



**SEABROOK PLANNING & ZONING COMMISSION
NOTICE OF MEETING
THURSDAY, JULY 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, JULY 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 to amend the Code of the City of Seabrook Appendix A, "Comprehensive Zoning," Article 1, "In General" Section 1.10 "Definitions," by creating a definition for "Nonprofit Therapeutic Service Dog Training and Wellness Campus"; and consider amending the Code of the City of Seabrook Appendix A, "Comprehensive Zoning," Article 3, "Establishment of Zoning Districts and Associated Regulations," Section 3.15 "Comprehensive Land Use Regulation Matrix," by adding "Nonprofit Therapeutic Service Dog Training and Wellness Campus" to Table 3-A "Uses Permitted by Right and Conditional Uses," determining permitted use by condition or by right within the "Land Use

Activity”; and consider amending the Code of the City of Seabrook Appendix A, “Comprehensive Zoning,” Article 5, “Off-Street Parking, Loading, Ingress, and Egress,” Section 5.04 “Comprehensive Parking Regulation Matrix,” Table 5-C “Required Parking Spaces by Land Use Category” by adding “Nonprofit Therapeutic Service Dog Training and Wellness Campus,” and creating new associated parking regulations.

Sean Landis, Deputy City Manager | Planning and Zoning Director

3. CONSENT AGENDA

3.1 Consider and take all appropriate action on the approval of the minutes of the July 8, 2026 Joint Meeting with City Council and the Economic Development Corporation.

3.2 Consider and take all appropriate action on the approval of the minutes of the June 18, 2026 Planning & Zoning Commission meeting.

4. NEW BUSINESS

4.1

Consider and take all appropriate action on a request to amend the Code of the City of Seabrook Appendix A, “Comprehensive Zoning,” Article 1, “In General” Section 1.10 “Definitions,” by creating a definition for “Nonprofit Therapeutic Service Dog Training and Wellness Campus”; and consider amending the Code of the City of Seabrook Appendix A, “Comprehensive Zoning,” Article 3, “Establishment of Zoning Districts and Associated Regulations,” Section 3.15 “Comprehensive Land Use Regulation Matrix,” by adding “Nonprofit Therapeutic Service Dog Training and Wellness Campus” to Table 3-A “Uses Permitted by Right and Conditional Uses,” determining permitted use by condition or by right within the “Land Use Activity”; and consider amending the Code of the City of Seabrook Appendix A, “Comprehensive Zoning,” Article 5, “Off-Street Parking, Loading, Ingress, and Egress,” Section 5.04 “Comprehensive Parking Regulation Matrix,” Table 5-C “Required Parking Spaces by Land Use Category” by adding “Nonprofit Therapeutic Service Dog Training and Wellness Campus,” and creating new associated parking regulations.

Sean Landis, Deputy City Manager | Planning and Zoning Director

5. ROUTINE BUSINESS

5.1 Report from the Director of Planning and Community Development on the status of a list of actions taken by Planning and Zoning and sent to City Council for its action or review.

5.2 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 Thursday, July 9, 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
PLANNING & ZONING COMMISSION
THURSDAY, JULY 16, 2026 – 6:00 P.M.**

NOTICE IS HEREBY GIVEN THAT THE PLANNING AND ZONING COMMISSION OF THE CITY OF SEABROOK WILL HOLD THE FOLLOWING PUBLIC HEARINGS ON **THURSDAY, JULY 16, 2026, AT 6:00 P.M.** IN SEABROOK CITY HALL, 1700 FIRST STREET, SEABROOK, TEXAS, TO DISCUSS THE AGENDA ITEMS LISTED BELOW.

THESE HEARINGS ARE OPEN TO THE PUBLIC AND EVERYONE ATTENDING WILL HAVE THE OPPORTUNITY TO SPEAK FOR OR AGAINST THESE REQUESTS IN ACCORDANCE WITH THE PROCEDURES OF THE COMMISSION. ALL REQUIRED DOCUMENTS REGARDING THESE REQUESTS 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 HEARINGS

Conduct a Public Hearing on a request to amend the Code of the City of Seabrook Appendix A, “Comprehensive Zoning,” Article 1, “In General” Section 1.10 “Definitions,” by creating a definition for “Nonprofit Therapeutic Service Dog Training and Wellness Campus”; and consider amending the Code of the City of Seabrook Appendix A, “Comprehensive Zoning,” Article 3, “Establishment of Zoning Districts and Associated Regulations,” Section 3.15 “Comprehensive Land Use Regulation Matrix,” by adding “Nonprofit Therapeutic Service Dog Training and Wellness Campus” to Table 3-A “Uses Permitted by Right and Conditional Uses,” determining permitted use by condition or by right within the “Land Use Activity”; and consider amending the Code of the City of Seabrook Appendix A, “Comprehensive Zoning,” Article 5, “Off-Street Parking, Loading, Ingress, and Egress,” Section 5.04 “Comprehensive Parking Regulation Matrix,” Table 5-C “Required Parking Spaces by Land Use Category” by adding “Nonprofit Therapeutic Service Dog Training and Wellness Campus,” and creating new associated parking regulations.

