



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 Mixon
Vote:	Passed unanimously by all present.

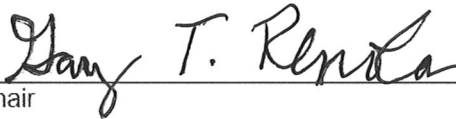
4.6 **Establish future meeting dates and agenda items.**

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: 4-16-26

ATTEST:


Ranya Botros
Community & Economic Development Coordinator

Exhibit A

**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.

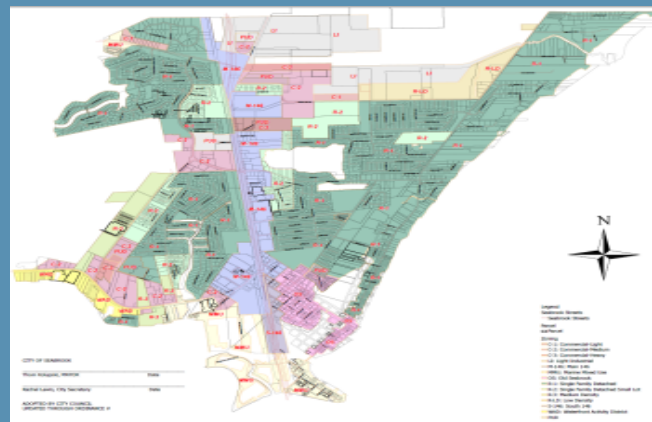
/s/ Ranya Botros
Administrative Assistant

Exhibit B

Exhibit C

City of Seabrook Planning & Zoning Commission

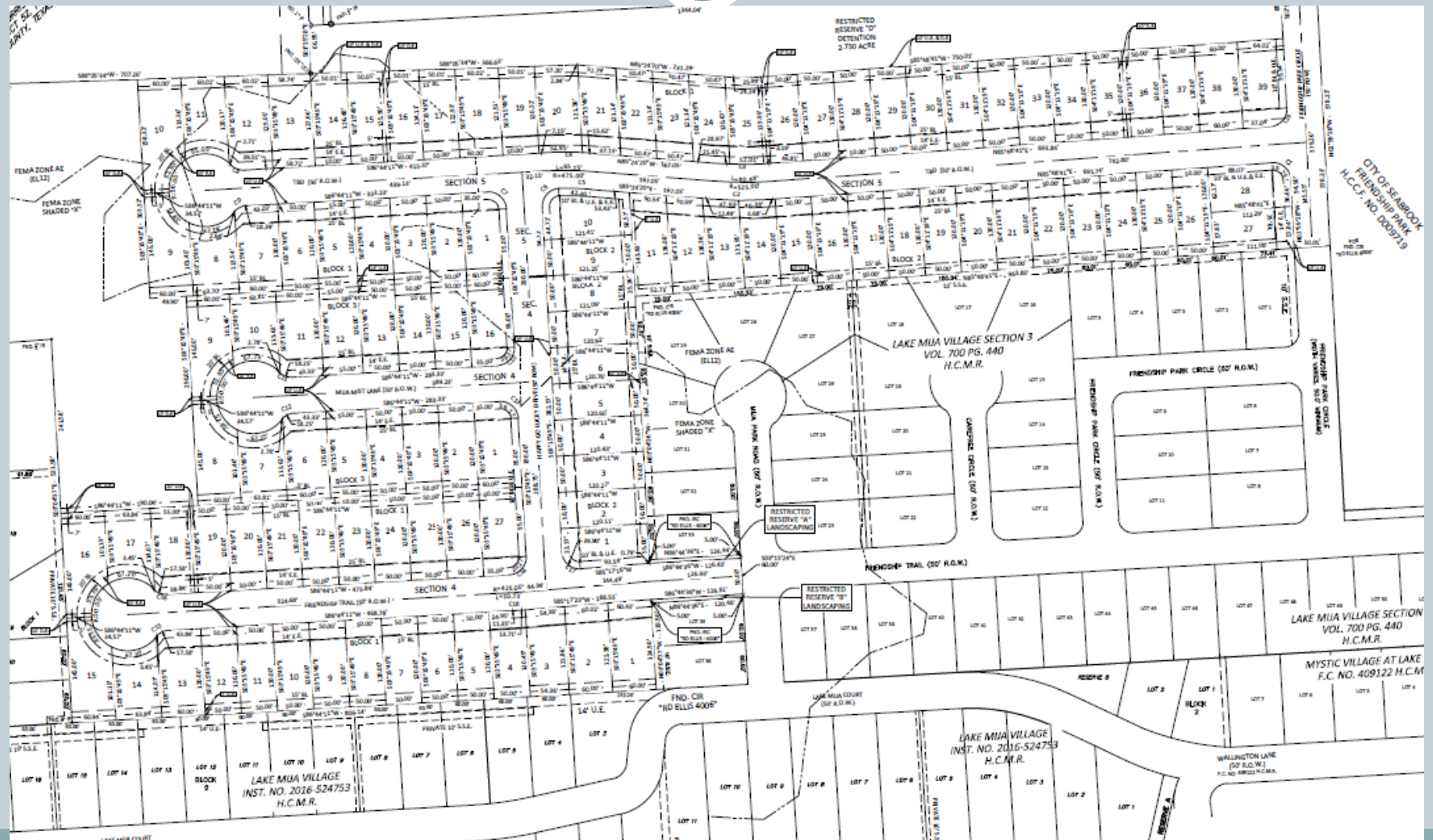
March 19, 2026



Location/Zoning Map



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





SEABROOK



Questions?

