



**SEABROOK PLANNING & ZONING COMMISSION
NOTICE OF MEETING
THURSDAY, MARCH 21, 2024 - 6:00 PM**

For city information visit www.seabrooktx.gov
For Agenda Center visit www.seabrooktx.gov/agendacenter

NOTICE IS HEREBY GIVEN THAT THE SEABROOK PLANNING AND ZONING COMMISSION WILL MEET ON **THURSDAY MARCH 21, 2024 AT 6:00 PM** IN SEABROOK CITY HALL, 1700 FIRST STREET, SEABROOK, TEXAS, 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.

1. PUBLIC COMMENTS AND ANNOUNCEMENTS

At this time the Commission will 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. In accordance with the Open Meetings Act, Commission Members may not discuss or take action on any item that has not been posted on the agenda. When your name is called, please state your name and address clearly before making your comments. Thank you.

2. PRESENTATIONS

2.1 Training and Compliance Presentation

3. SPECIFIC PUBLIC HEARING

3.1 Conduct a public hearing on a request to take all appropriate action on a request for approval of the Final Plat of King James Court, containing 2 Lots and 1 Block, being a subdivision of 0.3750 acres, located in the Ritson Morris Survey, Abstract 52, being a replat of Lot 27 and the east One-Half of Lot 26 of Bayshore Acres, as recorded in Volume 998, Page 292 of the Harris County Deed Records, in the City of Seabrook, Harris County, Texas.

3.2 Conduct a public hearing on a request to take all appropriate action on a request for approval of the Final Plat of Nasa Parkway Holiday Inn Express, containing 2 Lots and 1 Block, being a subdivision of 2.85 acres (124,061 sq. ft.), located in the Ritson Morris Survey, Abstract 52, City of Seabrook, Harris County, Texas.

4. NEW BUSINESS

4.1 Discuss, consider, and take all appropriate action on a request for approval of the Final Plat of King James Court, containing 2 Lots and 1 Block, being a subdivision of 0.3750 acres, located in the Ritson Morris Survey, Abstract 52, being a replat of Lot 27 and the east One-Half of Lot 26 of Bayshore Acres, as recorded in Volume 998, Page 292 of the Harris County Deed Records, in the City of Seabrook, Harris County, Texas. *Sean Landis, Deputy City Manager | Planning and Zoning Director*

4.2 Discuss, consider, and take all appropriate action on a request for approval of the Final Plat of Nasa Parkway Holiday Inn Express, containing 2 Lots and 1 Block, being a subdivision of 2.85 acres (124,061 sq. ft.), located in the Ritson Morris Survey, Abstract 52, City of Seabrook, Harris County, Texas. *Sean Landis, Deputy City Manager | Planning and Zoning Director*

5. ROUTINE BUSINESS

5.1 Approve the minutes from the February 15, 2024, Regular P&Z meeting

5.2 Approve the minutes from the December 16, 2021, special joint meeting.

5.3 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.

THE PLANNING AND 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, AND VERNON'S TEXAS CODES ANNOTATED, IN ACCORDANCE WITH THE AUTHORITY CONTAINED IN ONE OR MORE OF THE FOLLOWING SECTIONS: SECTION 551.071, CONSULTATION WITH ATTORNEY; SECTION 551.072, REAL PROPERTY; SECTION 551.073, DELIBERATION REGARDING A PROSPECTIVE GIFT; SECTION 551.074, PERSONNEL MATTERS; SECTION 551.076, SECURITY DEVICES; AND SECTION 551.087, ECONOMIC DEVELOPMENT) THAT JUSTIFIES EXECUTIVE SESSION TREATMENT.

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.

I certify that this notice was posted on the bulletin board on or before Friday, March 15, 2024 no later than 6:00 p.m. and that this notice will remain posted until the meeting has ended.

Kiarra Bellow,
Administrative Assistant

**PUBLIC HEARING NOTICE
SEABROOK PLANNING & ZONING COMMISSION
THURSDAY, MARCH 21, 2024 – 6:00 P.M.**

NOTICE IS HEREBY GIVEN THAT THE PLANNING AND ZONING COMMISSION OF THE CITY OF SEABROOK WILL HOLD A PUBLIC HEARING ON **THURSDAY, MARCH 21, 2024, AT 6:00 P.M.** IN SEABROOK CITY HALL, 1700 FIRST STREET, SEABROOK, TEXAS, COUNCIL CHAMBERS TO DISCUSS THE AGENDA ITEM LISTED BELOW.

THIS HEARING IS OPEN TO THE PUBLIC AND EVERYONE ATTENDING WILL HAVE THE OPPORTUNITY TO SPEAK FOR OR AGAINST THIS REQUEST IN ACCORDANCE WITH THE PROCEDURES OF THE COMMISSION. ALL REQUIRED DOCUMENTS REGARDING THIS REQUEST IS 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

1. Conduct a public hearing on a request to take all appropriate action on a request for approval of the Final Plat of King James Court, containing 2 Lots and 1 Block, being a subdivision of 0.3750 acres, located in the Ritson Morris Survey, Abstract 52, being a replat of Lot 27 and the east One-Half of Lot 26 of Bayshore Acres, as recorded in Volume 998, Page 292 of the Harris County Deed Records, in the City of Seabrook, Harris County, Texas.

Applicant: Matthew Sigmon (Texas Land Maps), 2205 San Felipe Street, Houston Tx, 77019.

Owner: Nasa House Buyers LLC, 2515B, East Nasa Parkway, Suite 200, