



PLANNING AND ZONING COMMISSION
NOTICE OF REGULAR MEETING – TELECONFERENCE MEETING
THURSDAY, MARCH 18, 2021 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, MARCH 18, 2021 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 COVID-19 PANDEMIC, **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 BY CLICKING THE FOLLOWING WEB LINK:** <https://global.gotomeeting.com/join/717640045>

OR 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.

THOSE PERSONS WISHING TO SPEAK DURING THE PUBLIC COMMENTS PORTION OF THE AGENDA MUST REGISTER NO LATER THAN 1:00 P.M. ON THURSDAY, MARCH 18, BY SENDING AN EMAIL TO PPATEL@SEABROOKTX.GOV AND PROVIDING YOUR NAME, ADDRESS, AND PHONE NUMBER.

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 BOARDS AND COMMISSIONS

2.1 Welcome new P&Z board member.

2.2 Consider and take all appropriate action on appointing the Planning & Zoning Vice-Chairman.

3.0 SPECIFIC PUBLIC HEARINGS

3.1 Conduct a Public Hearing on a request for a Conditional Use Permit to establish a "Gasoline Service Station/Convenience Store" at 1304 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: 146 Real Estate Investment, LLC, 15406 Driftwood Oak Ct., Houston, TX 77059

Applicant: RNCI LLC, P.O. Box 1624 Magnolia, TX 77753

Legal Description:

A 0.4386 ACRE TRACT OR PARCEL OF LAND, MORE OR LESS, BEING LOTS 1, 2, AND 3 AND PARTS OF LOTS 4, 5, 6, 7, 8, AND 9, IN BLOCK 4 OF SEABROOK, AND ADDITION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 1, PAGE 50 OF THE MAP AND/OR PLAT RECORDS OF HARRIS COUNTY, TX.

Location: This property is located east of Bayport Blvd., south of First Street, north Second Street and west of Anders Street.

ATTACHMENT 1: [Agenda Briefing and Request](#)

3.2 Conduct a Public Hearing on a request for approval for Partial Replat of Lots 13 and 14 of the Replat of Reserve "B" Seascape Section Two.

Applicant/Owner: Clint Hinz, 4517 Coronado Street, Seabrook, TX 77586

Legal Description: Lots 13 and 14, in Block 1, Seascape Section 2 Partial Replat, according to the map or plat thereof recorded in Film Code No. 440022 of the Map of Records Harris County, Texas.

Location: This property is located immediately south of Red Bluff Road, west of Todville Road and east of Heron Drive.

ATTACHMENT 2: [Agenda Briefing and Request](#)

3.3 Conduct a Public Hearing on a request for approval of the Final Plat of Seargent Lake Homes, a 0.7776 Acre Subdivision in the Ritson Morris Survey, Abstract No. 52 City of Seabrook, Harris County, Texas. The purpose of this Plat is to create 4 Residential Lots.

Applicant: Matthew Sigmon, 6935 Overlook Hill Lane, Sugar Land, TX 77479

Owner: Amna Rashid, 311 Newport Blvd., League City, TX 77573

Legal Description:

A 0.7776 Acre Tract of land located in the Ritson Morris Survey, Abstract 52, and being a portion of Lots 14, 15, 16, 17, 18, and 19 of the Henry Ledtje, Subdivision, as recorded in Volume 259, Page 85 of the Harris County Deed Records.

Location: This property is located south of NASA Road One, east of Elam Street, and north of Seargent Street.

ATTACHMENT 3: [Agenda Briefing and Request](#)

3.4 Conduct a Public Hearing on a request for request for approval of the Final Plat of Oak Alley Estates, a 2.53 acre (110,058 Square Feet) tract of land, situated in the Ritson Morris Survey, Abstract Number 52, City of Seabrook, Harris County. The purpose of this Plat is to create 1 Block, and 10 Residential Lots.

Applicant: Oak Alley Estates, LLC, 4104 NASA Parkway, Seabrook, TX 77586

Owner: B.J. and Kaysie Stampley, 427 Willow Vista, El Lago, TX 77586

Legal Description:

All of that certain 2.53 acre (110,058 Square Feet) tract of land, situated in the Ritson Morris Survey, Abstract Number 52, City of Seabrook, Harris County, Texas, more particularly described as a part of Tract Twenty –six (26), and all of Tract Twenty-seven (27), of the Savings & Loan Company's Subdivision, according to the map or plat thereof recorded in Volume 3, Page 71 of the Harris County Map Records; same being all of those tracts of land conveyed to Stampley Enterprises LLC, as found of record under Clerk's File Numbers RP-2018-319237, RP-2018-379392 and RP-2019-4151 in the Official Public Records of Harris County, Texas.

Location: This property is located north of E. Meyer Avenue, west of N. Meyer Avenue and east of Lake Mija.

ATTACHMENT 4: [Agenda Briefing and Request](#)

- 3.5 Conduct a Public Hearing on a request for an amendment to Appendix A, "Comprehensive Zoning," Article 3. "Establishment of Zoning Districts and Associated Regulations." by modifying Sections 3.03.13, 3.04.11, 3.05.11, 3.06.13, 3.07.13, 3.08.13, 3.09.12, 3.10.13, 3.11.10, 3.12.03 (H), and 3.13.13 all Titled "Supplementary Regulations", by creating a prohibition against the use of "Hazardous Materials" as a construction method of a fence; to include, but not limited to the prohibition of Barbed Wire, Concertina Wire, Razor Wire, Electrically Charged Wire, and the use of Glass or other Sharp Objects.**

ATTACHMENT 5: [Agenda Briefing and Request](#)

4.0 NEW BUSINESS

- 4.1 Consider and take all appropriate action on a request for a request for a Conditional Use Permit to establish a "Gasoline Service Station/Convenience Store" at 1304 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".**
- 4.2 Consider and take all appropriate action on a request for approval for Partial Replat of Lots 13 and 14 of the Replat of Reserve "B" Seascape Section Two.**
- 4.3 Consider and take all appropriate action on approval of the Final Plat of Seargent Lake Homes, a 0.7776 Acre Subdivision in the Ritson Morris Survey, Abstract No. 52 City of Seabrook, Harris County, Texas. The purpose of this Plat is to create 4 Residential Lots.**
- 4.4 Consider and take all appropriate action on a request for approval of the Final Plat of Oak Alley Estates, a 2.53 acre (110,058 Square Feet) tract of land, situated in the Ritson Morris Survey, Abstract Number 52, City of Seabrook, Harris County. The purpose of this Plat is to create 1 Block, and 10 Residential Lots.**
- 4.5 Consider and take all appropriate action on a request for an amendment to Appendix A, "Comprehensive Zoning," Article 3. "Establishment of Zoning Districts and Associated Regulations." by modifying Sections 3.03.13, 3.04.11, 3.05.11, 3.06.13, 3.07.13, 3.08.13, 3.09.12, 3.10.13, 3.11.10, 3.12.03 (H), and 3.13.13 all Titled "Supplementary Regulations", by creating a prohibition against the use of "Hazardous Materials" as a construction method of a fence; to include, but not limited to the prohibition of Barbed Wire, Concertina Wire, Razor Wire, Electrically Charged Wire, and the use of Glass or other Sharp Objects.**
-

5.0 ROUTINE BUSINESS

5.1 Approve the minutes from the January 14, 2021 **JOINT** EDC/P&Z Meeting.

ATTACHMENT 6: [January 14, 2021 Minutes](#)

5.2 Approve the minutes from the January 19, 2021 **Regular P&Z** Teleconference Meeting.

ATTACHMENT 7: [January 19, 2021 Minutes](#)

5.3 Approve the minutes from the January 21, 2021 **Regular P&Z** Teleconference Meeting.

ATTACHMENT 8: [January 21, 2021 P&Z Minutes](#)

5.4 Report from the Director of Planning and Community Development on status update of City projects.

5.5 Update on Livable Centers Study.

5.6 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 9: [Directors Report](#)

5.7 Update and discuss reopening P&Z Board Meetings to either in-person, hybrid, or continue virtual starting in April.

5.8 Establish future agenda items and meeting dates.

ATTACHMENT 10: [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, March 15, 2021 and that it will remain posted until the meeting has ended.

Pat Patel

Pat Patel,
Administrative Assistant

ATTACHMENT

1



Agenda Briefing

Date of Meeting: MARCH 18, 2021

Submitting Department: Planning and Permits

Date Submitted: N/A

Prepared By: Sean Landis

Presenter: Sean Landis

Will there be a guest/visitor presenter who is not an employee?: ☒ Yes ☐ No

What is this person's first and last name and affiliation to this item?: Owner

Subject: Request for a Conditional Use Permit to establish a "Gasoline Service Station/Convenience Store" at 1304 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".

Type of Item: ☐ Ordinance ☐ Resolution ☐ Contract/Agreement ☒ Public Hearing ☒ Discussion & Direction

Executive Summary:

Background/Issue (What prompted this need?):

The applicant proposes to construct a new fueling canopy along with four fueling pump stations. The proposed new construction will serve as an expansion of the newly remodeled, recently rebranded Check Point Gasoline Service Station/Convenience Store, currently addressed 1802 Main Street.

The proposed site/property was previously the location of Mario's Pizza, which was included as part of the TX-DOT SH 146 acquisition. It is the opinion of the applicant and owner; due to the TX-DOT taking the limited property remaining at 1304 Bayport Boulevard has created development limitations. The owner believes their proposal is the highest and best use for the remaining property.

The purpose and criteria for approval of a conditional use permit are listed below:

4.11.01. Purpose: The purpose of the conditional use permit process is to identify those land uses which may be appropriate within a zoning district but, due to either their location, function, or operation, could have a potentially harmful impact on adjacent properties or the surrounding area; and to provide for a procedure whereby such uses may be permitted by further restricting or conditioning them so as to mitigate or eliminate such adverse impacts.

4.11.05. Criteria for approval: The planning and zoning commission shall recommend denial of a conditional use if it finds that the proposed use:

- A. Does not conform with applicable regulations and standards established by this ordinance;
- B. Is not compatible with existing or permitted uses on abutting sites, in terms of use, building height, bulk and scale, setbacks and open spaces, landscaping, drainage, or access and circulation features;
- C. Potentially creates greater unfavorable effects or impacts on other existing or permitted uses on abutting sites than those which reasonably may result from the use of the site by a use permitted by right;
- D. Adversely affects the safety of vehicular and pedestrian circulation in the vicinity, including traffic reasonably expected to be generated by the proposed use and other uses reasonably anticipated in the area considering existing zoning and land uses in the area;
- E. Fails to reasonably protect persons and property from erosion, flood or water damage, fire, noise, glare, and similar hazards or impacts;
- F. Adversely affects traffic control or adjacent properties by inappropriate location, lighting, or types of signs;
- G. Fails to provide adequate off-street parking and loading facilities;
- H. Fails to conform with the objectives and the purpose of the zoning district in which the development is located;
- I. Will be detrimental to the public health, safety, or welfare, or materially injurious to properties or improvements in the vicinity, for reasons specifically articulated by the commission; or
- J. The premises or structure(s) are not suitable for the proposed use.

Budget Analysis/Funding Comments: N/A

Expenditure Required: \$N/A

Budgeted Amount: \$N/A **Source of Funds/Funding Account:** N/A

All requests must be submitted to the City Secretary's Office no later than 12:00 p.m. on the Monday, one week prior to the regular Tuesday Council Meeting. All required attachments are to be submitted with the request. Incomplete items cannot be placed on the agenda.

Not Budgeted: If approved, the following will be included in the next Budget Amendment and \$N/A will be added to Revenue Account: N/A and \$N/A added to Expenditure Account: N/A

1295 Form Required? ☐ Yes ☒ No

Name of Applicant (if applicable) : RNCI LLC, P.O. Box 1624, Magnolia, TX 77753

Legal Description/Location (if applicable): 1304 Bayport Blvd, Seabrook, TX 77586

BEING A 0.4386 ACRE TRACT OR PARCEL OF LAND, MORE OR LESS, BEING LOTS 1, 2, AND 3 AND PARTS OF LOTS 4, 5, 6, 7, 8, AND 9, IN BLOCK 4 OF SEABROOK, AND ADDITION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 1, PAGE 50 OF THE MAP AND/OR PLAT RECORDS OF HARRIS COUNTY, TX.

This property is located east of Bayport Blvd, south of First Street, north Second Street and west of Anders Street.

Supporting Materials Attached:

1. Application
2. Site Location/Zoning Map
3. Public Hearing Notice
4. City Staff Presentation
- 5.
- 6.
- 7.
- 8.
- 9.
- 10.

Recommended Placement on Agenda: Specific Public Hearing/New Business

Recommended Action:

Reviewed by Department Director, if applicable ☐

Reviewed by Finance Director, if applicable ☐

Reviewed by City Attorney, if applicable ☐

Reviewed by City Manager ☐

All requests must be submitted to the City Secretary's Office no later than 12:00 p.m. on the Monday, one week prior to the regular Tuesday Council Meeting. All required attachments are to be submitted with the request. Incomplete items cannot be placed on the agenda.

**PUBLIC HEARING NOTICE
SEABROOK PLANNING & ZONING COMMISSION
THURSDAY, MARCH 18, 2021 – 6:00 P.M.**

NOTICE IS HEREBY GIVEN THAT THE PLANNING AND ZONING COMMISSION OF THE CITY OF SEABROOK WILL HOLD A PUBLIC HEARING BY TELECONFERENCE ON THURSDAY, MARCH 18, 2021 AT 6:00 P.M.

DUE TO THE CONTINUED INCREASE IN COVID-19 POSITIVE CASES, THIS PUBLIC HEARING 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 AND PARTICIPATE IN THE PUBLIC HEARING BY REGISTERING FOR THE GOTO MEETING USING THIS LINK:

<https://global.gotomeeting.com/join/717640045>

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

THIS HEARING IS OPEN TO THE PUBLIC AND EVERYONE ATTENDING WILL HAVE THE OPPORTUNITY TO SPEAK FOR OR AGAINST THESE REQUESTS IN ACCORDANCE WITH THE PROCEDURES OF THE COMMISSION. ALL REQUIRED DOCUMENTS REGARDING THESE REQUESTS ARE AVAILABLE FOR REVIEW AT CITY HALL IN THE COMMUNITY DEVELOPMENT DEPARTMENT WEEKDAYS FROM 8:00 A.M. TO 5:00 P.M. PLEASE CALL (281) 291-5705 IF YOU HAVE QUESTIONS.

SPECIFIC PUBLIC HEARINGS

Request for a Conditional Use Permit to establish a “Gasoline Service Station/Convenience Store” at 1304 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:

146 Real Estate Investment, LLC, 15406 Driftwood Oak Ct., Houston, TX 77059

Applicant:

RNCI LLC, P.O. Box 1624, Magnolia, TX 77753

Legal Description:

A 0.4386 ACRE TRACT OR PARCEL OF LAND, MORE OR LESS, BEING LOTS 1, 2, AND 3 AND PARTS OF LOTS 4, 5, 6, 7, 8, AND 9, IN BLOCK 4 OF SEABROOK, AND ADDITION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 1, PAGE 50 OF THE MAP AND/OR PLAT RECORDS OF HARRIS COUNTY, TX.

This property is located east of Bayport Blvd, south of First Street, north Second Street and west of Anders Street.

CERTIFICATE

I certify that this notice was posted on the bulletin board at Seabrook City Hall on or before 5:00 p.m., Thursday, February 25, 2021 and that it will remain posted until after completion of the hearing.

/s/ Pat Patel, Administrative Assistant



Application for Land Development Permit

****Incomplete applications cannot be processed****

☐ Zoning Change ☐ Text Change ☐ Zoning Variance ☐ Planned Unit Development
☒ Conditional Use Permit ☐ Subdivision Plat ☐ Preliminary ☐ Final ☐ Amending

APPLICANT INFORMATION Check appropriate box(es)

Name: RNCT LLC E-Mail: Brian@RNCTTX.com
Address: P.O. Box 1624 Fax #: 281-259-5729
City: Magnolia Phone: 281-259-5779
State: TX ZIP: 77353

Applicant is ☐ Owner of property ☒ Agent for Owner ☐ Agent for Purchaser ☐ Purchaser ☐ City of Seabrook

If Applicant is acting on behalf of Owner in this application, Owners signature below authorizes this application.

Owner(s): 146 Real Estate Investment, LLC Signature: _____
Date: 1/8/21 Signature: _____

Owner(s) Mailing address(es):

Name: _____
Address: 15406 Duffwood DR
City: Houston
State: TX Zip: 77059

Phone #: 281-948-2916

Name: Mike Vran
Address: same
City: same
State: TX Zip: 77059

PROPERTY INFORMATION

Property Address: 1304 Hwy 146 Seabrook, TX 77586
Legal Description: Lot 1, 2 & 3 Res 4A-9A Block 4

Addition

(You may attach Metes & Bounds description from your Deed if available)

Current Zoning Classification: 146 M (Available from Building Department)

Current Use of Property: Vacant (Be specific)

Number of existing Driveways: 3

General Dimensions of Property: Width: 125' Depth: 160' Land Area: 15,067 Sq. Feet: _____ Acres: _____

Adjoining Uses:	North	<u>Commercial</u>	South	<u>Commercial</u>
	East	<u>Residential</u>	West	<u>Commercial</u>
	North	<u>Limestone</u>	South	<u>2nd St</u>
	East	<u>1st St</u>	West	<u>146</u>

Is the property served with: City Water? ☒ Yes ☐ No City Sewer? ☒ Yes ☐ No

OWNER/AGENT AFFIDAVIT

I have read and understand this application. I have familiarized myself with the applicable regulations, ordinances, and procedures and submit this application and accompanying documentation for consideration by the Planning Commission, Board of Adjustment, or the City Council of the city. I certify that I am the legal owner or agent of the Owner and have written or other legal authority to make this application.

Signed: _____ Date: 1-8-21

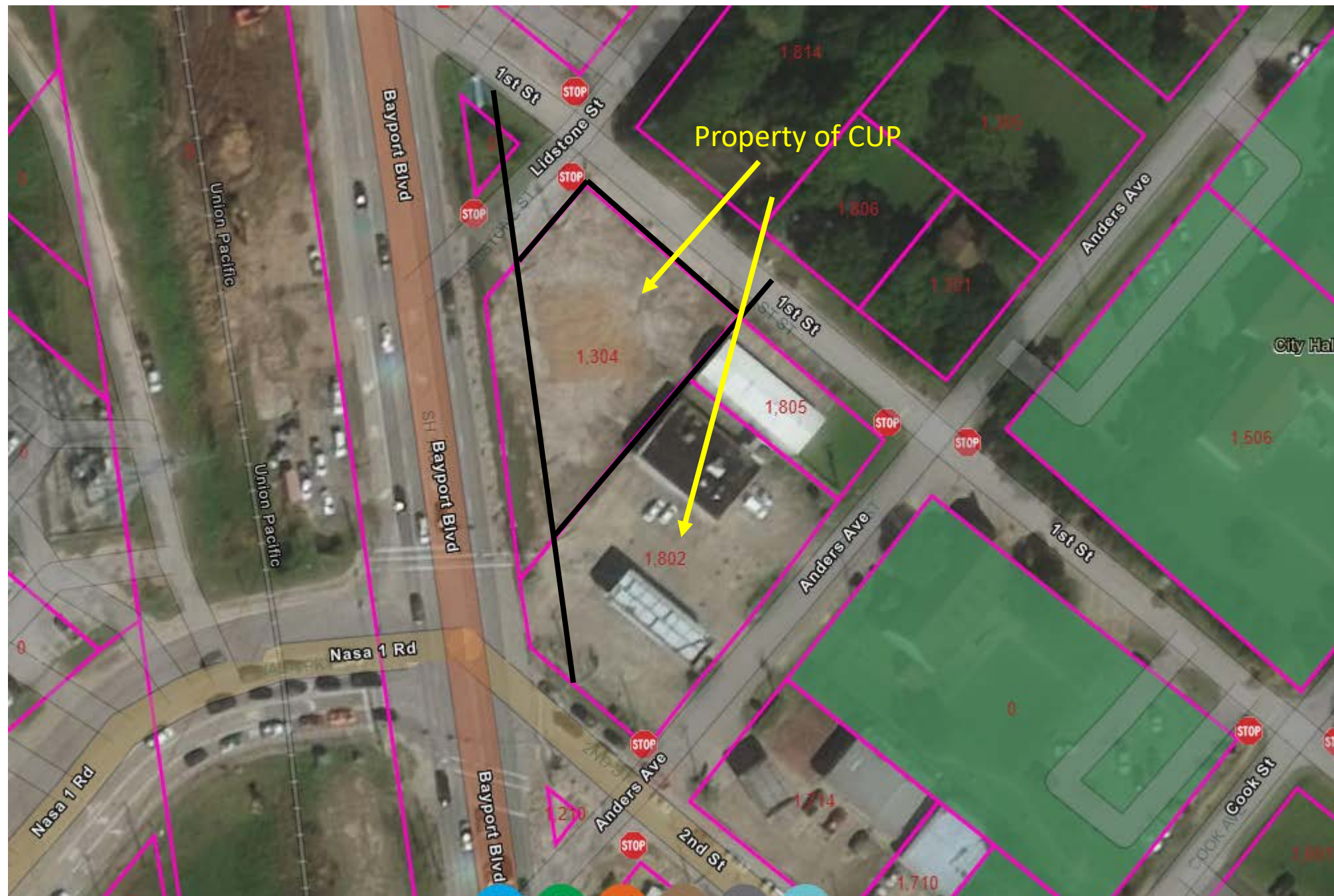
**ALL FEES MUST BE PAID AT THE TIME APPLICATION IS SUBMITTED
FEES ARE NON-REFUNDABLE OR TRANSFERABLE**

CONDITIONAL USE PERMIT

Conditional Use Permit Request: Please specify the exact use proposed for the property and the hours of operation planned on the property.