Exhibit D

PUBLIC HEARING NOTICE
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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

Exhibit E

SEABROOK TX LAYOUT EXHIBIT

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

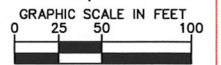
DEVELOPMENT SUMMARY

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'

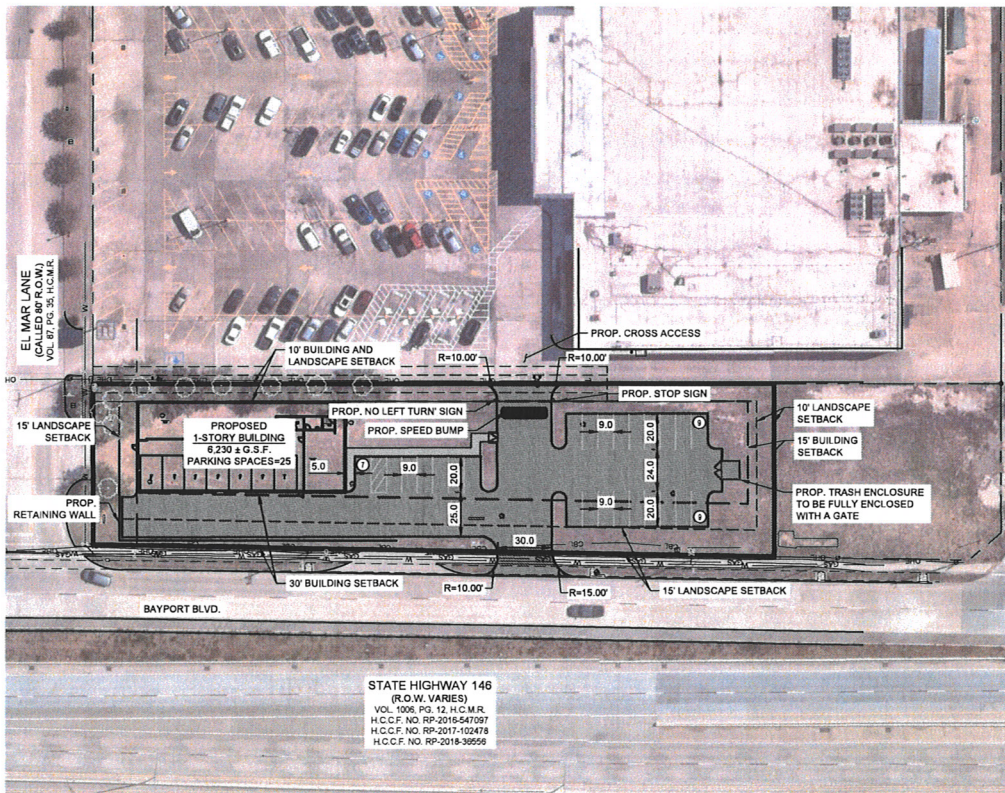
CONCEPT PLAN NOTES

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

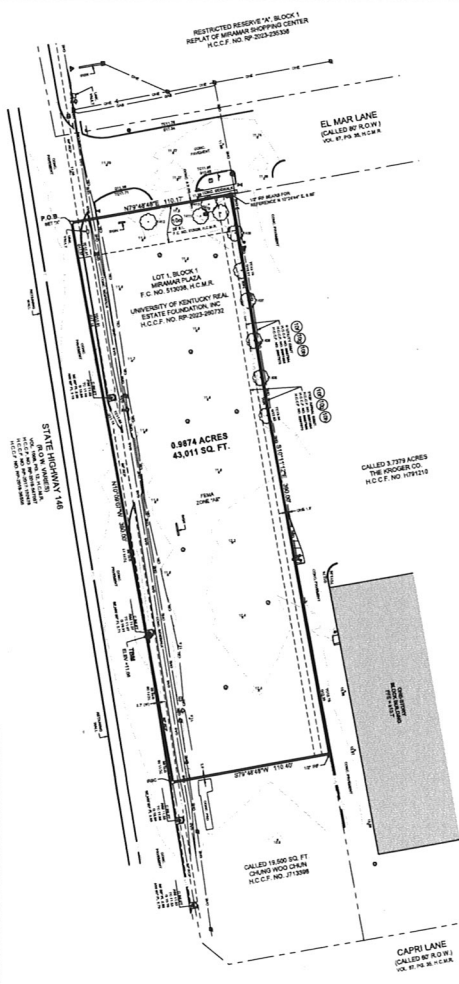


15K. SUBJECT TO ALL BUILDING SET-BACK LINES, DRAINAGE EASEMENTS, SANITARY SEWER EASEMENTS, STORM SEWER EASEMENT, WATER LINE EASEMENT, UTILITY EASEMENTS, ETC., AS SHOWN ON THE RECORDED MAP RECORDED IN VOL. 181, PAGE 38 AND AT PLM CODE NO. 81939 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS, DOES AFFECT AS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

- [illegible]

[illegible][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, 5a, 7, 10, HAS COMPLETED ON OCTOBER 29, 2025.



