



**SEABROOK PLANNING & ZONING COMMISSION
NOTICE OF MEETING
THURSDAY, APRIL 16, 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, APRIL 16, 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 Section 4 containing 51 Lots, 3 Blocks and 4 Reserves. *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 Section 4 containing 51 Lots, 3 Blocks and 4 Reserves. *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 March 19, 2026 regular P&Z meeting.

4.3 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, April 10, 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
SEABROOK PLANNING & ZONING COMMISSION
THURSDAY, APRIL 16, 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, APRIL 16, 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

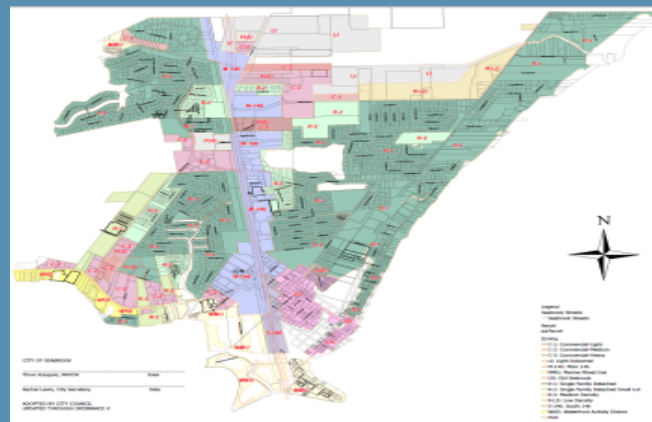
I certify that this notice was posted on the bulletin board at Seabrook City Hall on Wednesday, March 25, 2026, on or before 5:00 p.m. and that it will remain posted until completion of the hearing.

/s/ Ranya Botros
Administrative Assistant

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City of Seabrook Planning & Zoning Commission