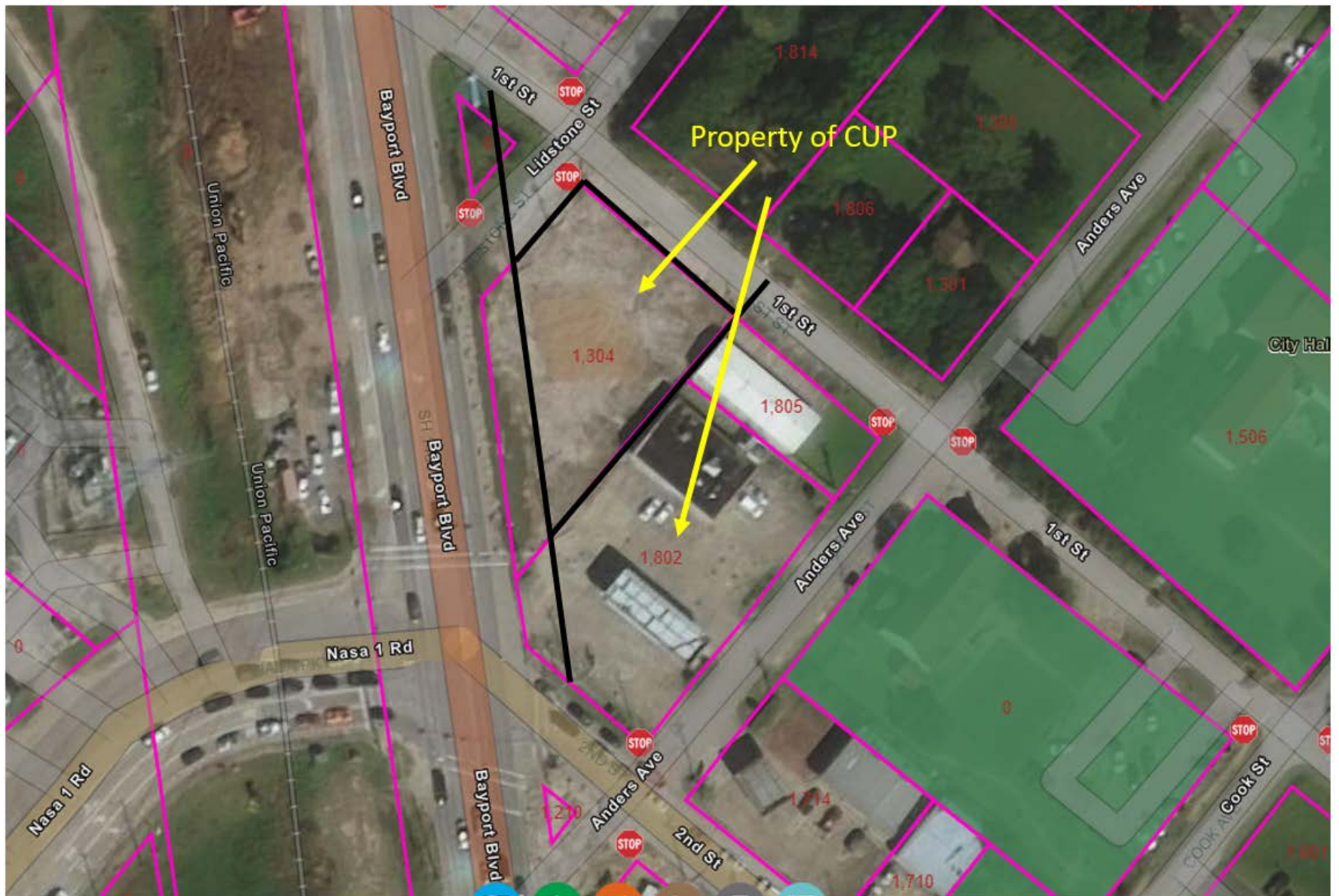
Hours of operation 5am - 11pm

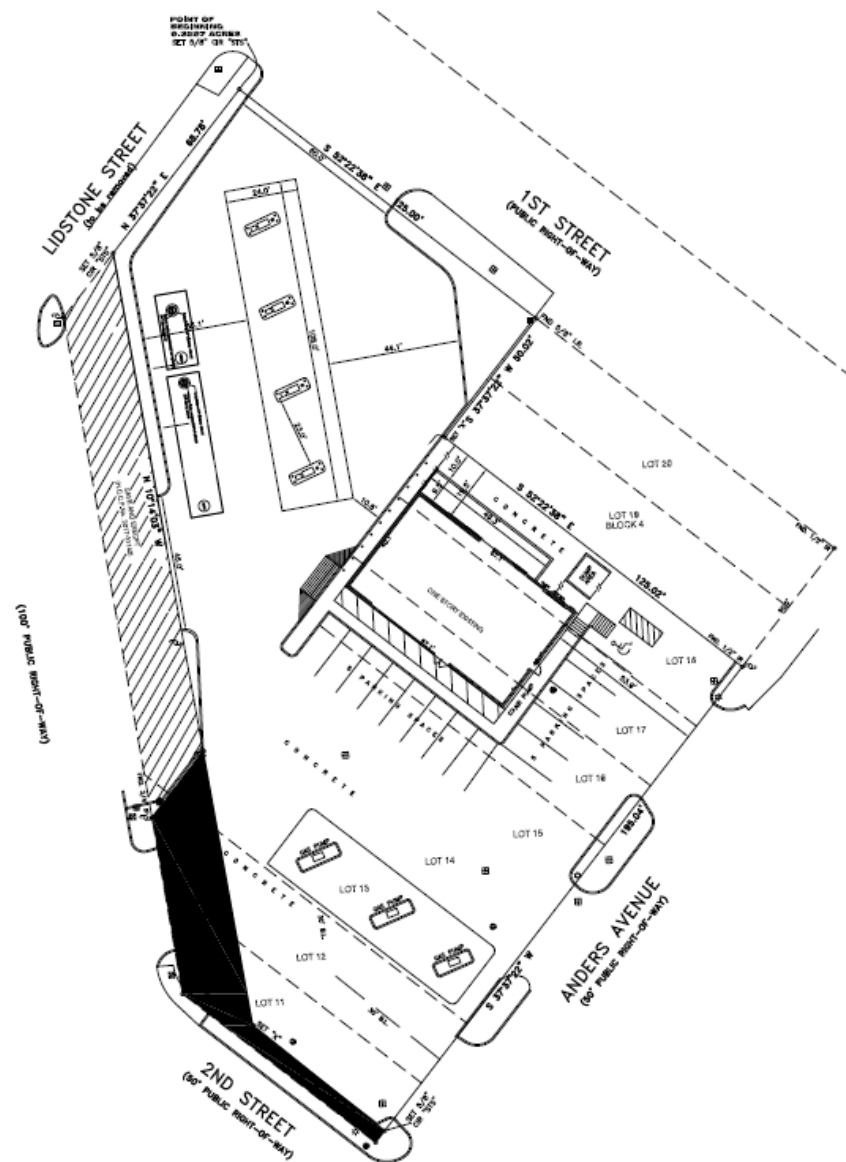
The proposed use of this property will be a new feeding canopy to complement the newly remodeled convenience store @ 1802 Main St. This property is owned by the same owner of the C-store and has minimal uses due to the size of the property caused by the Tx 146 expansion.

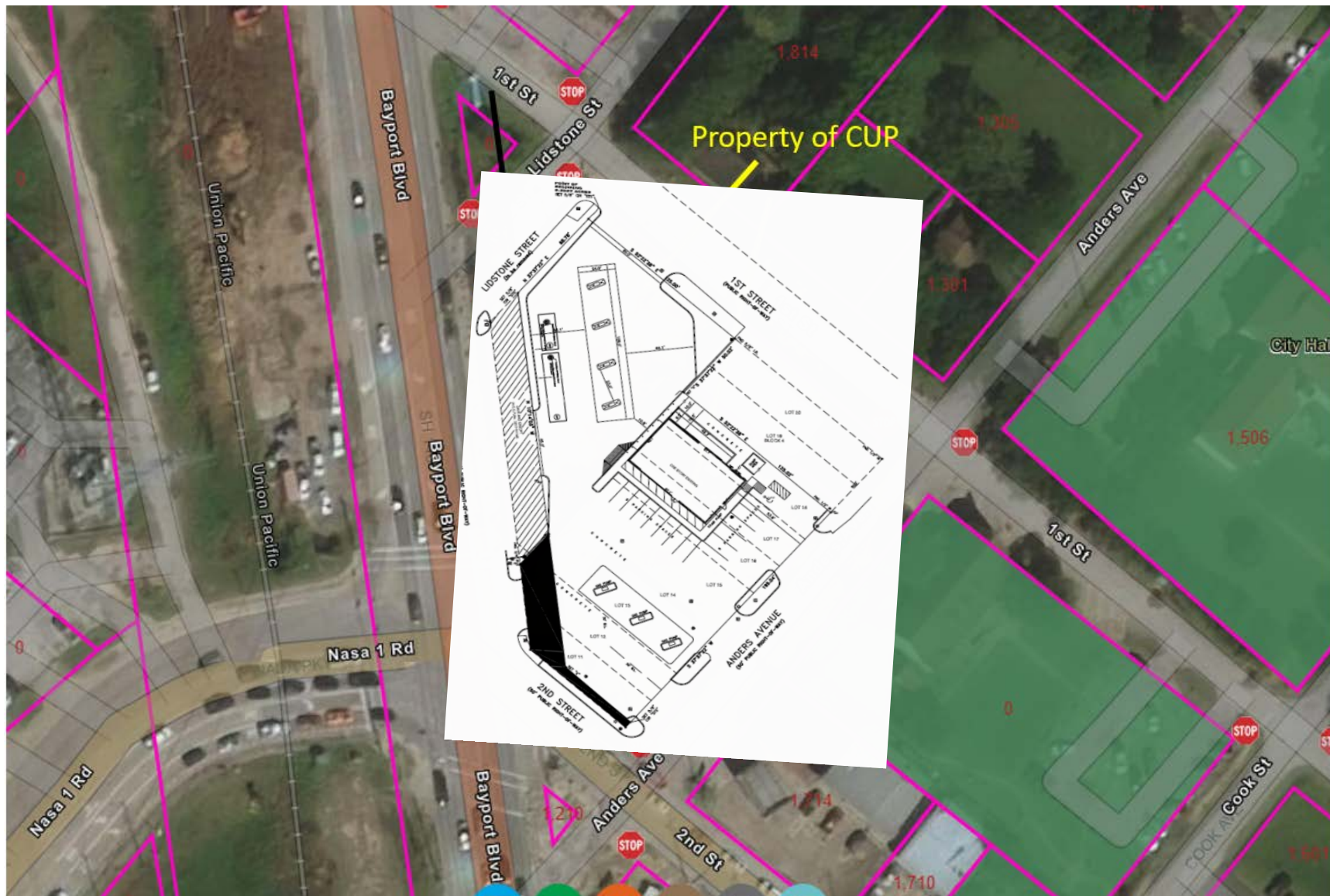


Planning and Zoning Meeting

MARCH 18, 2021







ATTACHMENT

2

Specific Public Hearing Item No. 2.2/ New Business Item No. 3.2

Applicant: Clint Hinz, 4517 Coronado Street, Seabrook, TX 77586

Request: Request for approval for Partial Replat of Lots 13 and 14 of the Replat of Reserve "B" Seascape Section Two.

Existing Use: R-1 Single-Family Detached Residential District

Property:

Partial Replat of Lots 13 and 14, in Block 1, Seascape Section 2 Partial Replat, according to the map or plat thereof recorded in Film Code No. 440022 of the Map of Records Harris County, Texas.

This property is located immediately south of Red Bluff Road, west of Todville Road and east of Heron Drive.

Background: The applicant is requesting to subdivide the property to create 1 lot from 2 lots for the purpose of constructing single-family dwelling.

The property is currently zoned (R-1) Single-Family Detached Residential District

Staff has reviewed the Plat, and finds it to be compliant with the City's Subdivision and Zoning Ordinances. Staff recommends that the Commission approves the Plat.

Attachments: Application, Public Hearing Notice, Location/Zoning Map, Plat

Location Map/Zoning Map



**PUBLIC HEARING NOTICE
SEABROOK PLANNING & ZONING COMMISSION
THURSDAY, MARCH 18, 2021 – 6:00 P.M.**

NOTICE IS HEREBY GIVEN THAT THE PLANNING AND ZONING COMMISSION OF THE CITY OF SEABROOK WILL HOLD A PUBLIC HEARING BY TELECONFERENCE ON THURSDAY, MARCH 18, 2021 AT 6:00 P.M.

DUE TO THE CONTINUED INCREASE IN COVID-19 POSITIVE CASES, THIS PUBLIC HEARING 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 AND PARTICIPATE IN THE PUBLIC HEARING BY REGISTERING FOR THE GOTO MEETING USING THIS LINK: <https://global.gotomeeting.com/join/717640045>

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

THIS HEARING IS OPEN TO THE PUBLIC AND EVERYONE ATTENDING WILL HAVE THE OPPORTUNITY TO SPEAK FOR OR AGAINST THESE REQUESTS IN ACCORDANCE WITH THE PROCEDURES OF THE COMMISSION. ALL REQUIRED DOCUMENTS REGARDING THESE REQUESTS ARE AVAILABLE FOR REVIEW AT CITY HALL IN THE COMMUNITY DEVELOPMENT DEPARTMENT WEEKDAYS FROM 8:00 A.M. TO 5:00 P.M. PLEASE CALL (281) 291-5600 IF YOU HAVE QUESTIONS.

SPECIFIC PUBLIC HEARING

Request for approval for Partial Replat of Lots 13 and 14 of the Replat of Reserve “B” Seascapes Section Two.

Applicant/Owner: Clint Hinz, 4517 Coronado Street, Seabrook, TX 77586

Legal Description: Lots 13 and 14, in Block 1, Seascapes Section 2 Partial Replat, according to the map or plat thereof recorded in Film Code No. 440022 of the Map of Records Harris County, Texas.

Location: This property is located immediately south of Red Bluff Road, west of Todville Road and east of Heron Drive.

CERTIFICATE

I certify that this notice was posted on the bulletin board at Seabrook City Hall on Thursday, February 25, 2021 on or before 5:00 p.m. and that it will remain posted until after completion of the hearing.

/s/ Pat Patel
Administrative Assistant



Application for Land Development Permit

****Incomplete applications cannot be processed****

- ☐ Zoning Change ☐ Text Change ☐ Zoning Variance ☐ Planned Unit Development
☐ Conditional Use Permit ☐ Subdivision Plat ☐ Preliminary ☐ Final ☒ Amending
☐ Master Sign Plan

APPLICANT INFORMATION

Check appropriate box(es)

Name: Clint Hinz E-Mail: Clint.Hinz@gmail.com
Address: 8 Red Bluff Fax #: _____
City: Seabrook
State: TX ZIP: 77586 Phone: 281-686-5554

Applicant is ☒ Owner of property ☐ Agent for Owner ☐ Agent for Purchaser ☐ Purchaser ☐ City of Seabrook

If Applicant is acting on behalf of Owner in this application, Owners signature below authorizes this application.

Owner(s): _____ Signature: _____
Date: _____ Signature: _____

Owner(s) Mailing address(es):
Name: Clint Hinz Phone #: 281-686-5554
Address: 4517 Coronado St. Name: _____
City: Seabrook Address: _____
State: TX Zip: 77586 City: _____
State: _____ Zip: _____

PROPERTY INFORMATION

Property Address: _____
Legal Description: Lot _____ Block _____

Addition _____
(You may attached Metes & Bounds description from your Deed if available)

Current Zoning Classification: _____ (Available from Building Department)

Current Use of Property: _____ (Be specific)

Number of existing Driveways: _____

General Dimensions of Property: Width: _____ Depth: _____ Land Area: _____ Sq. Feet: _____ Acres: _____

Adjoining Uses: North _____ South _____

East _____ West _____

Adjacent Streets: North _____ South _____

East _____ West _____

Is the property served with: City Water? ☐ Yes ☐ No City Sewer? ☐ Yes ☐ No

OWNER/AGENT AFFIDAVIT

I have read and understand this application. I have familiarized myself with the applicable regulations, ordinances, and procedures and submit this application and accompanying documentation for consideration by the Planning Commission, Board of Adjustment, or the City Council of the city. I certify that I am the legal owner or agent of the Owner and have written or other legal authority to make this application.

Signed: Clint Hinz Date: 10/28/2020

ALL FEES MUST BE PAID AT THE TIME APPLICATION IS SUBMITTED
FEES ARE NON-REFUNDABLE OR TRANSFERABLE

SUBDIVISION PLAT

Subdivision Plat: Provide the following:

Proposed Name: _____ Total Acres _____
Total number of Lots: _____ Blocks: _____ Reserves: _____
Number of sections to be developed: _____
Name of Headright Survey in which the property is situated: _____
Abstract Number _____

Attach the following for:

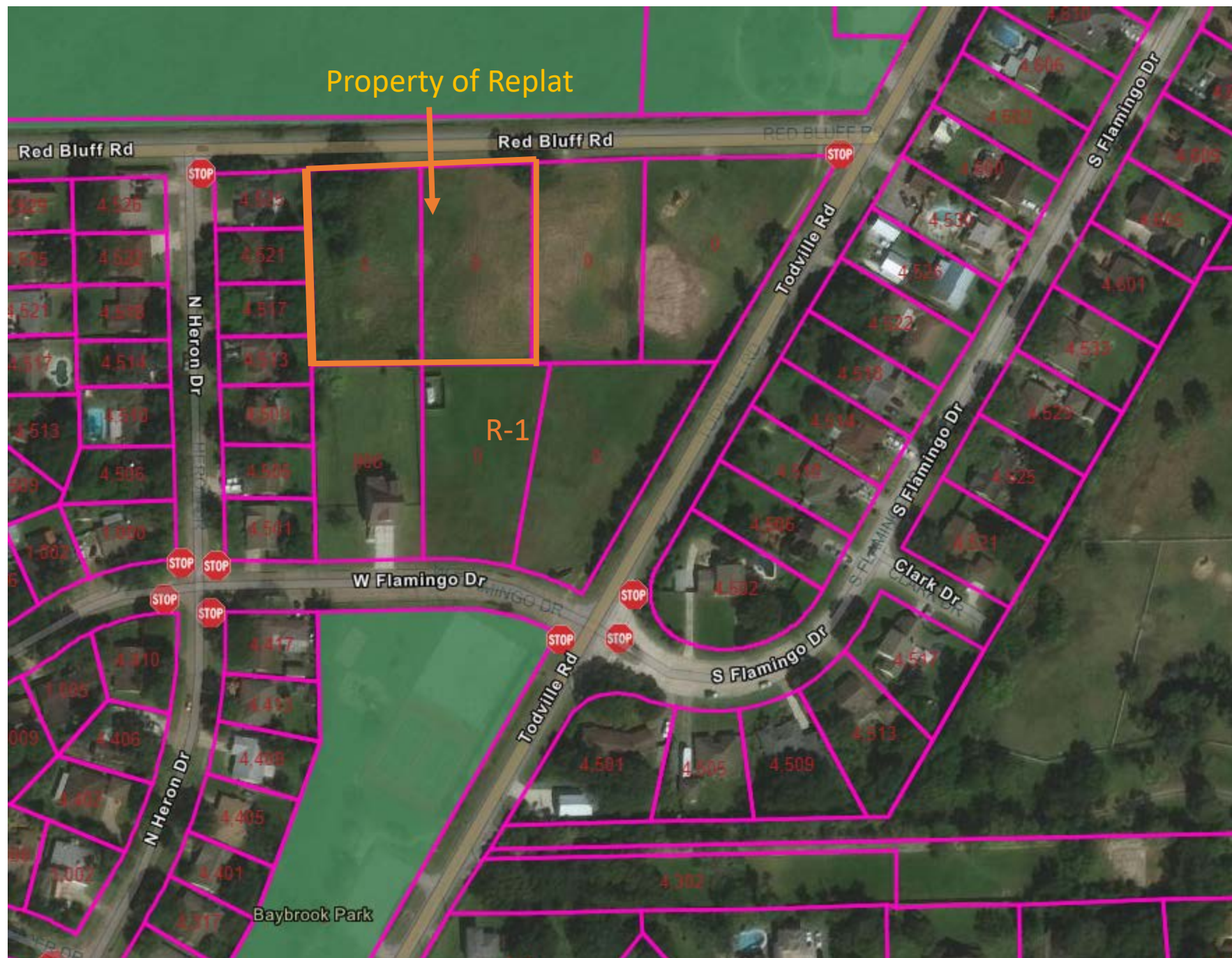
ALL PLATS: To be submitted with Application.

- ☐ Letter of Transmittal of Plat
- ☐ Original (**RAISED**) Stamped Tax Certificates from both Galveston and Harris County Tax Appraisal Districts**
- ☐ Copy of **Original** Plat (**without amendments**)
- ☐ Original Title Certificate/Planning Letter no older than 30 days
- ☐ 1 copy of Plat (drawn to a minimum scale of 1" = 100", each sheet no larger than 24"x36")
- ☐ A digital copy – **On a Flash Drive or CD** (Adobe Acrobat – PDF Format)
- ☐ **Application Fee – see attached Comprehensive Fee Schedule**
- ☐ **Required filing fees, as established by the county clerk's office, shall be paid by the applicant by separate corporate check or money order/cashiers check and shall be made payable to the county clerk. \$60.00 for the first page, \$110.00 for two pages. (Not required until time of filing)**

Please review the requirements in the City Subdivision Ordinance before submitting your Plat. Incomplete data will result in significant delays in processing.

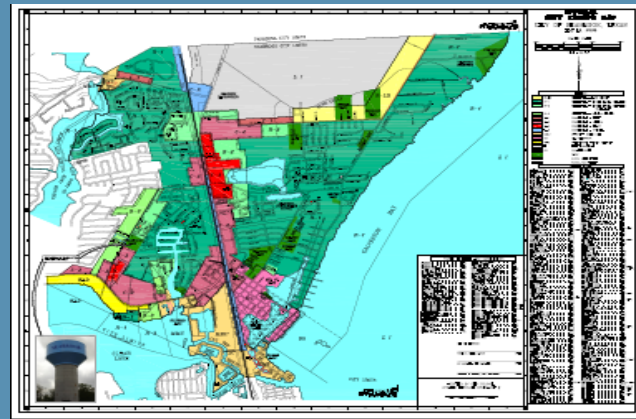
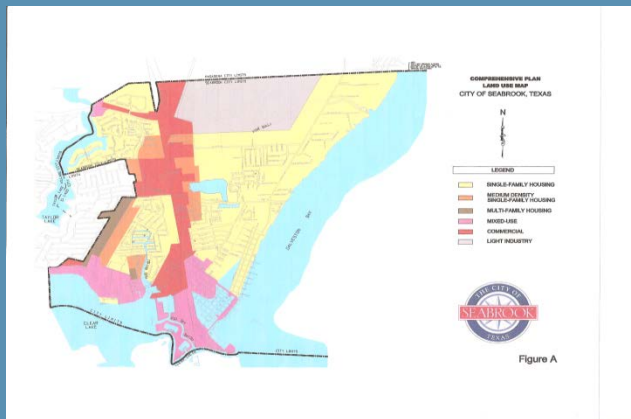
**** Note: Original (Raised-Stamped) Tax Certificates (for all properties involved) from the Clear Creek I.S.D. Tax Office and Harris County Tax Assessor/Collector's Office are required by the Harris County Clerks Office for the recording of all plats.**

All notary stamps must be readable!



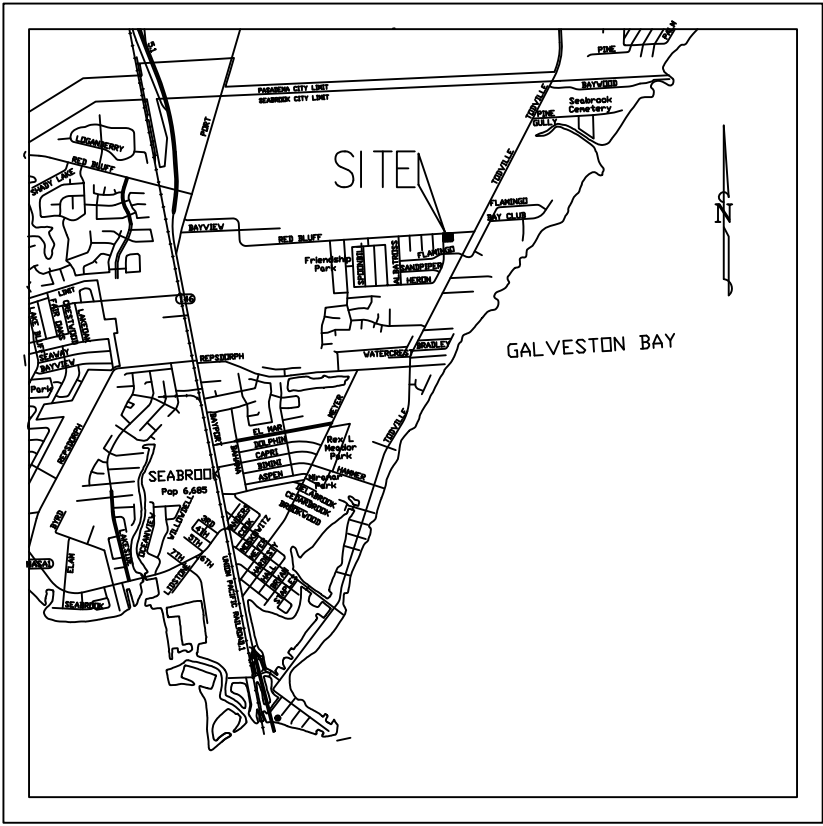
City of Seabrook Planning & Zoning Commission

MARCH 18, 2021





NOTES:



VICINITY MAP
NOT TO SCALE

LEGAL DESCRIPTION:

Being all of lots 13 and 14 of THE REPLAT OF RESERVE "B" SEASCAPE SECTION TWO, Ritson Morris Survey, Abstract No. 52, Harris County, Texas, according to the map or plat recorded in Film Code No. 440022 Harris County Map Records.