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:

BEGINNING AT A CURVE IN THE INTERSECTION OF THE EAST RIVER-DOWNEY LINE OF STATE HIGHWAY 148 NORTH-TO-SOUTH BEARS ACCORDING TO VOLUMES 108, PAGE 16, H&M, H&C&P AND W&M-THAT'S: H&C&P, N&D-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"833"834"835"836"837"838"839"840"841"842"843"844"845"846"847"848"849"850"851"852"853"854"855"856"857"858"859"860"861"862"863"864"865"866"867"868"869"870"871"872"873"874"875"876"877"878"879"880"881"882"883"884"885"886"887"888"889"890"891"892"893"894"895"896"897"898"899"900"901"902"903"904"905"906"907"908"909"910"911"912"913"914"915"916"917"918"919"920"921"922"923"924"925"926"927"928"929"930"931"932"933"934"935"936"937"938"939"940"941"942"943"944"945"946"947"948"949"950"951"952"953"954"955"956"957"958"959"960"961"962"963"964"965"966"967"968"969"970"971"972"973"974"975"976"977"978"979"980"981"982"983"984"985"986"987"988"989"990"991"992"993"994"995"996"997"998"999"1000"1001"1002"1003"1004"1005"1006"1007"1008"1009"1010"1011"1012"1013"1014"1015"1016"1017"1018"1019"1020"1021"1022"1023"1024"1025"1026"102

THENCE, SOUTH 71°09'01" WEST, DEPARTING SAID WEST BOUNDARY LINE OF THE 3.7179 ACRES TRACT, WITH THE SOUTH BOUNDARY LINE OF SAID LOT 1, SAME BEING THE NORTH BOUNDARY LINE OF SAID 18.802 SQUARE FEET TRACT, A DISTANCE OF 11.042 FEET TO A 5/8"X1/2" IRON ROD WITH PLASTIC CAP STAMPED "N&A" SET, IN SAID EAST RIGHT-OF-WAY LINE OF STATE HIGHWAY 148, FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT.

THENCE, NORTH 17°07'01" WEST, DEPARTING SAID SOUTH BOUNDARY LINE OF LOT 1 AND SAID NORTH BOUNDARY LINE OF THE 18.802 SQUARE FEET TRACT, WITH SAID EAST RIGHT-OF-WAY LINE OF STATE HIGHWAY 148, OVER AND ACROSS SAID LOT 1, A DISTANCE OF 268.38 FEET TO THE POINT OF BEGINNING AND CONTAINING 42,311 SQUARE FEET OR 0.9674 ACRES OF LAND.

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. 5474-14-000412010181, BEARING THE EFFECTIVE DATE OCTOBER 2, 2028 ISSUED OCTOBER 13, 2028 AND IS SUBJECT TO THE LIMITATIONS OF THAT COMMITMENT.

2. ALL BEARING-SHOWERS ARE BASED ON GRID NORTH OF THE TEXAS COORDINATE SYSTEM OF 1983. SOUTH CENTRAL ZONE 430844 NORTH AMERICAN DATUM 1983. ALL DISTANCES SHOWN ARE AIR DISTANCE. TO OBTAIN A GRID DISTANCE, MULTIPLY THE GRID DISTANCE BY THE PROJECT COMBINED FACTOR (PCF) OF 0.98875817.
3. THE SQUARE FOOTAGE TOTALS SHOWN HEREIN ARE BASED ON THE MATHEMATICAL CLOSURE OF THE COURSE AND DISTANCES REFLECTED ON THE SURVEY. IT DOES NOT INCLUDE THE TO EASES THAT MAY BE PRESENT DUE TO THE

4. THE WORD "CERTIFY" OR "CERTIFICATE" AS SHOWN AND USED HEREON MEANS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS OF THE SURVEY AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE EXPRESSED OR IMPLIED.

6. WITH REGARD TO ITEM 8 OF THE ALTA TABLE "K" OPTIONAL SURVEY RESPONSIBILITIES AND SPECIFICATIONS, NO ZONING REPORT OR LETTER WAS PROVIDED AT THE TIME OF SURVEY.

1. UNDERGROUND UTILITIES SHOWN HEREON ARE FROM RECORD DRAWINGS, OBTAINED FROM HARRIS COUNTY AND THE

10. SURVEYOR DID NOT PHYSICALLY ENTER MANHOLES, UNDERGROUND PIPE TRENCHES 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 267739061 AND 267731036. VISIBLE MARKINGS WERE FOUND AT THE TIME OF SURVEY. THE SURVEYOR CANNOT GUARANTEE THAT ALL UNDERGROUND UTILITIES WERE WARNED OR THE ACCURACY OF THE MARKINGS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT TEXAS811 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. 48023C030M, FOR HARRIS COUNTY, TEXAS AND INCORPORATED AREAS, DATED JANUARY 8, 2011, THIS PROPERTY IS LOCATED WITHIN ZONE AE (1% ANNUAL CHANCE FLOOD AREAS (SFHA)) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD BASE FLOOD ELEVATION DETERMINATION.

N.O.	DESCRIPTION
1404	1P OAK
1405	1P OAK
1406	1P OAK
1407	1P OAK
1408	1P OAK
1409	1P OAK
1410	1P OAK
1411	1P PALM
1412	1P OAK
1413	1P PALM

SITE BENCHMARK
HARRIS COUNTY FLOODPLAIN REFERENCE MARKER
NUMBER 21225 (BEING A BRASS DISC STAMPED 21225
LOCATED ON NORTH SIDE OF BRIDGE ON NASA ROAD 1
OVER CLEAR LAKE)
ELEVATION = 8.72 (NAVD83, 2001 ADJ.)

