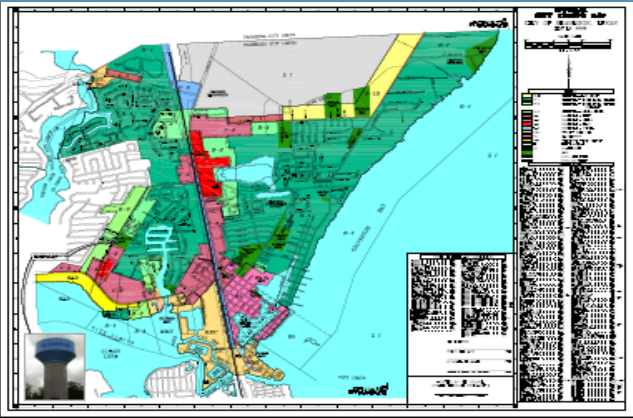
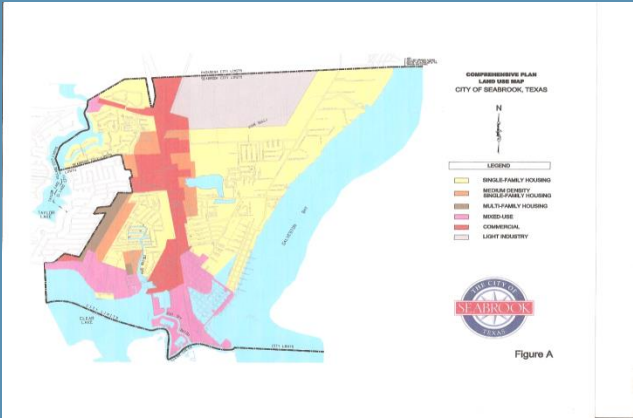