1. Bearings based on Seascape Section Two Plat.
2. Fifteen (15) foot building line along rear lot lines. Five (5) foot minimum building line along side lot lines with a total of fifteen (15) feet for both sides.
3. This site lies in Zone AE, a special flood hazard area subject to inundation by the 1% annual chance flood, according to F.E.M.A. Flood Insurance Rate Map No. 48201C1085 M, dated January 6, 2017. The base flood elevation shown per the map is 15.
4. This plat is in conformance with the City of Seabrook's Comprehensive Zoning Ordinance. Additional requirements may be contained in the Zoning Ordinance which are not shown on the plat. If the Comprehensive Zoning Ordinance is subsequently amended, and by amendment, conflicts with the filed plat, the more stringent conditions shall apply.
5. Restrictive covenants set out in instruments recorded in/under Volume 119, Page 1 and Film Code No. 440022, both of the Map/Plat Records of Harris County, Texas and those in Volume 3839, Page 405 of the Deed Records of Harris County, Texas and those under County Clerk's File No. B109003, B920395, C031188, C935234, U468229, 20190093829, 20200116903, 20200116904 and 20200481996 of the Official Public Records of Harris County, Texas.
6. Agreement for the installation, operation and maintenance of an underground/overhead electrical service distribution system, as set forth in instrument recorded in/under County Clerk's File No. X500135 of the Real Property Records of Harris County, Texas.
7. Plat recorded with the benefit of a City Planning Letter from Stewart Title dated 12/22/2020.
8. This tract lies entirely within the City of Seabrook, Texas, and is zoned "R-1" Residential-Single Family Detached.
9. This property lies within the boundaries of Clear Creek Independent School District.
10. Utility Easements shall be kept clear of buildings, pools and other obstructions to the operation and maintenance of the utilities.

STATE OF TEXAS
COUNTY OF HARRIS

We, Clint and Amber Hinz, owners of the property subdivided in the above and foregoing map of Partial Replat of Lots 13 and 14 of the Replat of Reserve B, Seascape, Section Two, do hereby make subdivision of said property according to the lines, streets, alleys, parks and easements therein shown, and designate said subdivision as Partial Replat of Lots 13 and Lot 14 Replat of Reserve B. Seascape, Section Two, Ritson Morris Survey, Abstract 52, an addition to the City of Seabrook, Harris County, Texas, and dedicate to public use, as such, the streets, alleys, parks and easements shown thereon forever except where noted on the map for private streets; and do hereby waive any claims for damages occasioned by the establishing of grades as approved for the streets and alleys dedicated, or occasioned by the alteration of the surface of any portion of streets or alleys to conform to such grades; and do hereby bind myself (or ourselves), my (or our) successors and assigns to warrant and forever defend the title of the land so dedicated.

There is also dedicated for utilities an unobstructed aerial easement five feet wide from a plane 20 feet above the ground upward located adjacent to each side of all utility easements shown hereon.

I do hereby dedicate forever to the public a strip of land 25 feet wide on each side of any and all gullies, ravines, draws, sloughs, or other natural drainage courses located in or adjacent to said subdivision as easements for drainage purposes, giving the City of Seabrook and/or any other public agency the right to enter upon said easement at any and all times for the purpose of constructing and/or maintaining drainage work and/or structures.

Further, I hereby relinquish all rights of access to major or larger streets or highways shown hereon except by way of the platted streets shown.

I certify that the plat of this subdivision complies with all the City of Seabrook's Ordinances including the subdivision ordinance and comprehensive zoning ordinance.

Witness my hand in _____ Harris County, Texas, this _____ day of _____

Clint Hinz

Amber Hinz

STATE OF TEXAS
COUNTY OF HARRIS

Before me, the undersigned authority on this day personally appeared, Clint and Amber Hinz, known to me to be persons whose names are subscribed to the foregoing instrument, and acknowledged to me that they executed the same for the purposes and considerations therein expressed, and in the capacity therein and herein set out.

Given under my hand and seal of office, this _____ day of _____.

Notary Public in and for
Harris County Texas

This is to certify that I, Billy L. Shanks, a licensed surveyor of the State of Texas, have platted the above subdivision from an actual survey on the ground; and that all block corners, angle points and points of curve are properly marked with iron rods 5/8 inch x 3 feet, and that this plat correctly represents that survey made by me.
I also certify that the plat of this subdivision complies with the City of Seabrook's subdivision ordinance and comprehensive zoning ordinance.

DATE

Billy L. Shanks
R.P.L.S. No. 1821

We, Director of Public Works and City Engineer for the City of Seabrook, do hereby certify that the plat of this subdivision complies with the City of Seabrook's subdivision ordinance and comprehensive zoning ordinance.

DATE

Kevin Padgett
Director of Public Works

DATE

Brian Craig
City Engineer

This is to certify that the Planning and Zoning Commission of the City of Seabrook, Texas on motion made and seconded and adopted, has approved this plat and subdivision of Partial Replat of Lots 10 and 11 of the Replat of Reserve B, Seascape, Section Two, as shown hereon, and ordered said plat filed on record in the office of the county clerk of Harris County, Texas this _____day of _____

DATE

Robin Lenio
City Secretary

DATE

Gary T. Renola
Planning and Zoning Commission
Chairman

STATE OF TEXAS
COUNTY OF HARRIS

I, Teneshia Hudspeth, Clerk of the County Court of Harris County, Texas, do hereby certify that the within instrument with its certification of authentication was filed for registration in my office on _____ at _____ o'clock, Volume _____ Page _____ of the map records of Harris Counts Texas.

Witness my hand and seal of office, at _____ the day and above written.

Teneshia Hudspeth
Clerk County Court

Deputy

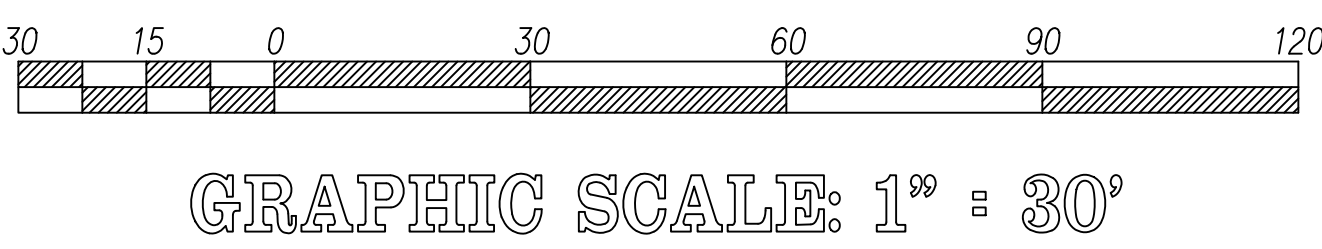
PARTIAL REPLAT OF LOTS 13 AND 14
OF THE REPLAT OF RESERVE "B"
SEASCAPE SECTION TWO

A SUBDIVISION OF 1.4170 ACRES OUT OF
THE REPLAT OF RESERVE "B" OF SEASCAPE SECTION TWO
IN THE RITSON MORRIS SURVEY, ABSTRACT 52, HARRIS COUNTY, TEXAS

1 BLOCK 2 LOTS
SCALE: 1" = 30' JANUARY, 2021

REASON FOR REPLAT: _____
To create 1 lot from 2 lots.

OWNER: Amber & Clint Hinz
PO Box 963
Seabrook, Texas 77586
SURVEYOR: Shanks Engineering & Surveying, Inc.
1446 Pirates Cove
Houston, Texas 77058



GRAPHIC SCALE: 1" = 30'

ATTACHMENT

3

Specific Public Hearing Item No. 2.3/ New Business Item No. 3.3

Applicant: Matthew Sigmon, 6935 Overlook Hill Lane, Sugar Land, TX 77479

Request: Request for approval of the Final Plat of Seargent Lake Homes, a 0.7776 Acre Subdivision in the Ritson Morris Survey, Abstract No. 52 City of Seabrook, Harris County, Texas. The purpose of this Plat is to create 4 Residential Lots.

Existing Use: R-1 Single-Family Detached Residential District

Property:

Final Plat of Seargent Lakes Homes, a 0.7776 Acre Tract of land located in the Ritson Morris Survey, Abstract 52, and being a portion of Lots 14, 15, 16, 17, 18, and 19 of the Henry Ledtje, Subdivision, as recorded in Volume 259, Page 85 of the Harris County Deed Records.

This property is located south of NASA Road One, east of Elam Street, and north of Seargent Street.

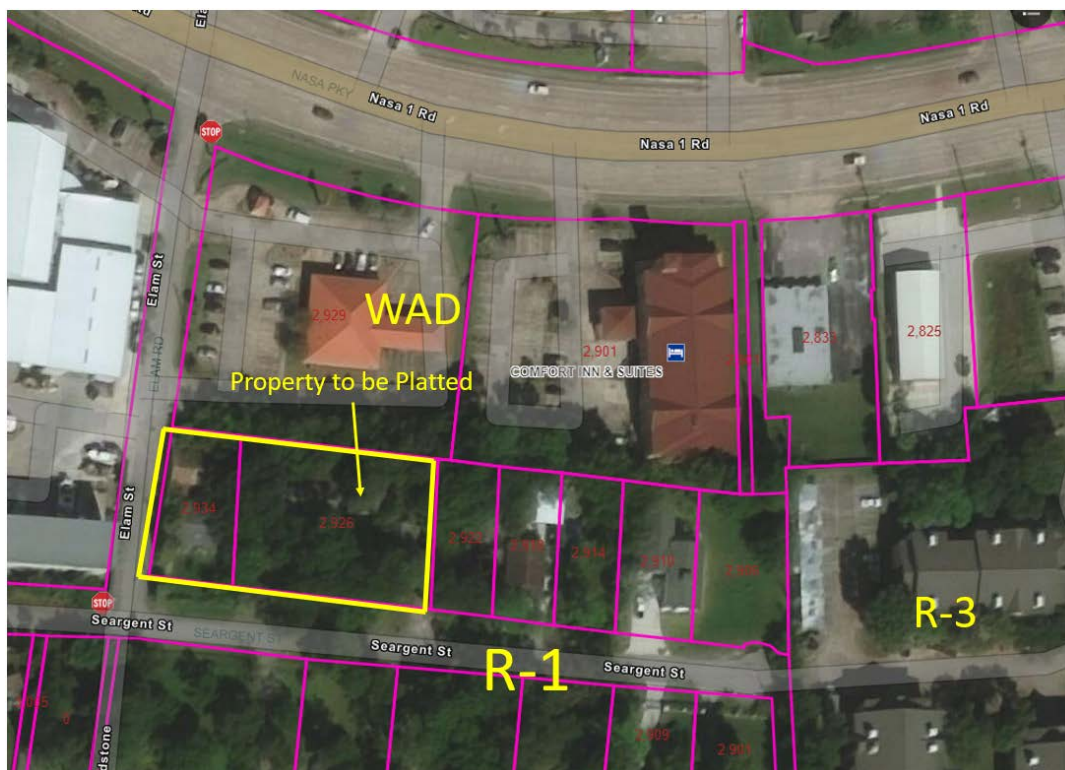
Background: The applicant is requesting to subdivide the property into 4 Lots for the purpose of constructing single-family dwellings.

The property is currently zoned (R-1) Single-Family Detached Residential District

Staff has reviewed the Final Plat, and finds it to be compliant with the City's Subdivision and Zoning Ordinances. Staff recommends that the Commission approves the Final Plat.

Attachments: Application, Public Hearing Notice, Location/Zoning Map, Final Plat

Location Map/Zoning Map



**PUBLIC HEARING NOTICE
SEABROOK PLANNING & ZONING COMMISSION
THURSDAY, MARCH 18, 2021 – 6:00 P.M.**

NOTICE IS HEREBY GIVEN THAT THE PLANNING AND ZONING COMMISSION OF THE CITY OF SEABROOK WILL HOLD A PUBLIC HEARING BY TELECONFERENCE ON THURSDAY, MARCH 18, 2021 AT 6:00 P.M.

DUE TO THE CONTINUED INCREASE IN COVID-19 POSITIVE CASES, THIS PUBLIC HEARING 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 AND PARTICIPATE IN THE PUBLIC HEARING BY REGISTERING FOR THE GOTO MEETING USING THIS LINK: <https://global.gotomeeting.com/join/717640045>

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

THIS HEARING IS OPEN TO THE PUBLIC AND EVERYONE ATTENDING WILL HAVE THE OPPORTUNITY TO SPEAK FOR OR AGAINST THESE REQUESTS IN ACCORDANCE WITH THE PROCEDURES OF THE COMMISSION. ALL REQUIRED DOCUMENTS REGARDING THESE REQUESTS ARE AVAILABLE FOR REVIEW AT CITY HALL IN THE COMMUNITY DEVELOPMENT DEPARTMENT WEEKDAYS FROM 8:00 A.M. TO 5:00 P.M. PLEASE CALL (281) 291-5600 IF YOU HAVE QUESTIONS.

SPECIFIC PUBLIC HEARING

Request for approval of the Final Plat of Seargent Lake Homes, a 0.7776 Acre Subdivision in the Ritson Morris Survey, Abstract No. 52 City of Seabrook, Harris County, Texas. The purpose of this Plat is to create 4 Residential Lots.

Applicant: Matthew Sigmon, 6935 Overlook Hill Lane, Sugar Land, TX 77479

Owner: Amna Rashid, 311 Newport Blvd., League City, TX 77573

Legal Description:

A 0.7776 Acre Tract of land located in the Ritson Morris Survey, Abstract 52, and being a portion of Lots 14, 15, 16, 17, 18, and 19 of the Henry Ledtje, Subdivision, as recorded in Volume 259, Page 85 of the Harris County Deed Records.

Location: This property is located south of NASA Road One, east of Elam Street, and north of Seargent Street.

CERTIFICATE

I certify that this notice was posted on the bulletin board at Seabrook City Hall on Thursday, February 25, 2021 on or before 5:00 p.m. and that it will remain posted until after completion of the hearing.

/s/ Pat Patel
Administrative Assistant

Transmittal Letter

January 18, 2021

City of Seabrook
1700 First St.
Seabrook, TX 77586

Re: Seargent Lake Homes Subdivision

Dear Sean Landis:

Please accept the attached as our formal submittal for the Seargent Lake Homes Subdivision (Minor Replat):

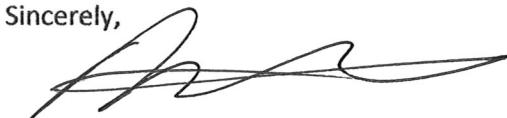
Agent:
Matthew Sigmon
6935 Overlook Hill Lane
Sugar Land, TX 77479

Owner:
Amna Rashid
311 Newport Blvd.
League City, TX 77573

Firm preparing plat:
Texas Legal Media
6935 Overlook Hill Lane
Sugar Land, TX 77479

This plat complies with all applicable zoning and subdivision regulations.

Sincerely,

A handwritten signature in black ink, appearing to read 'Matthew Sigmon', with a stylized, flowing script.

Matthew Sigmon



Application for Land Development Permit

****Incomplete applications cannot be processed****

☐ Zoning Change ☐ Text Change ☐ Zoning Variance ☐ Planned Unit Development
☐ Conditional Use Permit ☒ ^{Minor} Subdivision Plat ☐ Preliminary ☐ Final ☐ Amending

APPLICANT INFORMATION Check appropriate box(es)

Name: Matthew Sigmon E-Mail: Matthew@TexasLegalMedia.com
Address: 6935 Overlook Hill Ln. Fax #: _____
City: Sugar Land
State: TX ZIP: 77479 Phone: 713-298-9987

Applicant is ☐ Owner of property ☒ Agent for Owner ☐ Agent for Purchaser ☐ Purchaser ☐ City of Seabrook

If Applicant is acting on behalf of Owner in this application, Owners signature below authorizes this application.

Owner(s): _____ Signature: _____
Date: _____ Signature: _____

Owner(s) Mailing address(es): _____ Phone #: 281-326-5330
Name: Raymond S. Martin II Name: _____
Address: 2930 Seargent St. Address: _____
City: Seabrook City: _____
State: TX Zip: 77586 State: _____ Zip: _____

PROPERTY INFORMATION

Property Address: 2922, 2926 & 2934 Seargent St. Seabrook TX 77586
Legal Description: Lot South of Lts 14-19 Block N/A
Addition LEDTJE Subdivision
(You may attached Metes & Bounds description from your Deed if available)

Current Zoning Classification: R1 (Available from Building Department)

Current Use of Property: Single Family Res. (Be specific)

Number of existing Driveways: 3

General Dimensions of Property: Width: 285 ft Depth: 123.5 ft Land Area: _____ Sq. Feet: 33877 Acres: 0.7776

Adjoining Uses: North Bay Shore Bank South ROW
East R1 - Residential West ROW
Adjacent Streets: North N/A South Seargent St.
East N/A West Elam Road

Is the property served with: City Water? ☒ Yes ☐ No City Sewer? ☒ Yes ☐ No

OWNER/AGENT AFFIDAVIT

I have read and understand this application. I have familiarized myself with the applicable regulations, ordinances, and procedures and submit this application and accompanying documentation for consideration by the Planning Commission, Board of Adjustment, or the City Council of the city. I certify that I am the legal owner or agent of the Owner and have written or other legal authority to make this application.

Signed: _____ Date: 1-18-21

**ALL FEES MUST BE PAID AT THE TIME APPLICATION IS SUBMITTED
FEES ARE NON-REFUNDABLE OR TRANSFERABLE**

SUBDIVISION PLAT

Subdivision Plat: Provide the following:

Proposed Name: Seargent Lake Homes Total Acres 0.7776
Total number of Lots: 4 Blocks: 1 Reserves: 0
Number of sections to be developed: 1
Name of Headright Survey in which the property is situated: Henry Ledtje
Abstract Number N/A

Attach the following for:

ALL PLATS: To be submitted with Application.

- ☒ Letter of Transmittal of Plat
- ☒ Original (**RAISED**) Stamped Tax Certificates from both Galveston and Harris County Tax Appraisal Districts** Being Assessed / Will Bring once available
- ☒ Copy of **Original** Plat (**without amendments**)
- ☒ Original Title Certificate/Planning Letter no older than 30 days
- ☒ 1 copy of Plat (drawn to a minimum scale of 1" = 100", each sheet no larger than 24"x36")
- ☒ A digital copy – **On a Flash Drive or CD** (Adobe Acrobat – PDF Format)
- ☒ **Application Fee**
- ☒ **Required filing fees, as established by the county clerk's office, shall be paid by the applicant by separate corporate check or money order/cashiers check and shall be made payable to the county clerk. (Not required until time of filing)**

Please review the requirements in the City Subdivision Ordinance before submitting your Plat. Incomplete data will result in significant delays in processing.

**** Note: Original (Raised-Stamped) Tax Certificates (for all properties involved) from the Clear Creek I.S.D. Tax Office and Harris County Tax Assessor/Collector's Office are required by the Harris County Clerks Office for the recording of all plats.**

All notary stamps must be readable!



City of Seabrook
Community Development Department Fee Schedule
Ordinance No. 2017-11
Adopted: April 4, 2017

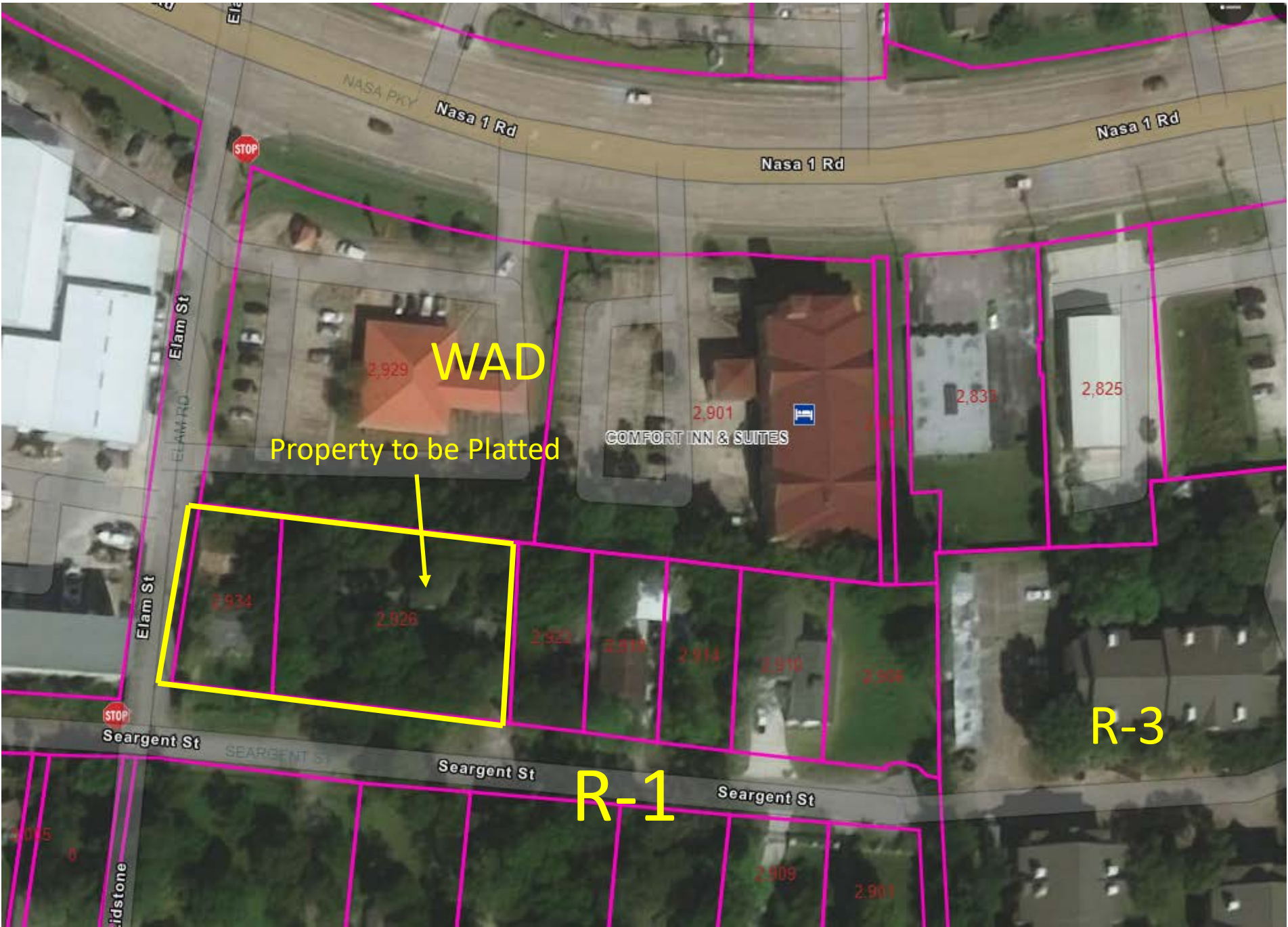
A. Community Development Fee Schedule

- | | | |
|----|-----------------------------|--------------------|
| 1. | Preliminary Plat Review | \$1,500 |
| 2. | Final Plat | \$1,500 |
| 3. | Short-form Plat | \$1,500 |
| 4. | Amended Plat | \$1,000 |
| 5. | Conditional Use Permit | \$1,000 |
| 6. | Board of Adjustment Request | \$ 500 per request |

B. Zoning Change/Amendments

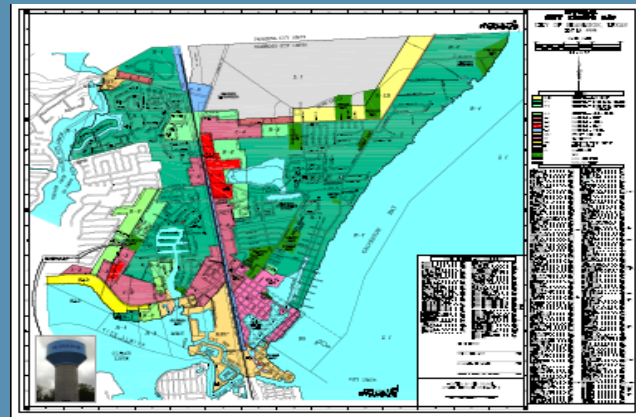
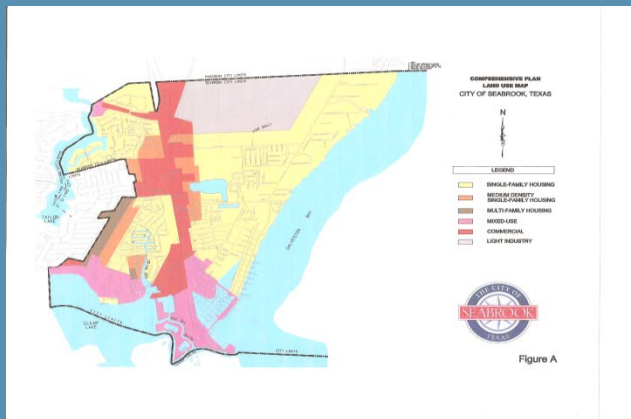
Note: Includes Zoning changes and Zoning Amendments applications where public hearing and legal notice is required.