CERTIFICATE

I certify that this notice was posted on the bulletin board at Seabrook City Hall on Wednesday June 24, 2026, on or before 5:00 p.m. and that it will remain posted until after the completion of the hearing.

/s/ Ranya Botros
Administrative Assistant

Planning and Zoning Commission Meeting

July 16, 2026

Code Sections to be Modified

- 1.) A request to amend the Code of Ordinance of the City of Seabrook, Appendix A, “Comprehensive Zoning”, Article 1, “In General”, Section 1.10 “Definitions”, by creating a definition for a “Nonprofit Therapeutic Service Dog Training and Wellness Campus”.
- 2.) A request to amend the Code of Ordinance of the City of Seabrook, Appendix A, “Comprehensive Zoning”, Article 3 “Establishment of Zoning Districts and Associated Regulations”, Section 3.15 “Comprehensive Land Use Regulation Matrix”, by adding “Nonprofit Therapeutic Service Dog Training and Wellness Campus” to Table 3-A “Uses Permitted by Right and Condition Uses”, determining permitted use by conditional use or by right within the “Land Use Activity”.
- 3.) A request to amend the Code of Ordinance of the City of Seabrook, Appendix A, “Comprehensive Zoning”, Article 3 “Establishment of Zoning Districts and Associated Regulations”, Article 5, “Off-Street Parking, Loading, Ingress, and Egress”, Section 5.04 “Comprehensive Parking Regulation Matrix, Table 5-C “Required Parking Spaces by Land Use Category” by adding “Nonprofit Therapeutic Service Dog Training and Wellness Campus” and creating new associated parking regulations.

Recommendations

1.) Proposed Definitions:

Nonprofit Therapeutic Service Dog Training and Wellness Campus: A campus-based facility operated by a nonprofit organization dedicated to the rescue, raising, housing, training, placement, and ongoing support of service, assistance, therapy, and companion dogs as part of an integrated therapeutic, educational, rehabilitative, and wellness-focused program serving veterans, individuals with disabilities, first responders, trauma survivors, and other populations in need. The use may include indoor and outdoor canine training areas; indoor and outdoor kennels and animal housing facilities; classrooms; administrative offices; meeting, counseling, and wellness spaces; educational and vocational training facilities; community gathering areas; limited short-term lodging for program participants, staff, volunteers, trainees, or guest professionals; veterinary and animal care services incidental to the training, health, and welfare of program animals; and accessory uses customarily associated with the organization's charitable, educational, and therapeutic mission. The primary purpose of the facility shall be the delivery of nonprofit therapeutic, wellness, educational, and service-dog-related programs that foster human well-being, independence, recovery, and community engagement. This use shall not include commercial animal boarding, retail pet sales, commercial breeding operations, or a veterinary hospital as a principal use.

Recommendations

2.) Proposed Parking Regulations:

Nonprofit Therapeutic Service Dog Training and Wellness Campus:

1 space per 300 square feet of gross floor area.

Recommendations

3.) Proposed Land Use Matrix Modifications:

Sec. 3.15. - Comprehensive land use regulation matrix.

TABLE 3-A

Uses Permitted by Right and Conditional Uses ¹

X = Use by right. C = Conditional use permit required. PUD = Planned unit development. * = Active sales office required.

Land Use Activity	R-LD	R-1	R-2	R-3	C-1	C-2	C-3	WAD	MMU	POD ²	STCOD ³	OS	MH	LI	146-S	146-M
Nonprofit Therapeutic Service Dog Training and Wellness Campus									X							

Questions?



SEABROOK CITY COUNCIL
SPECIAL JOINT CITY COUNCIL, SEABROOK
ECONOMIC DEVELOPMENT CORPORATION,
AND PLANNING & ZONING COMMISSION
MEETING

Mayor Jim Sweeney called the Seabrook Joint Council Meeting to order at 6:00 p.m. in the Council Chambers in Seabrook City Hall. Chair Paul Dunphey called the Joint Economic Development Corporation Meeting to order at 6:00 p.m. Chair Gary Renola called the Joint Planning & Zoning Commission Meeting to order at 6:00 p.m. Present were City Councilmembers Jim Sweeney, Summer Sanford, Melanie Deemer, Guy Rodgers, Byron Hanssen. Present were Economic Development Corporation members Paul Dunphey, Ann Wacker, Michelle Sholar-Brown, Tracy Powell, and Terry Chapman. Present were Planning & Zoning Commission members Gary Renola, Ed Klein, Scott Reynolds, Russ Rhodes, Jared Justus, and Scott Mixon. Also in attendance were: City Manager Gayle Cook, City Secretary Rachel Lewis, and Deputy City Manager Sean Landis. Pledges were conducted.

1. PUBLIC COMMENTS AND ANNOUNCEMENTS

There were no citizen comments.

2. NEW BUSINESS

2.1 Conduct a Joint Workshop of the City Council, Planning and Zoning Commission, and Economic Development Corporation to introduce the Comprehensive Zoning Ordinance Update project; introduce the City's consultant, Freese and Nichols, Inc.; receive a presentation outlining the project scope, public engagement process, project schedule, and anticipated deliverables; and provide feedback and direction regarding the update of the City's Comprehensive Zoning Ordinance.

Deputy City Manager Sean Landis explained that the purpose of the joint meeting was to gather input regarding the City's existing zoning ordinance as part of the year-long process to update the zoning ordinance and zoning map. He stated the City had been awarded a \$250,000 grant to support the project.

Alexis Garcia of Freese and Nichols, Inc. presented an overview of the project. She explained that the firm had been retained to assist with updating the City's zoning ordinance to streamline the development review process, incorporate changes in state law, and implement the vision established in the 2040 Comprehensive Master Plan. She reviewed the project process, timeline, and the roles and responsibilities of the City Council, Planning and Zoning Commission, Economic Development Corporation, and staff throughout the update.

Ruth Lohmer of Freese and Nichols, Inc. presented information regarding zoning regulations, statutory authority, and the relationship between the zoning ordinance and the Comprehensive Master Plan.

The City Council, Economic Development Corporation, and Planning and Zoning Commission discussed development-related concerns and provided input regarding recurring requests and complaints, common development issues, sign standards,

minimum lot sizes, the Planned Unit Development (PUD) process, and examples of zoning practices used by other municipalities.

There being no further business, Mayor Sweeney adjourned the City Council meeting at 7:40 p.m.

There being no further business, Planning and Zoning Commission Chair Renola adjourned the Planning and Zoning Commission meeting at 7:40 p.m.

There being no further business, Economic Development Corporation Chair Dunphey adjourned the Economic Development Corporation meeting at 7:40 p.m.

APPROVED: _____ DATE: _____
Jim Sweeney
Mayor

ATTEST: _____
Rachel Lewis, TRMC
City Secretary

APPROVED: _____ DATE: _____
Paul Dunphey
Economic Development Corporation Chair

ATTEST: _____
Ranya Botros
Community & Economic Development Coordinator

APPROVED: _____ DATE: _____
Gary Renola
Planning & Zoning Chair

ATTEST: _____
Ranya Botros
Community & Economic Development Coordinator



**MEETING MINUTES
JUNE 18, 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, and Jared Justus. 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 of a Preliminary Planned Unit Development (Preliminary PUD) to create a Local Support Multi-Tenant Distribution Center; consisting of an approximately 464,400 square feet warehouse and an approximately 205,200 square feet warehouse.

Chairman Gary Renola opened the public hearing at 6:01 p.m. There were no public comments during this hearing. Deputy City Manager/Planning and Zoning Director Sean Landis gave a staff summary on the preliminary planned unit development. Chariman Gary Renola closed the public hearing at 6:11 p.m.

3. NEW BUSINESS

3.1

Consider and take all appropriate action on a request for approval of a Preliminary Planned Unit Development (Preliminary PUD) to create a Local Support Multi-Tenant Distribution Center; consisting of an approximately 464,400 square feet warehouse and an approximately 205,200 square feet warehouse.

Applicant J.W. Fields of Constellation Real Estate Partners gave a presentation on the development project.

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

Chairman Gary Renola suggested the following amendments be included in an amended motion:

- Incorporate Li safety and material handling for safety.
- Deal with construction along Red Bluff.
- Incorporate other Class A material requirements and guidelines from other PUDs in our city.
- Consider a higher berm and what drives the height of that berm.
- Replacement guidelines on landscape features that die after they have been planted.

- Make sure we are in compliance with city guidelines for lighting.

The original motion was amended and seconded with these suggestions made by Chairman Gary Renola.

Motion:	To Approve the project with the comments made by the Chair.
Made By:	P&Z Member Klein
Seconded By:	P&Z Member Justus
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 and Zoning and sent to City Council for its action or review.**

Deputy City Manager/Planning and Zoning Director Sean Landis stated there was nothing to report.

4.2 **Approve minutes from the May 21, 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 stated that the Joint City Council, Planning and Zoning Commission, and EDC meeting will be held on July 8, 2026 while the regular Planning and Zoning Commission meeting will be held on July 16, 2026.

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

The meeting adjourned at 6:44 p.m.

APPROVED:

Chair

DATE:

ATTEST:

Ranya Botros
Community & Economic Development Coordinator

Planning and Zoning Commission Meeting

July 16, 2026

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Questions?