRETE SET
NR	NOT IN CONCRETE FOUND
PICB	POINT OF BEGINNING
PICD	POINT OF COMMENCING
HCLE	HARRIS COUNTY CLERK'S FILE
HCMR	HARRIS COUNTY MAP RECORDS
HCDR	HARRIS COUNTY DEED RECORDS
FC	FILE CODE
VIR	VIR LINE
PS	PLAGE
RC	RIGHT OF WAY
SG.FT	SEAWARD FEET
BL	BUILDING LINE
UE	UTILITY STATEMENT

[illegible]

LEGEND	
1. 2007 FARM	2. 2007 FARM
3. 2007 FARM	4. 2007 FARM
5. 2007 FARM	6. 2007 FARM
7. 2007 FARM	8. 2007 FARM
9. 2007 FARM	10. 2007 FARM
11. 2007 FARM	12. 2007 FARM
13. 2007 FARM	14. 2007 FARM
15. 2007 FARM	16. 2007 FARM
17. 2007 FARM	18. 2007 FARM
19. 2007 FARM	20. 2007 FARM
21. 2007 FARM	22. 2007 FARM
23. 2007 FARM	24. 2007 FARM
25. 2007 FARM	26. 2007 FARM
27. 2007 FARM	28. 2007 FARM
29. 2007 FARM	30. 2007 FARM
31. 2007 FARM	32. 2007 FARM
33. 2007 FARM	34. 2007 FARM
35. 2007 FARM	36. 2007 FARM
37. 2007 FARM	38. 2007 FARM
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41. 2007 FARM	42. 2007 FARM
43. 2007 FARM	44. 2007 FARM
45. 2007 FARM	46. 2007 FARM
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49. 2007 FARM	50. 2007 FARM
51. 2007 FARM	52. 2007 FARM
53. 2007 FARM	54. 2007 FARM
55. 2007 FARM	56. 2007 FARM
57. 2007 FARM	58. 2007 FARM
59. 2007 FARM	60. 2007 FARM
61. 2007 FARM	62. 2007 FARM
63. 2007 FARM	64. 2007 FARM
65. 2007 FARM	66. 2007 FARM
67. 2007 FARM	68. 2007 FARM
69. 2007 FARM	70. 2007 FARM
71. 2007 FARM	72. 2007 FARM
73. 2007 FARM	74. 2007 FARM
75. 2007 FARM	76. 2007 FARM
77. 2007 FARM	78. 2007 FARM
79. 2007 FARM	80. 2007 FARM
81. 2007 FARM	82. 2007 FARM
83. 2007 FARM	84. 2007 FARM
85. 2007 FARM	86. 2007 FARM
87. 2007 FARM	88. 2007 FARM
89. 2007 FARM	90. 2007 FARM
91. 2007 FARM	92. 2007 FARM
93. 2007 FARM	94. 2007 FARM
95. 2007 FARM	96. 2007 FARM
97. 2007 FARM	98. 2007 FARM
99. 2007 FARM	100. 2007 FARM

TO: WAYNE SOUTHEAST LLC, A DELAWARE CORPORATION,
UNIVERSITY OF KENTUCKY REAL ESTATE FOUNDATION, INC.
FIDELITY NATIONAL TITLE & INSURANCE COMPANY.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY OF
THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA
ADOPTED BY ALTA AND NSPS, AND INCLUDING ITEMS 1, 2, 3, 4, 5a, 7,
10a, 10b, 10c, 10d, 10e, 10f, 10g, 10h, 10i, 10j, 10k, 10l, 10m, 10n,
10o, 10p, 10q, 10r, 10s, 10t, 10u, 10v, 10w, 10x, 10y, 10z, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 79



A TRACT OR PARCEL, CONTAINING 0.8474 ACRE OR 43,211 SQUARE FEET OF LAND, SITUATED IN THE R. WORKS LEASUE, ABSTRACT NO. 52, HARRIS COUNTY, TEXAS, BEING A PORTION OF LOT 1, IN BLOCK 1, MIRAMAR PLAZA MAP OR PLAT RECORDED UNDER FILE NO. 512138, HARRIS COUNTY MAP RECORDS (H.C.M.R.), SAID LOT 1 BEING FORMERLY DESCRIBED TO UNIVERSITY OF KENTUCKY REAL ESTATE FOUNDATION, INC. AS SHOWN ON INSTRUMENT RECORDED UNDER HARRIS COUNTY CLERK'S FILE NO. 84-0323-287122, WITH SAID 0.8474 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

[illegible]

THENCE, SOUTH 73°09'11" WEST, DEPARTING SAID WEST BOUNDARY LINE OF THE 3.3374 ACRES TRACT, WITH THE SOUTH BOUNDARY LINE OF SAID LOT 1, BEARING THE LENGTH SOUTH 73°09'11" WEST OF SAID 18.860 SQUARE FEET TRACT, A DISTANCE OF 11.6142 FEET TO A 5/8" INCH IRON ROD WITH PLASTIC CAP, STAMPED "H&A" "NET", IN SAID EAST RIGHT-OF-WAY LINE OF STATE HIGHWAY 148, FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT.

GENERAL NOTES

1. SURVEYOR DID NOT ABSTRACT SUBJECT PROPERTY. THIS SURVEY IS BASED ON THE TITLE COMMITMENT, ISSUED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, OF, NO. SA14-140041201018R, BEARING THE EFFECTIVE DATE OCTOBER 1, 2018, ISSUED OCTOBER 13, 2018 AND IS SUBJECT TO THE LIMITATIONS OF THAT COMMITMENT.
2. ALL BEARINGS SHOWN ARE BASED ON GRID NORTH OF THE TEXAS COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE.

1. THE WORD "CERTIFY" OR "CERTIFICATE" AS SHOWN AND USED HEREIN MEANS AN EXPRESSION OF PROFESSIONAL OPINION OF SURVEYOR THAT, BASED UPON THE SURVEY AND RECORD HEREON, CERTAIN DISTANCES, TOGETHER WITH THE SQUARE FOOTAGE TOTALS SHOWN HEREON ARE BASED ON THE MATHEMATICAL CLOSURE OF THE COURSES AND DISTANCES REFLECTED ON THE SURVEY. IT DOES NOT INCLUDE THE TOLERANCES THAT MAY BE PRESENT DUE TO THE POSITIONAL ACCURACY OF THE BOUNDARY MONUMENTATION.

5. WITH REGARD TO ITEM 2 OF THE ALTA TABLE "X" OPTIONAL SURVEY RESPONSIBILITIES AND SPECIFICATIONS, THE ADDRESS OF THE SUBJECT TRACT IS 11613 (BAYPORT BOULEVARD), SEABROOK, TX 77586, ACCORDING TO THE HARRIS COUNTY APPRAISAL DISTRICT (TAX ID NO. 123000010001).

7. WITH REGARD TO ITEM 18 OF THE ALTA TABLE "A" OPTIONAL: SURVEY RESPONSES, NOTES AND SPECIFICATIONS, THERE WAS NO VISIBLE EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WERE OBSERVED AT THE TIME OF SURVEY.

8. ELEVATIONS SHOWN TO THE NEAREST TENTH ARE NATURAL GROUND SURFACE ELEVATIONS AND ELEVATIONS SHOWN TO THE NEAREST HUNDREDTH ARE BOLD SURFACE ELEVATIONS.

9. UNDERGROUND UTILITIES SHOWN HEREON ARE FROM RECORD DRAWINGS OBTAINED FROM HANSEN COUNTY AND THE

ENGINEER OF RECORD HERE HAS FIELD VERIFIED WHERE POSSIBLE. THE SURVEYOR CANNOT GUARANTEE THE LOCATION OF SAID UTILITIES, EXCEPT THOSE THAT ARE OBSERVED ON THE SURFACE AT THE TIME OF THIS SURVEY.

10. SURVEYOR DID NOT PHYSICALLY ENTER MANHOLE'S, UNDERGROUND PIPE SECTORS WHERE DETERMINED BY A "MEASURE DOWN" METHOD FROM TOP OF MANHOLE RIM OR TOP OF GRATE OR TOP OF CURB AND WERE COMPARED WITH UTILITY PLANS WHERE POSSIBLE.

11. A LOCATE REQUEST WAS MADE WITH TEXAS811 TO LOCATE UNDERGROUND UTILITIES ALONG THE ROADWAY.

ADJACENT TO THE SURVEYED PROPERTY UNDER TICKET NUMBERS 267101001 AND 267101002. VISIBLE WARNINGS WERE FOUND AT THE TIME OF SURVEY. THE SURVEYOR CANNOT GUARANTEE THAT ALL UNDERGROUND UTILITIES WERE WARNED OR THE ACCURACY OF THE WARNINGS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT TESA811 OR OTHER UTILITY NOTIFICATION SERVICES FOR LOCATION OF UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION.

FLOOD STATEMENT:

ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP NO. RESTRICTIONS FOR HARPER COUNTY, TEXAS AND INCORPORATED AREAS, DATED JANUARY 8, 2017, THIS PROPERTY IS LOCATED WITHIN ZONE AS DEFINED AS "SPECIAL FLOOD HAZARD AREAS (SFHAs) SUBJECT TO FLOODING BY THE 1% ANNUAL CHANCE FLOOD (BASE FLOOD) EVALUATION DETERMINED".

TREE TABLE	
NO.	DESCRIPTION
1454	12" OAK
1475	12" OAK
1495	12" OAK
1497	12" OAK
1498	14" OAK
1499	12" OAK
1510	18" PALM
1511	12" PALM
1512	14" OAK

SITE BENCHMARK
HARRIS COUNTY FLOODPLAIN REFERENCE MARKER
NUMBER 11225 (BROOKS BRASS 0300 STAMPED 11/22/01)
LOCATED ON NORTH SIDE OF BROOKS ON NASH ROAD
(OVER CLEAR LAKE)
ELEVATION = 8.72 (NAVD83 2001 ADJ.)

T.B.M.A
BROOK INLET ON SOUTH SIDE OF A TYPE 'C' CONCRETE CURB
INLET ALONG THE EAST CURB LINE OF SUPPORT
STRUCTURE, LOCATED APPROXIMATELY 10 FEET
NORTHWEST OF THE SOUTHWEST CORNER OF THE
SUBJECT PROPERTY
ELEVATION = 11.01 (NAVD83 LEV.)

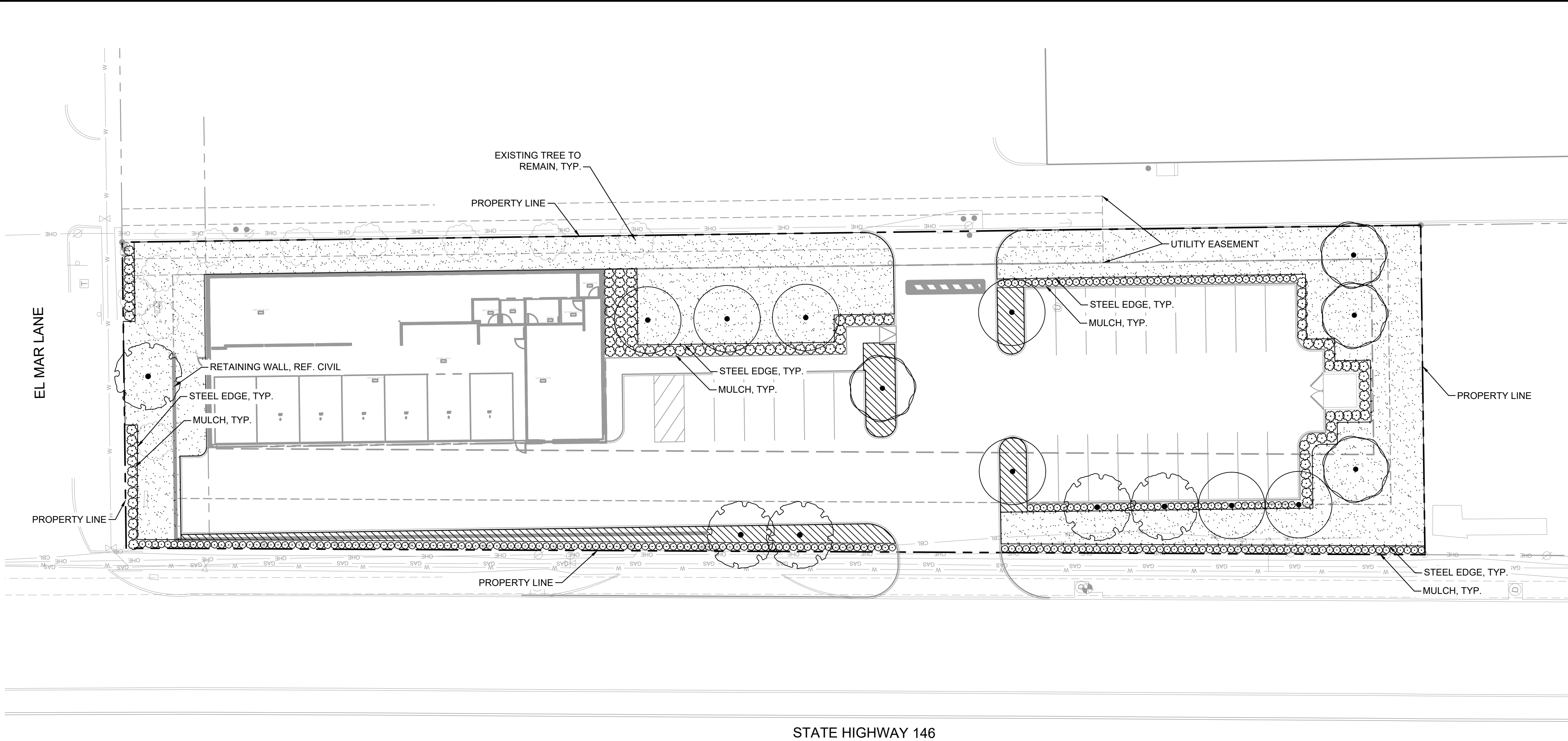
ALTA/NSPS LAND TITLE SURVEY
0.9874 ACRE / 43,011 SQ. FT.
SITUATED IN THE
R. MORRIS LEAGUE, ABSTRACT NO. 52
HARRIS COUNTY, TEXAS

Kimlev»»Horn

11700 Katy Freeway, Suite 800 Tel. No. (281) 58
Houston, Texas 77279 FIRM # 10115500

								
			11700 Katy Freeway, Suite 800 Houston, Texas 77079					
			FORM # 10115500					
			Tel. No. (281) 987-8300					
1								
No.	DATE	REVISION DESCRIPTION	Scale	Drawn by	Checked by	Date	Printed by	Sheet No.
			1"=30'	MAH	SK	Dec. 2014	0661050272	1 OF 1

Plotted By:Wavra, Madison, Sheet Set:Kha, Layout:L1.0, January 19, 2026, 1:34:52am, K:\WDL_Civil\065028722-Mavis - Seabrook\Landscaping\Production\CAD\Sheets\L-Set.dwg
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



CITY OF SEABROOK - LANDSCAPE REQUIREMENTS

PARKING LANDSCAPING

A MINIMUM OF 10% OF THE GROSS PARKING AREAS SHALL BE DEVOTED TO LANDSCAPING
6,830 SF GROSS PARKING AREA X .10 = 683 SF LANDSCAPED AREA

THERE SHALL BE ONE TREE PLANTED FOR EACH 400 SF OF OF REQUIRED INTERIOR LANDSCAPE AREA

683 SF REQUIRED LANDSCAPED AREA / 400 = 1.7 TREES

EACH PARKING ISLAND SHALL CONTAIN AT LEAST 1 TREE.

