



Agenda Briefing

Date of Meeting: October 15, 2020

Submitting Department: Planning and Permits

Date Submitted: October 8, 2020

Prepared By: Sean Landis

Presenter: Sean Landis

Will there be a guest/visitor presenter who is not an employee?: Yes No

What is this person's first and last name and affiliation to this item?: Riyaz
Maknojia

Subject: Request for a Conditional Use Permit to establish a "Gasoline Service Station/Convenience Store" at 2650 Bayport Blvd, 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."

Type of Item: Ordinance Resolution Contract/Agreement Public Hearing Discussion & Direction

Executive Summary:

Background/Issue (What prompted this need?):

Proposed use of the property is to be approximately a 3332 sqft convenience store (Buzzy Bee). The Convenience Store will be supported by a eight pump Gas Fueling Station. The proposed site plan currently provides for 17 parking spaces. The proposed site is located east of SH 146 just south of E. Meyer Ave. this site is located directly on the corner and was previously the Auto Zone location.

The purpose and criteria for approval of a conditional use permit are listed below:

4.11.01. Purpose: The purpose of the conditional use permit process is to identify those land uses which may be appropriate within a zoning district but, due to either their location, function, or operation, could have a potentially harmful impact on adjacent properties or the surrounding area; and to provide for a procedure whereby such uses may be permitted by further restricting or conditioning them so as to mitigate or eliminate such adverse impacts.

4.11.05. Criteria for approval: The planning and zoning commission shall recommend denial of a conditional use if it finds that the proposed use:

- A. Does not conform with applicable regulations and standards established by this ordinance;
- B. Is not compatible with existing or permitted uses on abutting sites, in terms of use, building height, bulk and scale, setbacks and open spaces, landscaping, drainage, or access and circulation features;
- C. Potentially creates greater unfavorable effects or impacts on other existing or permitted uses on abutting sites than those which reasonably may result from the use of the site by a use permitted by right;
- D. Adversely affects the safety of vehicular and pedestrian circulation in the vicinity, including traffic reasonably expected to be generated by the proposed use and other uses reasonably anticipated in the area considering existing zoning and land uses in the area;
- E. Fails to reasonably protect persons and property from erosion, flood or water damage, fire, noise, glare, and similar hazards or impacts;
- F. Adversely affects traffic control or adjacent properties by inappropriate location, lighting, or types of signs;
- G. Fails to provide adequate off-street parking and loading facilities;
- H. Fails to conform with the objectives and the purpose of the zoning district in which the development is located;
- I. Will be detrimental to the public health, safety, or welfare, or materially injurious to properties or improvements in the vicinity, for reasons specifically articulated by the commission; or
- J. The premises or structure(s) are not suitable for the proposed use.

Budget Analysis/Funding Comments: N/A

Expenditure Required: \$N/A

Budgeted Amount: \$N/A **Source of Funds/Funding Account:** N/A

Not Budgeted: If approved, the following will be included in the next Budget Amendment and \$N/A will be added to Revenue Account: N/A and \$N/A added to Expenditure Account: N/A

1295 Form Required? Yes No

Name of Applicant (if applicable) : Riyaz Maknojia, AR Business LLC., 10101 Southwest Freeway, Suite 300, Houston, TX 77074

Legal Description/Location (if applicable): 2650 Bayport Blvd, Seabrook, TX 77586

Being a tract or parcel of Land containing 0.7900 Acres (34,416 square feet) of land and being all of lot No. Two out of Clear Creek Business Park, Section One, as recorded in Harris County Clerk File No. N552735, Harris County, TX.

This property is located east of E. Bayport Blvd, south of E. Meyer Road, and north of Marvin Circle.

Supporting Materials Attached:

1. Application
2. Site Location/Zoning Map
3. Public Hearing Notice
4. City Staff Presentation
- 5.
- 6.
- 7.
- 8.
- 9.
- 10.

Recommended Placement on Agenda: Specific Public Hearing/New Business

Recommended Action:

Reviewed by Department Director, if applicable

Reviewed by Finance Director, if applicable

Reviewed by City Attorney, if applicable

Reviewed by City Manager

All requests must be submitted to the City Secretary's Office no later than 12:00 p.m. on the Monday, one week prior to the regular Tuesday Council Meeting. All required attachments are to be submitted with the request. Incomplete items cannot be placed on the agenda.



