



**NOTICE OF MEETING - via TELECONFERENCE  
PLANNING AND ZONING COMMISSION  
THURSDAY, OCTOBER 15, 2020 AT 6:00 P.M.**

NOTICE IS HEREBY GIVEN THAT THE SEABROOK PLANNING AND ZONING COMMISSION WILL MEET ON **THURSDAY, OCTOBER 15, 2020 AT 6:00 PM** BY TELECONFERENCE 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.

DUE TO THE CLOSING OF ALL CITY FACILITIES TO THE PUBLIC, THIS MEETING 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 THE MEETING VIA TELEPHONE BY CALLING **(877) 568-4106** AND ENTERING **ACCESS CODE 717-640-045** TO LISTEN TO THE MEETING AND/OR PROVIDE COMMENT DURING THE PUBLIC COMMENT PORTION OF THE AGENDA. MEMBERS OF THE PUBLIC MAY ACCESS THE AGENDA AT [WWW.SEABROOKTX.GOV/AGENDACENTER](http://WWW.SEABROOKTX.GOV/AGENDACENTER) TO VIEW AGENDA AND ATTACHMENTS.

**THOSE PERSONS WISHING TO SPEAK DURING THE PUBLIC COMMENTS PORTION OF THE AGENDA MUST REGISTER NO LATER THAN 1:00 P.M. ON THURSDAY, OCTOBER 15, BY SENDING AN EMAIL TO [PPATEL@SEABROOKTX.GOV](mailto:PPATEL@SEABROOKTX.GOV) AND PROVIDING YOUR NAME, ADDRESS, AND PHONE NUMBER.**

**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. In accordance with the Open Meetings Act, members may not discuss or take action on any item that has not been posted on the agenda. Names of those registered to speak will be called in the order in which they registered. When your name is called, please state your name and address clearly before making your comments. Thank You.

**2. SPECIFIC PUBLIC HEARINGS**

**2.1 Conduct a Public Hearing on a request for a Conditional Use Permit to establish a "Gasoline Service Station / Convenience Store" at 2626 E. 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:** Loomer Investments L.P., 1498 McGuire Road, League City, TX 77573  
**Applicant:** Daniel Quarles, P.E., Pape-Dawson Engineers, Inc., 10350 Richmond Ave., suite 200,  
Houston, TX 77042.  
**Legal Description:** Tract 1, Block 1, Clear Creek Business Park, Section 1.  
**Location:** This property is located east of E. Bayport Blvd., south of E. Meyer Road, and north of  
Marvin Circle.

**ATTACHMENT 1:** AGENDA BRIEFING AND CUP REQUEST

**2.2 Conduct a Public Hearing on a 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  
**Legal Description:** 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.  
**Location:** This property is located east of E. Bayport Blvd., south of E. Meyer Road, and north of  
Marvin Circle.

**ATTACHMENT 2:** AGENDA BRIEFING AND CUP REQUEST

**2.3 Conduct a Public Hearing on a request for a Conditional Use Permit to establish a "Hotel-Motel (Without Full Service Restaurant) and a Condominium Complex" at 3805-3813 NASA Road 1, 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:** PHCG Investments, 642 Yale Street, Houston, TX 77007  
**Applicant:** NEWCOR Ventures 3901 NASA Road 1, El Lago, TX 77586  
**Legal Description:** Being a tract or parcel of land containing 3.1069 Acres (35,359 square feet) of land  
and being Abstract 52 R. Morris, Tract 16 and Tract 18.  
**Location:** This property is located south of NASA Road 1, east of Bayou View Drive, and west of  
Repsdorff Drive.

**ATTACHMENT 3:** AGENDA BRIEFING AND CUP REQUEST

3. NEW BUSINESS

**3.1 Consider and take all appropriate action on a request for a Conditional Use Permit to establish a "Gasoline Service Station / Convenience Store" at 2626 E. 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".**

**3.2 Consider and take all appropriate action on a 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".**

**3.3 Consider and take all appropriate action on a request for a Conditional Use Permit to establish a "Hotel-Motel (Without Full Service Restaurant) and a Condominium Complex" at 3805-3813 NASA Road 1, 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".**

4. ROUTINE BUSINESS

**4.1** Approve the minutes from the September 17, 2020 P&Z Teleconference Meeting.

**ATTACHMENT 4:** [SEPTEMBER 17, 2020 MINUTES](#)

**4.2** Update on the expansion of Hwy. 146.

**4.3** 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.

**ATTACHMENT 5:** [DIRECTORS REPORT](#)

**4.4** Establish future agenda items and meeting dates.

**ATTACHMENT 6:** [FUTURE AGENDA ITEMS & MEETING DATES](#)

THE PLANNING & 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) THAT JUSTIFIES EXECUTIVE SESSION TREATMENT.

**CERTIFICATE**

I certify that this notice was posted on the bulletin board at Seabrook City Hall on or before 5:00 p.m. Monday, October 12, 2020 and that it will remain posted until the meeting has ended.

Pat Patel,  
Administrative Assistant