PERIMETER LANDSCAPING

LANDSCAPE AREAS SHALL CONTAIN AT LEAST ONE TREE FOR EACH 50 LINEAR FEET OF PERIMETER LENGTH

970 LF / 50 = 19.4 TREES

15' LANDSCAPE BUFFER REQUIRED ALONG PUBLIC ROW

SCREEN HEDGE OR LANDSCAPE BARRIER REQUIRED AT ALL LANDSCAPE PARKING LOT EDGES

INTERIOR LANDSCAPING

SHRUBS MAY BE USED TO COVER ALL OPEN GROUND WITHIN 10' OF BUILDINGS OR PAVING

NO SHRUBS ALLOWED IN THE 3-6 FT VISIBILITY ZONE AT DRIVEWAYS/INTERSECTIONS

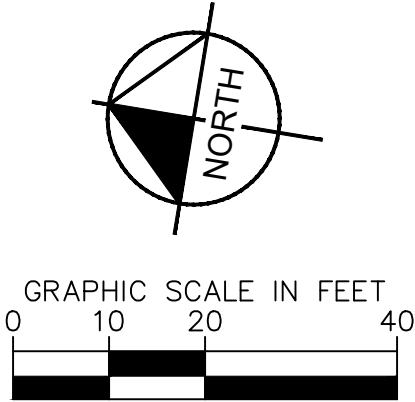
REQUIRED

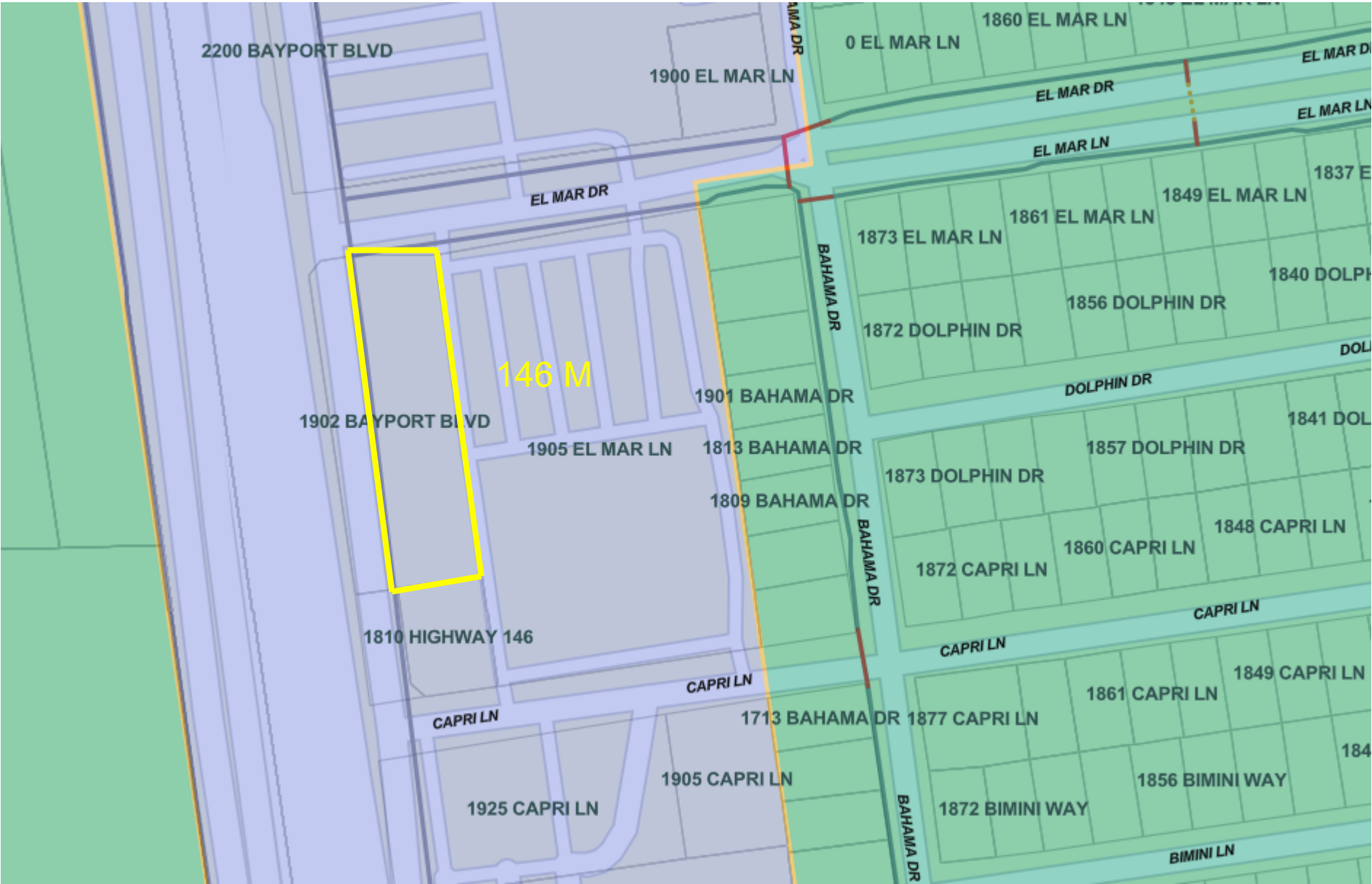
683 SF	1,949 SF
2 TREES	2 TREES
4 TREES	4 TREES
20 TREES	10 EXISTING TREES 10 PROPOSED TREES
YES	YES
YES	YES
YES	YES

PROVIDED

PLANT SCHEDULE

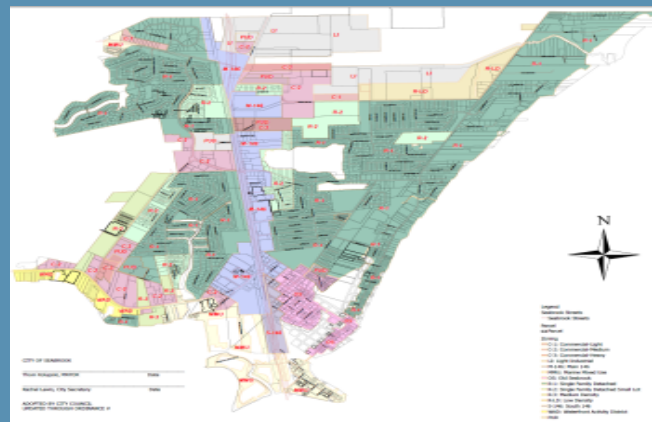
SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER SIZE	SIZE	HEIGHT AND SPREAD	REMARKS
SHADE TREES								
	AE	5	ULMUS AMERICANA	AMERICAN ELM	45 GALLON MIN.	3" CAL	12'-14' H X 4'-6" W	SINGLE STRAIGHT TRUNK, FULL AND MATCHING
	PO	4	QUERCUS STELLATA	POST OAK	45 GALLON MIN.	3" CAL	12'-14' H X 4'-6" W	SINGLE STRAIGHT TRUNK, FULL AND MATCHING
	QS	7	QUERCUS SHUMARDII	SHUMARD OAK	45 GALLON MIN.	3" CAL	12'-14' H X 4'-6" W	SINGLE STRAIGHT TRUNK, FULL AND MATCHING
SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	SPACING	SIZE	REMARKS
SHRUBS								
	1	249	SHRUB 1	SHRUB 1	5 GAL	24" H X 24" W	36" O.C.	FULL AND MATCHING
	2	111	SHRUB 2	SHRUB 2	5 GAL	24" H X 24" W	36" O.C.	FULL AND MATCHING
SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER SIZE	SIZE	SPACING	REMARKS
GROUND COVERS								
	GC	634	GROUND COVER 1	GROUND COVER 1	1 GAL	18" H X 18" W	18" O.C.	TRIANGULAR SPACING, FULL AND MATCHING
SOD / SEED								
	SOD	10,556 SF	CYNODON DACTYLON	BERMUDA GRASS	SOD			SOLID SOD, ROLLED TIGHT WITH SAND FILLED JOINTS, 100% WEED, DISEASE, AND PEST FREE
NOTE: PLANT QUANTITIES ARE PROVIDED FOR CONVENIENCE ONLY. IN THE CASE OF A DISCREPANCY, THE DRAWING SHALL TAKE PRECEDENCE.								
NOTE: PLANTS ARE SPECIFIED BY HEIGHT AND SPREAD, NOT CONTAINER SIZE. ALL PLANTINGS ARE EXPECTED TO MEET ALL SPECIFICATIONS PROVIDED.								

<



City of Seabrook Planning & Zoning Commission

March 19, 2026

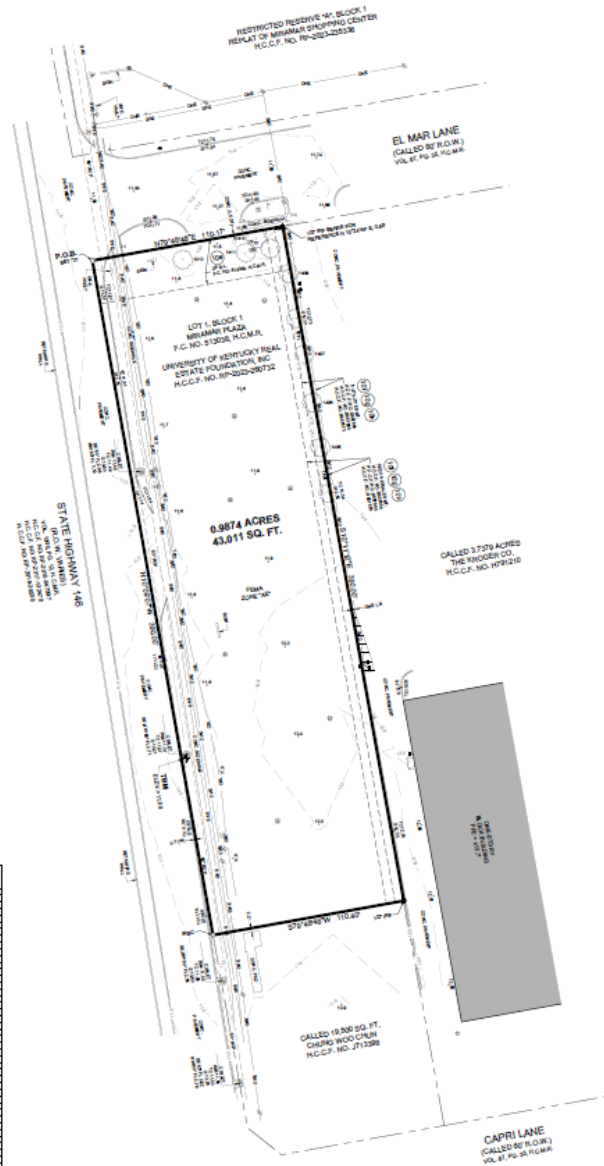




Location Aerial



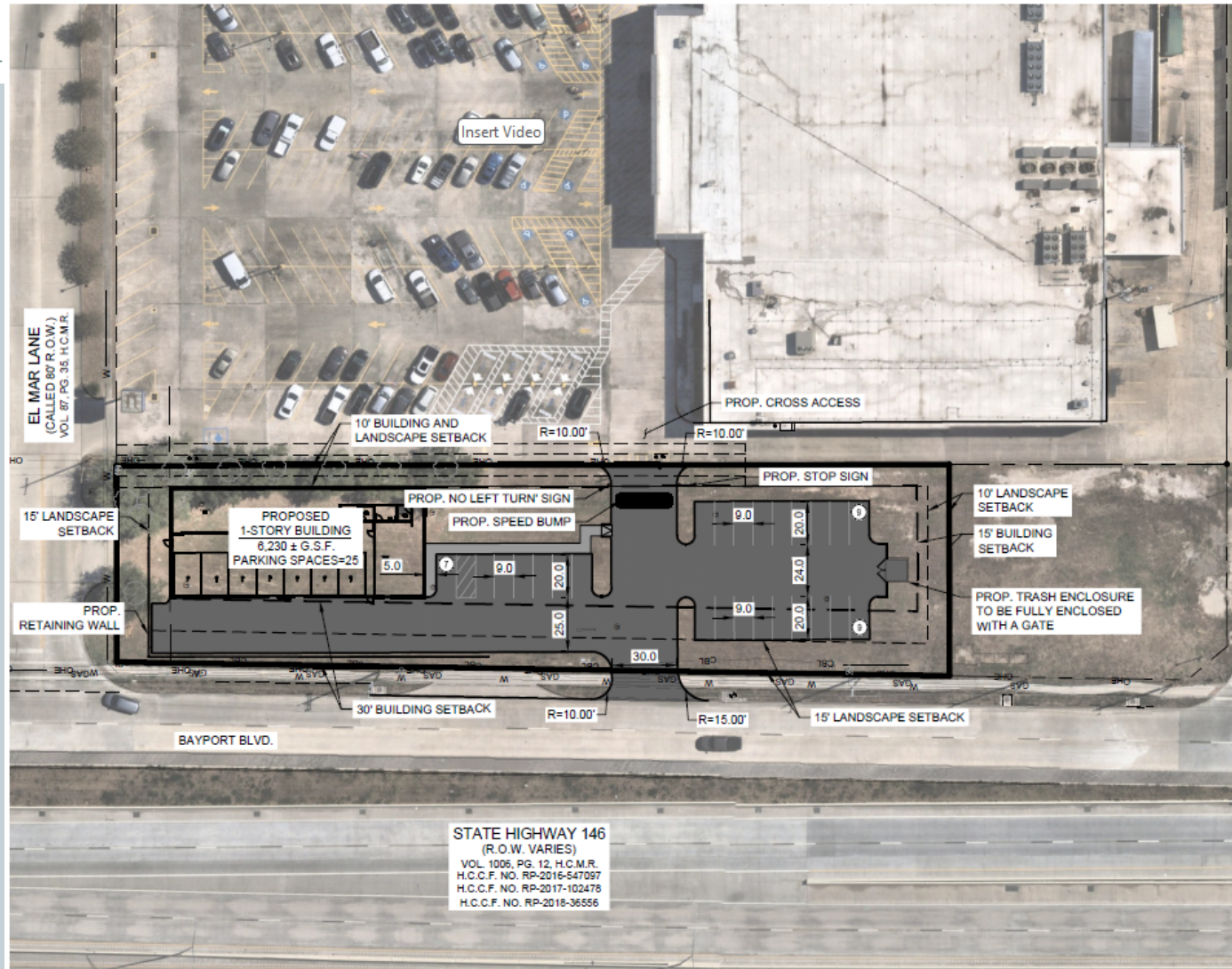
Survey of the Property



LEGEND	
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Layout Exhibit





Questions?