- | | | |
|----|----------------------------------|---------|
| 1. | Zoning Change (Res. No. 2007-13) | \$ 750 |
| 2. | Planned Unit Development (PUD) | \$1,500 |

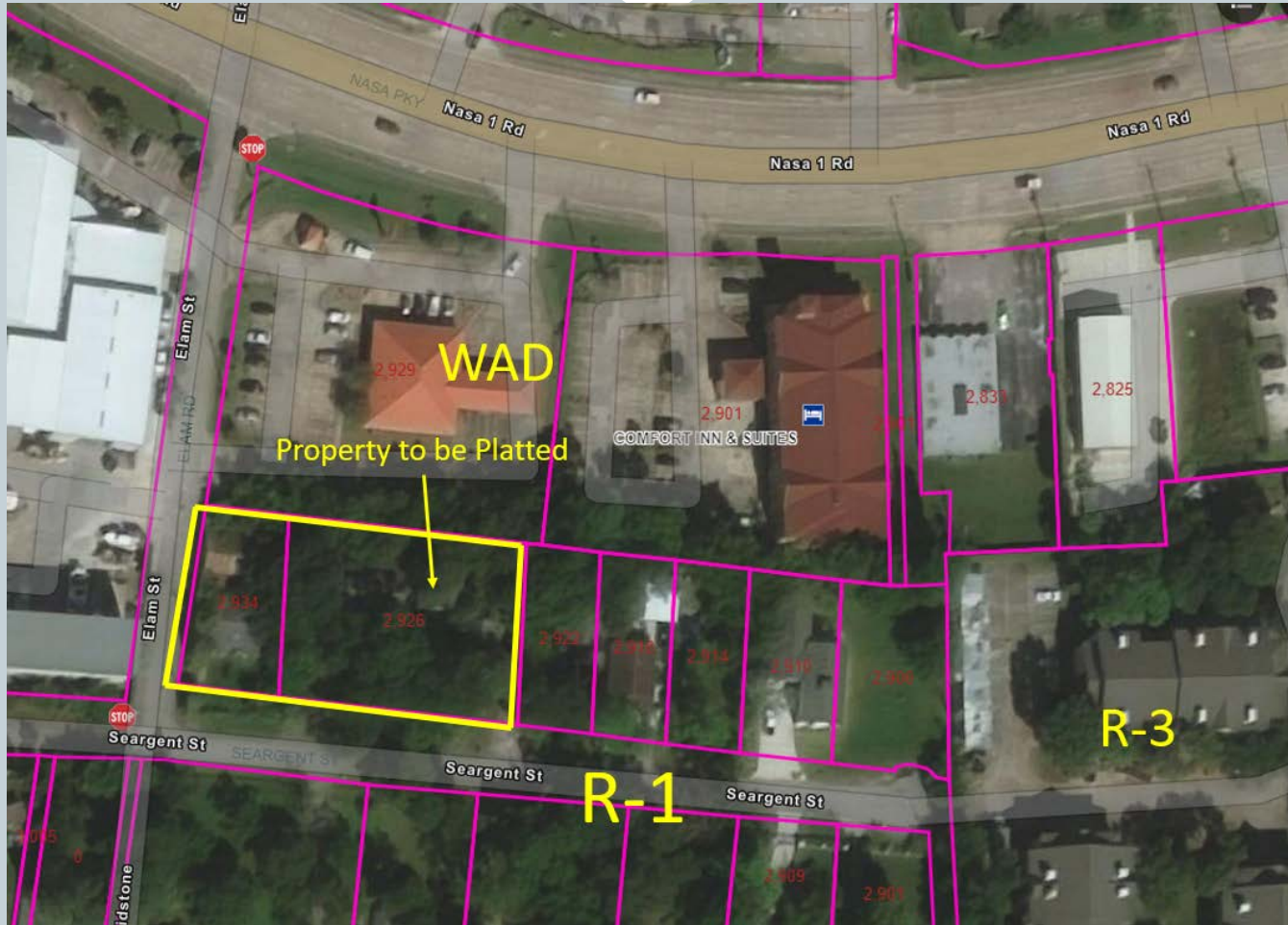


City of Seabrook Planning & Zoning Commission

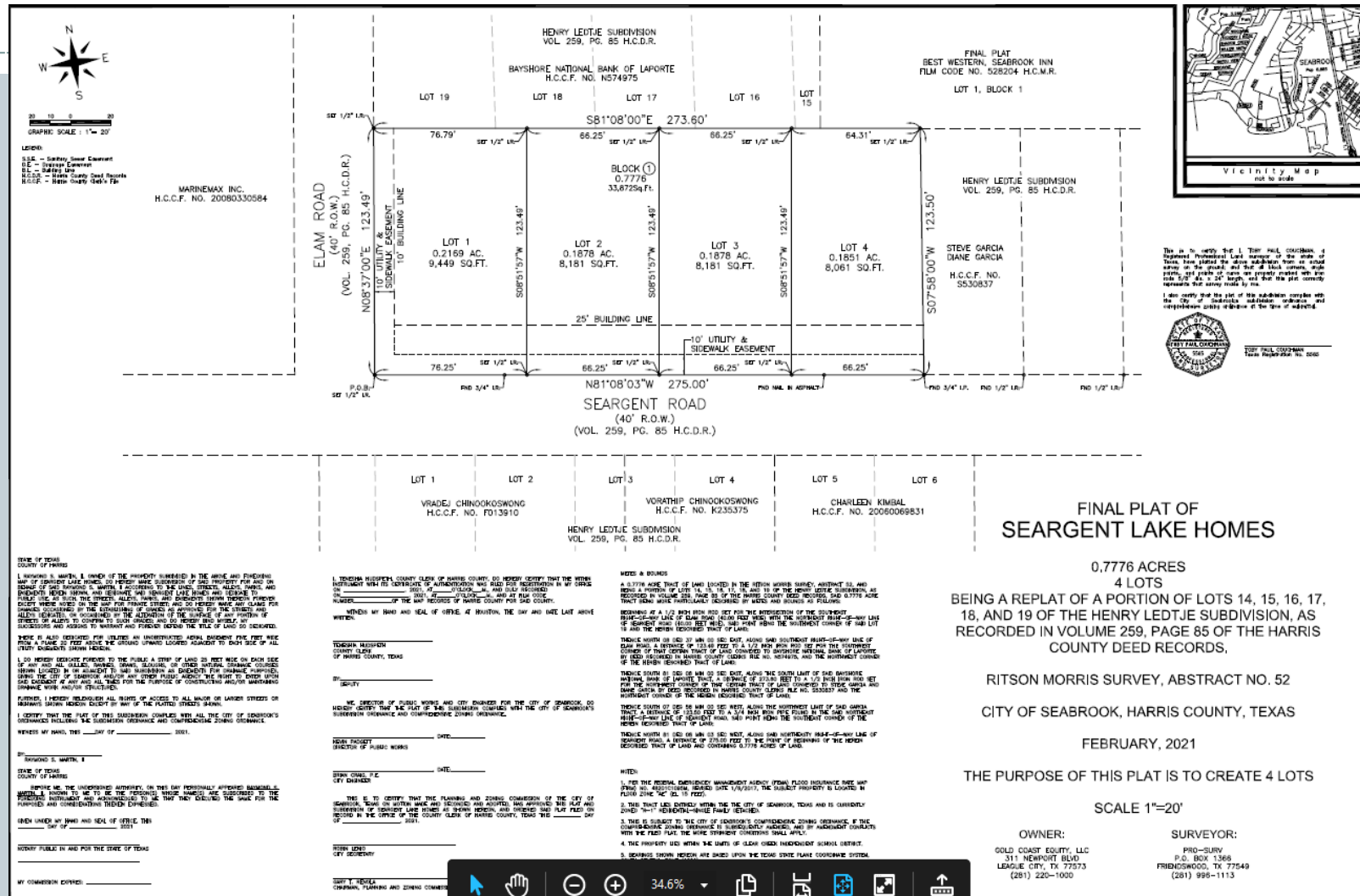
MARCH 18, 2021

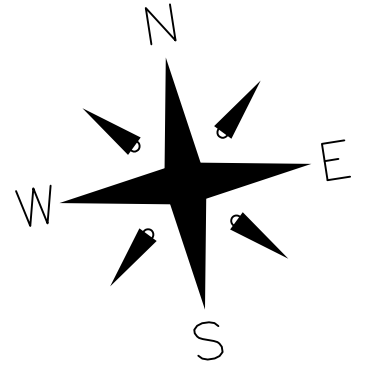


Aerial/Zoning



Plat





20 10 0 20
GRAPHIC SCALE : 1"= 20'

LEGEND:

S.S.E. — Sanitary Sewer Easement
D.E. — Drainage Easement
B.L. — Building Line
H.C.D.R. — Harris County Deed Records
H.C.C.F. — Harris County Clerk's File

MARINEMAX INC.
H.C.C.F. NO. 20080330584

ELAM ROAD

(40' R.O.W.)
(VOL. 259, PG. 85 H.C.D.R.)

SET 1/2" I.R.
N08°37'00"E 123.49'

10' UTILITY &
SIDEWALK EASEMENT
10' BUILDING LINE

LOT 1
0.2169 AC.
9,449 SQ.FT.

LOT 2
0.1878 AC.
8,181 SQ.FT.

LOT 3
0.1851 AC.
8,181 SQ.FT.

LOT 4
0.1851 AC.
8,061 SQ.FT.

BLOCK ①
0.7776
33,872Sq.Ft.

SEARGENT ROAD
(40' R.O.W.)
(VOL. 259, PG. 85 H.C.D.R.)

LOT 1
VRADEJ CHINOOKOSWONG
H.C.C.F. NO. F013910

LOT 2
VORATHIP CHINOOKOSWONG
H.C.C.F. NO. K235375

LOT 3
CHARLEEN KIMBAL
H.C.C.F. NO. 20060069831

FINAL PLAT OF SEARGENT LAKE HOMES

0.7776 ACRES
4 LOTS

BEING A REPLAT OF A PORTION OF LOTS 14, 15, 16, 17,
18, AND 19 OF THE HENRY LEDTJE SUBDIVISION, AS
RECORDED IN VOLUME 259, PAGE 85 OF THE HARRIS
COUNTY DEED RECORDS.

RITSON MORRIS SURVEY, ABSTRACT NO. 52

CITY OF SEABROOK, HARRIS COUNTY, TEXAS

FEBRUARY, 2021

THE PURPOSE OF THIS PLAT IS TO CREATE 4 LOTS

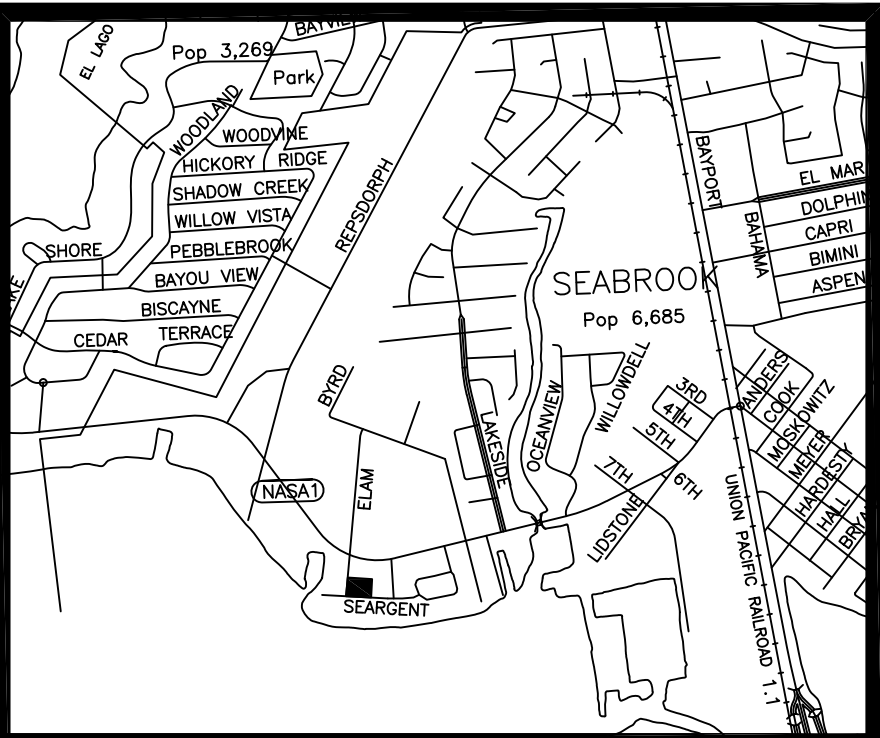
SCALE 1"=20'

OWNER:

GOLD COAST EQUITY, LLC
311 NEWPORT BLVD
LEAGUE CITY, TX 77573
(281) 220-1000

SURVEYOR:

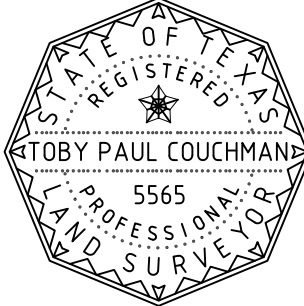
PRO-SURV
P.O. BOX 1366
FRIENDSWOOD, TX 77549
(281) 996-1113



Vicinity Map
not to scale

This is to certify that I, TOBY PAUL COUCHMAN, a Registered Professional Land surveyor of the state of Texas, have platted the above subdivision from an actual survey on the ground; and that all block corners, angle points, and points of curve are properly marked with iron rods 5/8" dia. x 24" length, and that this plat correctly represents that survey made by me.

I also certify that the plat of this subdivision complies with the City of Seabrook's subdivision ordinance and comprehensive zoning ordinance at the time of submittal.



TOBY PAUL COUCHMAN
Texas Registration No. 5565

STATE OF TEXAS
COUNTY OF HARRIS

I, RAYMOND S. MARTIN, II, OWNER OF THE PROPERTY SUBDIVIDED IN THE ABOVE AND FOREGOING MAP OF SEARGENT LAKE HOMES, DO HEREBY MAKE SUBDIVISION OF SAID PROPERTY FOR AND ON BEHALF OF SAID RAYMOND S. MARTIN, II ACCORDING TO THE LINES, STREETS, ALLEYS, PARKS, AND EASEMENTS HEREIN SHOWN, AND DESIGNATE SAID SEARGENT LAKE HOMES AND DEDICATE TO PUBLIC USE, AS SUCH, THE STREETS, ALLEYS, PARKS, AND EASEMENTS SHOWN THEREON FOREVER EXCEPT WHERE NOTED ON THE MAP FOR PRIVATE STREET; AND DO HEREBY WAIVE ANY CLAIMS FOR DAMAGES OCCASIONED BY THE ESTABLISHING OF GRADES AS APPROVED FOR THE STREETS AND ALLEYS DEDICATED, OR OCCASIONED BY THE ALTERATION OF THE SURFACE OF ANY PORTION OF STREETS OR ALLEYS TO CONFIRM TO SUCH GRADES; AND DO HEREBY BIND MYSELF, MY SUCCESSORS AND ASSIGNS TO WARRANT AND FOREVER DEFEND THE TITLE OF LAND SO DEDICATED.

THERE IS ALSO DEDICATED FOR UTILITIES AN UNOBSTRUCTED AERIAL EASEMENT FIVE FEET WIDE FROM A PLANE 20 FEET ABOVE THE GROUND UPWARD LOCATED ADJACENT TO EACH SIDE OF ALL UTILITY EASEMENTS SHOWN HEREON.

I, DO HEREBY DEDICATE FOREVER TO THE PUBLIC A STRIP OF LAND 25 FEET WIDE ON EACH SIDE OF ANY AND ALL GULLIES, RAVINES, DRAWS, SLOUGHS, OR OTHER NATURAL DRAINAGE COURSES SHOWN LOCATED IN OR ADJACENT TO SAID SUBDIVISION AS EASEMENTS FOR DRAINAGE PURPOSES, GIVING THE CITY OF SEABROOK AND/OR ANY OTHER PUBLIC AGENCY THE RIGHT TO ENTER UPON SAID EASEMENT AT ANY AND ALL TIMES FOR THE PURPOSE OF CONSTRUCTING AND/OR MAINTAINING DRAINAGE WORK AND/OR STRUCTURES.

FURTHER, I HEREBY RELENDISH ALL RIGHTS OF ACCESS TO ALL MAJOR OR LARGER STREETS OR HIGHWAYS SHOWN HEREON EXCEPT BY WAY OF THE PLATTED STREETS SHOWN.

I CERTIFY THAT THE PLAT OF THIS SUBDIVISION COMPLIES WITH ALL THE CITY OF SEABROOK'S ORDINANCES INCLUDING THE SUBDIVISION ORDINANCE AND COMPREHENSIVE ZONING ORDINANCE.

WITNESS MY HAND, THIS ____DAY OF _____, 2021.

BY: _____
RAYMOND S. MARTIN, II

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED RAYMOND S. MARTIN, II, KNOWN TO ME TO BE THE PERSON(S) WHOSE NAME(S) ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS ____ DAY OF _____, 2021

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: _____

I, TENESHIA HUDSPETH, COUNTY CLERK OF HARRIS COUNTY, DO HEREBY CERTIFY THAT THE WITHIN INSTRUMENT WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR REGISTRATION IN MY OFFICE ON _____, 2021, AT _____ O'CLOCK _____ M., AND DULY RECORDED ON _____, 2021, AT _____ O'CLOCK _____ M., AND AT FILM CODE NUMBER _____ OF THE MAP RECORDS OF HARRIS COUNTY FOR SAID COUNTY.

WITNESS MY HAND AND SEAL OF OFFICE, AT HOUSTON, THE DAY AND DATE LAST ABOVE WRITTEN.

TENESHIA HUDSPETH
COUNTY CLERK
OF HARRIS COUNTY, TEXAS

BY: _____
DEPUTY

WE, DIRECTOR OF PUBLIC WORKS AND CITY ENGINEER FOR THE CITY OF SEABROOK, DO HEREBY CERTIFY THAT THE PLAT OF THIS SUBDIVISION COMPLIES WITH THE CITY OF SEABROOK'S SUBDIVISION ORDINANCE AND COMPREHENSIVE ZONING ORDINANCE.

_____, DATE: _____
KEVIN PADGETT
DIRECTOR OF PUBLIC WORKS

_____, DATE: _____
BRIAN CRAIG, P.E.
CITY ENGINEER

THIS IS TO CERTIFY THAT THE PLANNING AND ZONING COMMISSION OF THE CITY OF SEABROOK, TEXAS ON MOTION MADE AND SECONDED AND ADOPTED, HAS APPROVED THIS PLAT AND SUBDIVISION OF SEARGENT LAKE HOMES AS SHOWN HEREON, AND ORDERED SAID PLAT FILED ON RECORD IN THE OFFICE OF THE COUNTY CLERK OF HARRIS COUNTY, TEXAS THIS ____ DAY OF _____, 2021.

ROBIN LENIO
CITY SECRETARY

GARY T. RENOLA
CHAIRMAN, PLANNING AND ZONING COMMISSION

METES & BOUNDS

A 0.7776 ACRE TRACT OF LAND LOCATED IN THE RITSON MORRIS SURVEY, ABSTRACT 52, AND BEING A PORTION OF LOTS 14, 15, 16, 17, 18, AND 19 OF THE HENRY LEDTJE SUBDIVISION, AS RECORDED IN VOLUME 259, PAGE 85 OF THE HARRIS COUNTY DEED RECORDS, SAID 0.7776 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD SET FOR THE INTERSECTION OF THE SOUTHEAST RIGHT-OF-WAY LINE OF ELAM ROAD (40.00 FEET WIDE) WITH THE NORTHEAST RIGHT-OF-WAY LINE OF SEARGENT ROAD (40.00 FEET WIDE), SAID POINT BEING THE SOUTHWEST CORNER OF SAID LOT 19 AND THE HEREIN DESCRIBED TRACT OF LAND;

THENCE NORTH 08 DEG 37 MIN 00 SEC EAST, ALONG SAID SOUTHEAST RIGHT-OF-WAY LINE OF ELAM ROAD, A DISTANCE OF 123.49 FEET TO A 1/2 INCH IRON ROD SET FOR THE SOUTHWEST CORNER OF THAT CERTAIN TRACT OF LAND CONVEYED TO BAYSHORE NATIONAL BANK OF LAPORTE BY DEED RECORDED IN HARRIS COUNTY CLERKS FILE NO. N574975, AND THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND;

THENCE SOUTH 81 DEG 08 MIN 00 SEC EAST, ALONG THE SOUTH LIMIT OF SAID BAYSHORE NATIONAL BANK OF LAPORTE TRACT, A DISTANCE OF 273.60 FEET TO A 1/2 INCH IRON ROD SET FOR THE NORTHWEST CORNER OF THAT CERTAIN TRACT OF LAND CONVEYED TO STEVE GARCIA AND DIANE GARCIA BY DEED RECORDED IN HARRIS COUNTY CLERKS FILE NO. S530837 AND THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND;

THENCE SOUTH 07 DEG 58 MIN 00 SEC WEST, ALONG THE NORTHWEST LIMIT OF SAID GARCIA TRACT, A DISTANCE OF 123.50 FEET TO A 3/4 INCH IRON PIPE FOUND IN THE SAID NORTHEAST RIGHT-OF-WAY LINE OF SEARGENT ROAD, SAID POINT BEING THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND;

THENCE NORTH 81 DEG 08 MIN 03 SEC WEST, ALONG SAID NORTHEASTY RIGHT-OF-WAY LINE OF SEARGENT ROAD, A DISTANCE OF 275.00 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT OF LAND AND CONTAINING 0.7776 ACRES OF LAND.

NOTES:

1. PER THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) NO. 48201C1095M, REVISED DATE 1/6/2017, THE SUBJECT PROPERTY IS LOCATED IN FLOOD ZONE "AE" (EL 15 FEET).

2. THIS TRACT LIES ENTIRELY WITHIN THE THE CITY OF SEABROOK, TEXAS AND IS CURRENTLY ZONED "R-1" RESIDENTIAL-SINGLE FAMILY DETACHED.

3. THIS IS SUBJECT TO THE CITY OF SEABROOK'S COMPREHENSIVE ZONING ORDINANCE, IF THE COMPREHENSIVE ZONING ORDINANCE IS SUBSEQUENTLY AMENDED, AND BY AMENDMENT CONFLICTS WITH THE FILED PLAT, THE MORE STRINGENT CONDITIONS SHALL APPLY.

4. THE PROPERTY LIES WITHIN THE LIMITS OF CLEAR CREEK INDEPENDENT SCHOOL DISTRICT.

5. BEARINGS SHOWN HEREON ARE BASED UPON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (4204).

6. UTILITY EASEMENTS SHALL BE KEPT CLEAR OF BUILDINGS, POOLS, AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF THE UTILITIES.

