

1 The Seabrook Planning and Zoning Commission met on Thursday, February 20, 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 (unexcused absence)	MEMBER
10	ROSEBUD CARADEC	MEMBER
11	TRACIE SOICH	MEMBER
12	GREG AGUILAR	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.  
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21 **1.0 PUBLIC COMMENTS AND ANNOUNCEMENTS**

22  
23 No comments  
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26 **2.0 NEW BUSINESS**

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28 **2.1 Consider and take all appropriate action on a request to amend the plat for Parkers Lake**  
29 **Subdivision.**

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31 Director of Community Development, Sean Landis explained to the board that the owner  
32 (Parker’s Lake HOA) wishes to correct an error to state that Reserve “B” is for private use and  
33 Reserve “A” is for a private park. The original Plat states that Reserve “B” is for public use. It  
34 was never the intention of the property owner to dedicate Reserve “B”, the Lake, to the Public.  
35 City Staff agrees an error was made with the creation of the note, and recommends the change.  
36

37 Motion made by Tracie Soich and seconded by Rosebud Caradec.  
38 To approve the request to amend the plat for Parkers Lake Subdivision.  
39

40 MOTION CARRIED BY UNANIMOUS CONSENT  
41

42 **2.2 Consider and take all appropriate action on Planning & Zoning goals for 2020.**

43  
44 Director of Community Development, Sean Landis made the following recommendations to  
45 the Board:  
46

- 47 • To rewrite the subdivision ordinance – Due to the new functional classification of the City’s
- 48 streets changing per the new planning document, there is now a conflict between the new
- 49 planning document and the ordinance. To revise street widths, right-of-way widths, etc.
- 50 • NASA Road District – discuss the various zones along NASA Road for potential planning
- 51 opportunities
- 52 • Old Seabrook District - Previously a 20ft setback was created for this area. To continue
- 53 discussion on what kind of infrastructure may need to be done that needs to be tied back to the
- 54 zoning ordinance. Standards for Main Street need to be addressed, since there is a lot of interest
- 55 in development in this area.
- 56 • The Point Overlay District – This area is very developer driven and land-owner driven,
- 57 therefore a participant would be required for more progress of this area. A potential planning
- 58 opportunity would be for it to become a livable walkable center.
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60 By unanimous consent, the Board agreed with Mr. Landis’s list of recommendations and goals  
61 to focus on. No motion was required.  
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63  
64 **3.0 ROUTINE BUSINESS**

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66 **3.1 Approve the minutes from the January 16, 2020 Regular P&Z Meeting.**

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68 Motion made by Mike Giangrosso and seconded by Darrell Picha.  
69 To approve the minutes from the January 16, 2020 regular P&Z Meeting.  
70

71 MOTION CARRIED BY UNANIMOUS CONSENT  
72

73 **3.2 Update on the expansion of Hwy. 146.**

74  
75 Sean Landis gave a brief report.  
76

77 **3.3 Report from the Director of Planning and Community Development on the status of a list**  
78 **of actions taken by Planning & Zoning and sent to City Council for its action or review.**

79  
80 Sean Landis gave a brief report.  
81

82 **3.4 Establish future agenda items and meeting dates.**

83  
84 Next meeting scheduled for Thursday, March 19, 2020.  
85

86 **Motion was made by Mike Giangrosso and seconded by Tracie Soich.**

87 *To adjourn the February 20, 2020 Planning & Zoning meeting.*

88 Having no further business, the meeting adjourned at 6:25 p.m.  
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90 APPROVED THIS 7th DAY OF APRIL, 2020.  
91

92 *Gary Renola*

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94 Gary T. Renola, Chairman

92 *Pat Patel*

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94 Pat Patel, Administrative Assistant