**PUBLIC HEARING NOTICE
SEABROOK PLANNING & ZONING COMMISSION
THURSDAY, MARCH 19, 2026 – 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, MARCH 19, 2026, AT 6:00 P.M.** IN SEABROOK CITY HALL, 1700 FIRST STREET, SEABROOK, TEXAS, 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 IS 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 HEARINGS

Conduct a public hearing on a request for a Conditional Use Permit to establish a “Vape Shop” at 2900 E. Nasa Parkway Ste 280, Seabrook, TX 77586 as per the Seabrook City Code, Appendix A, Comprehensive Zoning, Article 4, “Special Use Regulations,” Section 4.11, “Conditional use permit criteria and procedures.”

CERTIFICATE

I certify that this notice was posted on the bulletin board at Seabrook City Hall on or before 5:00 p.m., Wednesday, February 18, 2026, and that it will remain posted until after completion of the hearing.

/s/ Ranya Botros, Administrative Assistant



Phlower Pharma

As a locally owned business established in 2024 in Seabrook, Texas, we take pride in offering premium products backed by transparency, quality, and care. Whether you're a seasoned enthusiast or new to hemp, our knowledgeable team is here to guide you toward the perfect product for your needs.





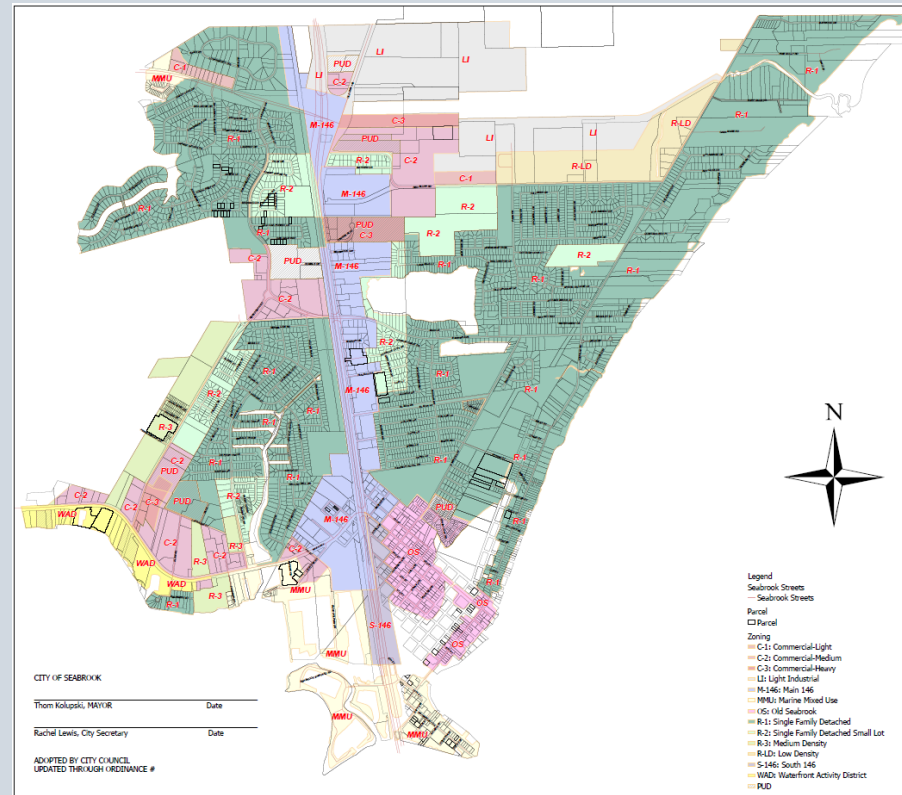


Conditional Use Permit Request “Vape Shop Use” Phlower Pharma, 2900 E. Nasa Parkway Ste 280



Planning and Zoning Commission Meeting

March 19, 2026



Request



The owner of Phlower Pharma LLC is requesting a Conditional Use Permit (CUP) to operate a Vape Shop at 2900 E. NASA Parkway, Suite 280. The business is currently operating at this location and presently engages in the retail sale of Cannabidiol (CBD) products.

The property is located within the C-2 Medium Commercial Zoning District, where a Vape Shop use is only permissible with the approval of a Conditional Use Permit.

The business has been serving the Seabrook community at this location for approximately two years. According to the owner, the community has been welcoming and supportive of their existing

product line, and the business is grateful for the opportunity to employ local residents.

The owner states that it is their goal to continue expanding their product offerings in order to grow with industry trends and remain competitive with larger chain retailers.

To that end, the applicant is requesting approval to add electronic nicotine vape products (e-nicotine vapes) to their list of permitted items for sale.

Site Location

2900 E. Nasa Parkway Ste 280



Photo of Location





Surrounding Uses

1. Athena's Corner – Greek American Restaurant
2. Seabrook House of Flowers
3. Phlower Pharma CBD Sales
4. AJ Massage
5. Clinica Hispana (Medical Clinic)
6. Iguanas Ranas Mexican Cantina
7. Wong Chef Chinese Restaurant
8. Bushi Ban
9. Nails 2 (Nail Salon)

Photos of Current Operation



Photos of Current Operation



Photos of Current Operation



Questions?

**PUBLIC HEARING NOTICE
SEABROOK PLANNING & ZONING COMMISSION
THURSDAY, MARCH 19, 2026 – 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, MARCH 19, 2026, 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 Final Plat of Lake Mija Village Sections 4 containing 51 Lots, 3 Blocks and 4 Reserves.**

A SUBDIVISION OF 12.364 ACRES (538,559 SQ. FT.) OF LAND SITUATED IN THE RITSON MORRIS SURVEY, ABSTRACT NO. 52, CITY OF SEABROOK, HARRIS COUNTY, TEXAS AND ALSO BEING A PARTIAL REPLAT 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 51 LOTS, 3 BLOCKS AND 4 RESERVES.

Legal Description:

BEING A 12.364 ACRES (538,559 SQ. FT.) OF LAND SITUATED IN THE RITSON MORRIS SURVEY, ABSTRACT NO. 52, CITY OF SEABROOK, HARRIS COUNTY, TEXAS AND ALSO BEING A PARTIAL REPLAT 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.

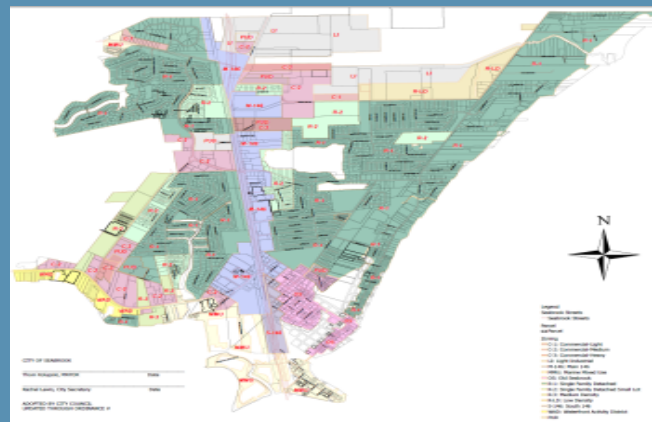
CERTIFICATE

I certify that this notice was posted on the bulletin board at Seabrook City Hall on Wednesday, February 18, 2026, on or before 5:00 p.m. and that it will remain posted until completion of the hearing.

/s/ Ranya Botros
Administrative Assistant

City of Seabrook Planning & Zoning Commission

March 19, 2026



Location/Zoning Map

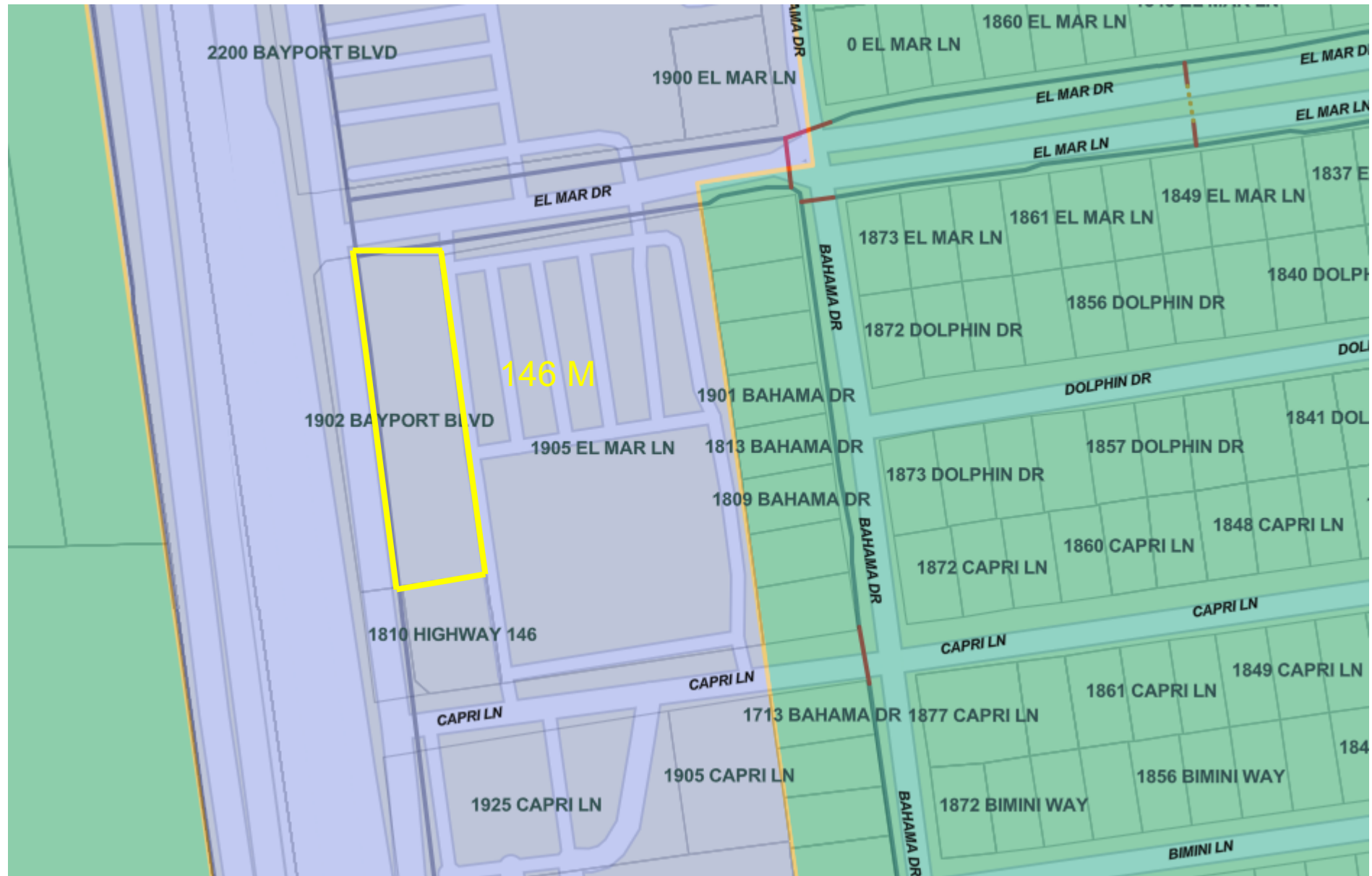








Questions?



SEABROOK TX LAYOUT EXHIBIT

MAVIS DISCOUNT TIRE, SEABROOK, TX
1902 BAYPORT BLVD., SEABROOK, TX

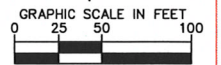
DEVELOPMENT SUMMARY

Parcel Size	0.8542 AC
Zoning	148-M S.H. 146 Main
Parking Requirement	21
Proposed Spaces	25
Front Building Setback	30'
Side Building Setback	10' (standard); 15' (corner lot)
Rear Building Setback	10'
Front Landscape Buffer	15'
Side Landscape Buffer	10'
Rear Landscape Buffer	10'

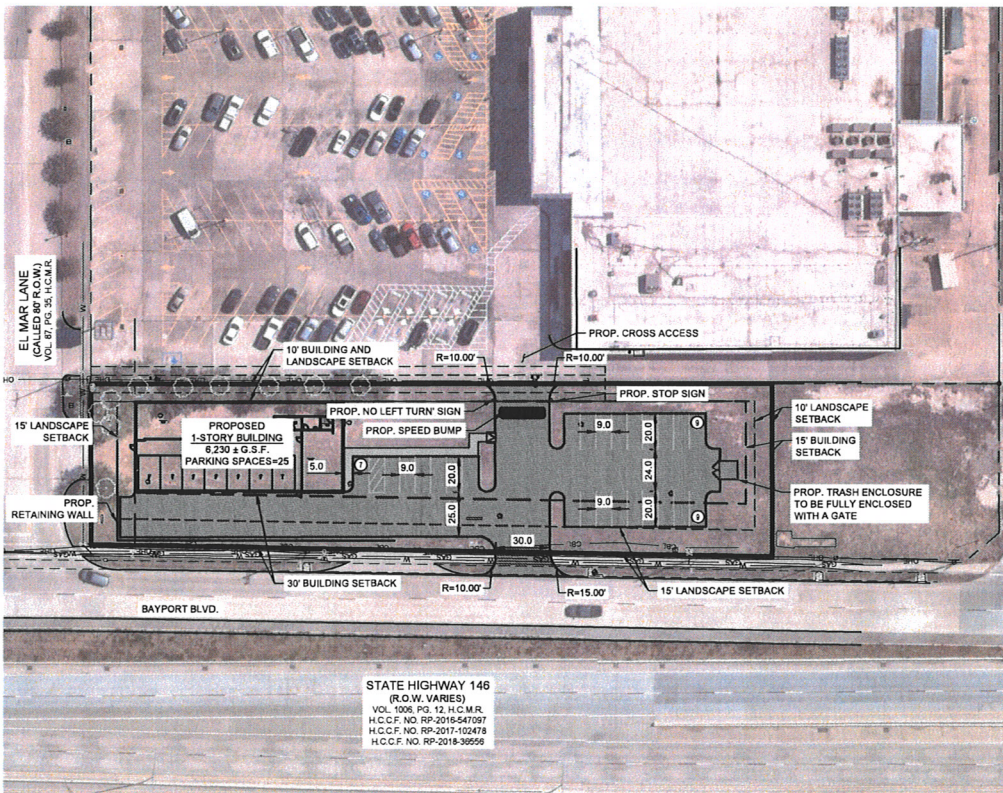
CONCEPT PLAN NOTES

1. This concept was prepared strictly and solely based upon information identified in the plan references.
2. The concept represented herein identifies a design concept resulting solely from layout preferences and guidance dictated and identified solely by the client. The feasibility with respect to obtaining local, county, state, and other applicable approvals is not warranted, and can only be assessed after further examination and verification of applicable requirements and the procurement of all necessary jurisdictional approvals.
3. This conceptual plan is prepared for conceptual presentation purposes, only, and is not intended to and should not be utilized as a zoning and construction document.
4. The existing conditions shown hereon are based upon information that was supplied to the engineer by the owner and others not under engineer's control, at the time of plan preparation and may be subject to change upon performance of additional due diligence and/or field survey.
5. It is strongly recommended that a zoning conformance analysis be performed to determine and evaluate if there are any restrictions and/or zoning issues, concerns or restrictions that may or could impact the feasibility of this project as the owner has described it.

