



**PLANNING AND ZONING COMMISSION
NOTICE OF REGULAR MEETING
THURSDAY, FEBRUARY 16, 2023 AT 6:00 P.M.**

For city information visit www.seabrooktx.gov
For SH 146 updates visit www.sh146.com

NOTICE IS HEREBY GIVEN THAT THE SEABROOK PLANNING AND ZONING COMMISSION WILL MEET ON **THURSDAY, FEBRUARY 16, 2023 AT 6:00 PM** AT CITY HALL, 1700 1ST STREET, 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.

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.

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

1.0 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.

2.0 SPECIFIC PUBLIC HEARINGS

2.1 Conduct a public hearing on a request for the Re-plat and Extension of Miramar Shopping Center.

Applicant: Gruller Surveying, LLC, 1244 N. Post Oak, Ste. 200, Houston, TX 77055

Owner: Miramar Beltline GP, LLC, 2000 Bayport Blvd., Seabrook, TX 77586

Legal Description: 2000 Bayport Boulevard, **Tract 1:** Being all of Restricted Reserve "A", Amending Plat Miramar Shopping Center, a subdivision in Harris County, Texas, according to the map or plat thereof recorded in Film Code No. 687320 of the Map Records of Harris County, Texas. **Tract 2:** Being a 0.3135 acre tract of land situated in the Ritson Morris Survey, Abstract No. 52, Harris County, Texas.

Location: This property is located immediately east of Bayport Blvd, south of Hialeah Drive, north of Elmar Lane and west of Bahama Drive.

ATTACHMENT 1: [Agenda briefing and request](#)

3.0 NEW BUSINESS

- 3.1 Consider and take all appropriate action on a request for the Re-plat and Extension of Miramar Shopping Center.
- 3.2 Consider and take all appropriate action relating to an amendment to the Seabrook City Code, Appendix A, "Comprehensive Zoning", Article 3, "Establishment of Zoning Districts and Associated Regulations", Section 3.15 "Comprehensive Land Use Regulation Matrix" by changing "Gasoline Service Station/Convenience Store" from a "Use by Right" to a "Conditional Use" within the following zoning districts: "Medium Commercial District" (C-2), "Heavy Commercial District" (C-3), "The Seabrook Town Center Commercial Development Overlay District" (STCOD), and "Light Industrial District" (LI).

ATTACHMENT 2: [Agenda briefing and request](#)

- 3.3 Discuss/deliberate the creation of zoning district boundaries, along with zoning regulations for the Red Bluff and Office Warehouse Districts.

4.0 ROUTINE BUSINESS

- 4.1 Approve the minutes from the November 17, 2022 Regular P&Z meeting.

ATTACHMENT 3: [November 17, 2022 P&Z minutes](#)

- 4.2 Approve the minutes from the January 17, 2023 JOINT meeting.

ATTACHMENT 4: [January 17, 2023 Joint meeting minutes](#)

- 4.3 Approve the minutes from the January 19, 2023 Regular P&Z meeting.

ATTACHMENT 5: [January 19, 2023 P&Z minutes](#)

- 4.4 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 6: [Directors Report](#)

- 4.5 Establish future agenda items and meeting dates.

ATTACHMENT 7: [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, February 13, 2023 and that it will remain posted until the meeting has ended.

Pat Patel

Pat Patel,
Administrative Coordinator