



**SEABROOK PLANNING & ZONING COMMISSION
NOTICE OF MEETING
THURSDAY, AUGUST 20, 2026 - 6:00 PM**

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NOTICE IS HEREBY GIVEN THAT THE SEABROOK PLANNING AND ZONING COMMISSION WILL MEET ON **THURSDAY, AUGUST 20, 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. OATH OF OFFICE

1.1 Conduct Oath of Office for Robert Zeller, newly appointed Planning & Zoning Commission member and discuss training requirements.

2. 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

3. SPECIFIC PUBLIC HEARING

3.1

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

3.2 Conduct a Public Hearing on a request for a Conditional Use Permit to establish a "Bar" at 2900 E. Nasa Parkway, Suite 250 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. CONSENT AGENDA

4.1 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.

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

5. NEW BUSINESS

5.1

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

5.2 Consider and take all appropriate action on a request for a Conditional Use Permit to establish a "Bar" at 2900 E. Nasa Parkway, Suite 250 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*

6. ROUTINE BUSINESS

6.1 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.

6.2 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, August 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