Application for Land Development Permit

****Incomplete applications cannot be processed****

- Zoning Change Text Change Zoning Variance Planned Unit Development
 Conditional Use Permit Subdivision Plat Preliminary Final Amending

APPLICANT INFORMATION Check appropriate box(es)

Name: AR Business LLC
 Address: [Redacted]
 City: #
 State: [Redacted]

E-Mail: [Redacted]
 Fax #: [Redacted]
 Name of Re: [Redacted]
 Phone: [Redacted]

Applicant is Owner of property Agent for Owner Agent for Purchaser Purchaser City of Seabrook

If Applicant is acting on behalf of Owner in this application, Owners signature below authorizes this application.

X Owner(s): AutoZone Parts, Inc.
 Date: 9/14/2020 10:51:57 AM CDT

DocuSigned By: Timothy J. Goddard
 Signature: [Signature]
 Signature: [Signature]
 EC9FD6C238CE409...

X Owner(s) Mailing address(es):
 Name: Autozone parts, Inc.
 Address: 123 S Front street
 City: Memphis
 State: TN Zip 38103

Phone #: _____
 Name: _____
 Address: _____
 City: _____
 State: _____ Zip _____



PROPERTY INFORMATION

Property Address: 2650 Bayport Blvd Seabrook, TX 77586
 Legal Description: Lot _____ Block _____
 Addition Legal description attached
 (You may attached Metes & Bounds description from your Deed if available)

Current Zoning Classification: Commercial (Available from Building Department)
 Current Use of Property: Vacant Land (Past we -> Autozone) (Be specific)
 Number of existing Driveways: 2
 General Dimensions of Property: Width: 163 Depth: 140 Land Area: _____ Sq. Feet: 23958 Acres: 0.55
 Adjoining Uses: North NA South Vacant Land
 East NA West Vacant Land
 Adjacent Streets: North East Meyer South NA
 East NA West Bayport Blvd / Hwy 146

Is the property served with: City Water? Yes No City Sewer? Yes No

OWNER/AGENT AFFIDAVIT

I have read and understand this application. I have familiarized myself with the applicable regulations, ordinances, and procedures and submit this application and accompanying documentation for consideration by the Planning Commission, Board of Adjustment, or the City Council of the city. I certify that I am the legal owner or agent of the Owner and have written or other legal authority to make this application.

Signed: [Redacted Signature] Date: 09/14/2020

**ALL FEES MUST BE PAID AT THE TIME APPLICATION IS SUBMITTED
 FEES ARE NON-REFUNDABLE OR TRANSFERABLE**

Submittal Letter for Special Use Permit

Sept. 14, 2020

City of Seabrook

1700 Fist St.

Seabrook, TX 77586

Re:

Dear Planning Department and City Council,

Please accept the attached as our formal submittal for a Special Use Permit and note the following.

Agent: AR BUSINESS LLC
10101 SOUTHWEST FREEWAY SUITE 300
HOUSTON, TX 77074

Owner: AUTOZONE PARTS INC
123 SOUTH FRONT ST.
MEMPHIS, TN 38103

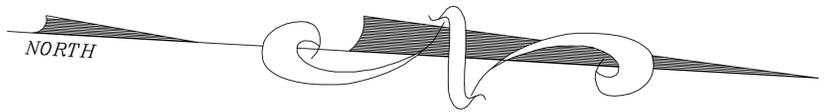
1. Proposal Complies with all zoning and ordinances and subdivision regulations. The applicant is requesting a Special Use Permit.

This, a formal request for Special Use Permit for property at 2650 Bayport Blvd, Seabrook, TX 77586 at the S.W. corner of E. Meyer Ave and Bayport Blvd.

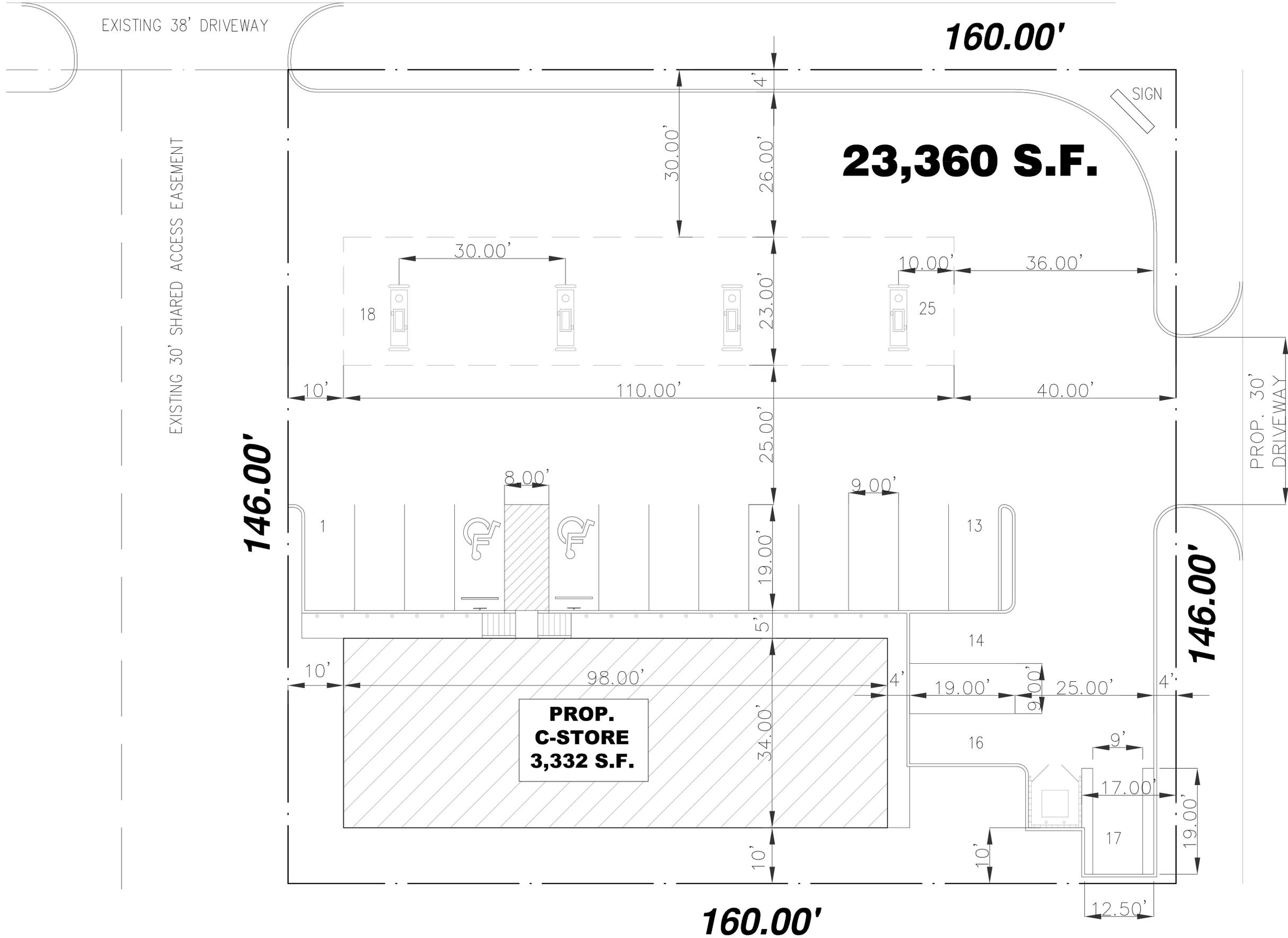
The permit is for the development of a C-Store & Gas Station. The location is ideal for such a development. It will provide a much needed service to the area that is lacking at the immediate vicinity.

Sincerely,

RIYAZ MAKNOJIA



HWY 146



PARKING REQUIREMENTS:
 C-STORE:
 REQUIRED: 5 PER 1,000 SF
 $3,332 / 1000 \times 5 = 16.66$
 PROVIDED: 17 PARKING SPACES
 INCLUDING 2 HC

E. MEYER AVE

PUBLIC HEARING NOTICE
SEABROOK PLANNING & ZONING COMMISSION
THURSDAY, OCTOBER 15, 2020 – 6:00 P.M.

