

1 The Seabrook Planning and Zoning Commission met on Thursday, January 16, 2020 at 6:00 PM in
2 special session at Seabrook City Hall, 1700 First Street, Seabrook, Texas to consider and if
3 appropriate, take action on the agenda items listed below:
4

5 THOSE PRESENT WERE:

6		
7	GARY RENOLA	CHAIRMAN
8	MIKE GIANGROSSO	VICE - CHAIR
9	SCOTT REYNOLDS (exc. absence)	MEMBER
10	ROSEBUD CARADEC	MEMBER
11	TRACIE SOICH (exc. absence)	MEMBER
12	GREG AGUILAR (exc. absence)	MEMBER
13	DARRELL PICHA	MEMBER
14	SEAN LANDIS	DIRECTOR OF COMMUNITY DEVELOPMENT
15		
16	PAT PATEL	ADMINISTRATIVE ASSISTANT

17
18 Chairman Gary Renola called the meeting to order at 6:00 p.m. and stated there was a quorum
19 present.
20

21 **1.0 PUBLIC COMMENTS AND ANNOUNCEMENTS**
22

23 No comments
24

25 **2.0 DISCUSSION**
26

27 **2.1 Discussion on recently passed and adopted legislation regarding the Texas Open Meetings
28 and Public Information Acts.**
29

30 This item was tabled for a future meeting date.
31

32 **3.0 SPECIFIC PUBLIC HEARINGS**
33

34 **3.1 Request for a Conditional Use Permit to establish a “Bar” at 2900 E. NASA Parkway,
35 Suite 250 as per the Seabrook City Code, Appendix A, Comprehensive Zoning, Article 4,
36 “Special Use Regulations”, Section 4.11, “Conditional use permit criteria and
37 procedures”.**
38

39 AN ORDINANCE AMENDING THE SEABROOK CITY CODE, APPENDIX A, COMPREHENSIVE ZONING, ARTICLE 13,
40 “TEMPORARY AND NONTEXT CHANGES”, SECTION 13.03, BY ADDING A NEW PARAGRAPH (26) GRANTING A
41 CONDITIONAL USE PERMIT FOR A “BAR” TO BE LOCATED AT 2900 E. NASA PARKWAY, SUITE 250, WITHIN THE C-2
42 (COMMERCIAL – MEDIUM) ZONING DISTRICT AND ESTABLISHING ANY APPLICABLE CONDITIONS FOR THE OPERATION
43 OF THE BUSINESS IN ACCORDANCE WITH LAW; PROVIDING A PENALTY IN AN AMOUNT OF NOT TO EXCEED \$2,000.00
44 FOR VIOLATION OF ANY PROVISIONS HEREOF BY INCLUSION INTO THE CODE; REPEALING ALL ORDINANCES OR PARTS
45 OF ORDINANCES INCONSISTENT OR IN CONFLICT HEREWITH; AND PROVIDING FOR SEVERABILITY AND PROVIDING FOR
46 AN EFFECTIVE DATE.
47

48 Chairman Gary Renola opened the public hearings at 6:02 p.m.
49
50
51

52 Director of Community Development, Sean Landis explained that the applicant is requesting a
53 Conditional Use Permit for bar use at 2900 E. NASA Parkway. In the past there would have
54 been limitations due to a church being within a certain distance. Since the church has relocated
55 there are no legal issues with request.
56

57 A brief presentation was given by business owner, Mr. Bryan Marshall. He explained that
58 he was passionate about the hospitality industry and bars and creating a great atmosphere for
59 people to be in. He showed the board a few renderings and layout of his business concept and
60 explained that people aged 21 to 35 love the modern minimalist look. The business would
61 mainly be selling craft beers, hard seltzers, wines and bottled cold brew coffee with hours of
62 operation from noon until midnight. The business would be closed on Sundays and the
63 expected opening date would be sometime in March.
64

65 Chairman Renola closed the public hearing at 6:11 p.m.
66

67 **3.2 Request for a Conditional Use Permit to establish an “Open Air Market” at 902 Hardesty**
68 **Avenue as per the Seabrook City Code, Appendix A, Comprehensive Zoning, Article 4,**
69 **“Special Use Regulations”, Section 4.11, “Conditional use permit criteria and**
70 **procedures”.**