T.R.M.A
BORN OUT IN SOUTH SIDE OF A TYPE C CONCRETE CURB
INLET ALONG THE EAST CURB LINE OF SUPPORT
ROADWAY. LOCATED APPROXIMATELY 102 FEET
NORTHWEST OF THE SOUTHWEST CORNER OF THE
SUBJECT PROPERTY.
ELEVATION = 11.08 (NAVD83, LEV2)

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

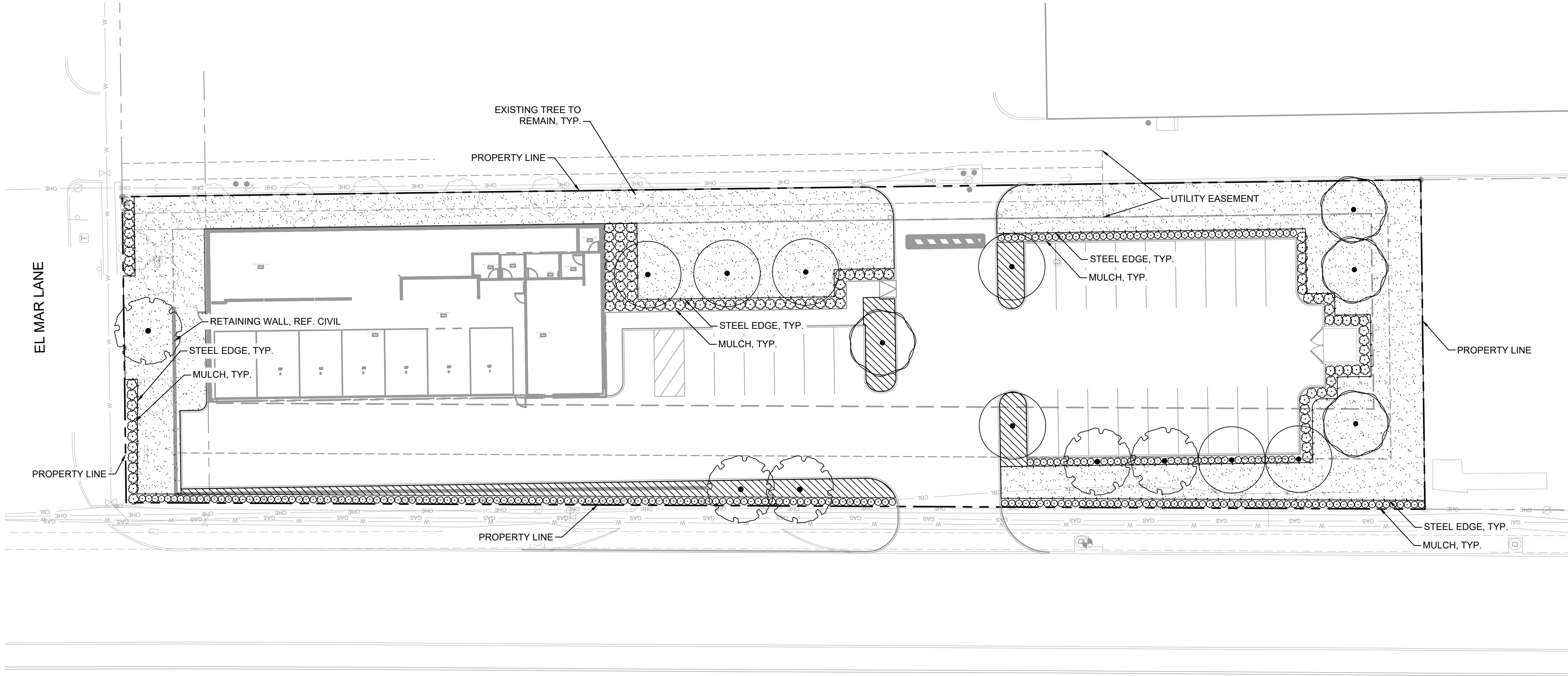
Kimley»Horn

[illegible]

Exhibit F

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.

EL MAR LANE



STATE HIGHWAY 146

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

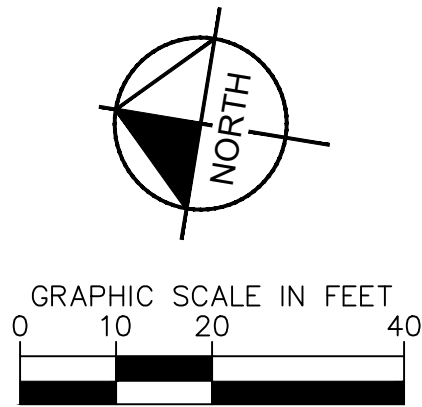
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PLANT SCHEDULE

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

© 2026 KIMLEY-HORN AND ASSOCIATES, INC.
11700 KATY FREEWAY, SUITE 800, HOUSTON, TX 77079
PHONE: 281-597-9300
WWW.KIMLEY-HORN.COM
TBP# FIRM REGISTRATION F-328

DESIGNED BY
FOR REVIEW ONLY
Not for construction or permit purposes.
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 DRAWN BY	SEM CHECKED BY
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LANDSCAPE PLAN

MAVIS SEABROOK
PREPARED FOR
MAVIS TIRE SUPPLY, LLC.