NOTICE IS HEREBY GIVEN THAT THE PLANNING AND ZONING COMMISSION OF THE CITY OF SEABROOK WILL HOLD A PUBLIC HEARING BY TELECONFERENCE ON THURSDAY, OCTOBER 15, 2020 AT 6:00 P.M.

DUE TO THE CONTINUED INCREASE IN COVID-19 POSITIVE CASES, THIS PUBLIC HEARING WILL ONLY BE OPEN TO THE PUBLIC VIA REMOTE ACCESS THAT ALLOWS FOR TWO-WAY COMMUNICATIONS FOR THOSE DESIRING TO PARTICIPATE.

MEMBERS OF THE PUBLIC MAY ATTEND AND PARTICIPATE IN THE PUBLIC HEARING BY REGISTERING FOR THE GOTO WEBINAR USING THIS LINK:

<https://global.gotomeeting.com/join/717640045>

MEMBERS OF THE PUBLIC MAY ACCESS THE AGENDA AND ATTACHMENTS ONLINE AT WWW.SEABROOKTX.GOV/AGENDACENTER.

THIS HEARING IS 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

Request for a Conditional Use Permit to establish a “Gasoline Service Station/Convenience Store” at 2650 Bayport Blvd, 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”.

Owner:

Advanced AutoZone Parts Inc., 123 South Front Street, Memphis, TN 38103

Applicant:

Riyaz Maknojia, AR Business LLC., 10101 Southwest Freeway, Suite 300, Houston, TX 77074

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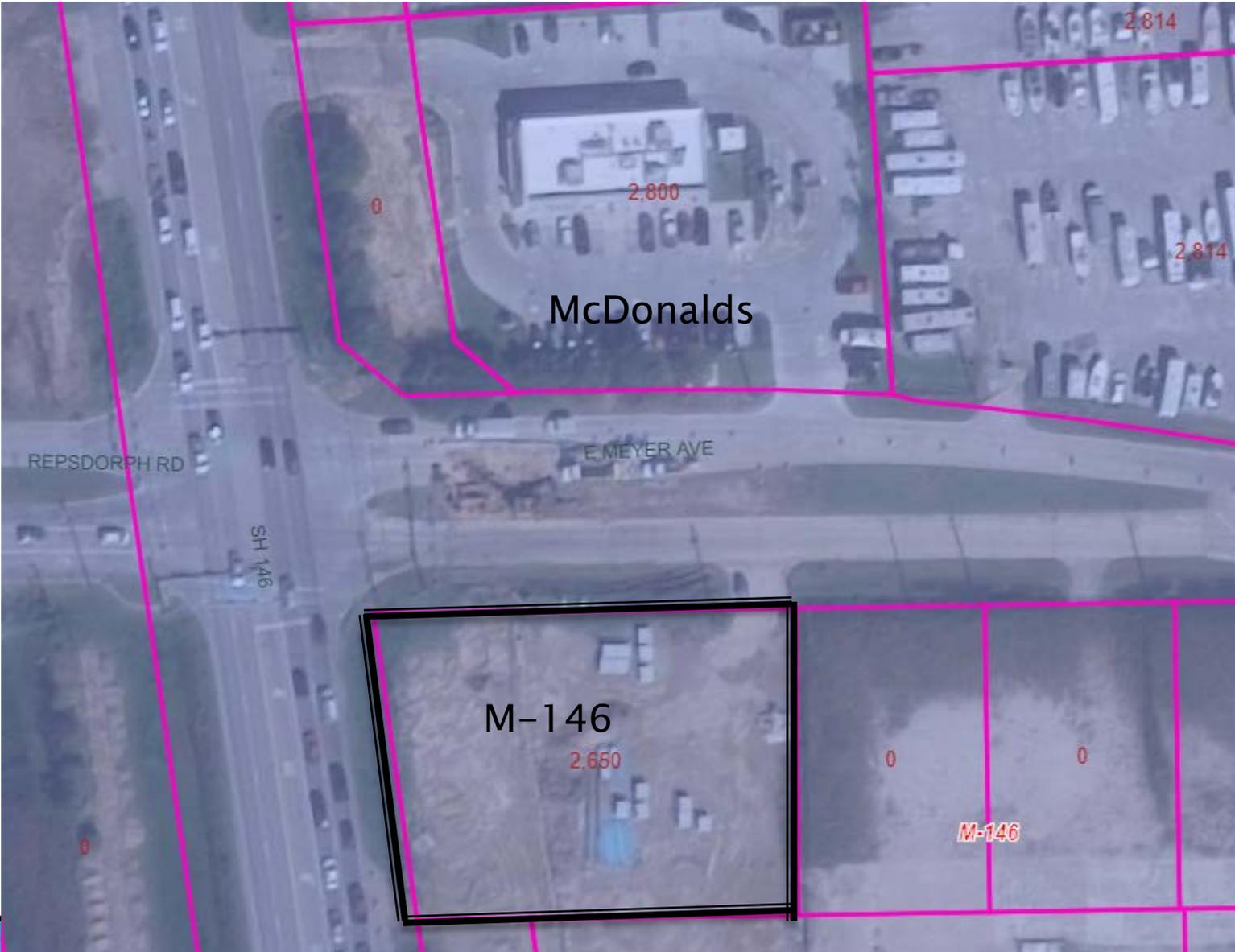
CERTIFICATE