OVERALL SITE



PREPARED FOR: Mavis Discount Tire
PREPARED BY: Kimley-Horn



LEGEND	
---	PROPERTY LINE
---	ADJACENT PROPERTY
---	BUILDING SETBACK
---	LANDSCAPE BUFFER



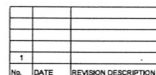
15K. SUBJECT TO ALL BUILDING SET-BACK LINES, DRAINAGE EASEMENTS, SANITARY SEWER EASEMENTS, STORM SEWER EASEMENT, WATER LINE EASEMENT, UTILITY EASEMENTS, ETC., AS SHOWN ON THE RECORDED MAP RECORDED IN VOL. 181, PAGE 38 AND AT PLM CODE NO. 81939 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS, DOES AFFECT AS AN EASEMENT.

- [illegible]

ABBREVIATIONS	
BIOC	BIRCHMOUNT ROAD "HAWAIIAN" CAP SET
BIOC	BRON ROD WITH CAP FOUND
PHB	PHASE SET
PHF	PHASE FOUND
BIF	BRON ROD FOUND
BFI	BRON ROD FOUND
IC	"IC" OUT IN CONCRETE SET
IC	"IC" OUT IN CONCRETE FOUND
P.B.	POINT OF BEGINNING
P.C.	POINT OF COMMENCING
H.C.F.	HARRIS COUNTY CLERK'S FILE
H.C.R.	HARRIS COUNTY ROAD RECORDS
H.C.R.	HARRIS COUNTY DEED RECORDS
P.C.	PLAT
VOL	VOL. LINE
PL	PLATE
R.O.	RIGHT-OF-WAY
SQ. FT.	SQUARE FEET
UL	UTILITY LINE
U.S.	UTILITY AGREEMENT

[illegible][illegible]

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY OF THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA, ADOPTED BY ALTA AND NSRP, AND INCLUDING ITEMS 1, 2, 3, 4, 6, 7, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 83



A TRACT OR PARCEL, CONTAINING 0.8474 ACRES OR 43,211 SQUARE FEET OF LAND, SITUATED IN THE R. WORKS LEASUE, ABSTRACT NO. 52, HARRIS COUNTY, TEXAS, BEING A PORTION OF LOT 1, IN BLOCK 1, WIMAMOR PLAZA MAP OR PLAT RECORDED UNDER PLM CODE NO. 213038, HARRIS COUNTY MAP RECORDS (H.C.M.R.) 42, LOT 1 BEING FORMERLY DESCRIBED TO UNIVERSITY OF KENTUCKY REAL ESTATE FOUNDATION, INC. AS SHOWN ON ENTIREMENT RECORDED UNDER HARRIS COUNTY CLERK'S FILE (S.C.F.F.) NO. RP-2025-281712, WITH SAID 0.8474 ACRES TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

[illegible]

THENCE, SOUTH 79°09'01" WEST, DEPARTING SAID WEST BOUNDARY LINE OF THE 3.7379 ACRES TRACT, WITH THE SOUTH BOUNDARY LINE OF SAID LOT 1, SAKS BEGINS THE NORTH BOUNDARY LINE OF SAID 18.800 SQUARE FEET TRACT, A DISTANCE OF 115.41 FEET TO A BRASS NAIL ON WALL WITH PLASTIC CAP STAMPED "04" 1" SET, IN SAID EAST RIGHT-OF-WAY LINE OF STATE HIGHWAY 148, FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT,

THENCE, NORTH 12°00' WEST, DEPARTING SAID SOUTH BOUNDARY LINE OF LOT 1 AND SAID NORTH BOUNDARY LINE OF THE 14.803 SQUARE FEET TRACT, WITH SAID EAST RIGHT-OF-WAY LINE OF STATE HIGHWAY 146, OVER AND ACROSS SAID LOT 1, A DISTANCE OF 260.36 FEET TO THE POINT OF BEGINNING AND CONTAINING 43,311 SQUARE FEET OR 0.9764 ACRES OF LAND.

1. SURVEYOR DID NOT ABSTRACT SUBJECT PROPERTY. THIS SURVEY IS BASED ON THE TITLE COMMITMENT, ISSUED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, OF, NO. 541-1430041201018R, BEARING THE EFFECTIVE DATE OCTOBER 2, 2021, ENCLOSED OCTOBER 13, 2028 AND IS SUBJECT TO THE LIMITATIONS OF THAT COMMITMENT.

4. THE WORD "CERTIFY" OR "CERTIFICATE" AS SHOWN AND USED HEREON MEANS AN EXPRESSION OF PROFESSIONAL

- [illegible]

ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP NO. 48193C0301M FOR HARRIS COUNTY, TEXAS AND INCORPORATED AREAS, DATED JANUARY 8, 2011, THIS PROPERTY IS LOCATED WITHIN ZONE AE DEFINED AS "SPECIAL FLOOD HAZARD AREAS (SFHAs) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD (BASE FLOOD) OF A 100-YEAR DETERMINATION."

TREE TABLE	
NO.	DESCRIPTION
1404	1 1/2" OAK
1405	1 1/2" OAK
1407	1 1/2" OAK
1408	1 1/2" OAK
1409	1 1/2" OAK
1410	1 1/2" OAK
1411	1 1/2" PALM
1412	1 1/2" OAK
1413	1 1/2" PALM

SITE BENCHMARK
HARRIS COUNTY FLOODPLAIN REFERENCE MARKER
NUMBER 212236 (BRASS DISC STAMPED 212236)
LOCATED ON NORTH SIDE OF BRIDGE ON NASH ROAD
(OVER CLEAR LAKE)
ELEVATION = 8.72 (NAD83, 2011 ADJ.)

T.B.M.A
PIKUP OUT IN SOUTH SIDE OF A TYPE C CONCRETE CURB
INLET ALONG THE EAST CURB LINE OF SHARPOFF
BOULEVARD, LOCATED APPROXIMATELY 102 FEET
NORTHWEST OF THE SOUTHWEST CORNER OF THE
SUBJECT PROPERTY
ELEVATION = 11.06 (NAD83, LEV.)

ALTA/NSPS LAND TITLE SURVEY
0.9874 ACRE / 43,011 SQ. FT.
SITUATED IN THE
R. MORRIS LEAGUE, ABSTRACT NO. 52
HARRIS COUNTY, TEXAS

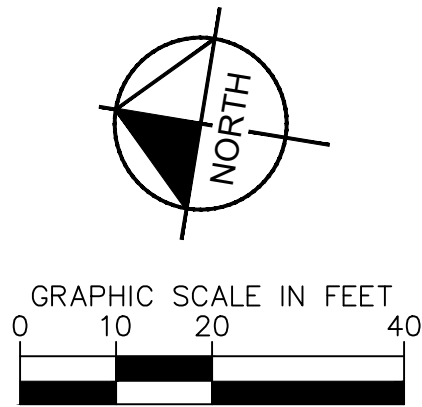
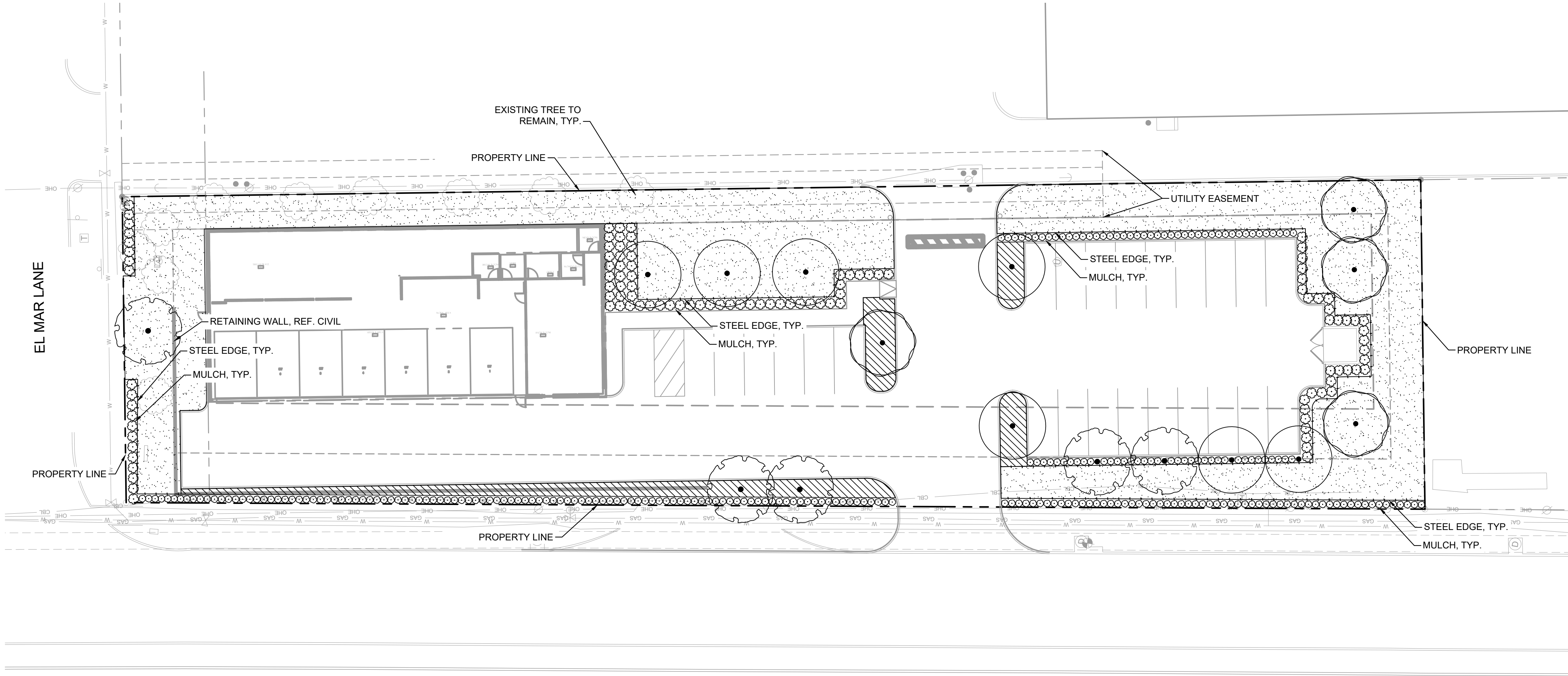
Kimley»»Horn

Scale	Drawn by	Checked by	Date	Project No.
1" = 30'	1000	100	10-10-00	1000000

1		
No.	DATE	REVISION DESCRIPTION

Plotted By:Wavra, Madison, Sheet Set:Kha, Layout:L1.0, January 19, 2026, 1:34:52am, K:\WDL_Civil\065028722-Mavis - Seabrook\Landscaping\Production\CAD\Sheets\L-Set.dwg
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EL MAR LANE



CITY OF SEABROOK - LANDSCAPE REQUIREMENTS

PARKING LANDSCAPING

A MINIMUM OF 10% OF THE GROSS PARKING AREAS SHALL BE DEVOTED TO LANDSCAPING
6,830 SF GROSS PARKING AREA X .10 = 683 SF LANDSCAPED AREA

THERE SHALL BE ONE TREE PLANTED FOR EACH 400 SF OF OF REQUIRED INTERIOR LANDSCAPE AREA

683 SF REQUIRED LANDSCAPED AREA / 400 = 1.7 TREES

EACH PARKING ISLAND SHALL CONTAIN AT LEAST 1 TREE.

PERIMETER LANDSCAPING

LANDSCAPE AREAS SHALL CONTAIN AT LEAST ONE TREE FOR EACH 50 LINEAR FEET OF PERIMETER LENGTH

970 LF / 50 = 19.4 TREES

15' LANDSCAPE BUFFER REQUIRED ALONG PUBLIC ROW

SCREEN HEDGE OR LANDSCAPE BARRIER REQUIRED AT ALL LANDSCAPE PARKING LOT EDGES

INTERIOR LANDSCAPING

SHRUBS MAY BE USED TO COVER ALL OPEN GROUND WITHIN 10' OF BUILDINGS OR PAVING

NO SHRUBS ALLOWED IN THE 3-6 FT VISIBILITY ZONE AT DRIVEWAYS/INTERSECTIONS

REQUIRED

683 SF

2 TREES

4 TREES

20 TREES

YES

YES

YES

YES

PROVIDED

1,949 SF

2 TREES

4 TREES

10 EXISTING TREES
10 PROPOSED TREES

YES

YES

YES

YES

PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER SIZE	SIZE	HEIGHT AND SPREAD	REMARKS
SHADE TREES								
	AE	5	ULMUS AMERICANA	AMERICAN ELM	45 GALLON MIN.	3" CAL	12'-14' H X 4'-6" W	SINGLE STRAIGHT TRUNK, FULL AND MATCHING
	PO	4	QUERCUS STELLATA	POST OAK	45 GALLON MIN.	3" CAL	12'-14' H X 4'-6" W	SINGLE STRAIGHT TRUNK, FULL AND MATCHING
	QS	7	QUERCUS SHUMARDII	SHUMARD OAK	45 GALLON MIN.	3" CAL	12'-14' H X 4'-6" W	SINGLE STRAIGHT TRUNK, FULL AND MATCHING
SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	SPACING	SIZE	REMARKS
SHRUBS								
	1	249	SHRUB 1	SHRUB 1	5 GAL	24" H X 24" W	36" O.C.	FULL AND MATCHING
	2	111	SHRUB 2	SHRUB 2	5 GAL	24" H X 24" W	36" O.C.	FULL AND MATCHING
SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER SIZE	SIZE	SPACING	REMARKS
GROUND COVERS								
	GC	634	GROUND COVER 1	GROUND COVER 1	1 GAL	18" H X 18" W	18" O.C.	TRIANGULAR SPACING, FULL AND MATCHING
SOD / SEED								
	SOD	10,556 SF	CYNODON DACTYLON	BERMUDA GRASS	SOD			SOLID SOD, ROLLED TIGHT WITH SAND FILLED JOINTS, 100% WEED, DISEASE, AND PEST FREE

NOTE: PLANT QUANTITIES ARE PROVIDED FOR CONVENIENCE ONLY. IN THE CASE OF A DISCREPANCY, THE DRAWING SHALL TAKE PRECEDENCE.

NOTE: PLANTS ARE SPECIFIED BY HEIGHT AND SPREAD, NOT CONTAINER SIZE. ALL PLANTINGS ARE EXPECTED TO MEET ALL SPECIFICATIONS PROVIDED.

