



**MEETING MINUTES
APRIL 16, 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, Scott Reynolds, 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 Section 4 containing 51 Lots, 3 Blocks and 4 Reserves.

Chairman Gary Renola opened the public hearing at 6:01 p.m.

Angie Williams resident of Lake Mija Village subdivision commented on the timing of the plat.

Resident Ernie Kleksie indicated he was concerned that the plat should've been done prior.

Deputy City Manager/Planning and Zoning Director Sean Landis addressed resident concerns.

Chairman Gary Renola closed the public hearing at 6:03 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 Section 4 containing 51 Lots, 3 Blocks and 4 Reserves.

Motion:	To Approve
Made By:	P&Z Member Klein
Seconded By:	P&Z Member Justus
Vote:	Passed 4-0.

Planning & Zoning Commission member Scott Mixon recused himself from voting on this item.

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 there were no 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.

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

Vote: **Passed** unanimously by all present.

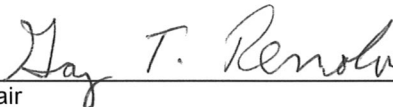
4.3 Establish future meeting dates and agenda items.

Deputy City Manager/Planning and Zoning Director Sean Landis indicated the next Planning & Zoning Commission meeting will be held on May 21, 2026. He also stated an update on the Temporary Restrooms project will be on the next agenda. He also stated that they are finalizing the hiring of a consultant to work on updating the zoning code, which will take months to complete. A Community Development Block Grant (CDBG) was received by the City to update the zoning code.

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

The meeting was adjourned at 6:12 p.m.

APPROVED:



Chair

DATE:

5/21/26

ATTEST:



Ranya Botros
Community & Economic Development Coordinator

Exhibit A

**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.

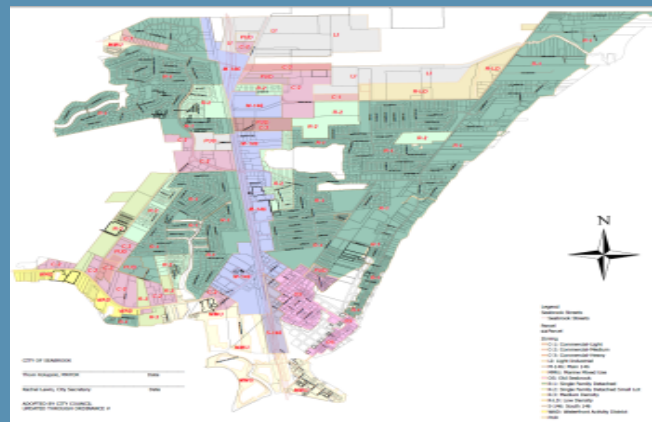
/s/ Ranya Botros
Administrative Assistant

Exhibit B

Exhibit C

City of Seabrook Planning & Zoning Commission

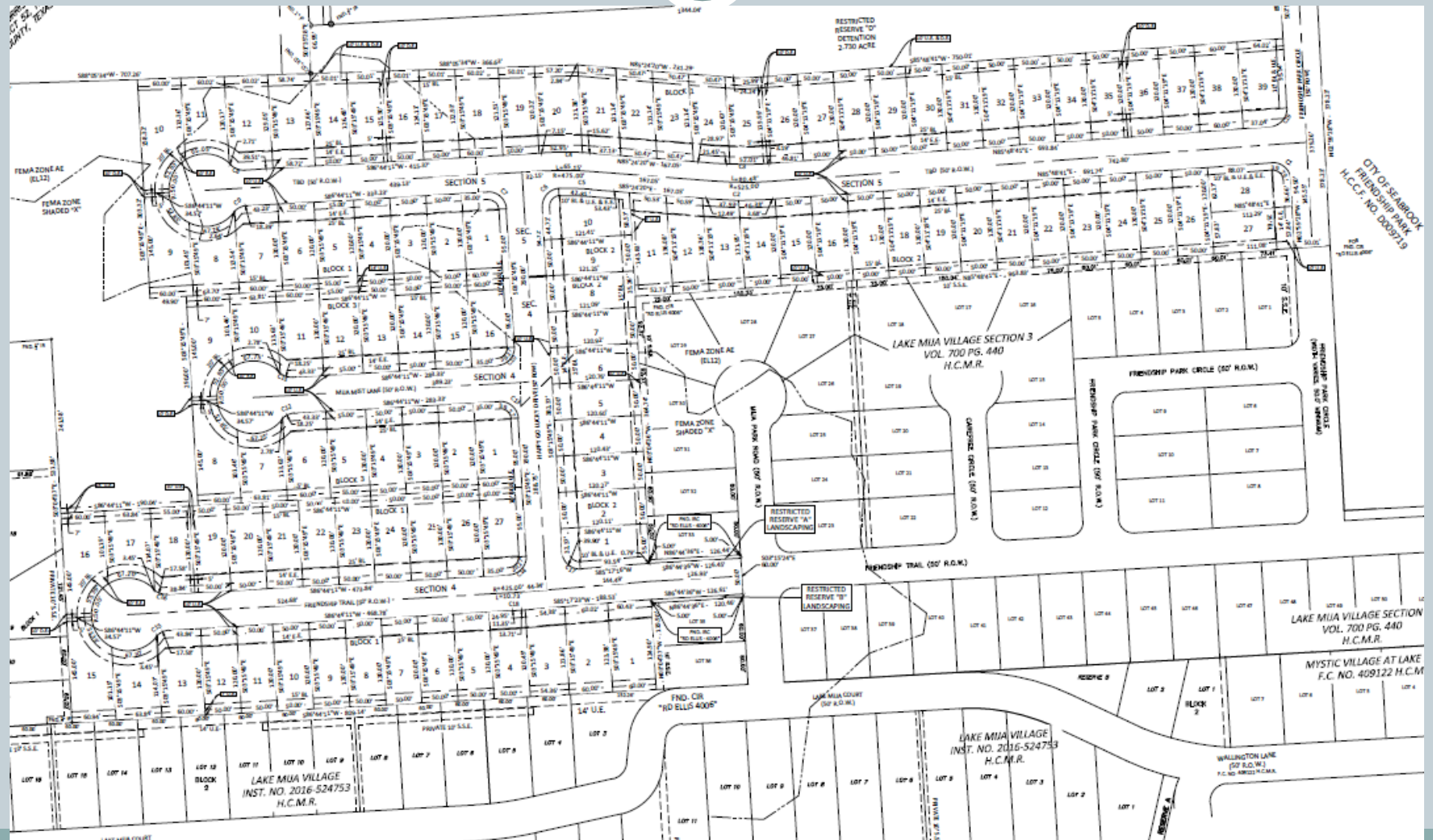
April 16, 2026



Location/Zoning Map



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





SEABROOK



Questions?