I certify that this notice was posted on the bulletin board at Seabrook City Hall on or before 5:00 p.m., Thursday, September 24, 2020 and that it will remain posted until after completion of the hearing.

/s/ Pat Patel, Administrative Assistant

Planning and Zoning Meeting

October 15, 2020



McDonalds

M-146

REPSDORPH RD

SH 146

E MEYER AVE

2,650

2,800

2,814

2,814

M-146

0

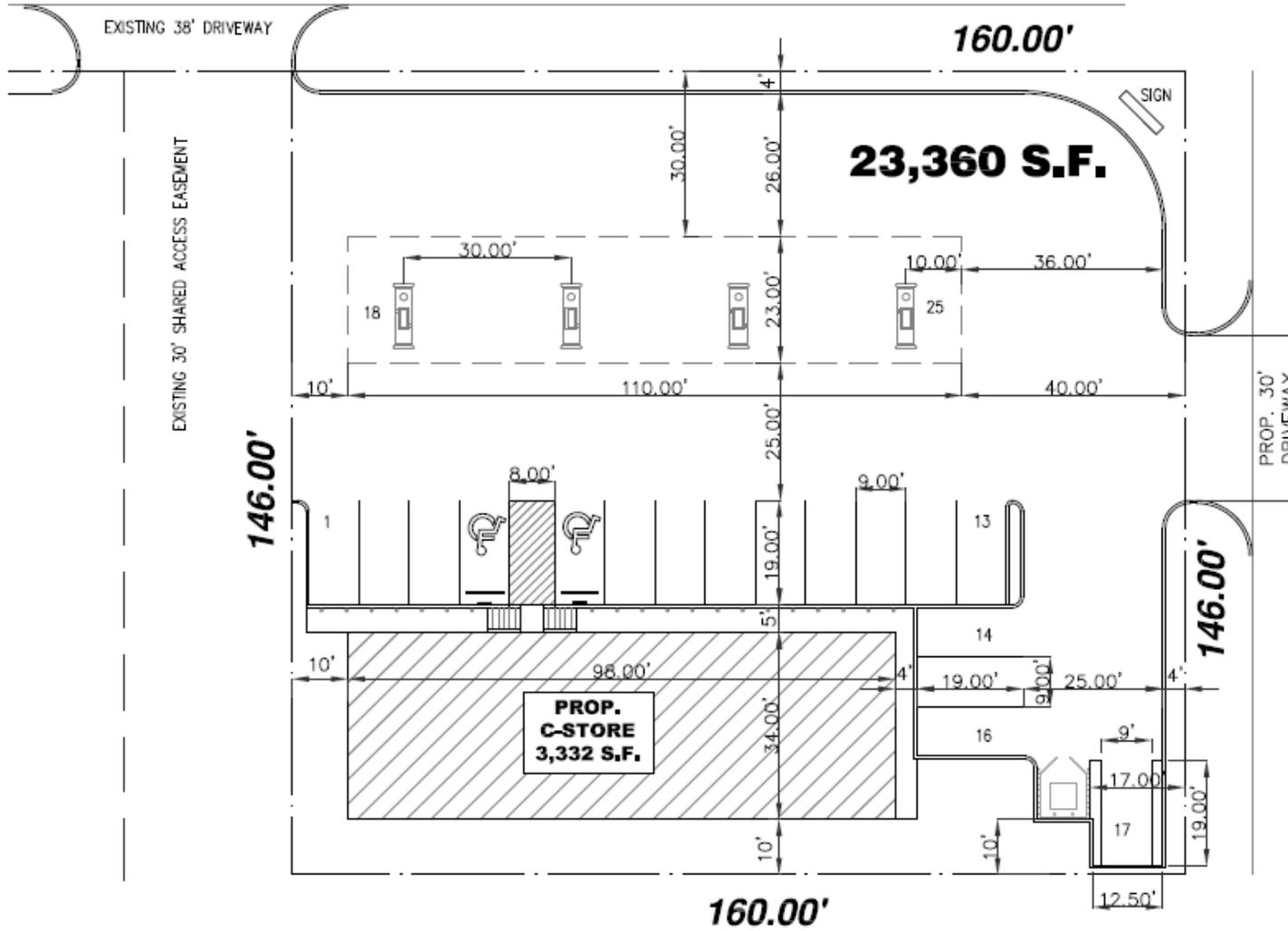
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HWY 146