Kimley»Horn

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11700 KATY FREEWAY, SUITE 800, HOUSTON, TX 77079
PHONE: 281-597-9300
WWW.KIMLEY-HORN.COM
TBP# FIRM REGISTRATION F-328

DESIGN INTENT ONLY
FOR REVIEW ONLY
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Kimley»Horn
P.L.A. SHANNON E. MUNDY
L.A. No. 3543 Date JAN 2026

KHA PROJECT	DATE	SCALE	DESIGNED BY	DRAWN BY	CHECKED BY
065028722	1/19/2026	AS SHOWN	MNW	DCP	SEM

LANDSCAPE PLAN

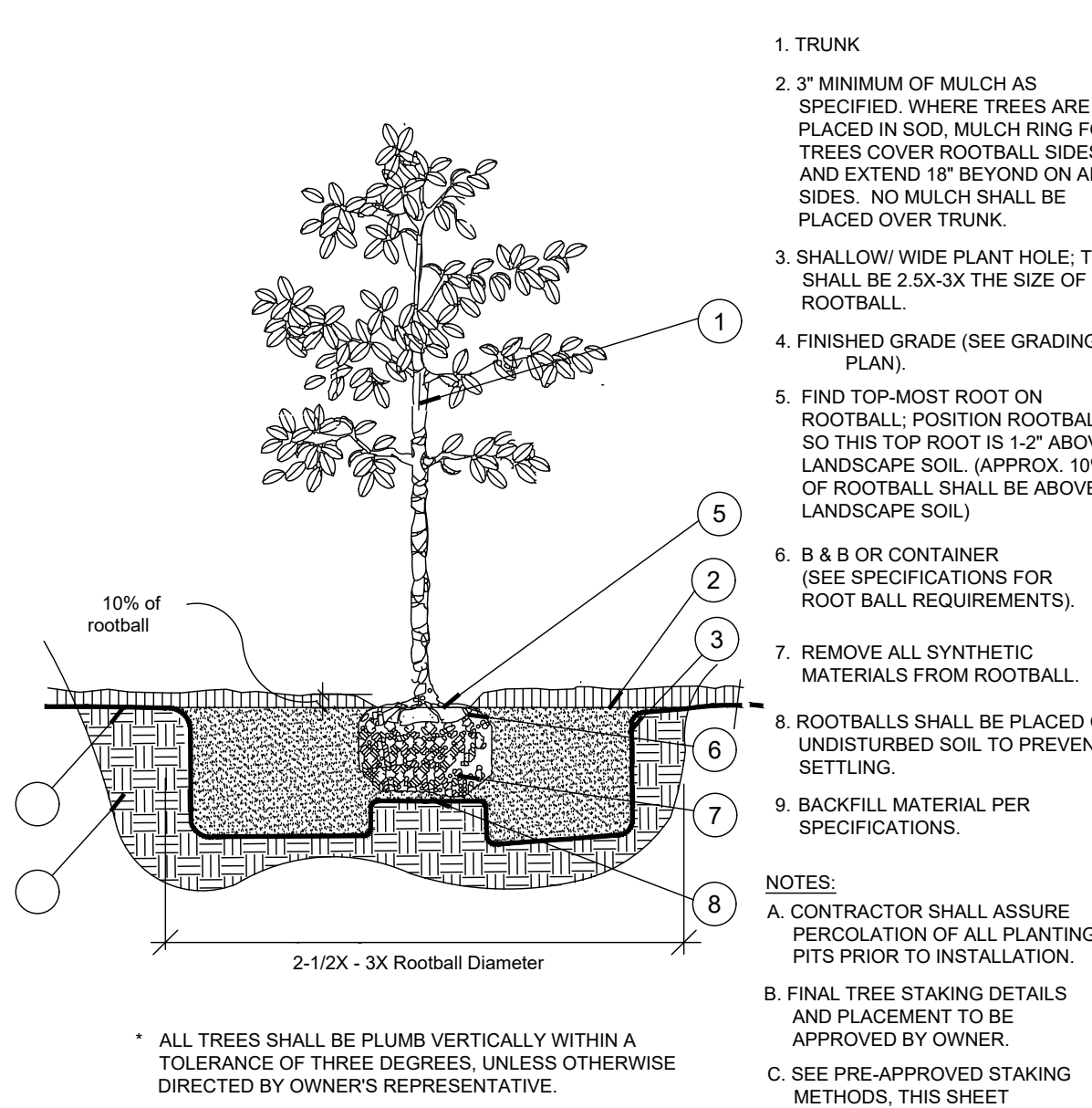
MAVIS SEABROOK
PREPARED FOR
MAVIS TIRE SUPPLY, LLC.

FORT BEND COUNTY

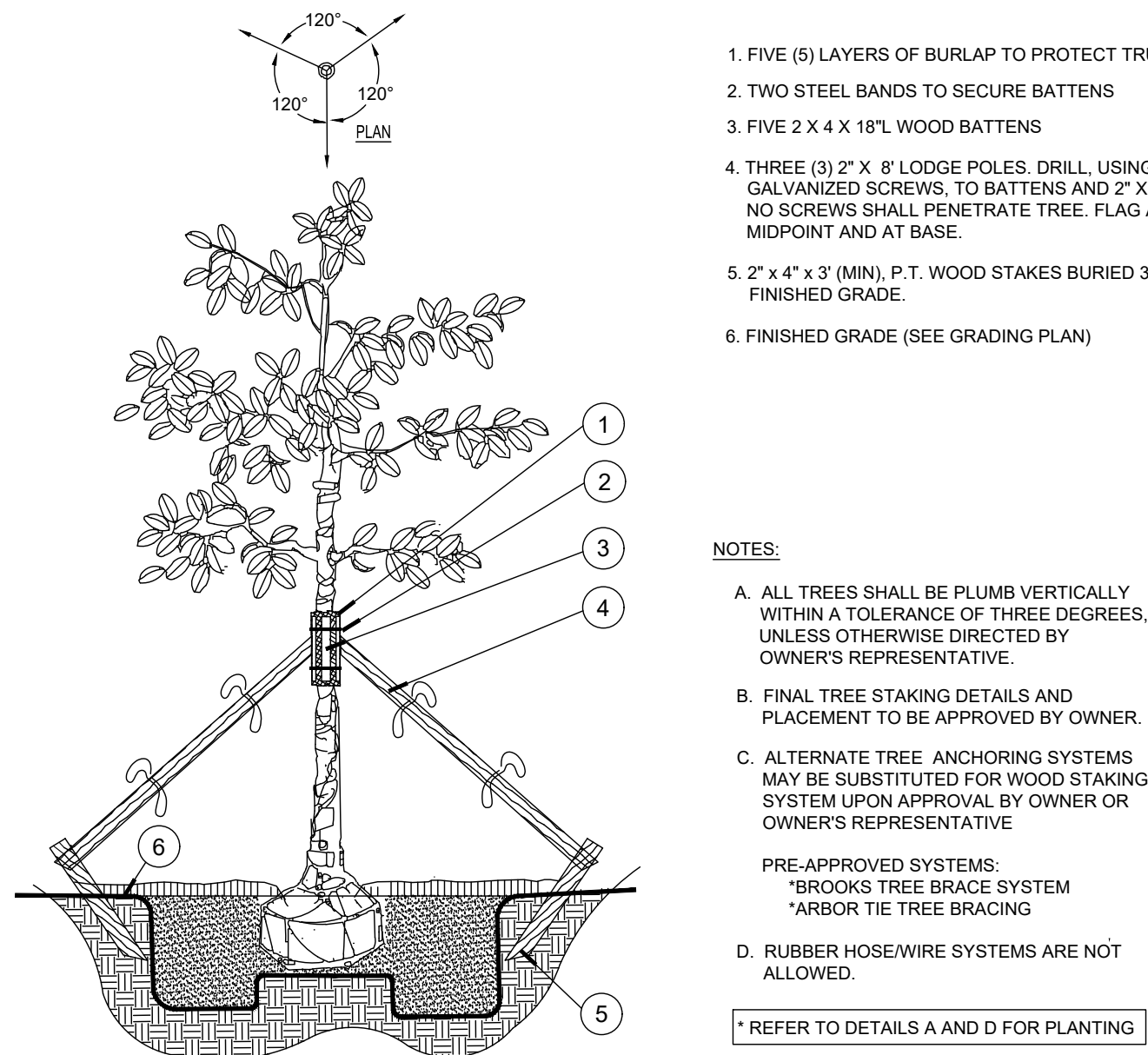
SHEET NUMBER
L1.0

BY	DATE
No.	REVISIONS

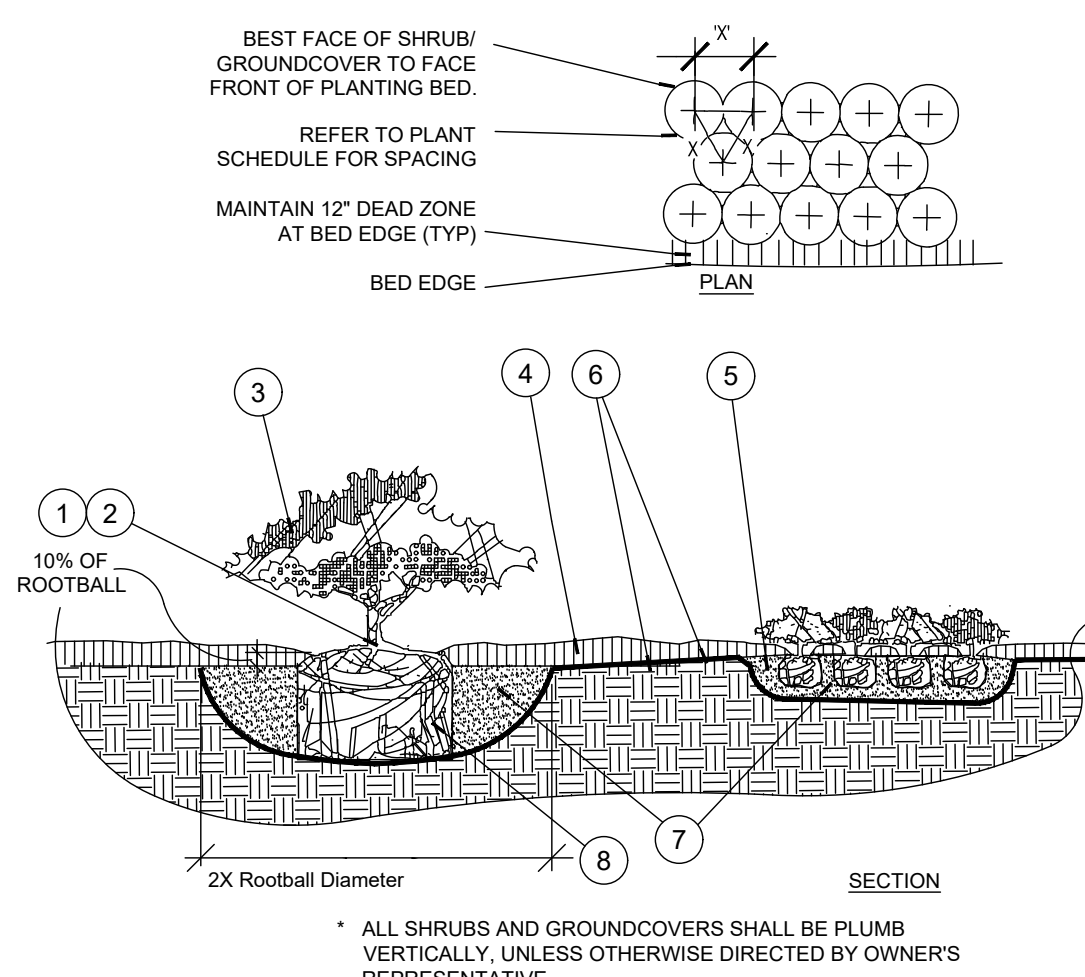
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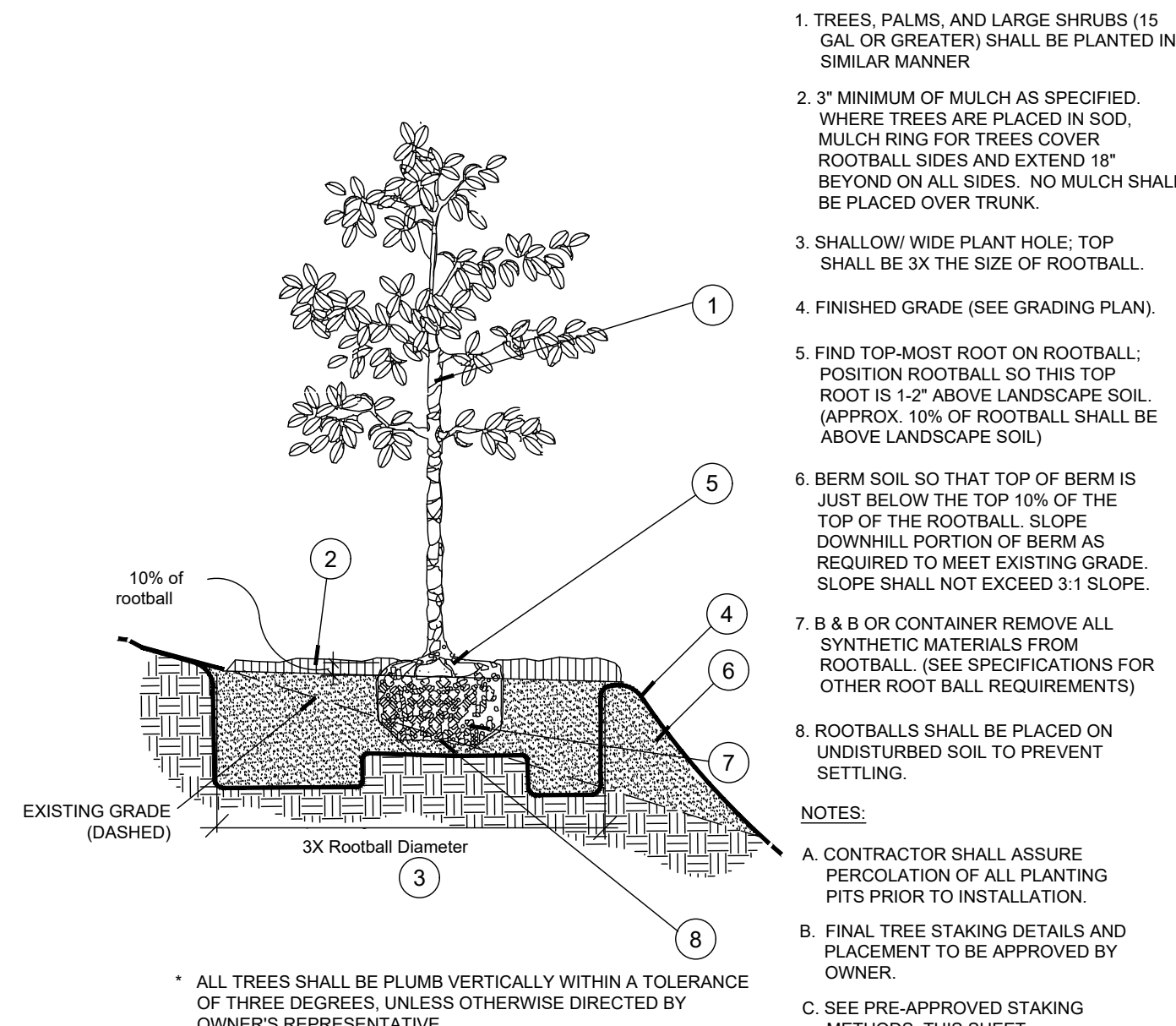
A Tree Planting
SECTION N.T.S.