ATTACHMENT

4

**PUBLIC HEARING NOTICE
SEABROOK PLANNING & ZONING COMMISSION
THURSDAY, MARCH 18, 2021 – 6:00 P.M.**

NOTICE IS HEREBY GIVEN THAT THE PLANNING AND ZONING COMMISSION OF THE CITY OF SEABROOK WILL HOLD A PUBLIC HEARING BY TELECONFERENCE ON THURSDAY, MARCH 18, 2021 AT 6:00 P.M.

DUE TO THE CONTINUED INCREASE IN COVID-19 POSITIVE CASES, THIS PUBLIC HEARING 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 AND PARTICIPATE IN THE PUBLIC HEARING BY REGISTERING FOR THE GOTO MEETING USING THIS LINK: <https://global.gotomeeting.com/join/717640045>

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

THIS HEARING IS OPEN TO THE PUBLIC AND EVERYONE ATTENDING WILL HAVE THE OPPORTUNITY TO SPEAK FOR OR AGAINST THESE REQUESTS IN ACCORDANCE WITH THE PROCEDURES OF THE COMMISSION. ALL REQUIRED DOCUMENTS REGARDING THESE REQUESTS ARE AVAILABLE FOR REVIEW AT CITY HALL IN THE COMMUNITY DEVELOPMENT DEPARTMENT WEEKDAYS FROM 8:00 A.M. TO 5:00 P.M. PLEASE CALL (281) 291-5600 IF YOU HAVE QUESTIONS.

SPECIFIC PUBLIC HEARING

Request for approval of the Final Plat of Oak Alley Estates, a 2.53 acre (110,058 Square Feet) tract of land, situated in the Ritson Morris Survey, Abstract Number 52, City of Seabrook, Harris County. The purpose of this Plat is to create 1 Block, and 10 Residential Lots.

Applicant: Oak Alley Estates, LLC, 4104 NASA Parkway, Seabrook, TX 77586

Owner: B.J. and Kaysie Stampley, 427 Willow Vista, El Lago, TX 77586

Legal Description:

All of that certain 2.53 acre (110,058 Square Feet) tract of land, situated in the Ritson Morris Survey, Abstract Number 52, City of Seabrook, Harris County, Texas, more particularly described as a part of Tract Twenty –six (26), and all of Tract Twenty-seven (27), of the Savings & Loan Company’s Subdivision, according to the map or plat thereof recorded in Volume 3, Page 71 of the Harris County Map Records; same being all of those tracts of land conveyed to Stampley Enterprises LLC, as found of record under Clerk’s File Numbers RP-2018-319237, RP-2018-379392 and RP-2019-4151 in the Official Public Records of Harris County, Texas.

Location: This property is located north of E. Meyer Avenue, west of N. Meyer Avenue and east of Lake Mija.

CERTIFICATE

I certify that this notice was posted on the bulletin board at Seabrook City Hall on Thursday, February 25, 2021 on or before 5:00 p.m. and that it will remain posted until after completion of the hearing.

/s/ Pat Patel
Administrative Assistant



February 11, 2021

City of Seabrook
1700 First Street
Seabrook, Texas 77586

Re: Oak Alley Estates

Dear Sean Landis,

Please accept the attached as our formal submittal for Oak Alley Estates, a Final Plat out of Savings & Loan Company's Subdivision and note the following:

Owner: B.J. & Kaysie Stampley
c/o Oak Alley Estates, LLC
4104 Nasa Parkway
Seabrook, Texas 77586

Firm Preparing Plat: High Tide Land Surveying, LLC, LLC
200 Houston Avenue, Suite B
League City, Texas 77573

This plat complies with all applicable zoning and subdivision regulations.

Sincerely,

A handwritten signature in blue ink, which appears to read "Stephen C Blaskey".

Stephen C Blaskey, RPLS



Application for Land Development Permit

****Incomplete applications cannot be processed****

- | | | | |
|---|---|--|---|
| ☐ Zoning Change | ☐ Text Change | ☐ Zoning Variance | ☐ Planned Unit Development |
| ☐ Conditional Use Permit | ☐ Subdivision Plat | ☐ Preliminary | ☒ Final |
| | | | ☐ Amending |

APPLICANT INFORMATION

Check appropriate box(es)

Name: Oak Alley Estates, LLC
Address: 4104 NASA Parkway
City: Seabrook
State: Texas ZIP: 77586

E-Mail: Kaysie@marrem.com
Fax #: 281-326-8809
Phone: 281-326-8800

Applicant is ☒ Owner of property ☐ Agent for Owner ☐ Agent for Purchaser ☐ Purchaser ☐ City of Seabrook

If Applicant is acting on behalf of Owner in this application, Owners signature below authorizes this application.

Owner(s): B.J. & Kaysie Stampley
Date: 2-11-21

Signature: [Signature]
Signature: [Signature]

Owner(s) Mailing address(es):
Name: B.J. Stampley
Address: 427 Willow Vista
City: El Lago
State: Texas Zip: 77586

Phone #: 281-326-8800
Name: Kaysie Stampley
Address: 427 Willow Vista
City: El Lago
State: Texas Zip: 77586

PROPERTY INFORMATION

Property Address: 3401 & 3405 N. Meyer
Legal Description: Lot Pt of TR 26 Block

+ All of TR 27
Savings + Loan Company's Subdivision
(You may attach Metes & Bounds description from your Deed if available)

Current Zoning Classification: R-1 (Available from Building Department)

Current Use of Property: Residential (Be specific)

Number of existing Driveways: 2

General Dimensions of Property: Width: 459.35 Depth: 239.60 Land Area: _____ Sq. Feet: _____ Acres: 2.53 acres

Adjoining Uses: North Residential South Residential

East Residential West Residential

Adjacent Streets: North N.A. South E. Meyer

East N. Meyer West Aqua Vista Dr.

Is the property served with: City Water? ☒ Yes ☐ No City Sewer? ☒ Yes ☐ No

OWNER/AGENT AFFIDAVIT

I have read and understand this application. I have familiarized myself with the applicable regulations, ordinances, and procedures and submit this application and accompanying documentation for consideration by the Planning Commission, Board of Adjustment, or the City Council of the city. I certify that I am the legal owner or agent of the Owner and have written or other legal authority to make this application.

Signed: [Signature] Date: 2-11-2021

**ALL FEES MUST BE PAID AT THE TIME APPLICATION IS SUBMITTED
FEES ARE NON-REFUNDABLE OR TRANSFERABLE**

SUBDIVISION PLAT

Subdivision Plat: Provide the following:

Proposed Name: Oak Alley Estates Total Acres 2.53 acres
Total number of Lots: 10 Blocks: 1 Reserves: 0
Number of sections to be developed: 1
Name of Headright Survey in which the property is situated: Ritson Morris
Abstract Number 52

Attach the following for:

ALL PLATS: To be submitted with Application.

- ☒ Letter of Transmittal of Plat
- ☒ Original **(RAISED)** Stamped Tax Certificates from both CCISD ~~Galveston~~ and Harris County Tax Appraisal Districts**
- ☒ Copy of **Original** Plat (**without amendments**)
- ☒ Original Title Certificate/Planning Letter no older than 30 days
- ☒ 1 copy of Plat (drawn to a minimum scale of 1" = 100", each sheet no larger than 24"x36")
- ☒ A digital copy – **On a Flash Drive or CD** (Adobe Acrobat – PDF Format)
- ☒ **Application Fee**
- ☐ **Required filing fees, as established by the county clerk's office, shall be paid by the applicant by separate corporate check or money order/cashiers check and shall be made payable to the county clerk. (Not required until time of filing)**

Please review the requirements in the City Subdivision Ordinance before submitting your Plat. Incomplete data will result in significant delays in processing.

**** Note: Original (Raised-Stamped) Tax Certificates (for all properties involved) from the Clear Creek I.S.D. Tax Office and Harris County Tax Assessor/Collector's Office are required by the Harris County Clerks Office for the recording of all plats.**

All notary stamps must be readable!

of Lot No. 5 on Galveston Bay & Taylor's Bayou Filson Morris League
Harris Co., Texas. Sale is 400'. May 1909.
R. W. Culbreth, Sec.

R. W. Lathrell, Secy

R. W. Luffnell, Secy.

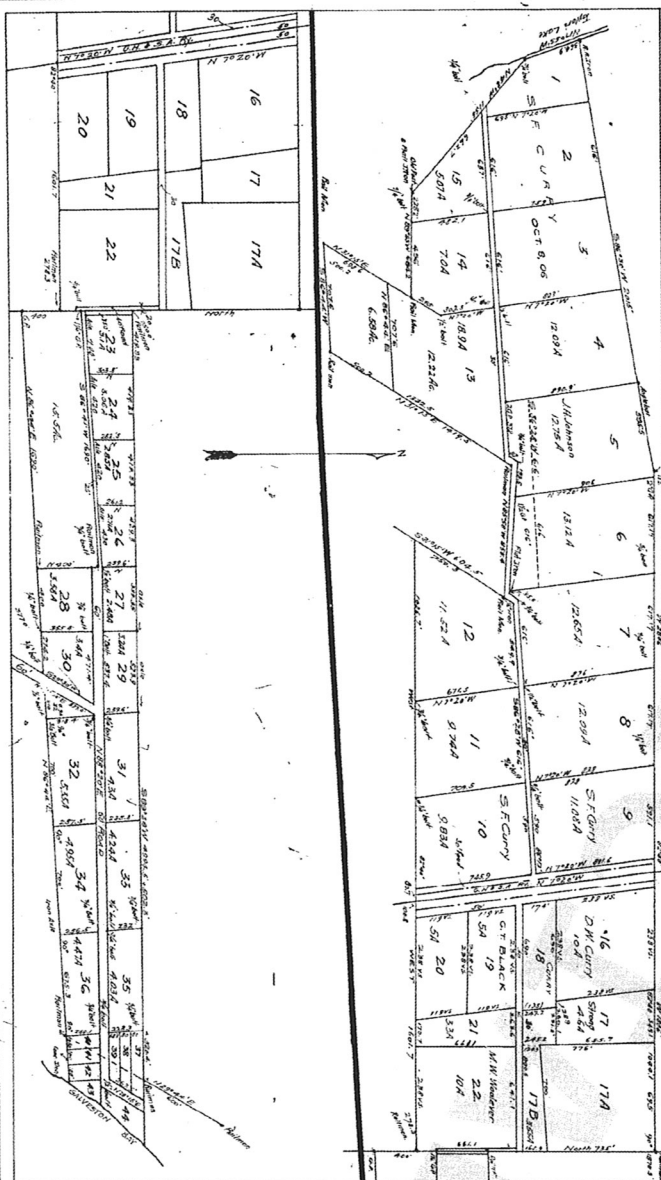
[illegible]

Filed for Record June 8, 1911 at 8.40 o'clock A.M. Recorded - June 10, 1911 at 12.20 o'clock P.M.

Wm. H. H. H. H. Clerk County Court Harris Co, Texas. By W. H. H. H. Deputy

by Court Reporter Co., Texas. By Elmer H. Hargrave Reporter.

reparations



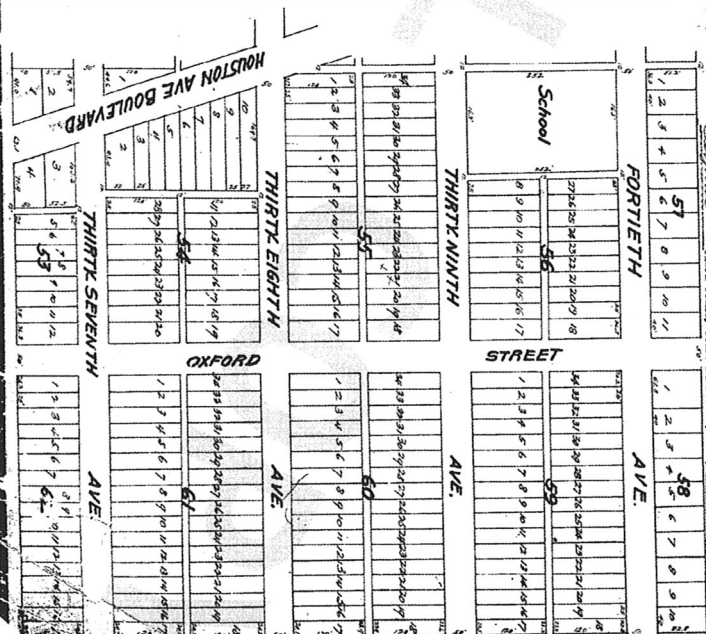
**INDEPENDENCE HEIGHTS ADDITION
TO HOUSTON** *Scale 1 in to 1 mi*

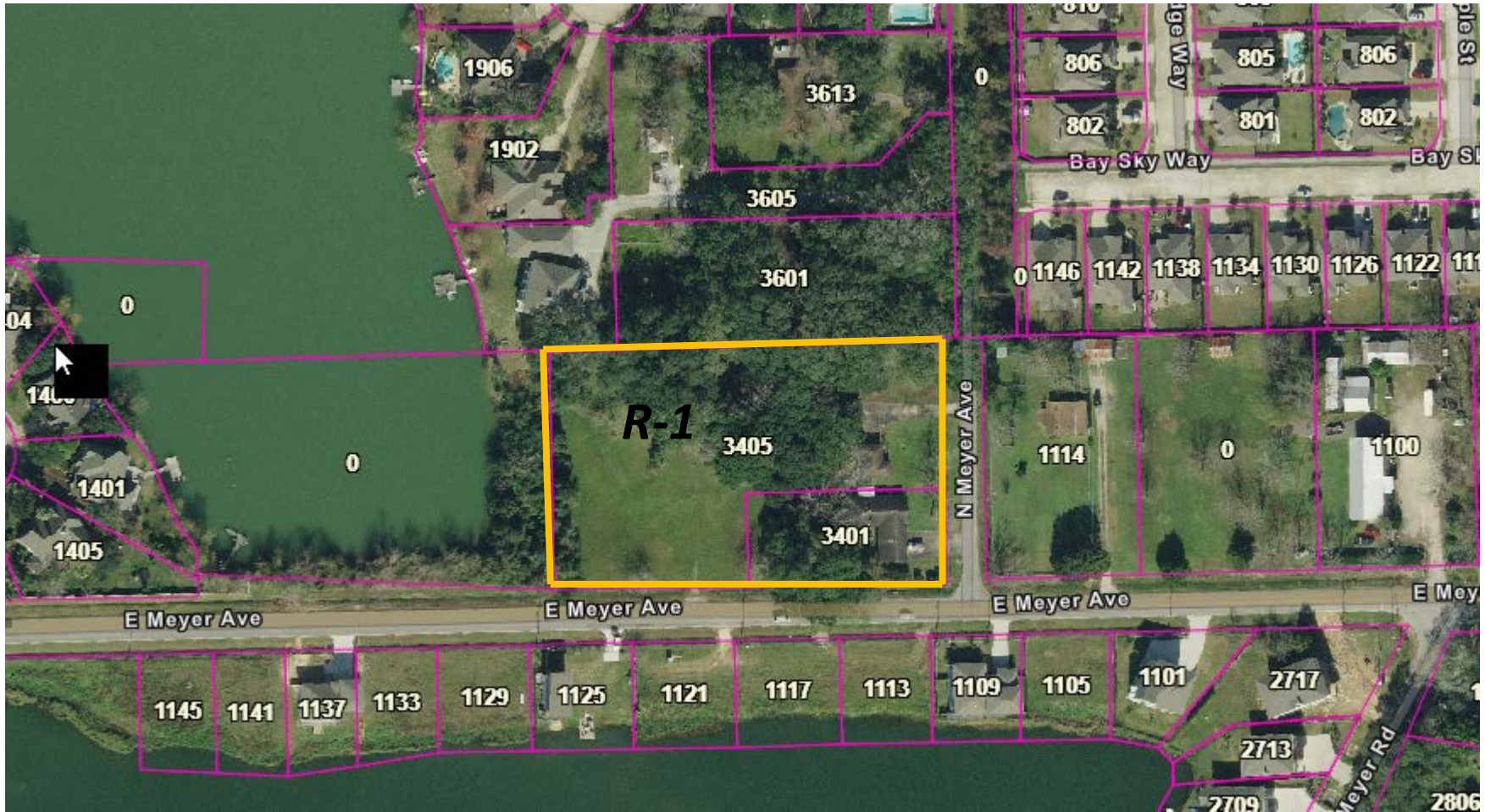
22

[illegible][illegible]

Recorded
Clark County Court Harris Co., Tex By *J. H. [illegible]*

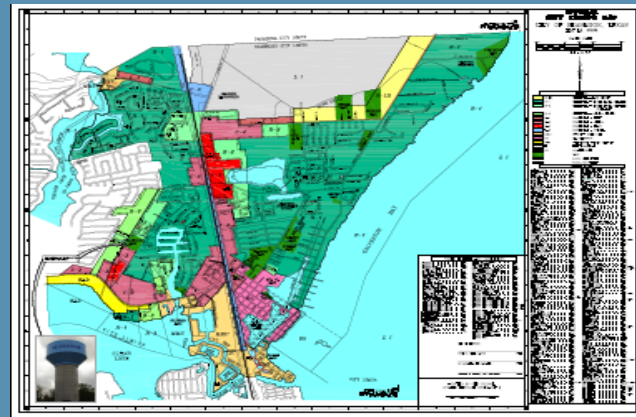
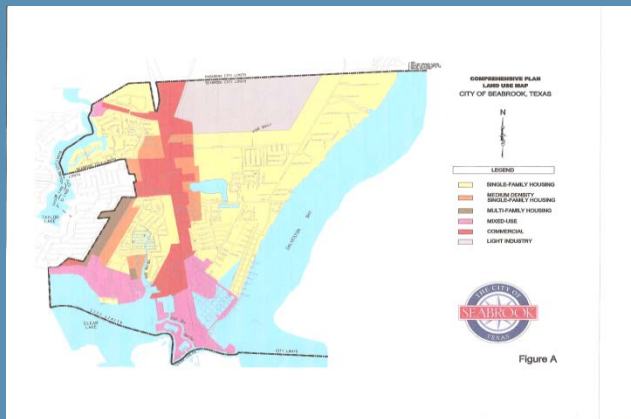
6 o'clock A.M.
 1st January 1911



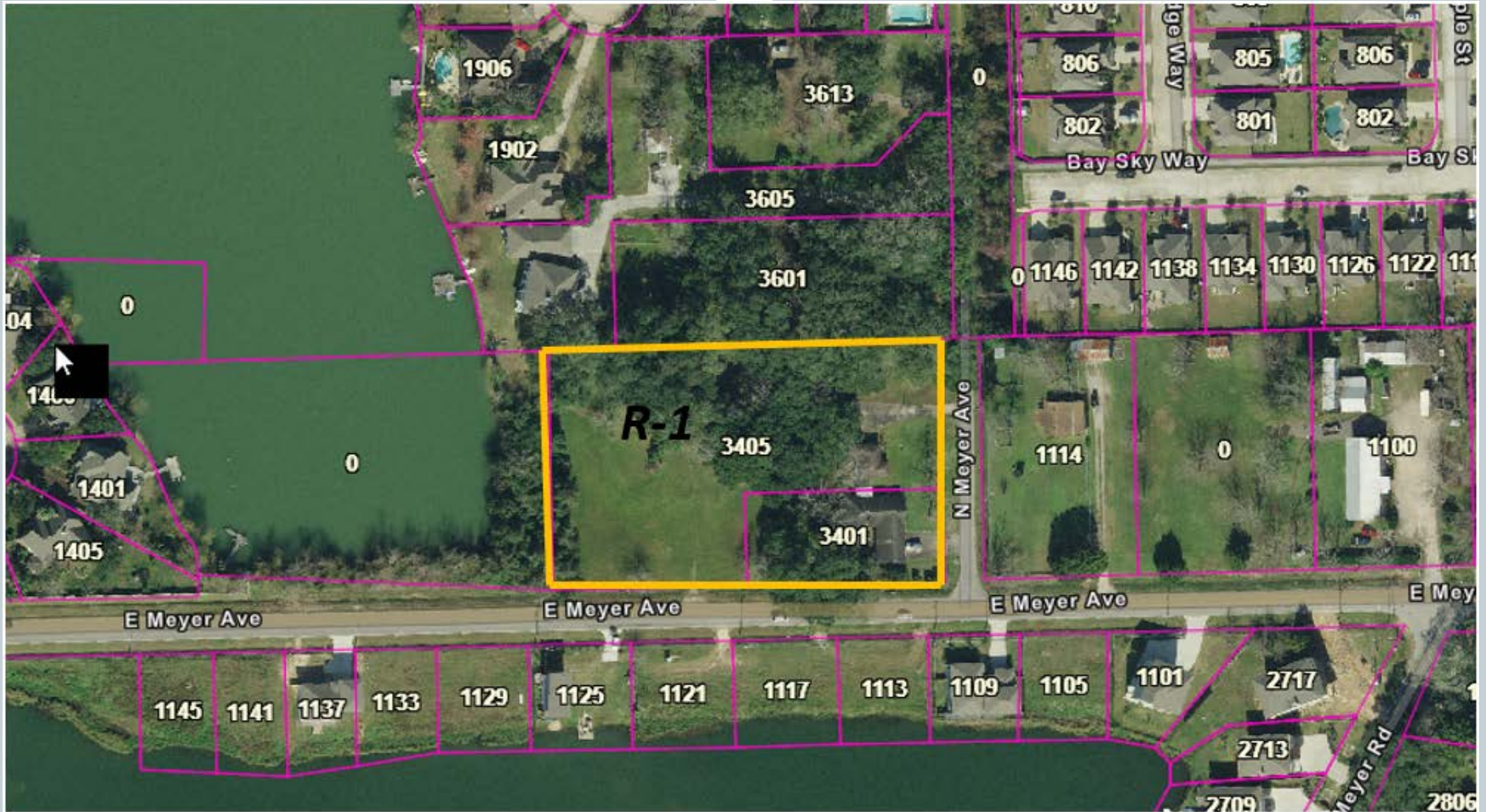


City of Seabrook Planning & Zoning Commission

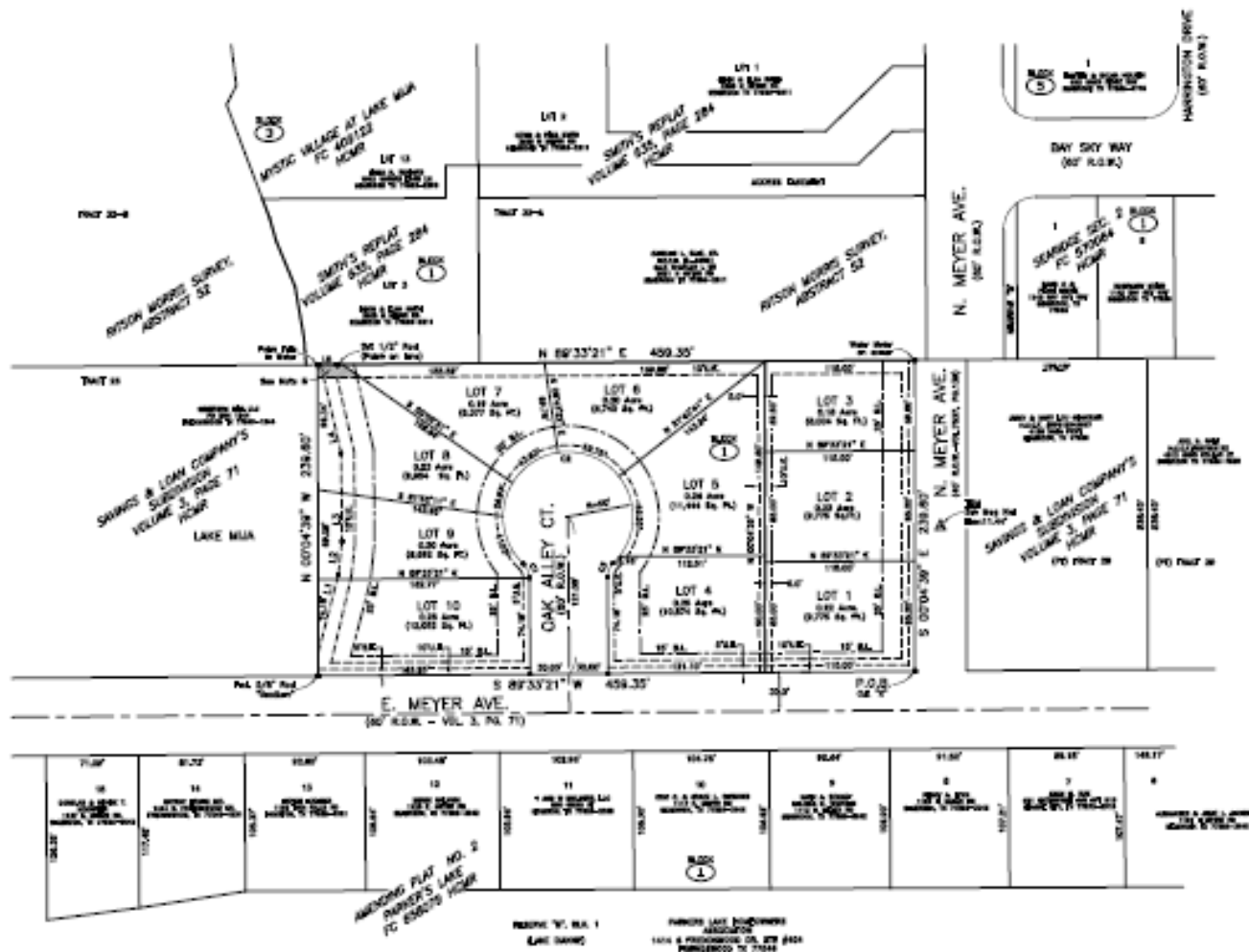
March 18, 2021



Aerial/Zoning Map



Plat



STATE OF TEXAS *
COUNTY OF HARRIS *

We, Oak Alley Estates, LLC, owners of the property subdivided in the above and foregoing map of the **OAK ALLEY ESTATES**, do hereby make subdivision of said property according to the lines, streets, alleys, parks and easements herein shown, and designate said subdivision as **OAK ALLEY ESTATES**, situated in the **RITSON MORRIS SURVEY**, Abstract Number 52, City of Seabrook, Harris County, Texas, and dedicate to public use, as such, the streets, alleys, parks and easements shown thereon forever except where noted on the map for private streets; and do hereby waive any claims for damages occasioned by the establishing of grades as approved for the streets and alleys dedicated, or occasioned by the alteration of the surface of any portion of streets or alleys to conform to such grades; and do hereby bind ourselves, our successors and assigns to warrant and forever defend the title of the land so dedicated.