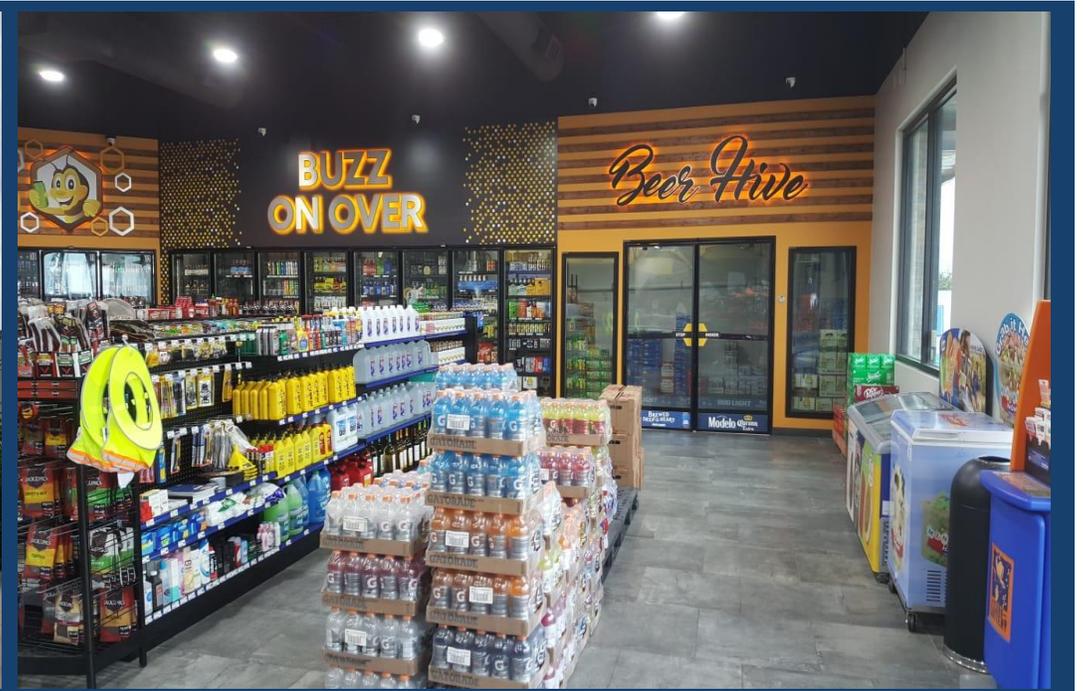
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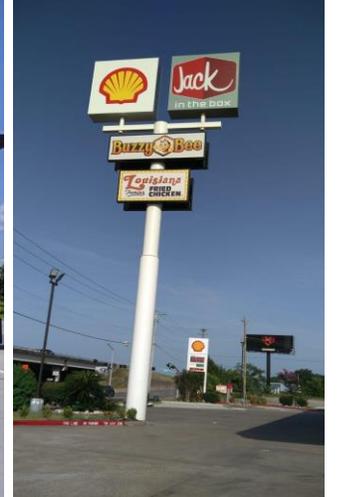
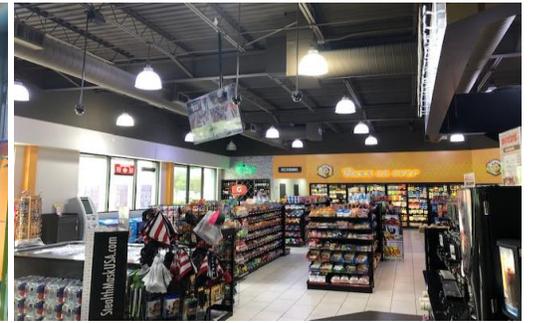
E. MEYER AVE