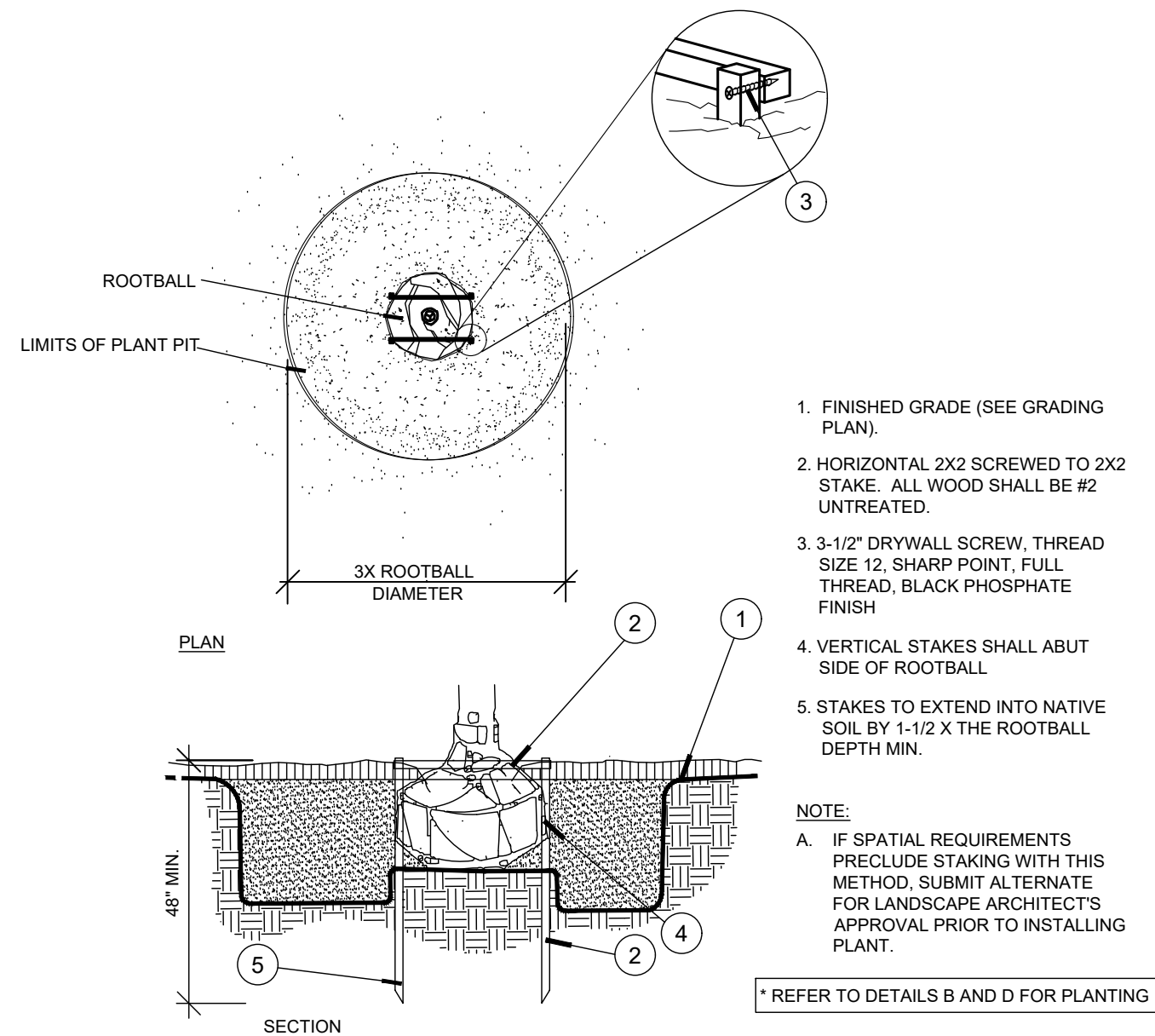
B Large Tree Staking - 100 Gal + or B&B 4" +
SECTION N.T.S.



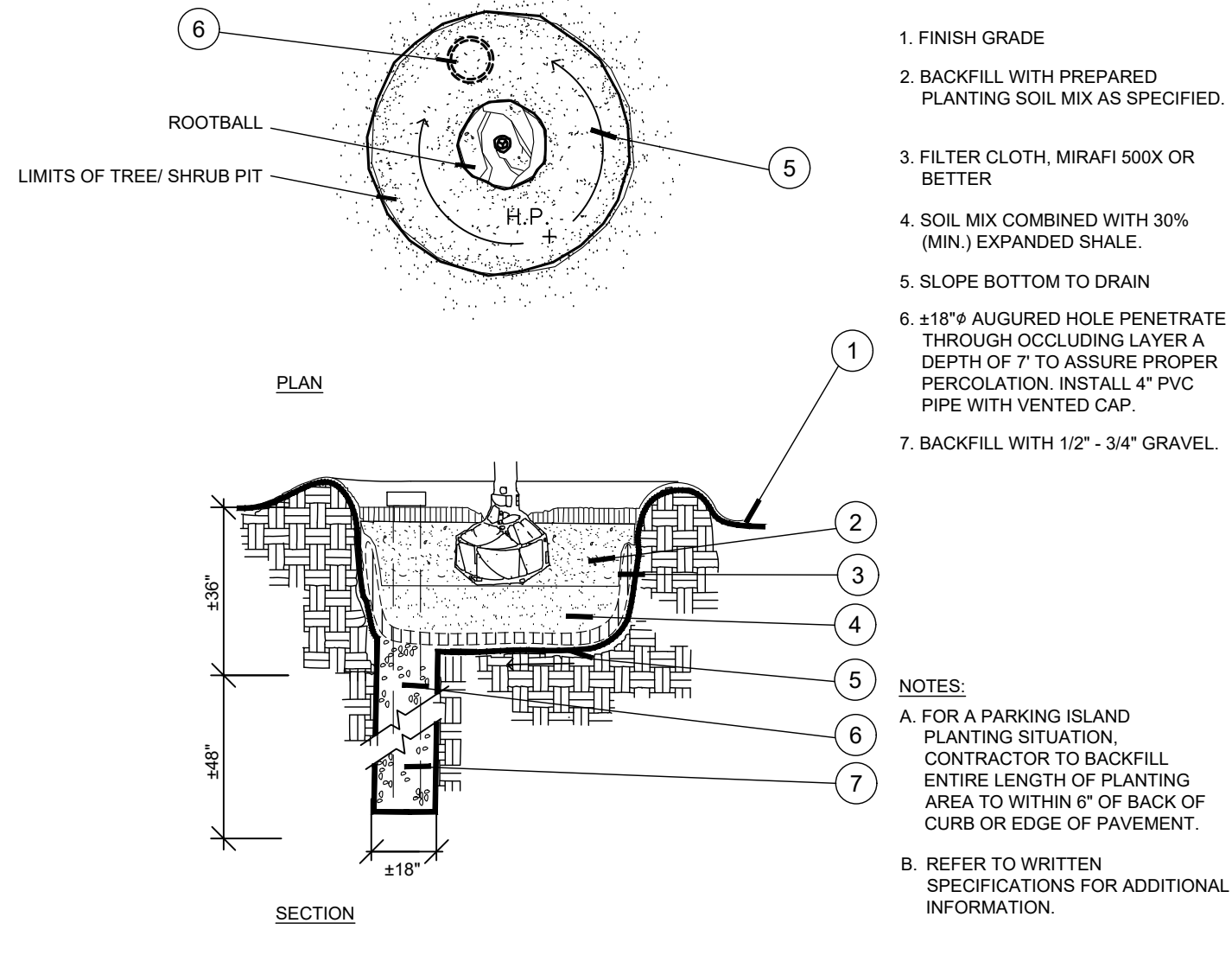
C Shrub / Groundcover Planting
PLAN / SECTION N.T.S.



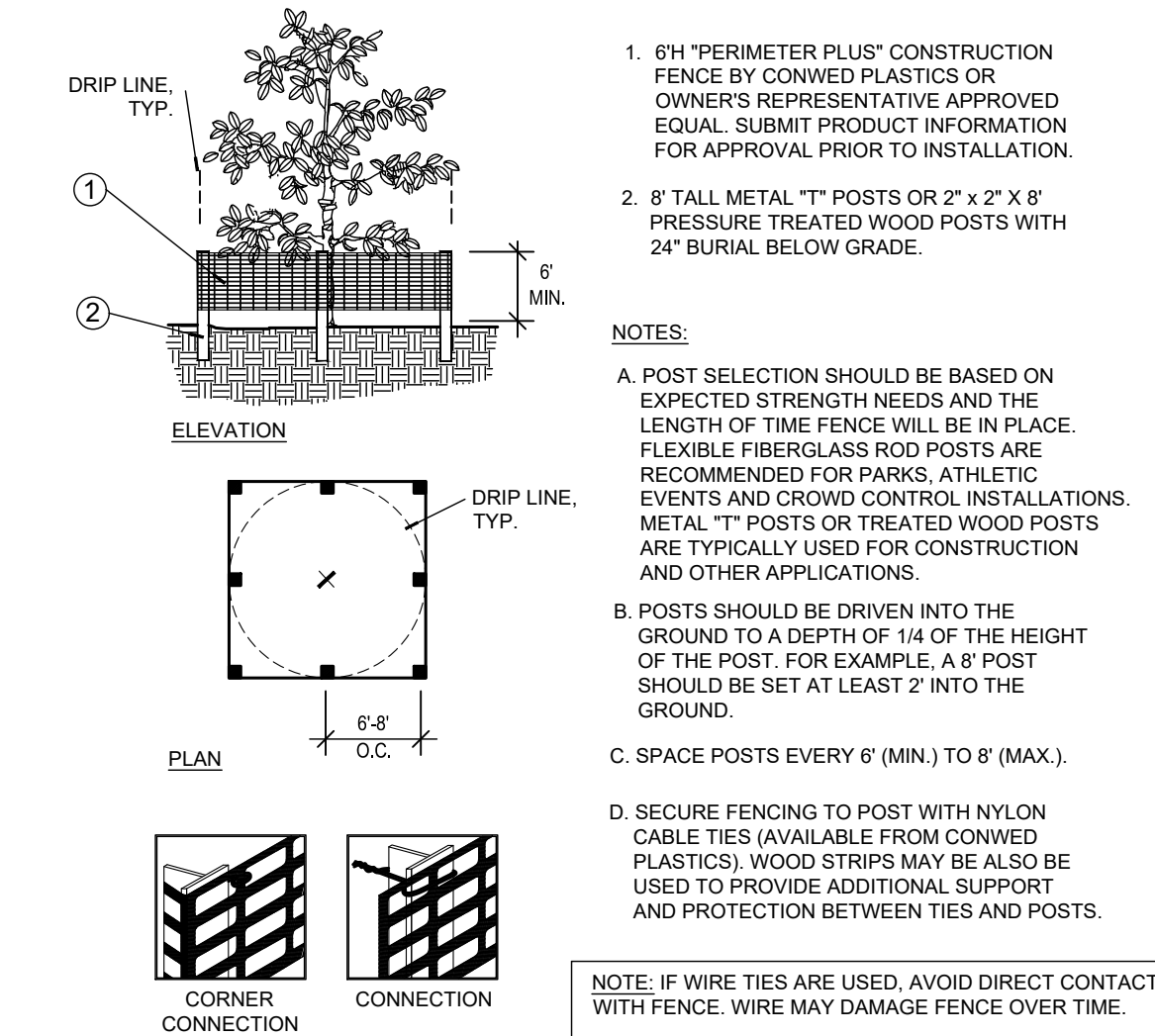
D Planting on a Slope
PLAN / SECTION N.T.S.



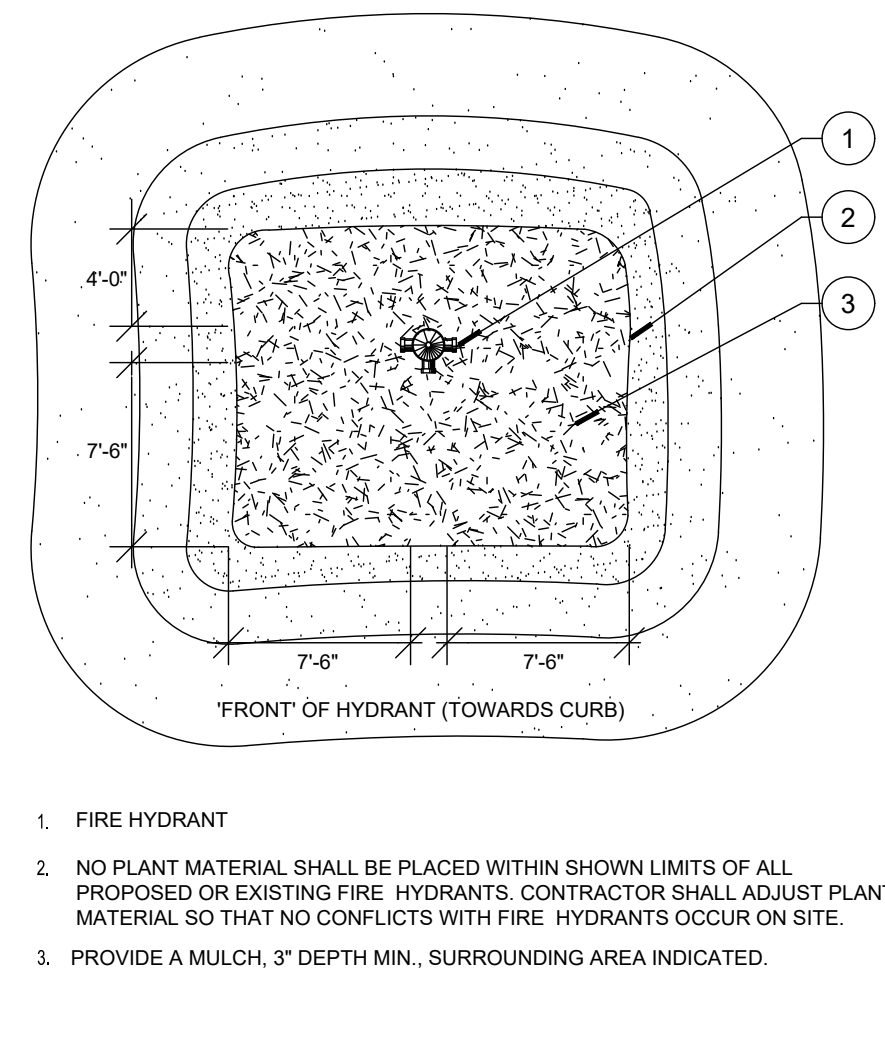
E Staking - up to 65 gal. or B&B to 3-1/2" Cal.
SECTION N.T.S.



