



**PLANNING AND ZONING COMMISSION
NOTICE OF REGULAR MEETING
THURSDAY, NOVEMBER 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, NOVEMBER 18, 2021 AT 6:00 PM** IN THE CITY HALL COUNCIL CHAMBERS, 1700 1ST STREET, TO DISCUSS, CONSIDER, AND IF APPROPRIATE, TAKE ACTION WITH RESPECT TO THE ITEMS LISTED BELOW. ALTHOUGH THIS IS NOT A SEABROOK CITY COUNCIL MEETING, MEMBERS OF THIS BODY MAY ATTEND AND A QUORUM OF THIS BODY MAY BE PRESENT.

THIS FACILITY IS WHEELCHAIR ACCESSIBLE AND ACCESSIBLE PARKING SPACES ARE AVAILABLE. REQUESTS FOR OTHER ACCOMMODATIONS OR INTERPRETIVE SERVICES, MUST BE MADE 48 HOURS PRIOR TO THIS MEETING. PLEASE CONTACT THE CITY SECRETARY'S OFFICE AT (281) 291-5663 OR CITYSEC@SEABROOKTX.GOV FOR FURTHER INFORMATION.

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

1.0 PUBLIC COMMENTS AND ANNOUNCEMENTS

At this time, we would like to listen to any member of the audience on any subject matter, whether or not that item is on the agenda. All comments are limited to a maximum of four minutes for each speaker, shall be limited to city business or city-related business or matters of general public interest, and shall not include any personal attacks. In accordance with the Open Meetings Act, members may not discuss or take action on any item that has not been posted on the agenda. Names of those registered to speak will be called in the order in which they registered. When your name is called, please state your name and address clearly before making your comments. Thank you.

2.0 SPECIFIC PUBLIC HEARINGS

- 2.1 Conduct a Public Hearing on a request for approval of a Preliminary Planned Unit Development (Preliminary PUD) to create "The Tower Preliminary PUD" a 7 story building comprising of a one story 74 spaces parking garage, 10,826 sq. ft. of leasable office space, 75 units of luxury multi-family apartments, 3,354 sq. ft. of entertainment and business space, and 127 outdoor parking spaces located on 1 Tract of land, approximately 2.376 acres.**

Owner / Applicant: WMF Investments Inc., 16865 Diana Lane Suite 200, Houston, TX 77058

Legal Description:

A 2.376 acres (103,483 square foot) tract of land located in the Ritson Morris Survey, Abstract Number 52, City of Seabrook, Harris County, Texas and said 2.376 acre tract of land being out of and a part of Tracts 3-A, 4-A and 5-A of the Repsdorph Partition, a subdivision recorded under Volume (Vol.) 18, Page (Pg.) 63 of the Harris County Map Records (H.C.M.R.) and being out of and a part of the called 4.796 acre tract described in the deed to W.M.F. Investments, Inc., recorded under Harris County Clerk's File Number (H.C.C.F. No.) 20060261117.

Location: This property is located at 3330 NASA Road One, west of Repsdorph Road, north of NASA Road One and south of Pebblebrook Drive.

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

2.2 Conduct a Public Hearing on a request for approval for the Replat of Brint Bay 1.

Purpose of the Replat: To Create 1 Lot and 1 Block

Applicant: Tricon Land Surveying, LLC, 6341 Stewart Road #251, Galveston, TX 77551

Owner: Byrom Family Limited Partnership, 16 Oakleigh Boulevard, Beaumont, TX 77706

Legal Description: Being a 0.282 acre parcel of land located in the Town of Seabrook Subdivision, Harris County, Texas, and being Lot Six (6) in Block Eighty (80) and all that certain part of Bath Avenue and the Seabrook Land Companies Reserve which lies southeast of and between the projected southwest line of Lot 6 and the projected northeast line of Lot 7, in Block 80 of the Town of Seabrook, a Subdivision in Harris County Texas, according to the map or plat thereof recorded in Volume 1, Page 50 of the Map Records of Harris County, Texas. (M.R.H.C.).

Location: This property is located immediately east of Todville Road, north of Sixth Street, and south of Fifth Street.

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

2.3 Conduct a Public Hearing on a request for approval for the Final Plat of Bayport Distribution Center.

Purpose of the Final Plat: To Create 1 Reserve and 1 Block

Applicant: LJA Engineering, 1904 West. Grand Parkway North, Suite 100, Katy, TX 77449

Owner: American Acryl, L.P., 2000 Market Street, Philadelphia, PA 19103-3222

Legal Description: Being of 31.942 acres of land being out of a called 34.5921 acres conveyed by deed dated April 9, 1998 to American Acryl L.P., as recorded in Harris County Clerks File No. (H.C.C.F. No.) S958786 of the Official Public Records of Real Property of Harris County, Texas (O.P.R.R.P.H.C.T.). Said 31.942 acres being situated in the Ritson Morris League, Abstract No. 52 Harris County, Texas.

Location: This property is located immediately east of Old SH 146, south of the Seabrook City Limits, and north of Red Bluff Road.

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

3.0 NEW BUSINESS

- 3.1** Consider and take all appropriate action on a request for approval of a Preliminary Planned Unit Development (Preliminary PUD) to create "The Tower Preliminary PUD" a 7 story building comprising of a one story 74 spaces parking garage, 10,826 sq. ft. of leasable office space, 75 units of luxury multi-family apartments, 3,354 sq. ft. of entertainment and business space, and 127 outdoor parking spaces located on 1 Tract of land, approximately 2.376 acres.
- 3.2** Consider and take all appropriate action on a request for approval for the Replat of Brint Bay 1.
- 3.3** Consider and take all appropriate action on a request for approval for the Final Plat of Bayport Distribution Center.

4.0 ROUTINE BUSINESS

- 4.1** Approve the minutes from the October 21, 2021 regular P&Z meeting.

ATTACHMENT 4: [October 21, 2021 Minutes](#)

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

ATTACHMENT 5: [City projects](#)

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

ATTACHMENT 6: [Directors Report](#)

4.4 Establish future agenda items and meeting dates.

ATTACHMENT 7: [Future Agenda Items & Meeting Dates](#)

THE PLANNING & ZONING COMMISSION RESERVES THE RIGHT TO HEAR ANY OF THE ABOVE DESCRIBED AGENDA ITEMS THAT QUALIFY FOR AN EXECUTIVE SESSION IN AN EXECUTIVE SESSION BY PUBLICLY ANNOUNCING THE APPLICABLE SECTION NUMBER OF THE OPEN MEETINGS ACT (CHAPTER 551 OF THE TEXAS GOVERNMENT CODE) THAT JUSTIFIES EXECUTIVE SESSION TREATMENT.

CERTIFICATE

I certify that this notice was posted on the bulletin board at Seabrook City Hall on or before 5:00 p.m. Monday, November 15, 2021 and that it will remain posted until the meeting has ended.

Pat Patel

Pat Patel,
Administrative Coordinator