FORT BEND COUNTY

SHEET NUMBER
L1.0

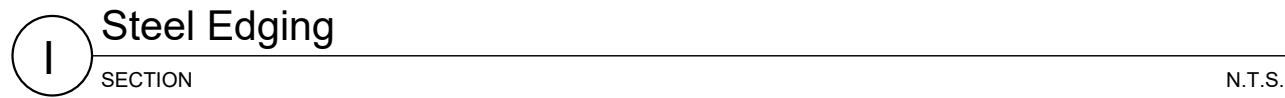
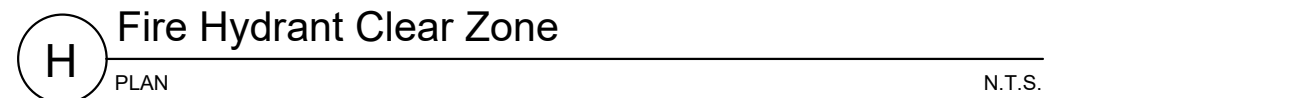
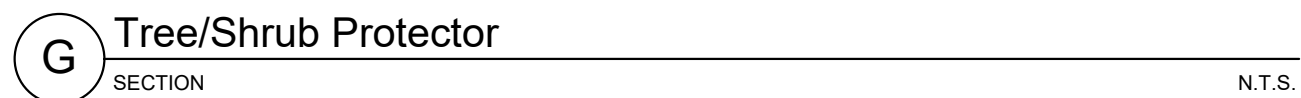
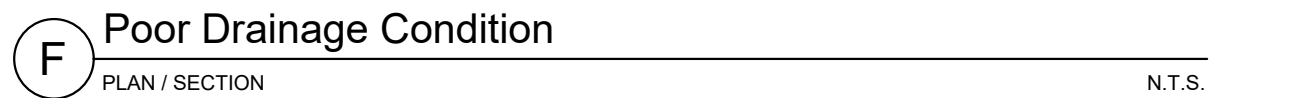
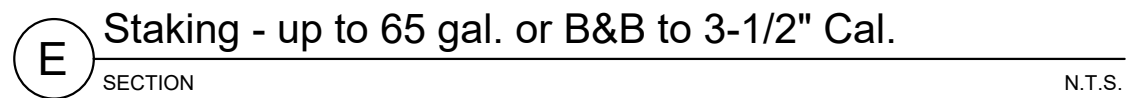
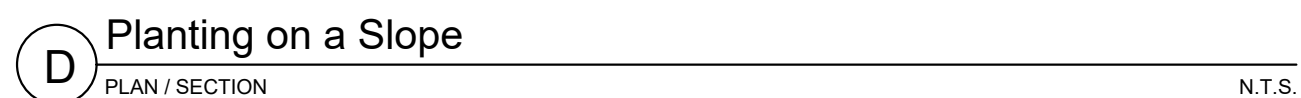
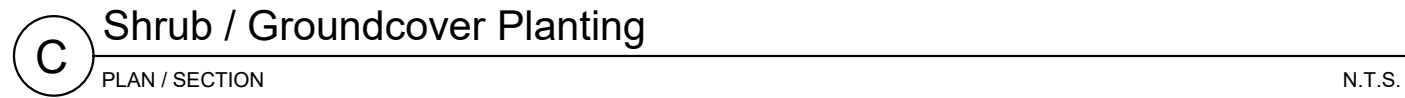
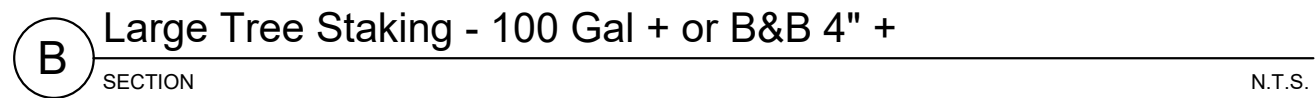
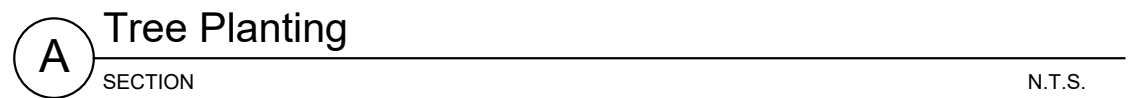
TX

REVISIONS

No.

BY

DATE



Kimley»»Horn
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11770 KATY FREEWAY, SUITE 800, HOUSTON, TX 77079
PHONE: 281-597-9300
WWW.KIMLEY-HORN.COM
TBE FIRM REGISTRATION F-928

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

MAVIS SEABROOK
PREPARED FOR
MAVIS TIRE SUPPLY, LLC.