SEABROOK C-STORE & GAS STATION

SPECIAL USE PERMIT REQUEST (2650 BAYPORT BLVD, SEABROOK, TX 77586)





BUZZY PROPERTIES

GROWTH AND SERVICE



ABOUT BUZZY BEE

Buzzy Bee has an extensive record of building and maintaining quality, modern, safe and clean C-Stores and Gas Stations. We are in the business of developing property, in a method that brings value to the surrounding community. Our goal is to continue to grow our reputation in the community as a “go to” for local convenience.

We have developed many locations throughout Texas. A list of locations include, Deer Park, La Marque, Texas City, Lake Jackson, Silsbee, Beaumont, Waco, Humble, League City, Pearland, Pasadena, Magnolia, Houston and Many more.





OUR HISTORY

Serving our community

Buzzy Bee and its founders, are proud of our 15 years of service to the Texas Community. With over 25 locations providing quality and safety to our loyal customers.

As we continue to expand our service area by helping new communities to grow or revamp existing ones; we will always provide the same outstanding service and quality. We hope to see you soon in a neighborhood near you.





“BRINGS QUALITY AND
CONVENIENCE

OUR PROMISE



CONVENIENCE *OVER A LARGE SELECTION*

Our stores offer a large selection of products and amenities. Food service made from fresh and quality ingredients. Providing the local community with a healthy option to go about their day.



CLEANLINESS *EVERY STORE AT A HIGHER STANDARD*

Every store is help to the Buzzy standard of quality and cleanliness. Our customer enjoy the experience and opportunity to visit our stores. Our goal is to build a loyal customer base.



SERVICE *CONSISTENT CONSUMER ATTENTION*

In addition to providing quality products and a welcoming facility, our staff is dedicated to providing top of the line service and customer attention. Come visit your local Buzzy Bee store and experience the difference.



OUR TRACK RECORD

1. Consistent in the quality of our developed sites.
2. Continued Exceptional Service During Operation
3. Modern Development Design / Future Focused
4. Great Addition to Surrounding Community



A FEW OF OUR LOCATIONS



La Marque



Houston



Texas City



Deer Park



Manvel (up coming)

OUR PROPOSAL

Rendering of Actual Site



OUR PROPOSAL

Rendering of Actual Site



OUR PROPOSAL

Rendering of Actual Site





Rendering of Actual Site

Buzzy Bee
THE VALUES



- Located on a best Corner Lot
- Great Location for Gas Station
- Great Location for C-Store
- Buzzy Bee brings Quality
- Increase Property Value
- Provide a Service to the Community
- No Similar Business Near By
- Over 25 locations throughout Texas
- Excellent access from Main Roads
- Access from Major Highway



CONTACT US



■ PHONE:

281-983-9002

■ ADDRESS:

AR BUSINESS LLC

10101 SOUTHWEST FREEWAY SUITE 300

HOUSTON, TX 77074