There is also dedicated for utilities an unobstructed aerial easement five (5) feet wide from a plane twenty (20) feet above the ground upward located adjacent to each side of all utility easements shown hereon.

We do hereby dedicate forever to the public a strip of land twenty-five (25) feet wide on each side of any and all gullies, ravines, draws, sloughs, or other natural drainage courses shown located in or adjacent to said subdivision as easements for drainage purposes, giving the City of Seabrook and/or any other public agency the right to enter upon said easement at any and all times for the purpose of constructing and/or maintaining drainage work and/or structures.

We hereby relinquish all rights of access to major or larger streets or highways shown hereon except by way of the platted streets shown.

I hereby certify that the plat of this subdivision complies with all the City of Seabrook's Ordinances including the subdivision ordinance and comprehensive zoning ordinance.

WITNESS MY HAND this ____ day of _____, 2021.

B. J. Stampley, President
Oak Alley Estates, LLC

Representative
Allegiance Bank
(Lien Holder)

STATE OF TEXAS *
COUNTY OF HARRIS *

Before me, the undersigned authority, on this day personally appeared, B. J. Stampley, President of Oak Alley Estates, known to me to be the person whose name is subscribed to the above and foregoing instrument, and acknowledge to me that he executed the same for the purposes and considerations therein expressed, and in the capacity therein and herein set out.

Given under my hand and seal of office this ____ day of _____, 2021.

Notary Public for the
State of Texas
My Commission Expires: _____

STATE OF _____ *
COUNTY OF _____ *

Before me, the undersigned authority, on this day personally appeared, _____, Representative of Allegiance Bank (Lien Holder), known to me to be the person whose name is subscribed to the above and foregoing instrument, and acknowledge to me that he executed the same for the purposes and considerations therein expressed, and in the capacity therein and herein set out.

Given under my hand and seal of office this ____ day of _____, 2021.

Notary Public for the
State of _____
My Commission Expires: _____

We, Director of Public Works and City Engineer for the City of Seabrook, do hereby certify that the plat of this subdivision complies with the City of Seabrook's subdivision ordinance and comprehensive zoning ordinance.

Date: ____/____/____

Date: ____/____/____

Kevin Padgett
Director of Public Works

Brian Craig, P.E.
City Engineer

This is to certify that the Planning and Zoning Commission of the City of Seabrook, Texas on motion made, seconded and adopted, has approved this plat and subdivision of **OAK ALLEY ESTATES** as shown hereon, and ordered said plat filed on record in the Office of the County Clerk of Harris County, Texas this ____ day of _____.

Robin Lenio, City Secretary

Gary T. Renola
Chairman, Planning & Zoning Commission

This is to certify that I, Stephen C. Blaskey, A Registered Professional Land Surveyor of the State of Texas, have platted the above subdivision from an actual survey on the ground, and that all corners are properly marked and that this plat correctly represents that survey made under my direction.

I also certify that the plat of this subdivision complies with the City of Seabrook's subdivision and comprehensive zoning ordinance.

PRELIMINARY
NOT TO BE RECORDED
FOR ANY PURPOSE

Stephen C. Blaskey
Registered Professional
Land Surveyor No. 5856

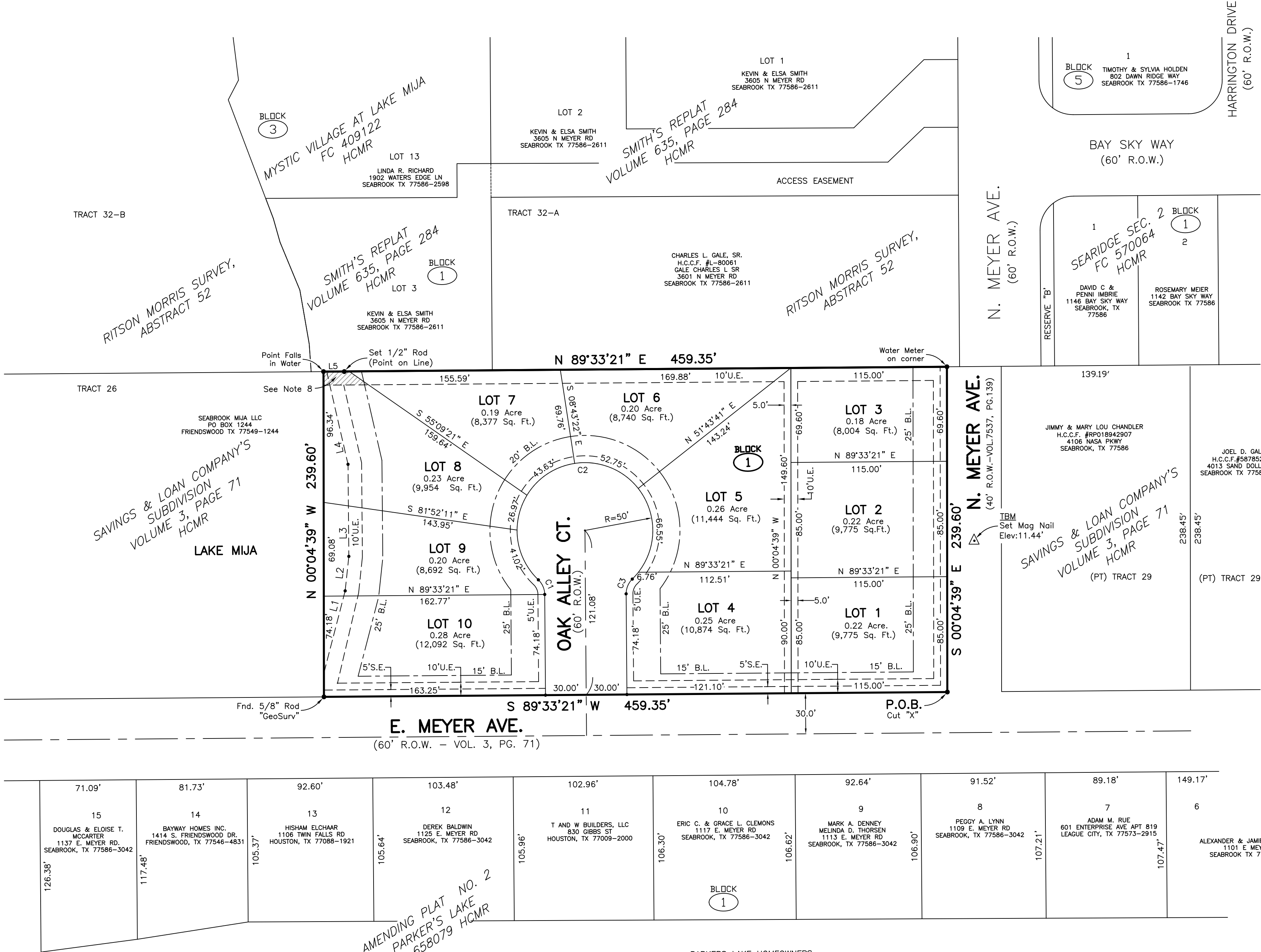
REVISED: MARCH 1, 2021
SURVEY DATE: FEBRUARY 2, 2021
FILE No.: 0631420000027
DRAFTING: ECM
JOB No.: 21-0053

LINE	BEARING	DISTANCE
L1	N 14°31'37" E	62.43'
L2	N 06°04'23" E	25.52'
L3	N 00°30'17" W	67.82'
L4	N 12°57'10" W	70.10'
L5	N 89°33'21" E	27.96'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	15.00'	12.09'	11.77'	N 23°32'16" W	46°11'13"
C2	50.00'	237.69'	69.23'	S 89°33'21" W	272°22'26"
C3	15.00'	12.09'	11.77'	N 22°38'58" E	46°11'13"

ABBREVIATIONS:

HCCF Harris County Clerk's File
HCMR Harris County Map Records
FC Film Code
P.O.B. Point Of Beginning
S.E. Sidewalk Easement



STATE OF TEXAS *
COUNTY OF HARRIS *

I, Tenshesia Hudspeth, County Clerk of Harris County, Texas, do hereby certify that the within instrument with its certification of authentication was filed for registration in my office on _____, 2021 at ____ o'clock, ____ m., and duly recorded on _____, 2021, at ____ o'clock, ____ m., in FILM CODE NO. _____ of the Map Records of Harris County, Texas.

WITNESS MY HAND AND SEAL OF OFFICE at Houston, Texas, the day and date last above written.

Tenshesia Hudspeth
County Clerk
Harris County, Texas

By: _____ Deputy

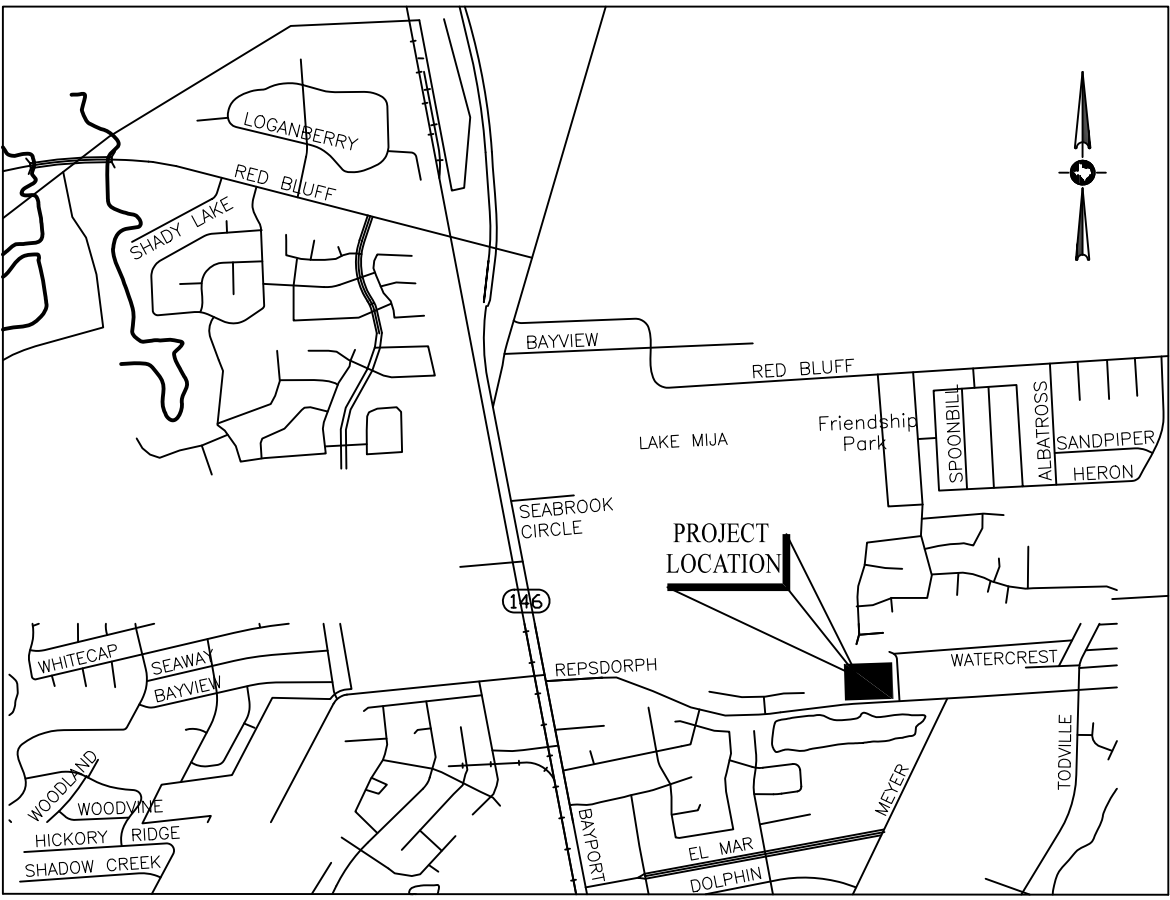
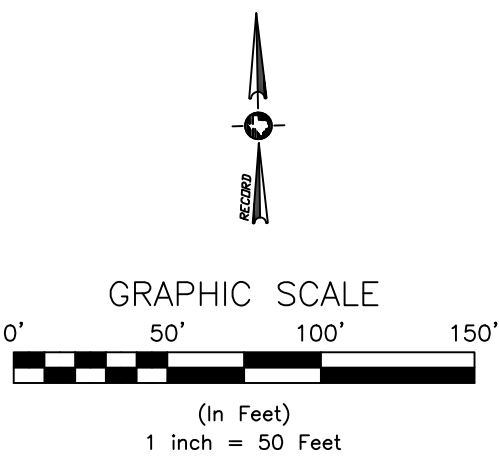


LEAGUE CITY OFFICE
Registration Number: 10194549
(281) 554-7739 www.hightidelandsurveying.com
200 HOUSTON AVE. SUITE 61 LEAGUE CITY, TX 77573
Mailing / P.O. BOX 16142 / GALVESTON, TX 77552

LOTS AREA TABLE		
LOT	AREA (SQ. FT.)	AREA (Acres)
BLOCK 1		
1	9,775	0.22
2	9,775	0.22
3	8,004	0.18
4	10,874	0.25
5	11,444	0.26
6	8,747	0.20
7	8,377	0.19
8	9,954	0.23
9	8,693	0.20
10	12,092	0.28

R.O.W.	AREA (SQ. FT.)	AREA (ACRES)
OAK ALLEY CT.	12,323	0.30

TOTAL SITE AREA:	AREA (SQ. FT.)	AREA (ACRES)
	110,058	2.53



VICINITY MAP
NOT TO SCALE

PROPERTY DESCRIPTION:

All of that certain 2.53 acre (110,058 Square Feet) tract of land, situated in the **RITSON MORRIS SURVEY**, Abstract Number 52, City of Seabrook, Harris County, Texas, more particularly described as being Tract 26-A, Tract 27 and Tract 27-A, of the **SAVINGS & LOAN COMPANY'S SUBDIVISION**, according to the map or plat thereof recorded in Volume 3, Page 71 of the Harris County Map Records; said 2.53 acre tract being all of those tracts (called Tract 1, Tract II and Tract III) of land described in a Warranty Deed dated July, 13, 2020 from Stampley Enterprises LLC, to Oak Alley Estates LLC, a Texas limited liability company as found of record under Clerk's File Number RP-2020-307308 in the Official Public Records of Harris County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a cut "X" at the intersection of the West right-of-way line of North Meyer Avenue with the North right-of-way line of East Meyer Avenue, same being the Southeast corner of the herein described tract;

THENCE, S 89°33'21"W, along and with the North right-of-way line of East Meyer Avenue, being the South property line of both the aforesaid Stampley Enterprises LLC tracts and of the herein described tract, a distance of 459.35 feet to a 5/8 inch rod with cap stamped "GeoSurv" found at the Southwest corner of the herein described tract;

THENCE, N 00°04'39"W, along the West line of the herein described tract, a distance of 239.60 feet to a point at the Northwest corner of the herein described tract;

THENCE, N 89°33'21" E, along and with the North line of aforesaid Stampley Enterprises LLC tracts, passing a 1/2 inch rod set at a distance of 15.30 feet, and continuing for a total distance of 459.35 feet to a point on the West right-of-way line of North Meyer Avenue and the Northeast corner of the herein described tract;

THENCE, S 00°04'39" E along and with the West right-of-way line of North Meyer Avenue, a distance of 239.60 feet to the **POINT OF BEGINNING** of the herein described tract and containing within said boundaries a calculated area of 2.53 acre (110,058 Square Feet) of land.

GENERAL NOTES:

- 1.) This property is in a Special Flood Hazard Area (SFHs) subject to inundation by the 1% annual chance flood, Zone "AE", (BFE-13"), defined by FEMA as areas of base flood elevations determined, as scaled from Flood Insurance Rate Map Community-Panel Number 48201C1085M, map revised January 6, 2017.
- 2.) This property lies entirely within the incorporated limits of the City of Seabrook and is currently zoned "R1" Residential - Single Family Detached.
- 3.) This plat is in conformance with the City of Seabrook's Comprehensive Zoning Ordinance. Additional requirements may be contained in the Zoning Ordinance, which are not shown on the plat. If the Comprehensive Zoning Ordinance is subsequently amended, and by amendment, conflicts with the filed plat, the more stringent conditions shall apply.
- 4.) This property lies within the bounds of the Clear Creek Independent School District.
- 5.) Basis of bearing: Clerk's File Number 2018-319237 in the Office of Harris County, Texas.
- 6.) The existing Lot lines within the interior of proposed development shall be abandoned per recording of this plat.
- 7.) Temporary Benchmark: mag nail set in the right-of-way of North Meyer Ave. in front of subject property ELEVATION 11.44 Feet. Based on NGS Monument HGCD 57, NAVD '88.
- 8.) There is hereby dedicated a 10' in width pedestrian access easement across Lot 8 for the exclusive benefit of Lot 7.

FINAL PLAT

OAK ALLEY ESTATES

A SUBDIVISION OF 2.53 ACRES OF LAND
SITUATED IN THE
RITSON MORRIS SURVEY, ABSTRACT 52
HARRIS COUNTY, TEXAS

BEING TRACT 26-A, TRACT 27, AND TRACT 27-A,
OF SAVINGS & LOAN COMPANY'S SUBDIVISION
VOLUME 3, PAGE 71 H.C.M.R.

CITY OF SEABROOK
HARRIS COUNTY, TEXAS.

10 LOTS, 1 BLOCK

OWNER:
Oak Alley Estates, LLC
4104 Nasa Parkway
Seabrook, TX 77586
Phone No.: 281-326-8800

SURVEYOR:
High Tide Land Surveying LLC.
200 Houston Ave., Suite B
League City, Texas 77573
Phone No.: 281-554-7739

ATTACHMENT

5



Agenda Briefing

Date of Meeting: MARCH 18, 2021

Submitting Department: Planning and Permits

Date Submitted: N/A

Prepared By: Sean Landis

Presenter: Sean Landis

Will there be a guest/visitor presenter who is not an employee?: ☐ Yes ☒ No

What is this person's first and last name and affiliation to this item?: N/A

Subject:

Request for an amendment to Appendix A, "Comprehensive Zoning", Article III "Establishment of Zoning Districts and Associated Regulations". by modifying Sections 3.03.13, 3.04.11, 3.05.11, 3.06.13, 3.07.13, 3.09.12, 3.10.13, 3.11.10, 3.12.03 (H), and 3.13.13 all Titled "Supplementary Regulations", by creating a prohibition against the use of "Hazardous Materials" as a construction method of a fence; to include, but not limited to the prohibition of Barbed Wire, Concertina Wire, Razor Wire, Electrically Charged Wire, and the use of Glass or other Sharp Objects.

Type of Item: ☐ Ordinance ☐ Resolution ☐ Contract/Agreement ☒ Public Hearing ☒ Discussion & Direction

Executive Summary:

AN AMENDMENT TO APPENDIX A, "COMPREHENSIVE ZONING", ARTICLE III. "ESTABLISHMENT OF ZONING DISTRICTS AND ASSOCIATED REGULATIONS". BY MODIFYING SECTIONS 3.03.13, 3.04.11, 3.05.11, 3.06.13, 3.07.13, 3.09.12, 3.10.13, 3.11.10, 3.12.03 (H), AND 3.13.13 ALL TITLED "SUPPLEMENTARY REGULATIONS", BY CREATING A PROHIBITION AGAINST THE USE OF "HAZARDOUS MATERIAL" AS A CONSTRUCTION METHOD OF A FENCE; TO INCLUDE; BUT NOT LIMITED TO THE PROHIBITION OF BARBED WIRE, CONCERTINA WIRE, RAZOR WIRE, ELECTRICALLY CHARGED WIRE, AND THE USE OF GLASS OR OTHER SHARP OBJECTS.

Background/Issue (What prompted this need?):

Recently, a fence was constructed of barbed wire; a material that could be considered hazardous to humans and wild life alike. The fence was constructed around the perimeter of a large parcel of land located within a (R-1) Single-Family Detached Residential Zoning District. Upon review of the City's Code of Ordinance staff found no ordinances prohibiting or regulating the construction of a fence using materials that could be defined as hazardous.

Staff is recommending modifying Sections 3.03.13, 3.04.11, 3.05.11, 3.06.13, 3.07.13, 3.09.12, 3.10.13, 3.11.10, 3.12.03 (H), and 3.13.13 all Titled "Supplementary Regulations", by creating a prohibition against the use of "Hazardous Materials" as a construction method of a fence; to include, but not limited to the prohibition of Barbed Wire, Concertina Wire, Razor Wire, Electrically Charged Wire, and the use of Glass or other Sharp Objects.

Staff is recommending the adoption of the following language:

It is unlawful for any person to erect, maintain, or permit a fence that;

A. Is electrically charged in any manner, except a single-strand wire shall be permissible that is designed to conduct electricity through an approved low-voltage regulator along the fence's interior within 18 inches of finished ground level for the purposes of securing pets within a fenced yard.