71 AN ORDINANCE AMENDING THE SEABROOK CITY CODE, APPENDIX A, COMPREHENSIVE ZONING, ARTICLE 13,
72 “TEMPORARY AND NONTEXT CHANGES”, SECTION 13.03, BY ADDING A NEW PARAGRAPH (27) GRANTING A
73 CONDITIONAL USE PERMIT FOR AN “OPEN AIR MARKET” TO BE LOCATED AT 902 HARDESTY AVENUE, WITHIN THE OLD
74 SEABROOK (OS) ZONING DISTRICT AND ESTABLISHING ANY APPLICABLE CONDITIONS FOR THE OPERATION OF THE
75 BUSINESS IN ACCORDANCE WITH LAW; PROVIDING A PENALTY IN AN AMOUNT OF NOT TO EXCEED \$2,000.00 FOR
76 VIOLATION OF ANY PROVISIONS HEREOF BY INCLUSION INTO THE CODE; REPEALING ALL ORDINANCES OR PARTS OF
77 ORDINANCES INCONSISTENT OR IN CONFLICT HEREWITH; AND PROVIDING FOR SEVERABILITY AND PROVIDING FOR AN
78 EFFECTIVE DATE.
79

80
81 Chairman Renola opened the public hearing for this item at 6:13 p.m.
82

83 A brief presentation was given by business owner, Mrs. Jennifer Pitts. She explained that she
84 would like to start open air markets to help local business owners showcase their products. She
85 explained that there is only one craft market held in Pasadena going on 7 years now and that she
86 has full support of neighboring Seabrook businesses to have open air markets. Surrounding
87 businesses would also allow for additional parking and restroom use. Market days would be
88 held monthly on the 1st Saturday of each month. This would also help bring in visitors into
89 historic Old Seabrook. Her current business Jenuine Treasures Craft Boutique just recently
90 opened in November 2019 to offer vendors an opportunity to showcase their products.
91

92 Comments were made by Mr. Hank Kidd, building owner of 902 Hardesty. He fully supported
93 Mrs. Pitts open air markets and has no objections
94

95 Additional comments were made by Mr. Michael Henderson, business owner of Good Sense
96 Provisions at 913 Hardesty Ave. He also was very supportive of open air markets and additional
97 parking being provided.
98

99 Chairman Renola closed the public hearing at 6:34 p.m.
100
101

102 **4.0 NEW BUSINESS**

103

104 **4.1 Consider and take all appropriate action on a request for a Conditional Use Permit to**
105 **establish a “Bar” at 2900 E. NASA Parkway, suite 250 as per the Seabrook City Code,**
106 **Appendix A, Comprehensive Zoning, Article 4, “Special Use Regulations”, Section 4.11,**
107 **“Conditional use permit criteria and procedures”.**

108

109 Motion made by Mike Giangrosso and seconded by Darrell Picha.

110

111 To approve the request for a Conditional Use Permit to establish a “Bar” at 2900 E. NASA
112 Parkway, suite 250 as per the Seabrook City Code.

113

114 MOTION CARRIED BY UNANIMOUS CONSENT

115

116 **4.2 Consider and take all appropriate action on a request for a Conditional Use Permit to**
117 **establish an “Open Air Market” at 902 Hardesty Avenue as per the Seabrook City Code,**
118 **Appendix A, Comprehensive Zoning, Article 4, “Special Use Regulations”, Section 4.11,**
119 **“Conditional use permit criteria and procedures”.**

120

121 Motion to approve made by Darrell Picha and seconded by Mike Giangrosso.

122

123 To approve the request for a Conditional Use Permit to establish an “Open Air Market” at 902
124 Hardesty Avenue as per the Seabrook City Code.

125

126 MOTION CARRIED BY UNANIMOUS CONSENT

127

128

129 **5.0 ROUTINE BUSINESS**

130

131 **5.1 Approve the minutes from the December 19, 2019 Regular P&Z Meeting.**

132

133 Motion made by Mike Giangrosso and seconded by Darrell Picha.

134

135 To approve the minutes from the December 19, 2019 regular P&Z Meeting.

136

137 MOTION CARRIED BY UNANIMOUS CONSENT

138

139 **5.2 Update on the expansion of Hwy. 146.**

140

141 Sean Landis gave a brief report.

142

143 **5.3 Report from the Director of Planning and Community Development on the status of a list**
144 **of actions taken by Planning & Zoning and sent to City Council for its action or review.**

145

146 Sean Landis gave a brief report.

147

148 **5.4 Establish future agenda items and meeting dates.**

149

150 Next meeting scheduled for Thursday, February 20, 2020.

151
152
153 **Motion was made by Mike Giangrosso and seconded by Rosebud Caradec.**

154
155 *To adjourn the January 16, 2020 Planning & Zoning meeting.*

156
157 Having no further business, the meeting adjourned at 6:41 p.m.

158
159 APPROVED THIS 20th DAY OF FEBRUARY, 2020.

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164 _____
Gary T. Renola, Chairman

Pat Patel, Administrative Assistant

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