

The Seabrook Planning and Zoning Commission met in regular session on Thursday, November 18, 2021 at 6:00 PM at Seabrook City Hall and via teleconference to consider and if appropriate, take action on the agenda items listed below:

THOSE PRESENT WERE:

GARY RENOLA (exc. absence)	CHAIRMAN
DARRELL PICHA	VICE - CHAIR
SCOTT REYNOLDS	MEMBER
ROSEBUD CARADEC	MEMBER
GREG AGUILAR	MEMBER
GUY RODGERS	MEMBER
RHONDA THOMPSON	MEMBER
SEAN LANDIS	DIRECTOR OF COMMUNITY DEVELOPMENT
PAT PATEL	ADMINISTRATIVE COORDINATOR

Vice-Chairman Darrell Picha called the meeting to order at 6:00 p.m. and stated there was a quorum present.

1.0 PUBLIC COMMENTS AND ANNOUNCEMENTS

Gary Johnson, from WMF Investments, gave a brief update to the Board on the Seabrook Town Center project.

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.

Darrell Picha opened the Public Hearing at 6:07 p.m.

Gary Johnson from WMF Investments explained the following:

- Property located at 3330 NASA Road One
- Property is zoned C-2 – max height is 74’11in.
- The project is surrounded and in close proximity to numerous apartments
- The proposed would be a luxury multi-family mixed use development with retail
- This project would be the first concept of a mid-rise mixed use development for the City of Seabrook
- This project will not have an impact on the adjacent properties
- Ground floor parking, second floor offices, floors 3 thru 7 would have 1-2 bedroom floorplans, and every apartment would have a lake-view, and anyone can rent office space there
- Property would be in close proximity to area shops, restaurants and offices – it would promote walking and biking
- The age group focus for this type of multi-family would be ideal for 25-50 year range
- Timeline of completion – sometime in the 3rd or 4th quarter of 2022 for approval process and then estimated 18 months for completion

Mr. Landis explained to the P&Z Board that since this is a Preliminary PUD, it is the first step in the process. What the Board would be approving tonight is a concept. The next step would be to take it to City Council for their approval of the concept. If City Council approves the Preliminary concept then it would come back to Planning & Zoning as a Final PUD Document, which would include additional details for the project. Basically a master-plan would be created for this site, along with zoning ordinances that would be adopted by City Council.

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 1Block

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.

Director Landis explained to the Board that the applicant is requesting to subdivide the property for the purpose of constructing single-family dwellings. The property is currently zoned Old Seabrook District. Staff has reviewed the Replat, and finds it to be compliant with the City's Subdivision and Zoning Ordinances. Staff recommends that the Commission approves the Replat.

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.

Director Sean Landis explained to the Board that the applicant is requesting to subdivide the property to create 1 Commercial Reserve and 1 Block. The property is currently zoned Light Industrial 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.

Darrell Picha closed the Public Hearing at 6:30 p.m.

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.**

Motion made by Rosebud Caradec and seconded by Rhonda Thompson.

To approve the Preliminary Planned Unit Development (Preliminary PUD) to create "The Tower Preliminary PUD".

MOTION CARRIED BY UNANIMOUS CONSENT

- 3.2 Consider and take all appropriate action on a request for approval for the Replat of Brint Bay 1.**

Motion made by Scott Reynolds and seconded by Greg Aguilar.

To approve the Replat of Brint Bay 1.

MOTION CARRIED BY UNANIMOUS CONSENT

- 3.3 Consider and take all appropriate action on a request for approval for the Final Plat of Bayport Distribution Center.**

Motion made by Rosebud Caradec and seconded by Scott Reynolds.

To approve the Final Plat of Bayport Distribution Center.

MOTION CARRIED BY UNANIMOUS CONSENT

4.0 ROUTINE BUSINESS

4.1 Approve the minutes from the October 21, 2021 regular P&Z Meeting.

Motion made by Rhonda Thompson and seconded by Greg Aguilar.

To approve the minutes as presented.

MOTION CARRIED BY UNANIMOUS CONSENT

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

Sean Landis gave a brief report.

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.

Sean Landis gave a brief report.

4.4 Establish future agenda items and meeting dates.

Next meetings scheduled:

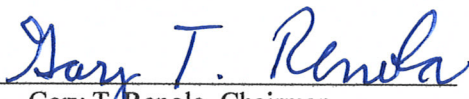
JOINT P&Z/City Council Meeting – Thursday, December 16, 2021 at 6:00 p.m.

Motion was made by Scott Reynolds and seconded by Guy Rodgers.

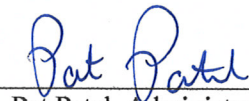
To adjourn the November 18, 2021 Planning & Zoning meeting.

Having no further business, the meeting adjourned at 6:53 p.m.

APPROVED THIS 17th DAY OF February, 2022.



Gary T. Renola, Chairman



Pat Patel, Administrative Coordinator