B. Has barbed wire constructed within or attached to it.

C. Has razor/concertina wire within or attached to it.

D. Has constructed within it or attached to it barbs, projections, broken glass, or anything reasonably capable of causing harm to persons or animals

Budget Analysis/Funding Comments: N/A

Expenditure Required: \$N/A

All requests must be submitted to the City Secretary's Office no later than 12:00 p.m. on the Monday, one week prior to the regular Tuesday Council Meeting. All required attachments are to be submitted with the request. Incomplete items cannot be placed on the agenda.

Budgeted Amount: \$N/A **Source of Funds/Funding Account:** N/A

Not Budgeted: If approved, the following will be included in the next Budget Amendment and \$N/A will be added to Revenue Account: N/A and \$N/A added to Expenditure Account: N/A

1295 Form Required? ☐ Yes ☒ No

Name of Applicant (if applicable) : N/A

Legal Description/Location (if applicable): N/A

Supporting Materials Attached:

1. Public Hearing Notice
2. Recommended Ordinance Language
3. Staff Presentation
- 4.
- 5.
- 6.
- 7.
- 8.
- 9.
- 10.

Recommended Placement on Agenda: Specific Public Hearing/New Business

Recommended Action:

Reviewed by Department Director, if applicable ☐

Reviewed by Finance Director, if applicable ☐

Reviewed by City Attorney, if applicable ☐

Reviewed by Deputy City Manager ☐

All requests must be submitted to the City Secretary's Office no later than 12:00 p.m. on the Monday, one week prior to the regular Tuesday Council Meeting. All required attachments are to be submitted with the request. Incomplete items cannot be placed on the agenda.

Agenda Briefing Form

Page 4

Reviewed by City Manager ☐

All requests must be submitted to the City Secretary's Office no later than 12:00 p.m. on the Monday, one week prior to the regular Tuesday Council Meeting. All required attachments are to be submitted with the request. Incomplete items cannot be placed on the agenda.

**PUBLIC HEARING NOTICE
SEABROOK PLANNING & ZONING COMMISSION
THURSDAY, MARCH 18, 2021 – 6:00 P.M.**

NOTICE IS HEREBY GIVEN THAT THE PLANNING AND ZONING COMMISSION OF THE CITY OF SEABROOK WILL HOLD A PUBLIC HEARING BY TELECONFERENCE ON THURSDAY, MARCH 18, 2021 AT 6:00 P.M.

DUE TO THE CONTINUED INCREASE IN COVID-19 POSITIVE CASES, THIS PUBLIC HEARING 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 AND PARTICIPATE IN THE PUBLIC HEARING BY REGISTERING FOR THE GOTO MEETING USING THIS LINK: <https://global.gotomeeting.com/join/717640045>

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

THIS HEARING IS OPEN TO THE PUBLIC AND EVERYONE ATTENDING WILL HAVE THE OPPORTUNITY TO SPEAK FOR OR AGAINST THESE REQUESTS IN ACCORDANCE WITH THE PROCEDURES OF THE COMMISSION. ALL REQUIRED DOCUMENTS REGARDING THESE REQUESTS ARE AVAILABLE FOR REVIEW AT CITY HALL IN THE COMMUNITY DEVELOPMENT DEPARTMENT WEEKDAYS FROM 8:00 A.M. TO 5:00 P.M. PLEASE CALL (281) 291-5600 IF YOU HAVE QUESTIONS.

SPECIFIC PUBLIC HEARING

Request for an amendment to Appendix A, “Comprehensive Zoning,” Article 3. “Establishment of Zoning Districts and Associated Regulations.” by modifying Sections 3.03.13, 3.04.11, 3.05.11, 3.06.13, 3.07.13, 3.09.12, 3.10.13, 3.11.10, 3.12.03 (H), and 3.13.13 all Titled “Supplementary Regulations”, by creating a prohibition against the use of “Hazardous Materials” as a construction method of a fence; to include, but not limited to the prohibition of Barbed Wire, Concertina Wire, Razor Wire, Electrically Charged Wire, and the use of Glass or other Sharp Objects.

CERTIFICATE

I certify that this notice was posted on the bulletin board at Seabrook City Hall on Thursday, February 25, 2021 on or before 5:00 p.m. and that it will remain posted until after completion of the hearing.

/s/ Pat Patel
Administrative Assistant

Sec. XX XX

It is unlawful for any person to erect, maintain, or permit a fence that;

A. Is electrically charged in any manner, except a single-strand wire shall be permissible that is designed to conduct electricity through an approved low-voltage regulator along the fence's interior within 18 inches of finished ground level for the purposes of securing pets within a fenced yard.

B. Has barbed wire constructed within or attached to it.

C. Has razor/concertina wire within or attached to it.

D. Has constructed within it or attached to it barbs, projections, broken glass, or anything reasonably capable of causing harm to persons or animals.

Not included LI or C-3 Zoning District.

Planning and Zoning Meeting

MARCH 18, 2021

Examples of Hazardous Fencing (Projections)



Examples of Hazardous Fencing (Projections)



Examples of Hazardous Fencing (Razor Wire/Concertina Wire)



Examples of Hazardous Fencing (Electric Fence)



Examples of Hazardous Fencing (Barbed Wire)



Examples of Hazardous Fencing (Barbed Wire)



Examples of Hazardous Fencing (Barbed Wire)



Recommendation

It is unlawful for any person to erect, maintain, or permit a fence that;

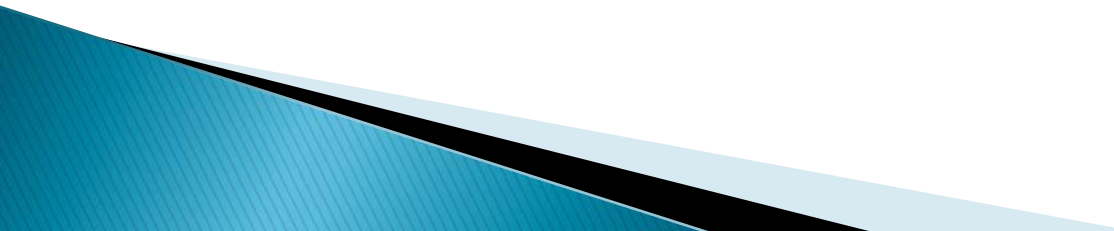
A. Is electrically charged in any manner, except a single-strand wire shall be permissible that is designed to conduct electricity through an approved low-voltage regulator along the fence's interior within 18 inches of finished ground level for the purposes of securing pets within a fenced yard.

B. Has barbed wire constructed within or attached to it.

C. Has razor/concertina wire within or attached to it.

D. Has constructed within it or attached to it barbs, projections, broken glass, or anything reasonably capable of causing harm to persons or animals.

Not included LI or C-3 Zoning District.



ATTACHMENT

6

The Seabrook Economic Development Corporation and the Seabrook Planning and Zoning Commission all met in special joint session on Thursday, January 14, 2021 at 7:00 PM in special session **via teleconference** to consider and if appropriate, take action on the agenda items listed below:

THOSE PRESENT WERE:

ECONOMIC DEVELOPMENT

PAUL DUNPHEY	CHAIRMAN
TERRY CHAPMAN	VICE - CHAIR
KEVIN FERGUSON	TREASURER
ERNIE DAVIS	SECRETARY
GARY BELL	MEMBER
GAYLE COOK	CITY MANAGER
STEVE WEATHERED	CITY ATTORNEY
PAUL CHAVEZ	DIRECTOR OF ECONOMIC DEVELOPMENT
PAT PATEL	EDC ADMINISTRATIVE ASSISTANT

PLANNING & ZONING

GARY RENOLA	CHAIRMAN
MIKE GIANGROSSO	VICE - CHAIR
SCOTT REYNOLDS (exc. absence)	MEMBER
ROSEBUD CARADEC	MEMBER
GREG AGUILAR	MEMBER
DARRELL PICHA	MEMBER
ROB HEFNER	MEMBER
SEAN LANDIS	DIRECTOR OF COMMUNITY DEVELOPMENT

Chairman Dunphey called the EDC meeting to order at 7:00 pm and conducted roll call to establish a quorum of EDC members.

Chairman Renola called the P&Z meeting to order at 7:00 pm and conducted roll call to establish a quorum of P&Z members.

1.0 PUBLIC COMMENTS AND ANNOUNCEMENTS

No public comments.

2.0 PRESENTATIONS

2.1 Discuss the Stakeholder Advisory Committee (SAC) for the Livable Centers Grant Study.

Presentation by Shad Comeaux with Freese & Nichols:

- Discussion of the Livable Center Study Program in Old Seabrook District
- Discussion of the primary role of the Stakeholder Advisory Committee

- Primary role of the (SAC) is to provide input to assist the planning team in the preparation of the Livable Center Study relevant to providing knowledge of the study area, identify issues and opportunities, provide community vision and goals, guide plan recommendations and priorities and be ambassadors of the plan
- Discuss big ideas for the Old Seabrook district, envisioning Old Seabrook in 10 to 20 years, and discuss what improvements and enhancements should be prioritized in Old Seabrook
- Additional discussion topics: character and appearance, open space and land use, traffic and parking, walking, biking and connectivity
- Project website launch January 14th
- Online Community survey launch January 13th
- Stakeholder Advisory Committee Meeting #1 to be held virtually on January 26th
- Community Meeting #1 to be held February 23rd

3.0 NEW BUSINESS

EDC ONLY

3.1 Consider and take all appropriate action on appointing one Economic Development board member to serve on the Livable Centers Study, Stakeholder Advisory Committee (SAC).

Motion made by Terry Chapman and seconded by Paul Dunphey

To appoint Gary Bell to serve on the Livable Centers Study, Stakeholder Advisory Committee (SAC).

MOTION CARRIED BY UNANIMOUS CONSENT

P&Z ONLY

3.2 Consider and take all appropriate action on appointing one Planning & Zoning board member to serve on the Livable Centers Study, Stakeholder Advisory Committee (SAC).

Motion made by Mike Giangrosso and seconded by Darrell Picha

To appoint Gary Renola to serve on the Livable Centers Study, Stakeholder Advisory Committee (SAC).

MOTION CARRIED BY UNANIMOUS CONSENT

4.0 ROUTINE BUSINESS

4.1 To jointly adjourn the January 14, 2021 Special Joint Meeting

P&Z: motion made by Mike Giangrosso and seconded by Darrell Picha. To adjourn the meeting.
MOTION CARRIED BY UNANIMOUS CONSENT

100 EDC: motion made by Terry Chapman and seconded by Kevin Ferguson. To adjourn the meeting.
101 MOTION CARRIED BY UNANIMOUS CONSENT
102

103 Having no further business, the Joint meeting adjourned at 7:52 p.m.
104

105 APPROVED THIS ____ DAY OF _____, 2021.
106
107
108
109
110

111 _____
112 Paul Dunphey,
113 EDC Chairman
114
115
116

_____ Pat Patel, Administrative Assistant

117 APPROVED THIS ____ DAY OF _____, 2021.
118
119
120
121

122 _____
123 Gary T. Renola,
P&Z Chairman

_____ Pat Patel, Administrative Assistant

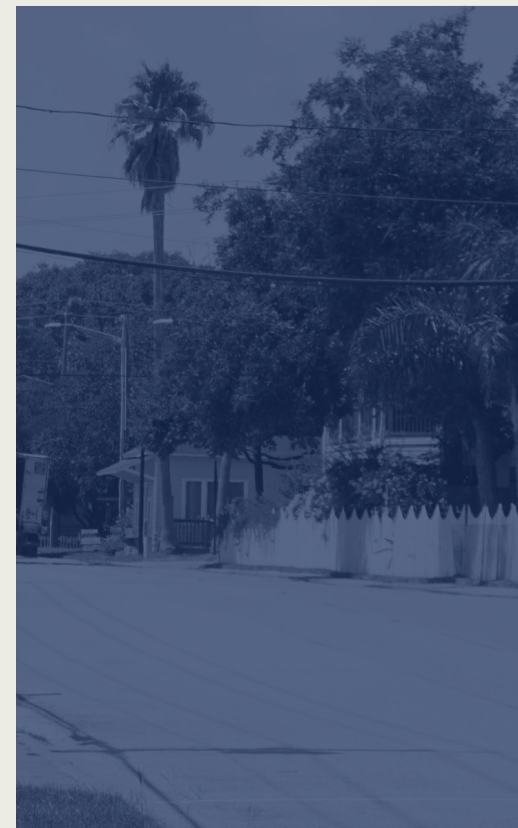
JOINT EDC/P&Z INPUT MEETING



Livable Center Study

📍 *Seabrook, Texas*

January 14, 2021



Agenda

- Meet the Team
- What is Livable Center Study?
- Plan Process and Expectations
- **Let's Get Started!**
 - *Issues and Opportunities*
 - *Visioning*
- Next Steps

Meet the Team



Shad Comeaux, AICP
Project Manager



Dawn Warrick, AICP
Senior Advisor



Ellen Emeric
Project Planner



Gail Ferry-Katalenas,
PLA, AICP, ASLA, CLARB
Site Planner



Alexis Garcia, AICP
Project Planner



David Paine, AICP
Transportation Planner

marshdarcy
PARTNERS



CLARK CONDON



Sue Darcy
Economic Development



Alan Mueller



Steve Spillette



Brenda Crenshaw



Sheila Condon



Ryan Steib

Image and Branding

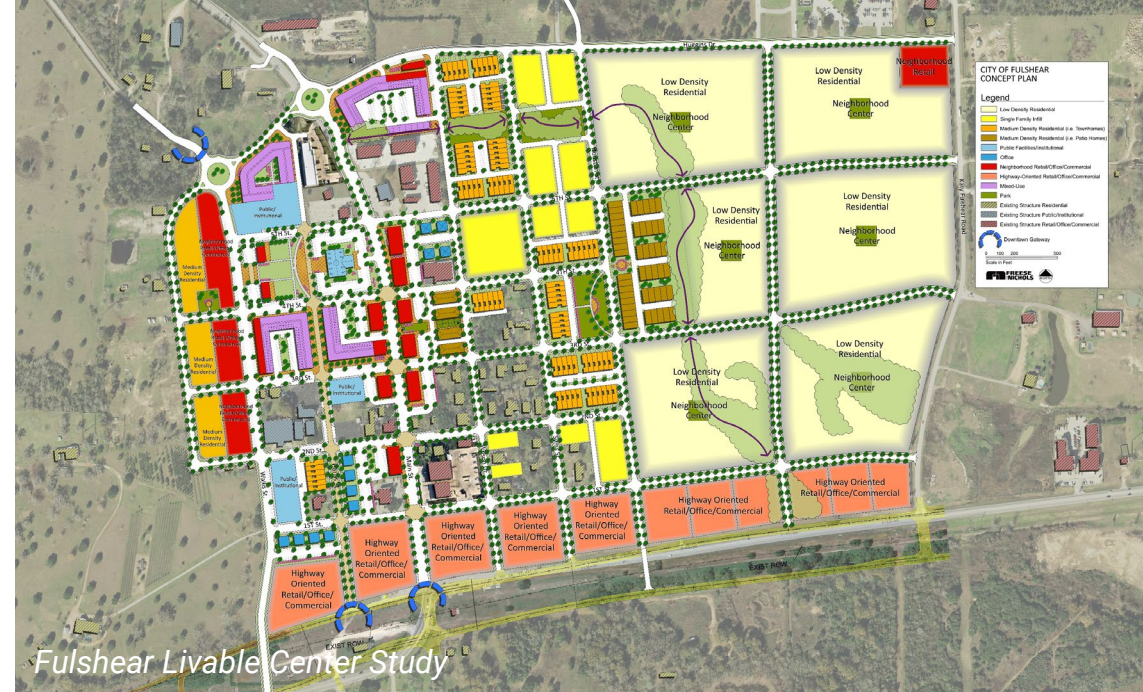
What is a

Livable Center Study?

Livable Center Study Program

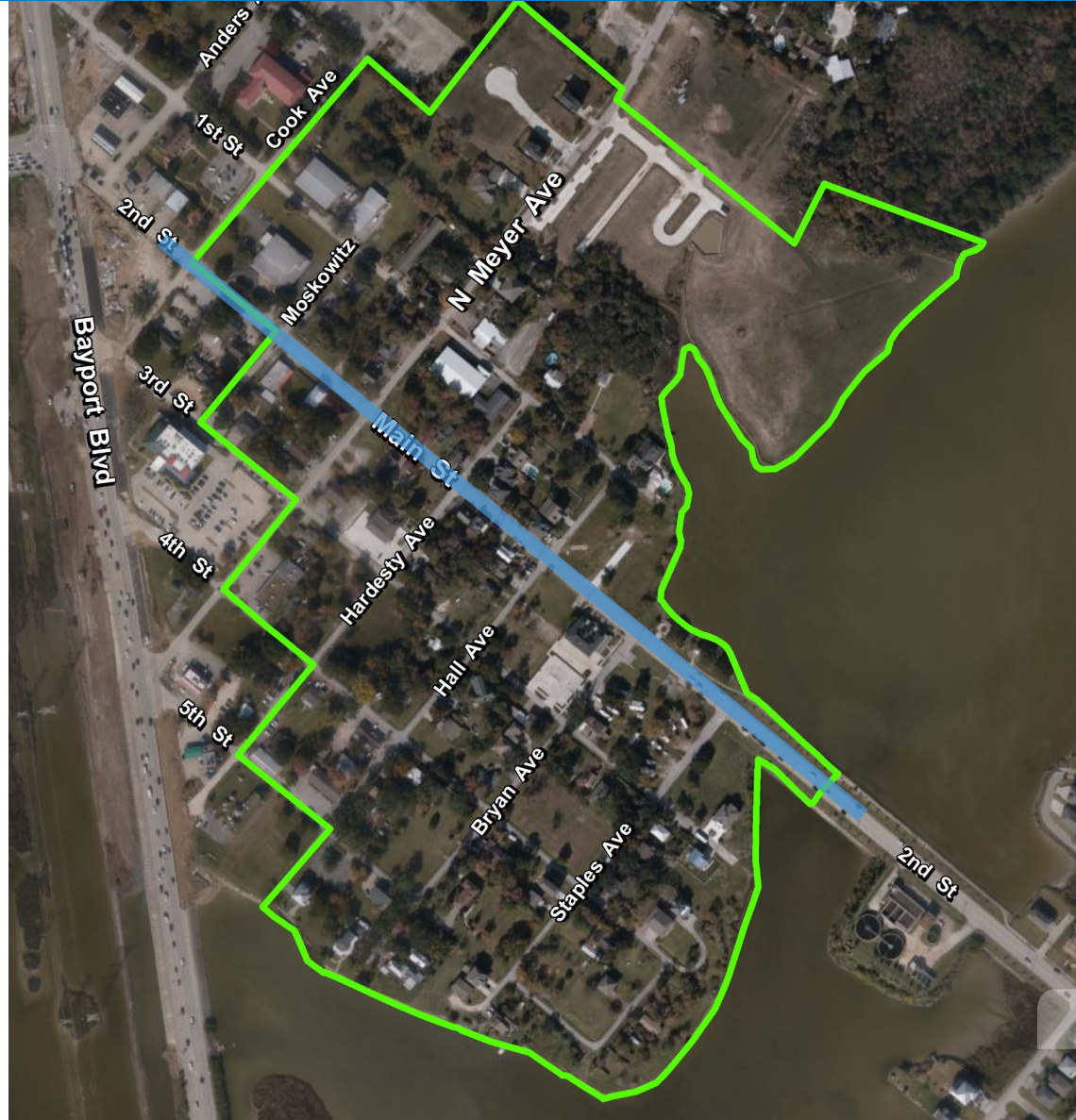
Livable Centers Studies are conducted with communities to create more walkable and livable environments. All Livable Centers are unique, but are based on similar concepts of development:

- Connecting residences, stores and office spaces through **mixed-use developments**
- Enhancing **streetscapes, sidewalks** and overall **community aesthetics**
- Improving **access to transit and multiple transportation modes**, including roadways, walking and biking
- Expanded **housing and employment opportunities**
- Creating a public engagement strategy that encourages **stakeholder involvement** in the formation of the plan



Study Area

📍 *Old Seabrook District - Seabrook, TX*

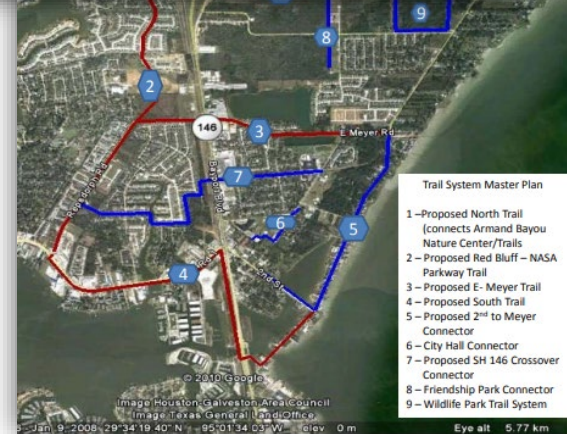


OLD SEABROOK
Livable Center Study



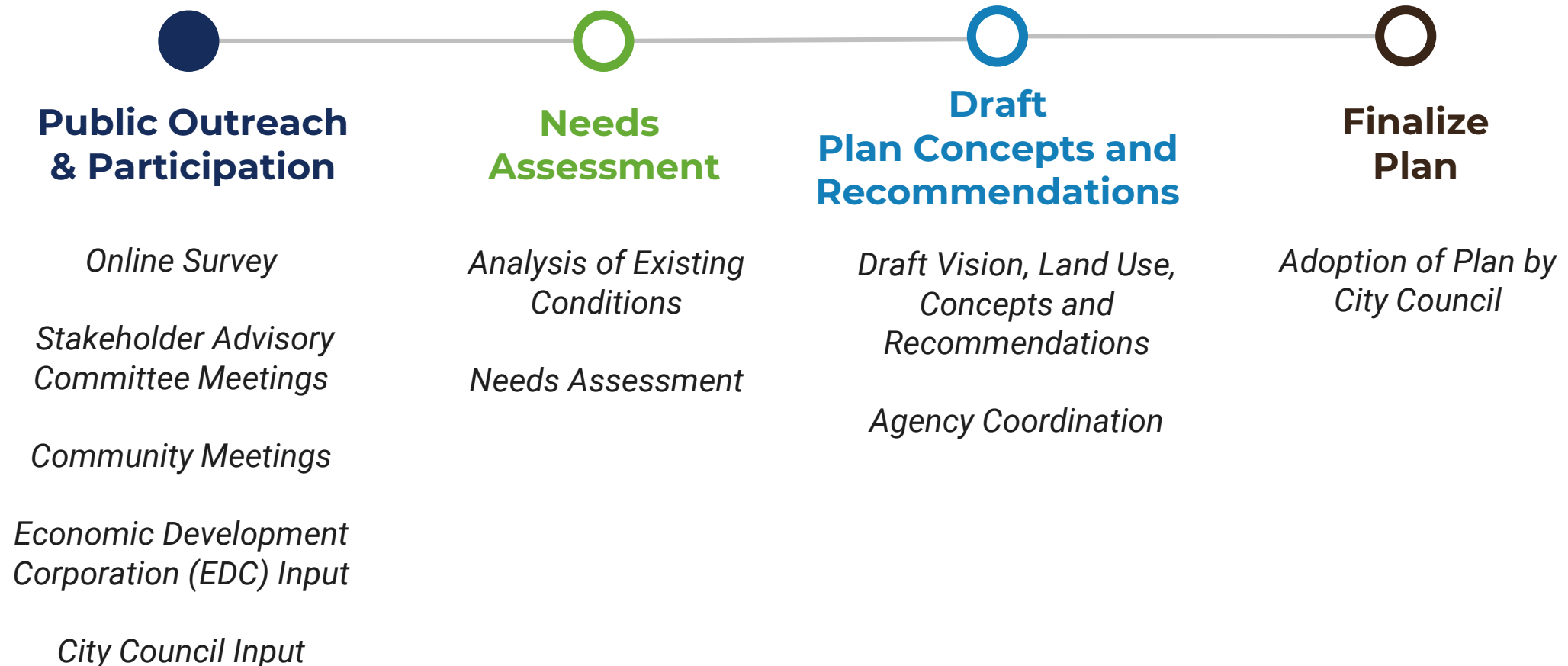
Previous Planning Efforts

- **Seabrook Open Space and Parks Master Plan (2020)**
 - Replacing the previous Open Space and Parks Master Plan (2012) and the Hike and Bike Trails Master Plan (2010)
- **Seabrook Master Landscaping and City Branding (2017)**
 - The project established collective goals for maintaining and enhancing the cultural and historic elements of Seabrook as local and regional destination.
- **Thoroughfare Plan (2016)**
 - Designates design standards for City streets
- **2035 Comprehensive Plan (2016)**
 - Specifies Old Seabrook “should remain a priority into the future, as it plays a major role in the character of the area.”