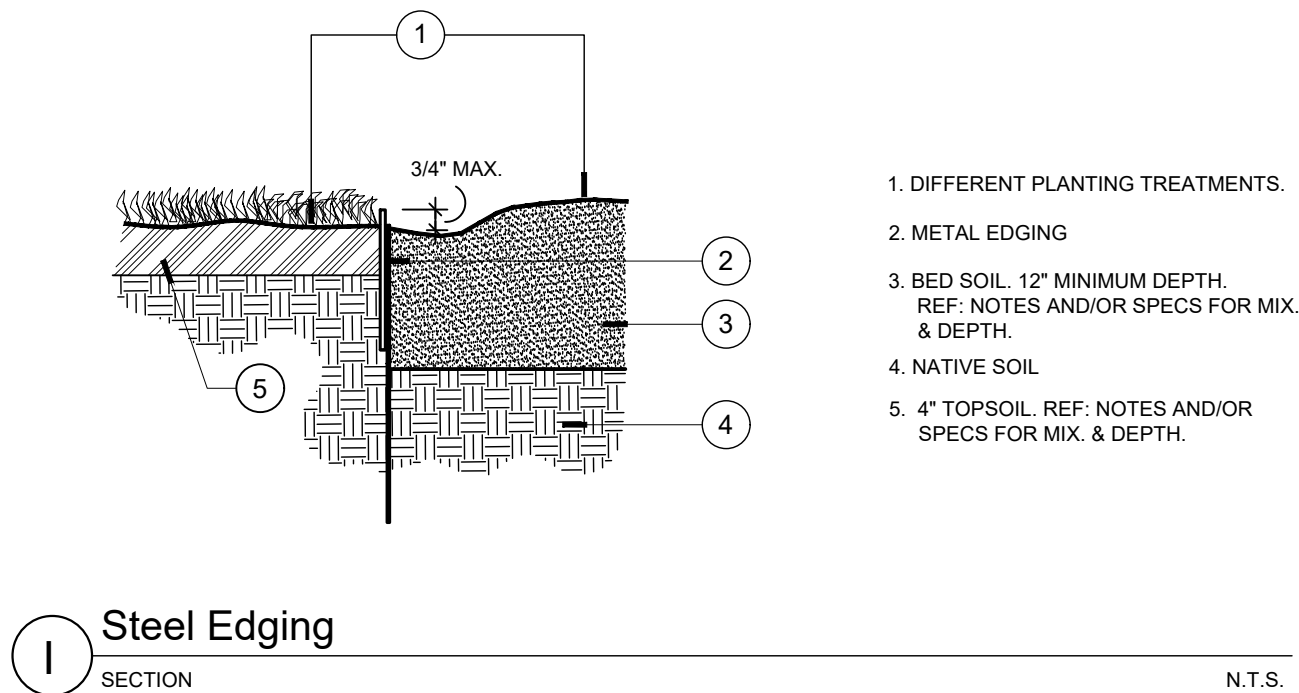
F Poor Drainage Condition
PLAN / SECTION N.T.S.



G Tree/Shrub Protector
SECTION N.T.S.



H Fire Hydrant Clear Zone
PLAN N.T.S.



I Steel Edging
SECTION N.T.S.

NO.	REVISIONS	DATE	BY

Kimley»Horn

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PHONE: 281-597-5900
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Kimley»Horn

P.L.A. SHANNON E. MUNDY
L.A. No. 3543 Date: JAN 2026

KHA PROJECT 065028722	DATE 1/19/2026	SCALE AS SHOWN	DESIGNED BY MNV	DCP MNV	SEM MNV
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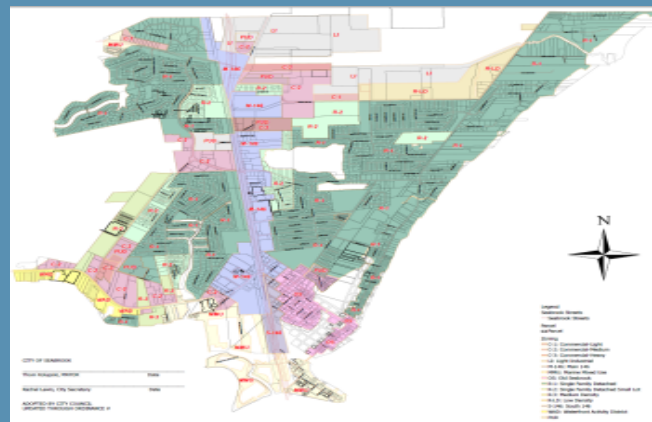
LANDSCAPE DETAILS

MAVIS SEABROOK
PREPARED FOR
MAVIS TIRE SUPPLY, LLC.
FORT BEND COUNTY, TX

SHEET NUMBER L2.0

City of Seabrook Planning & Zoning Commission

March 19, 2026

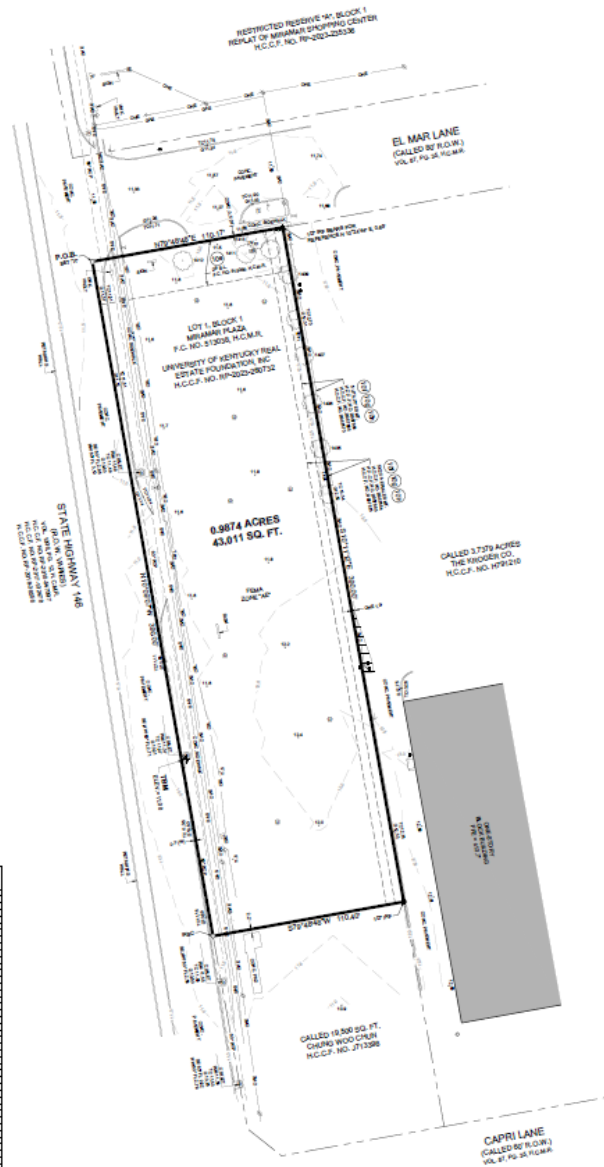




Location Aerial

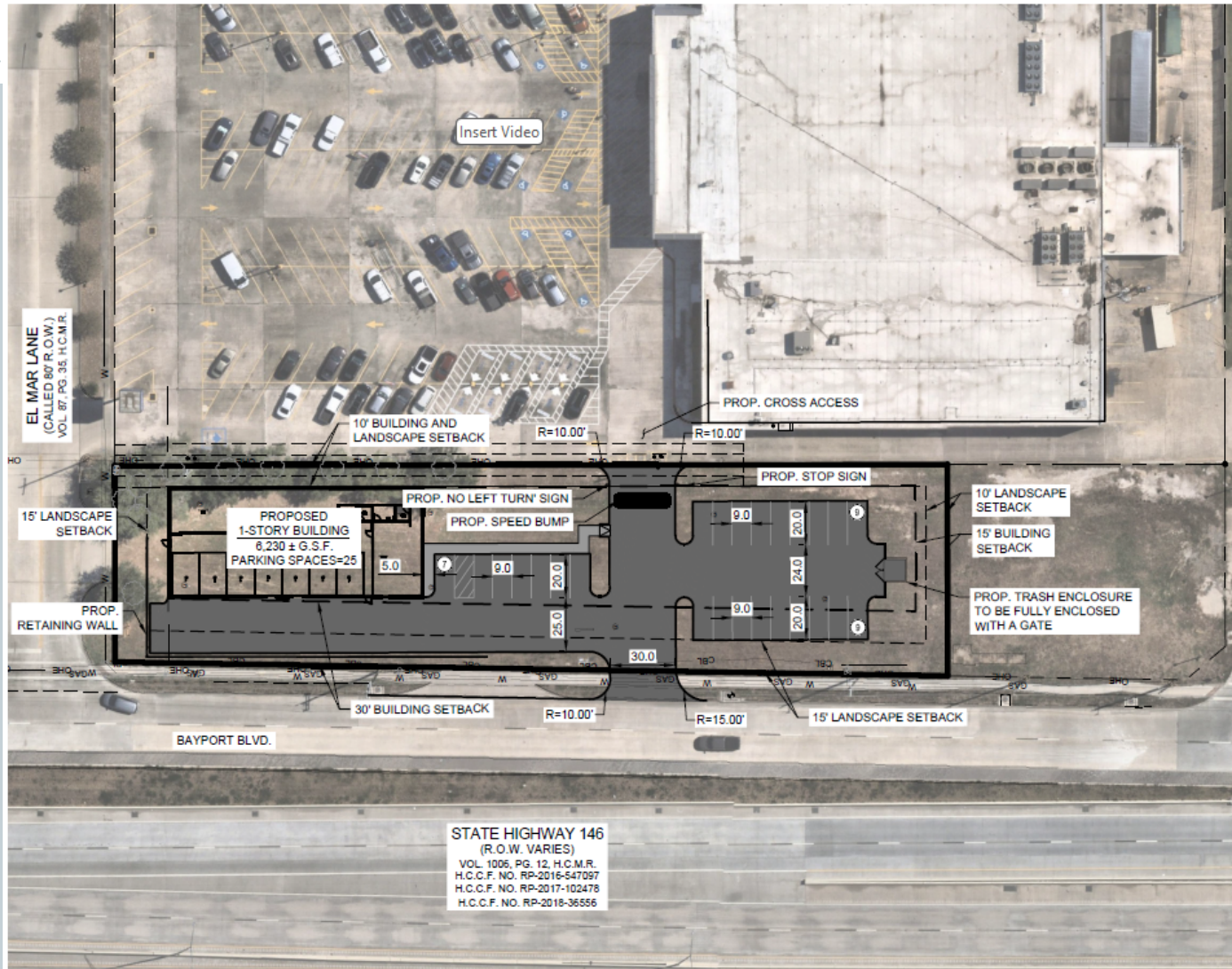


LEGEND			
A	Abuse of power	U	Unethical behavior
B	Bribe	V	Violence
C	Confidentiality	W	Waste of resources
D	Discrimination	X	Sexual harassment
E	Employment practices	Y	Yielding to peer pressure
F	Fraud	Z	Zero tolerance
G	Gifts	AA	Accountability
H	Harassment	AB	Abuse of authority
I	Integrity	AC	Acceptance of responsibility
J	Justice	AD	Adherence to rules
K	Knowledge	AE	Acceptance of consequences
L	Leadership	AF	Adherence to standards
M	Management	AG	Acceptance of feedback
N	Negotiation	AH	Adherence to ethics
O	Organizational culture	AI	Acceptance of change
P	Power	AJ	Adherence to law
Q	Quality	AK	Acceptance of diversity
R	Research	AL	Adherence to safety
S	Security	AM	Acceptance of risk
T	Teamwork	AN	Adherence to procedure
U	Unethical behavior	AO	Acceptance of responsibility
V	Violence	AP	Adherence to standards
W	Waste of resources	AQ	Acceptance of feedback
X	Sexual harassment	AR	Adherence to ethics
Y	Yielding to peer pressure	AS	Acceptance of change
Z	Zero tolerance	AT	Adherence to law
AA	Accountability	AU	Acceptance of diversity
AB	Abuse of authority	AV	Adherence to safety
AC	Acceptance of responsibility	AW	Acceptance of risk
AD	Adherence to rules	AX	Adherence to procedure
AE	Acceptance of consequences	AY	Acceptance of feedback
AF	Adherence to standards	AZ	Adherence to ethics
AG	Acceptance of feedback	BA	Acceptance of change
AH	Adherence to ethics	BB	Adherence to law
AI	Acceptance of change	BC	Acceptance of diversity
AJ	Adherence to law	BD	Adherence to safety
AK	Acceptance of diversity	BE	Acceptance of risk
AL	Adherence to safety	BF	Adherence to procedure
AM	Acceptance of risk	BG	Acceptance of feedback
AN	Adherence to procedure	BH	Adherence to ethics
AO	Acceptance of responsibility	BI	Acceptance of change
AP	Adherence to standards	BJ	Adherence to law
AQ	Acceptance of feedback	BK	Acceptance of diversity
AR	Adherence to ethics	BL	Adherence to safety
AS	Acceptance of change	BM	Acceptance of risk
AT	Adherence to law	BN	Adherence to procedure
AU	Acceptance of diversity	BO	Acceptance of feedback
AV	Adherence to safety	BP	Adherence to ethics
AW	Acceptance of risk	BQ	Acceptance of change
AX	Adherence to procedure	BR	Adherence to law
AY	Acceptance of feedback	BS	Acceptance of diversity
AZ	Adherence to ethics	BT	Adherence to safety
BA	Acceptance of change	BU	Acceptance of risk
BB	Adherence to law	BV	Adherence to procedure
BC	Acceptance of diversity	BW	Acceptance of feedback
BD	Adherence to safety	BX	Adherence to ethics
BE	Acceptance of risk	BY	Acceptance of change
BF	Adherence to procedure	BZ	Adherence to law
BG	Acceptance of feedback	CA	Acceptance of diversity
BH	Adherence to ethics	CB	Adherence to safety
BI	Acceptance of change	CC	Acceptance of risk
BJ	Adherence to law	CD	Adherence to procedure
BK	Acceptance of diversity	CE	Acceptance of feedback
BL	Adherence to safety	CF	Adherence to ethics
BM	Acceptance of risk	CG	Acceptance of change
BN	Adherence to procedure	CH	Adherence to law
BO	Acceptance of feedback	CI	Acceptance of diversity
BP	Adherence to ethics	CJ	Adherence to safety
BQ	Acceptance of change	CK	Acceptance of risk
BR	Adherence to law	CL	Adherence to procedure
BS	Acceptance of diversity	CM	Acceptance of feedback
BT	Adherence to safety	CN	Adherence to ethics
BU	Acceptance of risk	CO	Acceptance of change
BV	Adherence to procedure	CP	Adherence to law
BW	Acceptance of feedback	CQ	Acceptance of diversity
BX	Adherence to ethics	CR	Adherence to safety
BY	Acceptance of change	CS	Acceptance of risk
BZ	Adherence to law	CT	Adherence to procedure
CA	Acceptance of diversity	CU	Acceptance of feedback
CB	Adherence to safety	CV	Adherence to ethics
CC	Acceptance of risk	CW	Acceptance of change
CD	Adherence to procedure	CX	Adherence to law
CE	Acceptance of feedback	CY	Acceptance of diversity
CF	Adherence to ethics	CZ	Adherence to safety
CG	Acceptance of change	<	



1	
No.	DATE

Layout Exhibit





Questions?