SHEET NUMBER
L2.0

Exhibit G

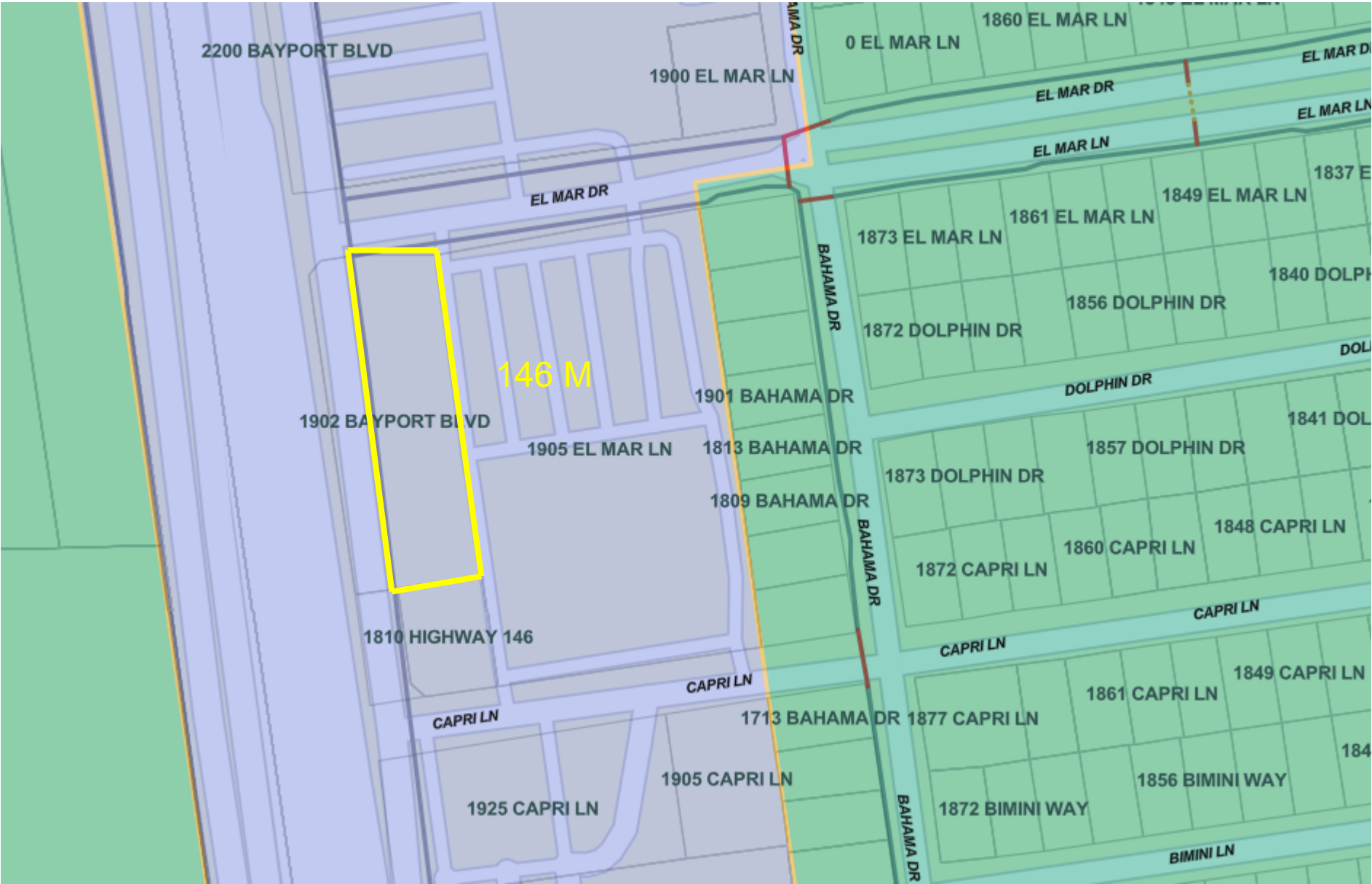
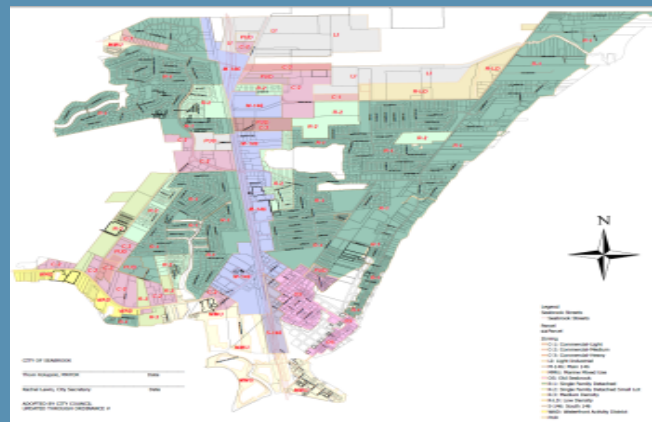


