

The Seabrook Planning and Zoning Commission met in regular session on Thursday, September 21, 2023 at 6:00 PM at Seabrook City Hall to consider and if appropriate, take action on the agenda items listed below:

THOSE PRESENT WERE:

GARY RENOLA	CHAIRMAN
DARRELL PICH	VICE - CHAIR
SCOTT REYNOLDS	MEMBER
ROSEBUD CARADEC	MEMBER
GUY RODGERS	MEMBER
RHONDA THOMPSON	MEMBER
ED KLEIN	MEMBER
SEAN LANDIS	DIRECTOR OF COMMUNITY DEVELOPMENT
PAT PATEL	ADMINISTRATIVE COORDINATOR

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

None

2.0 SPECIFIC PUBLIC HEARINGS

Gary Renola opened the public hearing at 6:00 p.m.

2.1 Conduct a public hearing on a request for the Final Plat of Ellis Cove, 11.649 Acre Subdivision, 48 Lots and 1 Reserve.

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

Owner: DTAM Seabrook, LLC, 1801 Sandy Cove, Houston, TX 77058.

Legal Description:

BEING A 11.649 ACRE TRACT OF LAND LOCATED IN THE RITSON MORRIS SURVEY, ABSTRACT NO. 52, AND BEING THE REMAINDER OF THAT CERTAIN TRACT OF LAND CONVEYED TO DTAM SEABROOK, LLC BY DEED RECORDED IN HARRIS COUNTY CLERKS FILE NO. RP-2021-556474.

Location: This property is located east of Repsdorph Drive, south of Moss Court, and west of Guibeau Lane.

Sean Landis presentation

- The owner (DTAM Seabrook, LLC) wishes to construct single-family dwellings on these parcels.*
- The P&Z Commission at the May 20, 2021 meeting approved by unanimous consent the Preliminary Plat of Ellis Cove Subdivision.*

- Applicant is requesting to subdivide the property into 48 Lots and 1 Reserve.
- 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.

Public comments made by Kho Nguyen, 2717 Moss: there is a lot of trash at that area. There needs to be a noise barrier in the backyard. drainage concerns for that area.

Gary Renola closed the public hearing at 6:07p.m.

2.2 Conduct a public hearing on a request for amendments to the Edge at Seabrook Town Center Planned Unit Development (PUD).

Applicant/Owner: Seabrook Town Center Partners, LLC, 25003 Pitkin Road Suite B. 500, Spring, Texas 77386.

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.

- Sean Landis presentation – see Exhibit A
- HS Development presentation – see Exhibit B

Gary Renola closed the public hearing at 6:35 p.m.

3.0 NEW BUSINESS

3.1 Consider and take all and take all appropriate action on a request for the Final Plat of Ellis Cove, 11.649 Acre Subdivision, 48 Lots and 1 Reserve.

Motion made by ED Klein and seconded by Darrell Picha.

To approve the Final Plat of Ellis Cove, 11.649 Acre Subdivision, 48 Lots and 1 Reserve.

MOTION CARRIED BY UNANIMOUS CONSENT

3.2 Consider and take all and take all appropriate action on a request for amendments to the Edge at Seabrook Town Center Planned Unit Development (PUD).

Motion made by ED Klein and seconded by Rosebud Caradec.

To approve as presented

MOTION CARRIED BY UNANIMOUS CONSENT

4.0 ROUTINE BUSINESS

4.1 Approve the minutes from the August 17, 2023 Regular P&Z meeting.

Motion made by ED Klein and seconded by Darrell Picha.

To approve the minutes as presented.

MOTION CARRIED BY UNANIMOUS CONSENT

4.2 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.

4.3 Establish future agenda items and meeting dates.

- *October 19, 2023 at 6:00 p.m. – Regular P&Z meeting*

Motion was made by Rhonda Thompson and seconded by ED Klein.

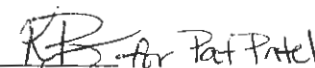
To adjourn the September 21, 2023 Planning & Zoning meeting.

Having no further business, the meeting adjourned at 6:38 p.m.

APPROVED THIS 21 DAY OF December, 2023



Gary T. Renola, Chairman



Pat Patel, Administrative Coordinator