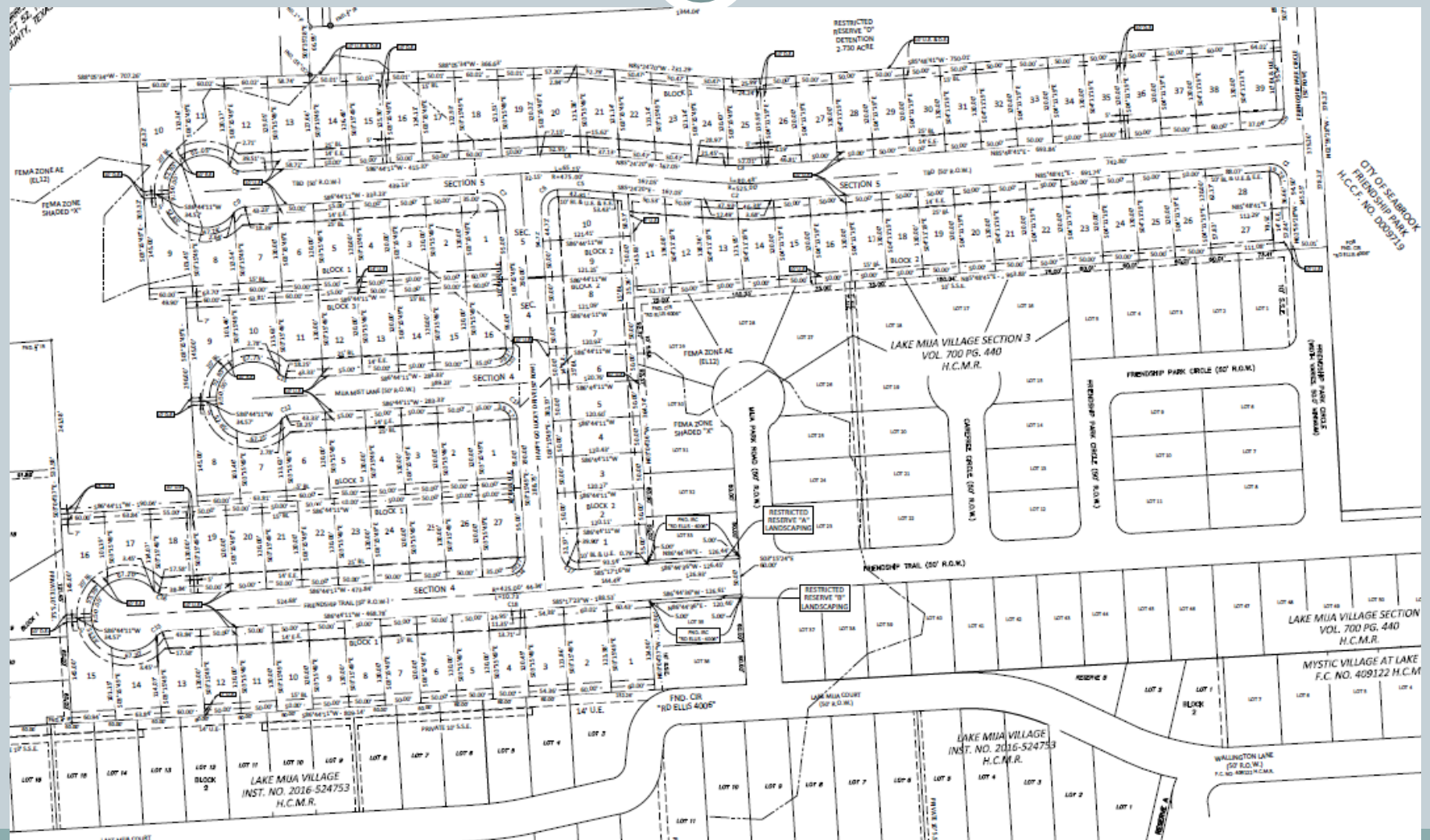
April 16, 2026



Location/Zoning Map



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



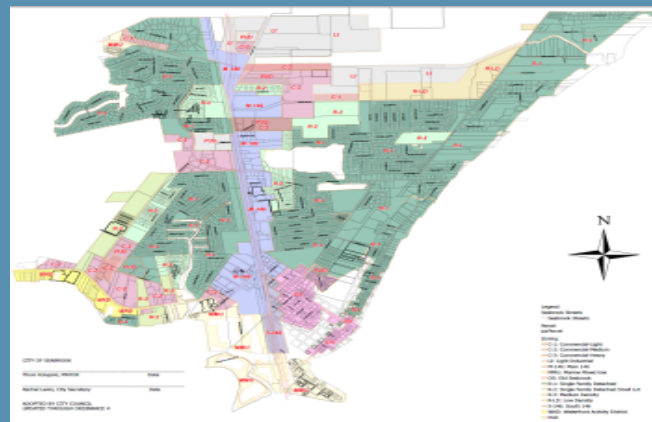




Questions?

City of Seabrook Planning & Zoning Commission

April 16, 2026



Location/Zoning Map









Questions?



**MEETING MINUTES
MARCH 19, 2026**

**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, Edward Klein, Jared Justus, and Scott Mixon. Also present were Deputy City Manager/Planning and Zoning Director Sean Landis and Community and Economic Development Coordinator Ranya Botros.

1. PUBLIC COMMENTS AND ANNOUNCEMENTS

There were no public comments.

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**

Scott Mixon recused himself from this agenda item. There wasn't a quorum after Scott Mixon's recusal, so this item was pulled from the agenda.

- 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**

Chairman Gary Renola opened the public hearing at 6:01 p.m. There were no public comments during this hearing. Chairman Gary Renola closed the public hearing at 6:01 p.m.

- 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."**

Chairman Gary Renola opened the public hearing at 6:02 p.m. There were no public comments during this hearing. Chairman Gary Renola closed the public hearing at 6:02 p.m.

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**

Scott Mixon recused himself from this agenda item. There wasn't a quorum after Scott Mixon's recusal, so this item was pulled from the agenda.

- 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**

Deputy City Manager/Planning and Zoning Director Sean Landis gave a presentation about the project. Mitchell Mayard of Kimley Horn also gave a presentation on the project and answered questions from the Planning and Zoning Commission members.

Motion:	To Approve
Made By:	P&Z Member Klein
Seconded By:	P&Z Member Justus
Vote:	Passed 3 to 1

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.”

Deputy City Manager/Planning and Zoning Director Sean Landis gave a presentation on this item. Owner of Phlower Pharma Laura Carreras gave a presentation on expanding their product line to offer vapes or e-cigarettes.

Motion:	To Approve
Made By:	P&Z Member Klein
Seconded By:	P&Z Member Mixon
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.

Deputy City Manager/Planning and Zoning Director Sean Landis indicated that there isn't anything scheduled to be sent or has recently been sent to City Council.

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

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

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

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

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

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

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

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

4.6 Establish future meeting dates and agenda items.

The next P&Z meeting will be held on April 16, 2026. The joint City Council and P&Z meeting will be held on April 7, 2026.

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

The meeting was adjourned at 6:41 p.m.

APPROVED:

Chair

DATE:

ATTEST:

Ranya Botros
Community & Economic Development Coordinator