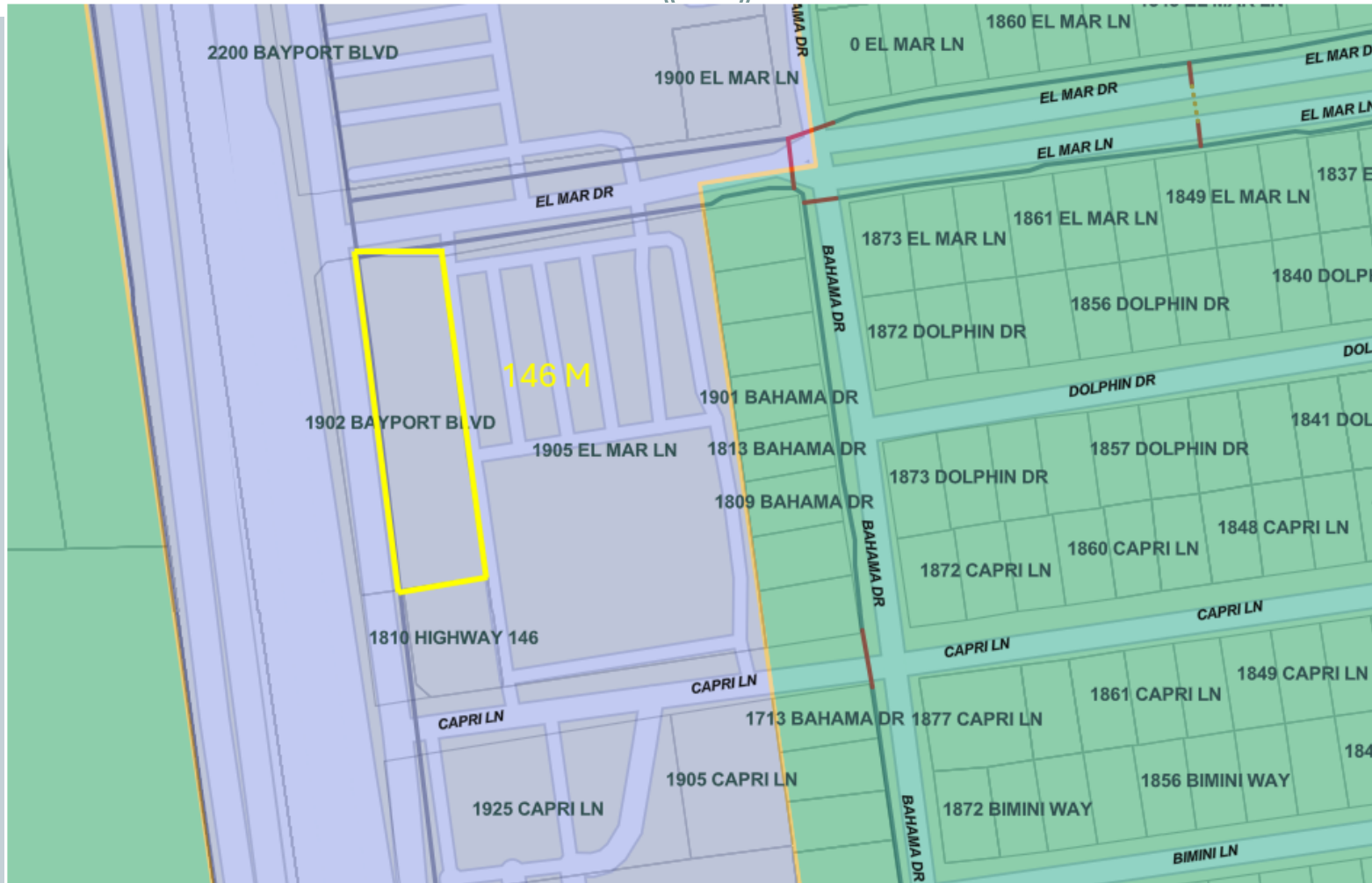
Exhibit H

City of Seabrook Planning & Zoning Commission

March 19, 2026



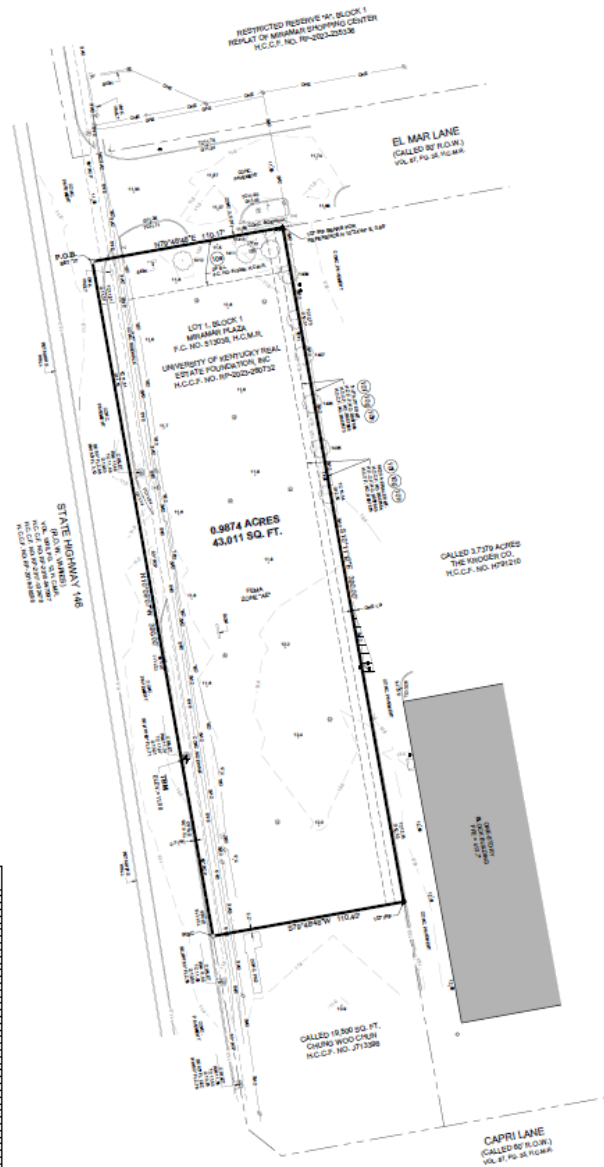
Location/Zoning Map



Location Aerial



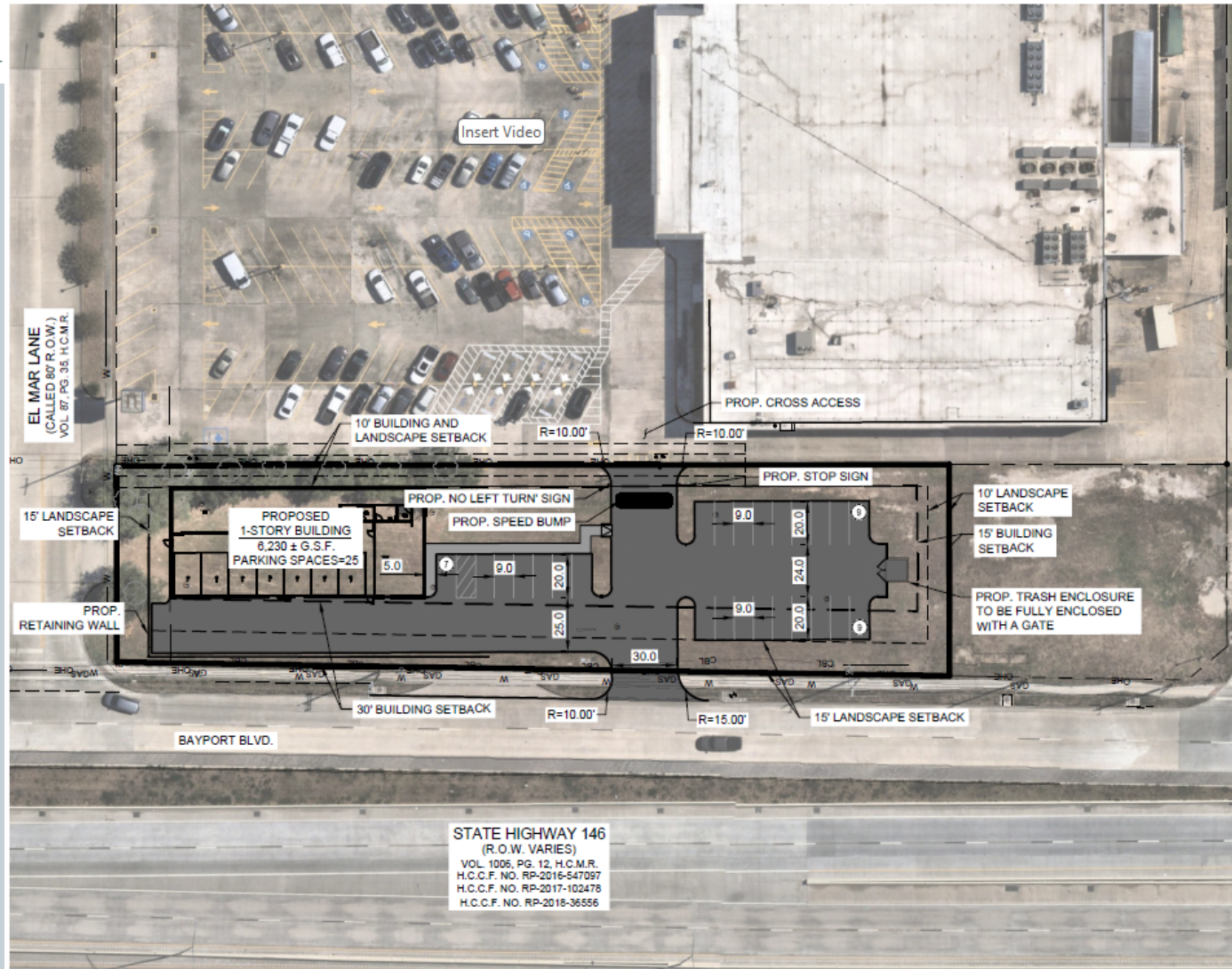
LEGEND			
A	Abuse of power	U	Unethical behavior
B	Bribe	V	Violence
C	Confidentiality	W	Waste of resources
D	Discrimination	X	Sexual harassment
E	Employment practices	Y	Yield
F	Fraud	Z	Zero tolerance
G	Gifts	AA	Accountability
H	Harassment	AB	Abuse of authority