Plan Process and Expectations

Livable Center Plan Process



Public Outreach Activities

DECEMBER 2020/
JANUARY 2021



*City Council
Update/Input*

*EDC Input
Meeting #1*

*SAC
Meeting #1*

FEBRUARY 2021/
MARCH 2021



*Community
Meeting #1*

SAC Meeting #2

APRIL 2021



*SAC
Meeting #3*

*City Council
Update*

*Agency
Coordination*

JUNE 2021



*SAC
Meeting #4*

*Community
Meeting #2*

JULY 2021/
AUGUST 2021



*SAC
Meeting #5*

EDC Meeting #2

Plan Adoption

Stakeholder Advisory Committee

The primary role of the Stakeholder Advisory Committee (SAC) is to provide input to assist the planning team in the preparation of the Livable Center Study relevant to:

- Providing knowledge of the study area
- Identification of issues / opportunities
- Community vision and goals
- Guide Plan recommendations and priorities
- Ambassadors of the Plan



Let's Get Started!

Issues, Opportunities, and Visioning

Visioning

What are your **Big Ideas** for the Old Seabrook District?

How do you envision Old Seabrook in **10 to 20 years**?

What improvements and enhancements should be **prioritized** in Old Seabrook?



Additional Discussion Topics

- Character and Appearance
- Open Space and Land Use
- Traffic and Parking
- Walking, Biking, and Connectivity



Next Steps

Next Steps

- Project Website Launch **January 14th**
- Online Community Survey Launch
January 13th
- Stakeholder Advisory Committee
Meeting #1 **January 26th**
- Community Meeting#1 **February 23rd**



Seabrook Livable Center Study Public Engagement Plan

November 18, 2020

Public Engagement Activities

Staff Meetings

The Freese and Nichols Team will meet with City staff periodically throughout the project to discuss project progress, key action items and responsibilities, and project schedule. Standing conference calls can be used to provide project updates, present project materials, or have workshops and discussions.

Stakeholder Advisory Committee (SAC) Meetings

The SAC is composed of various stakeholders and has the primary responsibility of guiding the activities of the study and providing input into the process. The Freese and Nichols team will meet with the SAC at five (5) times during the planning process to discuss key issues related to the development of the Livable Center Study.

Community Meetings

Community meetings provide the opportunity for community members to be involved in the plan development process. The Freese and Nichols team will facilitate up to four (4) community engagement events to gather input from the community and inform the community about the project. A minimum of two (2) meetings will be advertised as public meetings with a specific date and time. Up to two (2) additional events can be facilitated at different times during the process.

Public Hearings

Public hearings are official meetings that are publicly advertised and on the record. Three (3) public hearings will take place during the project. The first public hearing will take place at the beginning of the process to provide an update to and receive input from City council. The second meeting would serve as an update and to share community input. The third public hearing will take place at the end of the project for City Council to officially adopt the Seabrook Livable Center Study.

Outreach Tools

Project Website

A project website will be created to host information about the project in one place. The project website should include a brief project description, allow for presentations to be posted, provide a link to an online survey and provide a comment section for community feedback. Meeting notifications and other information can also be posted on the site as warranted. The project website will be hosted by the City.

Online Survey

An online survey is used to collect input from the community on needs, preferences and priorities, and other relevant topics. The survey will be administered via an online survey tool such as MetroQuest or Survey Monkey. The survey is a unique tool that can be used in addition to an in-person community meeting or can be used to gather input that would typically be gathered at an in-person community meeting.

Social Media

Social media can be used to inform the community about the project and promote event during the project process. Various social media tools such as Facebook, Twitter, Instagram, and NextDoor can be used in concert to reach more people.

Public Engagement Schedule

LEGEND
Project Team Meeting
Stakeholder Committee Meeting
Public Meeting
Online Engagement
Economic Development Corporation (EDC)
City Council Meeting

DATE	MEETING/ACTIVITY	PURPOSE	OUTCOMES	DELIVERABLE	Status
Nov-2020	Project Kickoff Meeting <i>Virtual Meeting</i> <i>Microsoft Teams</i>	Discuss project understanding, the project schedule, scope, communication methods, as well as request/receive any additional data that will be needed for the study.	- Project vision, goals, and objectives - Priorities for transportation, housing, and land-use improvements - Composition of the Stakeholder Advisory Committee - Public involvement strategies - Project expectations - Data Request	Meeting Summary	Held November 18, 2020
On-Going	Seabrook Staff Progress Meetings <i>Virtual Meeting</i>	Standing Bi-Weekly Call on an as needed for project updates and workshops.	- Discuss project updates - Present/discuss deliverables per schedule		Bi-Weekly starting XX, 2020
Dec-2020	City Council Update and Input <i>Virtual Meeting</i>	Meet with City Council to introduce the project and get feedback	City Council Input	Presentation	To Be Held on December 1, 2020
Dec-2020	Launch Project Website	Information Site	Information site to provide updates to the community	Project Website	
Jan-2021	Launch Online Survey	Gather information from the community	Launch online survey	Live Online Survey	

DATE	MEETING/ACTIVITY	PURPOSE	OUTCOMES	DELIVERABLE	Status
Jan-2021	Stakeholder Advisory Committee #1 <i>Virtual Meeting</i>	Setting project expectations and information gathering	• Introductions • Project orientation • SWOT Exercise (Send them home with homework) • Discuss vision • Mark map with ideas	Task 1 Existing Conditions Analysis; Meeting Summary	
Jan-2021	EDC Input Meeting <i>Virtual Meeting</i>	Meet with EDC to introduce the project and get feedback	• EDC Input	Presentation	
Jan/Feb-2021	Public Meeting #1 <i>Virtual Meeting</i>	Present project to the community	• Project overview • Promote survey/website	Meeting Summary	
Feb/Mar - 2021	Close Online Survey and Online Community Meeting	Gather information from the community		Results Summary	
Mar-2021	Stakeholder Advisory Committee #2 <i>Virtual Meeting</i>	Present data and draft map with committee	• Present existing condition analysis • Present marketing data • Present survey results • Draft map with committee	Task 1 Existing Conditions Analysis; Community Meeting/ Survey Results; Task 1 Market Conditions Report; Meeting Summary	
Apr-2021	Stakeholder Advisory Committee #3 <i>Meeting format TBD</i>	Present draft recommendations	• Present draft map and recommendation options for review	Draft Concept Plan and Recommendations; Meeting Summary	
Apr-2021	City Council Update <i>Meeting format TBD</i>	Present draft concepts and recommendations to City Council	• Present draft map and recommendations with edits from committee and agencies	Presentation	
May-2020	Agency Coordination and Packages <i>Meeting format TBD</i>	Meet with applicable agencies to present concepts	• Present draft map and recommendations for review	Agency Packages; Meetings with Agencies	
Jun-2021	Stakeholder Advisory Committee #4 <i>Meeting format TBD</i>	Review Draft Plan	• Get Committee Feedback	Renderings; Implementation Plan; Draft Seabrook Livable Center Study	
Jun-2021	Public Meeting #2 <i>Meeting format TBD</i>	Present Draft Plan to Community	• Receive community feedback/buy-in on the Draft Plan based on committee draft	Meeting Summary	

DATE	MEETING/ACTIVITY	PURPOSE	OUTCOMES	DELIVERABLE	Status
Jul-2021	Stakeholder Advisory Committee #5 <i>Meeting format TBD</i>	Review of Final Plan	• Present community feedback • Review Final Draft • Receive sign off from the committee	Final Seabrook Livable Center Study	
Jul-2021	EDC Update <i>Meeting format TBD</i>	Present draft concepts and recommendations to EDC	• Present draft map and recommendations with edits from committee and agencies	Presentation	
Aug-2021	City Council Plan Adoption <i>Meeting format TBD</i>	Present Final Plan for Adoption	• City Council Adoption	Presentation	

ATTACHMENT

7

The Seabrook Planning and Zoning Commission met on Thursday, January 19, 2021 at 7:08 PM in regular session **via teleconference** to consider and if appropriate, take action on the agenda items listed below:

THOSE PRESENT WERE:

GARY RENOLA	CHAIRMAN
MIKE GIANGROSSO	VICE - CHAIR
SCOTT REYNOLDS	MEMBER
ROSEBUD CARADEC (exc. absence)	MEMBER
GREG AGUILAR	MEMBER
DARRELL PICHA	MEMBER
ROB HEFNER	MEMBER
SEAN LANDIS	DIRECTOR OF COMMUNITY DEVELOPMENT
PAT PATEL	ADMINISTRATIVE ASSISTANT

Chairman Gary Renola called the meeting to order at 7:08 p.m. and stated there was a quorum present.

1.0 PUBLIC COMMENTS AND ANNOUNCEMENTS

No comments.

2.0 NEW BUSINESS

3.1 Consider and take all appropriate action on request for approval of a Final Planned Unit Development (Final PUD) to create "Seabrook Town Center" comprising of a 313 unit luxury multi-family apartment complex, 37,000 sq. ft. of leasable retail/office space, an entertainment plaza, and 737 parking spaces located on 3 Tracts of land, approximately 19.5355 acres.

Applicant: William M. Friedrichs Jr, 16865 Diana Lane Suite 200, Houston, TX 77058

Owner: Pacific Ridge Properties, 211 E. Carrillo Street #204, Santa Barbara, CA 93101

Legal Description:

Tract 1: A 3.98 18 acre tract of land situated in the Ritson Morris Survey, Abstract 52, Harris County, Texas and being out of and a part of Lots 17 and 18 of Ruggles Subdivision as recorded in Volume 5 at Page 30 of the Map Records of Harris County', Texas. Said tract also being all of that certain 3.982 acres conveyed by The Presbyterian Extension Committee, Presbyterian Church, U.S. of Greater Houston to Richard W. Harral, Jr., by Deed dated July 10, 1978 and recorded under County Clerk's File No. F676747 of the Deed Records of Harris County, Texas.

Tract 2: A 3.4 196 acre tract of land situated in the Ritson Morris Survey, Abstract 52, Harris County, Texas and being out of and a part of Lots 17 and 18 of Ruggles Subdivision as recorded in Volume 5 at Page 30 of the Map Records of Hams County, Texas. Said tract also being all of that certain 1.7 16 acres conveyed by Red Bluff Development Company to City of Seabrook by Deed dated August 2, 1972 and recorded under County Clerk's File No. D695743 of the Deed Records of Hams County, Texas; all of that certain 0.6887 of an acre conveyed by Red Bluff Development Company to City of Seabrook by Deed dated April 19, 1966 and recorded under County Clerk's File No. C401938 of the Deed Records of Harris County, Texas and all of that certain 1.000 acre tract of land conveyed by Red Bluff Development Company

to City of Seabrook by Deed dated December 9, 1967 and recorded under County Clerk's File No. C828387 of the Deed Records of Harris County, Texas.

Tract 3: A 12.1341 acre tract of land situated in the Ritson Morris Survey, Abstract 52, Harris County, Texas and being out of and apart of Lots 15, 16, 17 and 18 of Ruggles Subdivision as recorded in Volume 5 at Page 30 of the Map Records of Harris County, Texas. Said tract also being out of and a part of the residue of that certain 40.92 acre tract of land conveyed by Theodore Dee McCollom, Jr. to Seabrook Venture II by Correction Deed dated March 1, 2000 and recorded under County Clerk's File No. U265 748 of the Official Public Records of Real Property of Harris County, Texas.

Location: This property is located north of Repsdorph Road, south of Oak Dale Way, west of State Highway 146, and east of Lakeside Drive.

The P&Z Board discussed the Agenda item regarding concerns over the occupancy of the apartments, height concerns over the signage & fencing on the north side of the property.

Motion made by Darrell Picha and seconded by Mike Giangrosso.

To reduce the signs on Lakeside Drive labeled "B" on the PUD document from 14ft to 8ft.

Ayes: Darrell Picha, Mike Giangrosso, Greg Aguilar

Nays: Gary Renola, Scott Reynolds, Rob Hefner

MOTION FAILS

Motion made by Scott Reynolds and seconded by Darrell Picha.

To reduce the signs on Lakeside Drive labeled "B" on the PUD document from 14ft to 10ft.

Ayes: Gary Renola, Darrell Picha, Scott Reynolds, Rob Hefner

Nays: Mike Giangrosso, Greg Aguilar

MOTION CARRIES BY MAJORITY VOTE

Motion made by Darrell Picha and seconded by Mike Giangrosso.

To create text within the PUD document to state that the fence at the north side of the property be constructed prior to the start of Phase 1 of the project.

Ayes: Gary Renola, Mike Giangrosso, Darrell Picha, Scott Reynolds, Greg Aguilar, Rob Hefner

Nays: none

MOTION CARRIES BY UNANIMOUS VOTE

112 Motion made by Darrell Picha and seconded by Greg Aguilar.
113

114 To approve the request for Final Planned Unit Development (Final PUD) with the following
115 conditions: **(1)** The signage labeled "B" located east Lakeside Drive as reflected on Exhibit
116 D-6 shall be reduced from 14' feet in height to a 10' feet maximum height. **(2)** Create text
117 within the PUD document that states the Wall/Fence to be located at the north boundary of
118 the property shall be constructed prior to the start of Phase 1 of the project.
119

120 MOTION CARRIED BY UNANIMOUS CONSENT
121

122
123 **Motion was made by Darrell Picha and seconded by Scott Reynolds.**
124

125 *To adjourn the January 19, 2021 Planning & Zoning meeting.*
126

127 Having no further business, the meeting adjourned at 7:57 p.m.
128

129 APPROVED THIS ____ DAY OF _____, _____.
130

131
132 _____
133 Gary T. Renola, Chairman

Pat Patel, Administrative Assistant

ATTACHMENT

8

The Seabrook Planning and Zoning Commission met on Thursday, January 21, 2021 at 6:00 PM in regular session **via teleconference** to consider and if appropriate, take action on the agenda items listed below:

THOSE PRESENT WERE:

GARY RENOLA	CHAIRMAN
MIKE GIANROSSO	VICE - CHAIR
SCOTT REYNOLDS	MEMBER
ROSEBUD CARADEC	MEMBER
GREG AGUILAR (exc. absence)	MEMBER
DARRELL PICHA	MEMBER
ROB HEFNER	MEMBER
SEAN LANDIS	DIRECTOR OF COMMUNITY DEVELOPMENT
PAT PATEL	ADMINISTRATIVE ASSISTANT

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

1.0 PUBLIC COMMENTS AND ANNOUNCEMENTS

No comments.

2.0 SPECIFIC PUBLIC HEARINGS

Chairman Gary Renola opened the Public Hearings at 6:03 p.m.

2.1 Conduct a Public Hearing on a request for approval of the Preliminary Plat of Lake Mija Village Section 3, containing 55 Lots, 1 Block, 1 Reserve, being a subdivision of 13.6789 Acres (595,852 sq.ft.), located in the Ritson Morris Survey, Abstract 52, and also being a partial amendment of Reserve "K" of Mystic Village at Lake Mija Film Code No. 409122, H.C.M.R. City of Seabrook, Harris County, Texas

Applicant: Bayway Homes Inc., P.O. Box 1244, Friendswood, TX 77549

Location: This property is located north of Lake Mija Court, west of Park Drive, and south of Red Bluff Road.

Director of Community Development, Sean Landis explained to the board that the applicant is requesting to subdivide the property into 55 Lots, 1 Block, and 1 Reserve for the purpose of constructing single-family dwellings. The property is currently zoned (R-1) Single-Family Detached Residential District. City Staff reviewed the Preliminary Plat and finds it to be compliant with the City's Subdivision and Zoning Ordinances.

Public Comment made by Kevin Lilly, residing at 1825 Wallington Lane, Seabrook TX 77586: Concerned about property because it includes a lot of wet lands, additional traffic flow that would potentially be coming in thru Mystic Village, ongoing speeding issues with area, and flooding issues with new development.

2.2 Conduct a Public Hearing on a REQUEST TO AMEND THE CODE OF THE CITY OF SEABROOK APPENDIX A, COMPREHENSIVE ZONING, ARTICLE 3, "ESTABLISHMENT OF ZONING DISTRICTS AND ASSOCIATED REGULATIONS", SECTION 3.15 "COMPREHENSIVE LAND USE REGULATION MATRIX," BY REQUIRING WITHIN A (WAD) WATERFRONT ACTIVITY ZONING DISTRICTS A CONDITIONAL USE PERMIT FOR THE FOLLOWING USES: STORAGE, BOAT; INSIDE, AND STORAGE, RECREATIONAL VEHICLE; INSIDE.

Director of Community Development, Sean Landis explained to the board that the (WAD) Waterfront Activity District is specifically designed to accommodate a select group of commercial and recreational land use activities associated with waterfront areas. The primary land use orientation of the district is retail-commercial establishments with a waterfront marine-coastal theme. In accordance with the Comprehensive Master Plan 2030, the district aims at preserving Seabrook's small town character, its waterfront, and to create a "unique" place. The land uses within this district are also intended to meet a portion of the community's tourism and recreational demand. The incorporation of piers, boardwalks, outdoor patios, and outdoor cafes into site development of properties located in this district is encouraged. Due to the differences between the WAD District description stated above and the lack of capability with that description, City Staff recommends to amend the Code by requiring within a (WAD) Waterfront Activity Zoning Districts a "Conditional Use Permit" for the following uses: storage, boat;inside and storage, recreational vehicle;inside.

2.3 Conduct a Public Hearing on a REQUEST TO AMEND THE CODE OF THE CITY OF SEABROOK APPENDIX A, COMPREHENSIVE ZONING, ARTICLE 3, "ESTABLISHMENT OF ZONING DISTRICTS AND ASSOCIATED REGULATIONS", SECTION 3.15 "COMPREHENSIVE LAND USE REGULATION MATRIX," BY REQUIRING WITHIN (146-S) SH 146 SOUTH COMMERCIAL AND (146-M) SH 146 MAIN COMMERCIAL ZONING DISTRICTS A CONDITIONAL USE PERMIT FOR THE FOLLOWING USES: AUTO REPAIR/DETAILING, AUTO RENTAL AND LEASING, QUICK LUBE/OIL CHANGE, AND TIRE DEALERS AND SERVICE.

Director of Community Development, Sean Landis explained to the board that the SH 146 South Commercial District (146-S) is intended to be the southern gateway into the City. The district elements should preserve Seabrook's unique sense of place for community gatherings and events, while providing local entertainment options for the community. This district, due to changes within the flood regulations, will be made up of elevated structures, creating a unique appearance throughout the district. The SH 146 Main Commercial District (146-M) is intended to promote an attractive mix of retail, commercial services, and restaurants. The district elements shall exhibit an overall desirable sustainable appearance with enduring quality. Due to the differing types of construction methods, along with differing sizes and scale of development, City Staff is recommending to amend the Code by requiring within (146-S) SH 146 South Commercial and (146-M) SH 146 Main Commercial Zoning Districts a "Conditional Use Permit" for the following uses: auto repair/detailing, auto rental and leasing, quick lube/oil change, and tire dealers and service.

Chairman Gary Renola closed the Public Hearings at 6:32 p.m.

3.0 NEW BUSINESS

- 3.1 Consider and take all appropriate action on a request for approval of the Preliminary Plat of Lake Mija Village Section 3, containing 55 Lots, 1 Block, 1 Reserve, being a subdivision of 13.6789 Acres (595,852 sq.ft.), located in the Ritson Morris Survey, Abstract 52, and also being a partial amendment of Reserve "K" of Mystic Village at Lake Mija Film Code No. 409122, H.C.M.R. City of Seabrook, Harris County, Texas.**

Motion made by Rob Hefner and seconded by Rosebud Caradec.

To approve the Preliminary Plat of Lake Mija Village Section 3.

MOTION CARRIED BY UNANIMOUS CONSENT

- 3.2 Consider and take all appropriate action on a REQUEST TO AMEND THE CODE OF THE CITY OF SEABROOK APPENDIX A, COMPREHENSIVE ZONING, ARTICLE 3, "ESTABLISHMENT OF ZONING DISTRICTS AND ASSOCIATED REGULATIONS", SECTION 3.15 "COMPREHENSIVE LAND USE REGULATION MATRIX," BY REQUIRING WITHIN A (WAD) WATERFRONT ACTIVITY ZONING DISTRICTS A CONDITIONAL USE PERMIT FOR THE FOLLOWING USES: STORAGE, BOAT; INSIDE, AND STORAGE, RECREATIONAL VEHICLE; INSIDE.**

Motion made by Mike Giangrosso and seconded by Rosebud Caradec.

To approve the request to amend the Code by requiring within a (WAD) Waterfront Activity Zoning District a conditional use permit for the following uses: storage, boat; inside, and storage, recreational vehicle; inside.

MOTION CARRIED BY UNANIMOUS CONSENT

- 3.3 Consider and take all appropriate action on a REQUEST TO AMEND THE CODE OF THE CITY OF SEABROOK APPENDIX A, COMPREHENSIVE ZONING, ARTICLE 3, "ESTABLISHMENT OF ZONING DISTRICTS AND ASSOCIATED REGULATIONS", SECTION 3.15 "COMPREHENSIVE LAND USE REGULATION MATRIX," BY REQUIRING WITHIN (146-S) SH 146 SOUTH COMMERCIAL AND (146-M) SH 146 MAIN COMMERCIAL ZONING DISTRICTS A CONDITIONAL USE PERMIT FOR THE FOLLOWING USES: AUTO REPAIR/DETAILING, AUTO RENTAL AND LEASING, QUICK LUBE/OIL CHANGE, AND TIRE DEALERS AND SERVICE.**

Motion made by Mike Giangrosso and seconded by Scott Reynolds.

To approve the request to amend the Code by requiring within (146-S) SH 146 South Commercial and (146-M) SH 146 Main Commercial Zoning Districts a conditional use permit for the following uses: Auto repair/detailing, auto rental and leasing, quick lube/oil change, and tire dealers and service.

MOTION CARRIED BY UNANIMOUS CONSENT

4.0 ROUTINE BUSINESS

4.1 Approve the minutes from the November 19, 2020 P&Z teleconference Meeting.

Motion made by Mike Giangrosso and seconded by Scott Reynolds.

To approve the minutes as presented.

MOTION CARRIED BY UNANIMOUS CONSENT

4.2 Approve the minutes from the August 4, 2020 JOINT teleconference Meeting.

Motion made by Rosebud Caradec and seconded by Mike Giangrosso.

To approve the minutes as presented.

MOTION CARRIED BY UNANIMOUS CONSENT

4.3 Update on the expansion of Hwy. 146.

Sean Landis gave a brief report.

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.

Sean Landis gave a brief report.

4.5 Establish future agenda items and meeting dates.

Next meeting scheduled for Thursday, February 18, 2021.

Motion was made by Rosebud Caradec and seconded by Scott Reynolds.

To adjourn the January 21, 2021 Planning & Zoning meeting.

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

APPROVED THIS ____ DAY OF _____, ____.

Gary T. Renola, Chairman

Pat Patel, Administrative Assistant

ATTACHMENT

9

PLANNING & ZONING COMMISSION
ITEMS TO CITY COUNCIL - 2021

[illegible]

ATTACHMENT

10

FUTURE AGENDA DATES/ ITEMS

THURSDAY, APRIL 15, 2021 – P&Z MEETING

- To be determined