**PUBLIC HEARING NOTICE
SEABROOK PLANNING & ZONING COMMISSION
THURSDAY, MARCH 19, 2026 – 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, MARCH 19, 2026, AT 6:00 P.M.** IN SEABROOK CITY HALL, 1700 FIRST STREET, SEABROOK, TEXAS, 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 IS 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 HEARINGS

Conduct a public hearing on a request for a Conditional Use Permit to establish a “Vape Shop” at 2900 E. Nasa Parkway Ste 280, Seabrook, TX 77586 as per the Seabrook City Code, Appendix A, Comprehensive Zoning, Article 4, “Special Use Regulations,” Section 4.11, “Conditional use permit criteria and procedures.”

CERTIFICATE

I certify that this notice was posted on the bulletin board at Seabrook City Hall on or before 5:00 p.m., Wednesday, February 18, 2026, and that it will remain posted until after completion of the hearing.

/s/ Ranya Botros, Administrative Assistant



Phlower Pharma

As a locally owned business established in 2024 in Seabrook, Texas, we take pride in offering premium products backed by transparency, quality, and care. Whether you're a seasoned enthusiast or new to hemp, our knowledgeable team is here to guide you toward the perfect product for your needs.





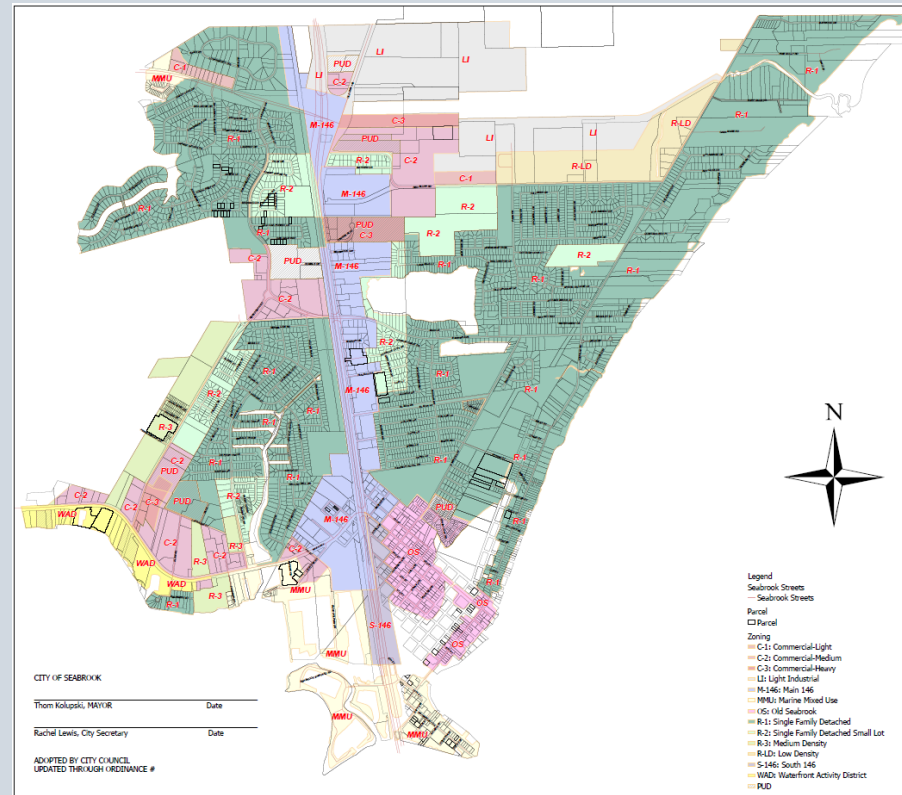


Conditional Use Permit Request “Vape Shop Use” Phlower Pharma, 2900 E. Nasa Parkway Ste 280



Planning and Zoning Commission Meeting

March 19, 2026



Request



The owner of Phlower Pharma LLC is requesting a Conditional Use Permit (CUP) to operate a Vape Shop at 2900 E. NASA Parkway, Suite 280. The business is currently operating at this location and presently engages in the retail sale of Cannabidiol (CBD) products.

The property is located within the C-2 Medium Commercial Zoning District, where a Vape Shop use is only permissible with the approval of a Conditional Use Permit.

The business has been serving the Seabrook community at this location for approximately two years. According to the owner, the community has been welcoming and supportive of their existing

product line, and the business is grateful for the opportunity to employ local residents.

The owner states that it is their goal to continue expanding their product offerings in order to grow with industry trends and remain competitive with larger chain retailers.

To that end, the applicant is requesting approval to add electronic nicotine vape products (e-nicotine vapes) to their list of permitted items for sale.

Site Location

2900 E. Nasa Parkway Ste 280



Photo of Location





Surrounding Uses

1. Athena's Corner – Greek American Restaurant
2. Seabrook House of Flowers
3. Phlower Pharma CBD Sales
4. AJ Massage
5. Clinica Hispana (Medical Clinic)
6. Iguanas Ranas Mexican Cantina
7. Wong Chef Chinese Restaurant
8. Bushi Ban
9. Nails 2 (Nail Salon)

Photos of Current Operation



Photos of Current Operation



Photos of Current Operation



Questions?

PLANNING & ZONING COMMISSION
ITEMS SENT TO COUNCIL
2026

DATE SENT	DESCRIPTION	STATUS
1/30/2025	World Class Freezer Facility PUD Amendment	Approved
8/21/2025	Shipping/storage container for above-ground and below-ground swimming pools	City Council - October 7, 2025
8/21/2025	Adoption of the 2021 edition of the International Swimming Pool and Spa Code.	City Council - October 7, 2025
1/20/2026	Create a prohibition against the use of "Hazardous Materials" as a construction method of a fence; to include, but not limited to the prohibition of Barbed Wire, Concertina Wire, Razor Wire, Electrically Charged Wire, and the use of Glass or other Sharp Objects.	Approved City Council February 3, 2026



SEABROOK CITY COUNCIL
JOINT CITY COUNCIL AND PLANNING & ZONING
WORKSHOP SESSION

Mayor Jim Sweeney called the Seabrook Council Workshop to order at 6:00 p.m. in the Council Chambers in Seabrook City Hall. Present were City Councilmembers Jim Sweeney, Buddy Hammann, Jared Sessum, Tom Tollett, Angela Cervantes. Chair Renola called the Planning & Zoning Workshop to order at 6:00 p.m. Present were Planning & Zoning Committee Members Gary Renola, Scott Reynolds, Guy Rodgers, Jared Justus, Byron Hanssen, and Ed Klein. Also in attendance were City Manager Gayle Cook, Deputy City Secretary Amanda Morales, and Deputy City Manager Sean Landis. Mayor Jim Sweeney and Chair Renola declared a quorum and pledges were conducted.

1. PUBLIC COMMENTS AND ANNOUNCEMENTS

There were no citizen comments

2. DISCUSSION

2.1 Discussion and possible direction regarding potential amendments to the Seabrook Code of Ordinances related to trailered restrooms, portable toilets, and portalets, and direction to staff to draft ordinance language for future consideration by the Planning and Zoning Commission and City Council.

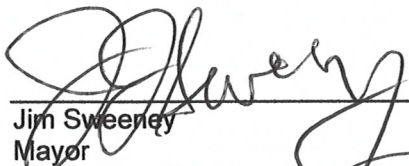
Assistant City Manager Sean Landis gave a presentation regarding portable restrooms and portalets (**See Attachment A**).

Council directed staff to prepare an ordinance establishing an exception—outside of a declared natural disaster—that defines allowable short-term and long-term use periods for portable restroom facilities, prohibits their permanent use, requires full compliance with applicable plumbing codes, and clarifies that any temporary use of portable restrooms is intended to supplement, not replace, a permanent restroom facility.

3. ADJOURNMENT

Chair Renola adjourned the Planning & Zoning Workshop at 7:25 p.m.
Mayor Sweeney adjourned the City Council Workshop at 7:26 p.m.

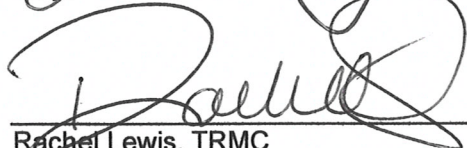
APPROVED:



Jim Sweeney
Mayor

DATE: 12/2/25

ATTEST:



Rachel Lewis, TRMC
City Secretary

Planning & Zoning Signature Page

Gary Renola, Chair

Date

ATTEST:

Ranya Bostros, Administrative Assistant



MEETING MINUTES
NOVEMBER 20, 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 Gary Renola, Scott Reynolds, Rhonda Thompson, Edward Klein, Jared Justus, Guy Rodgers, Byron Hanssen. Also present were Sean Landis, Deputy City Manager/Planning & Zoning Director and Ranya Botros, Community & Economic Development Coordinator.

1. PUBLIC COMMENTS AND ANNOUNCEMENTS

There were no public comments.

2. SPECIFIC PUBLIC HEARING

- 2.1 Conduct a Public Hearing on a request for an amendment to Appendix A, "Comprehensive Zoning," Article 3. "Establishment of Zoning Districts and Associated Regulations." by modifying Sections 3.02.13, 3.03.13, 3.04.11, 3.05.11, 3.06.13, 3.07.13, 3.08.13, 3.09.12, 3.10.13, 3.11.10, 3.12.03 (H), 3.13.13, 3.14.14, and 3.16.12 all Titled "Supplementary Regulations", by creating a prohibition against the use of "Hazardous Materials" as a construction method of a fence; to include, but not limited to the prohibition of Barbed Wire, Concertina Wire, Razor Wire, Electrically Charged Wire, and the use of Glass or other Sharp Objects.**

There were no public hearing comments.

3. NEW BUSINESS

- 3.1 Consider and take all appropriate action on a request for an amendment to Appendix A, "Comprehensive Zoning," Article 3. "Establishment of Zoning Districts and Associated Regulations." by modifying Sections 3.02.13, 3.03.13, 3.04.11, 3.05.11, 3.06.13, 3.07.13, 3.08.13, 3.09.12, 3.10.13, 3.11.10, 3.12.03 (H), 3.13.13, 3.14.14, and 3.16.12 all Titled "Supplementary Regulations", by creating a prohibition against the use of "Hazardous Materials" as a construction method of a fence; to include, but not limited to the prohibition of Barbed Wire, Concertina Wire, Razor Wire, Electrically Charged Wire, and the use of Glass or other Sharp Objects.**

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

4. ROUTINE BUSINESS

- 4.1 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, Deputy City Manager/Planning & Zoning Director gave an update on the CUP that was sent to City Council for the Cheese Co. to operate as an open air market. City Council approved that request.

- 4.2 Approve minutes from the October 16, 2025 regular meeting.**

Motion:	To Approve minutes from the October 16, 2025 regular meeting.
---------	---

Made By: P&Z Member Reynolds
Seconded By: P&Z Member Klein
Vote: **Passed** unanimously by all present.

4.3 Establish future meeting dates and agenda items.

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

The next P&Z meeting will be held on the third Thursday of January.

The meeting was adjourned at 6:08 p.m.

APPROVED: _____
Chair

DATE: _____

ATTEST: _____
Ranya Botros
Community & Economic Development Coordinator



**MEETING MINUTES
JANUARY 6, 2026**

**SEABROOK CITY COUNCIL
JOINT MEETING OF CITY COUNCIL AND THE
PLANNING AND ZONING COMMISSION**

Mayor Jim Sweeney and Gary Renola, Chair of the Planning & Zoning Commission called the Seabrook Council Meeting to order at 5:00 p.m. in the Council Chambers in Seabrook City Hall. Present were City Councilmembers Jim Sweeney, Buddy Hammann, Tyler Kubena, Jared Sessum, Tom Tollett, Angela Cervantes, Summer Sanford and Planning & Zoning Commission Members Gary Renola, Jared Justus, Scott Reynolds, Guy Rodgers, Russ Rhodes, Ed Klein, and Byron Hanssen. Also in attendance were: City Manager Gayle Cook, City Secretary Rachel Lewis, and Deputy City Manager Sean Landis.

1. PUBLIC COMMENTS AND ANNOUNCEMENTS

There were no citizen comments.

2. SPECIFIC PUBLIC HEARING

2.1 Conduct a Joint Public Hearing on a request for approval for amendments to Ordinance NO. 2024-11 Quiet Warehouse (PUD) Planned Unit Development.

Mayor Sweeney opened the Public Hearing at 5:02 pm.

Assistant City Manager Sean Landis presented the request. **See Attachment A.** He highlighted that a freezer warehouse was not planned for the site and the reference to a freezer warehouse was included in error. He explained that the ordinance referencing same would be corrected before the second reading if approved.

Debra Delucia	929 Mystic Village Ln.	Refrigeration issues and appearance
Robert Zeller	2926 Sea Chanel Dr.	RV Park and design of warehouse and fencing

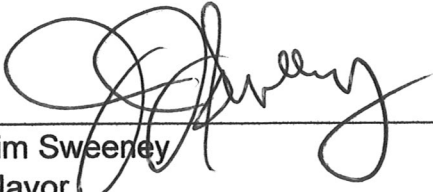
Mayor Sweeney closed the Public Hearing at 5:24.

3. ADJOURNMENT

Mayor Sweeney and Planning & Zoning Commission Chair Renola adjourned the meeting at 5:25 pm.

Signature Page

APPROVED:

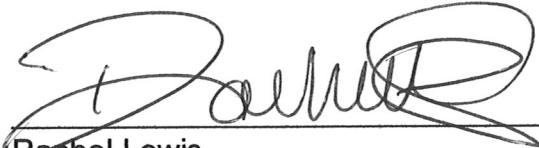


Jim Sweeney
Mayor

DATE:

1/20/2026

ATTEST:



Rachel Lewis
City Secretary

APPROVED:

Gary Renola
Planning & Zoning Commission Chair

DATE:

ATTEST:

Community & Economic Development Coordinator
Planning & Zoning Commission



MEETING MINUTES
JANUARY 6, 2026

SEABROOK PLANNING & ZONING
COMMISSION
MEETING

Chairman Gary Renola called the Seabrook Planning and Zoning Commission meeting to order at 5:30 p.m. in the Conference Room in Seabrook City Hall. Present were Gary Renola, Scott Reynolds, Edward Klein, Jared Justus, Guy Rodgers, Byron Hanssen, and Russ Rhodes. Also present were Sean Landis, Deputy City Manager/Planning & Zoning Director and Ranya Botros, Community & Economic Development Coordinator.

1. **PUBLIC COMMENTS AND ANNOUNCEMENTS**

Robert Zeller made comments about the Planned Unit Development (PUD).

2. **NEW BUSINESS**

2.1 **Consider and take all appropriate action on a request for approval of amendments to Ordinance NO. 2024-11 Quiet Warehouse (PUD) Planned Unit Development.**

Michael Maxon of the Quiet Warehouse answered questions about the Planned Unit Development (PUD).

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

3. **ROUTINE BUSINESS**

3.1 **Establish future meeting dates and agenda items.**

The next regular Planning and Zoning Commission meeting will be held on January 15, 2026.

The meeting was adjourned by Chairman Gary Renola at 6:04 p.m.

APPROVED:

Chair

DATE: _____

ATTEST:

Ranya Botros
Community & Economic Development Coordinator