I	Integrity	AC	Acceptance
J	Justice	AD	Adaptability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



1	
No.	DATE



Layout Exhibit





Questions?

Exhibit I

**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

Exhibit J



Exhibit K

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.







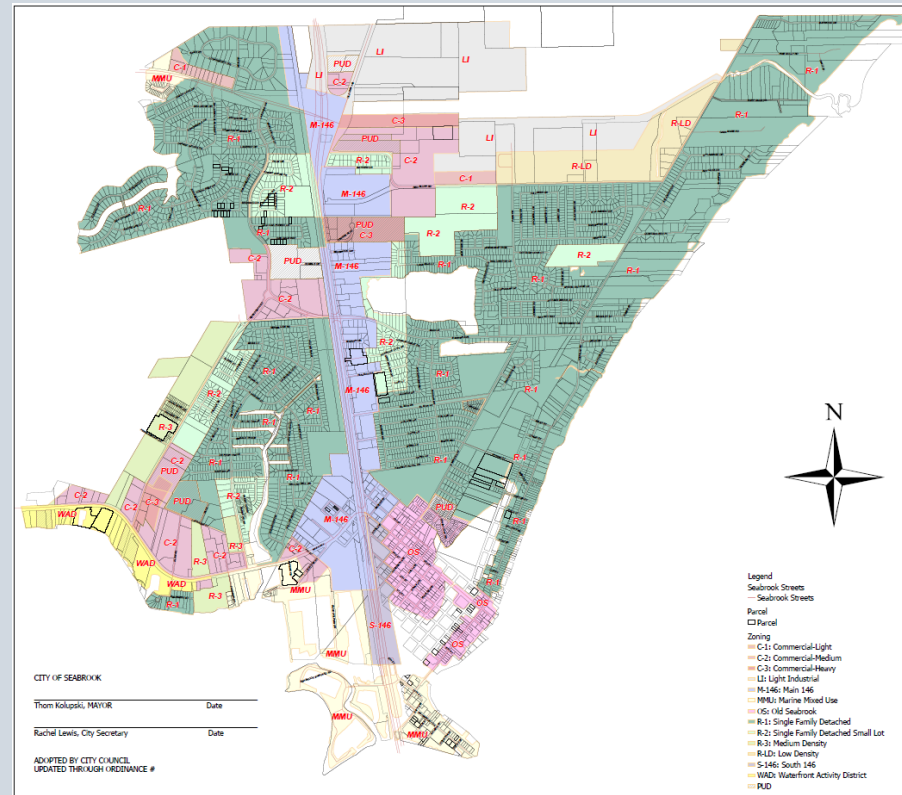
Exhibit L

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?

Exhibit M

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