# City of Seabrook City Council

May 16, 2023



# Proposed Rezoning: R-1 to C-1

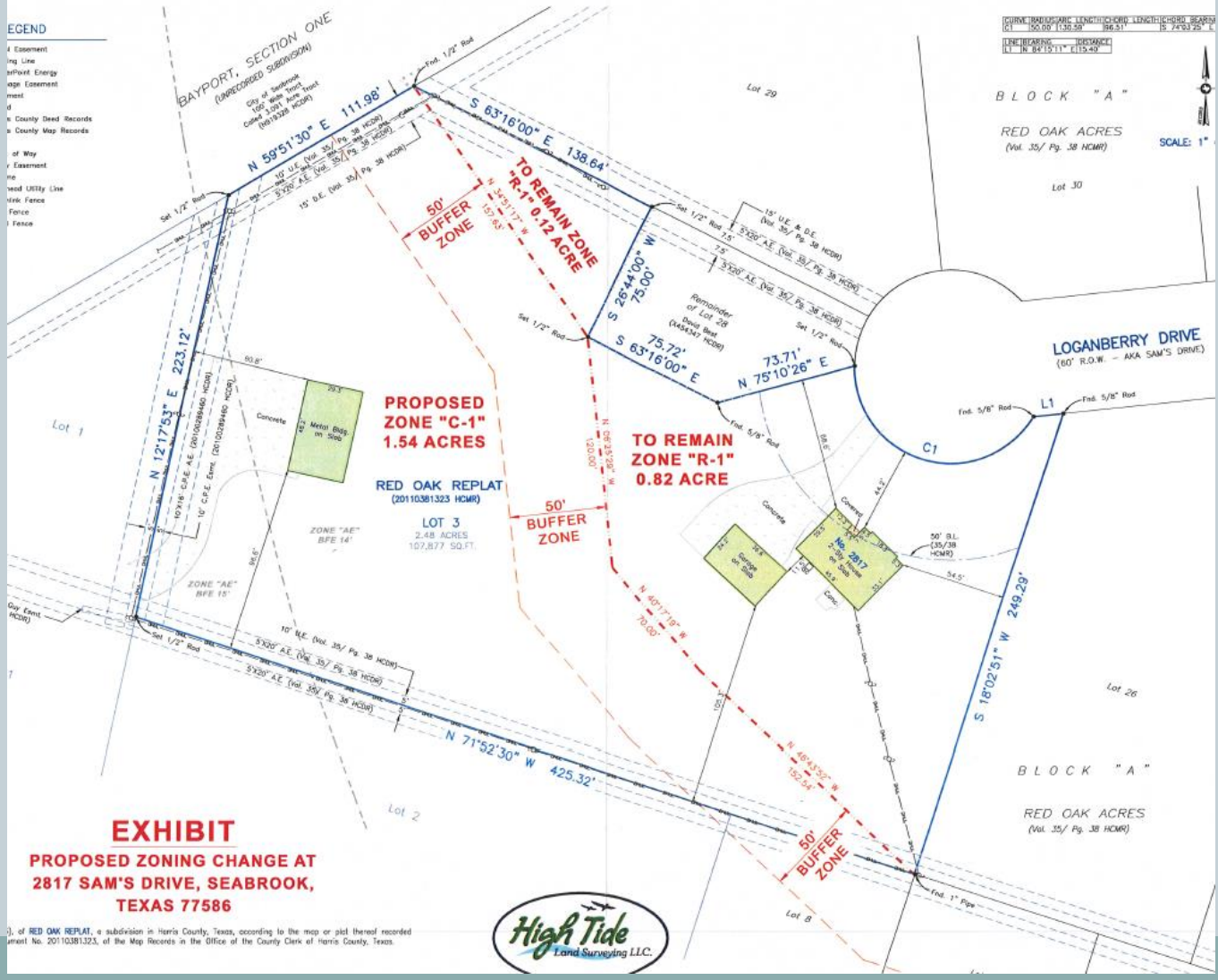


# Survey Exhibit

- LEGEND**
- Easement
  - Property Line
  - Point Energy
  - Edge Easement
  - Street
  - County Deed Records
  - County Map Records
  - Utility Line
  - Easement
  - No
  - Road Utility Line
  - Brick Fence
  - Fence
  - Fence

CURVE	BEARING	LENGTH	CHORD	ANGLE	CHORD BEARS
C1	S 50.00° 11.30.50"	86.51'		S 74° 03' 25" E	
C2	N 84° 19' 11" E	115.49'			

BLOCK "A"  
RED OAK ACRES  
(Vol. 35/ Pg. 38 HCMR)



**EXHIBIT**  
**PROPOSED ZONING CHANGE AT**  
**2817 SAM'S DRIVE, SEABROOK,**  
**TEXAS 77586**

1) OF RED OAK REPLAT, a subdivision in Harris County, Texas, according to the map or plat thereof recorded as Instrument No. 20110381323, of the Map Records in the Office of the County Clerk of Harris County, Texas.



# C-1 Light Commercial



*Description:* The C-1 light commercial district is designed to facilitate centers which accommodate trade and personal services meeting the basic needs of families residing in areas adjacent to such centers. Requirements for sunlight, natural air circulation, open space, and off-street parking are more restrictive in the C-1 district because the retail trade and services located within it are intended to become an integral part of the neighborhood and must operate in harmony with other residential, educational, religious and recreational land use activities. Uses allowed in the district are intended to produce a relatively low traffic volume and are not intended to create any noise, lighting, glare, or odors abnormal to a residential environment. No outside storage or display of goods or materials is allowed.

# C-1 Allowable Uses



## Examples of Permissible Uses:

- Banks or Financial Services
- Barbers/beauty salons/day spa
- Church/place of worship
- Caterers
- Computer sales and service
- Dry Cleaners
- Nurseries
- Office, profession
- Pet Shops
- Private Schools
- Light Retail
- Restaurant-fast food (Requires a CUP)
- Restaurant-full service (Requires a CUP)

# Recommendation



The Planning and Zoning Commission at the April 20, 2023 meeting recommended approval of the following:

A request to rezone 1.54 acres from a 2.48 acres tract of land situated on Lot 3, of Red Oak Replat, from R-1 “Residential Single-Family Detached” to C-1 “Light Commercial District”.

The results of the vote was 5 For - 2 Against.

For: Picha, Caradec, Thompson, Klein, and Renola.

Against: Rodgers, and Reynolds.



# Questions?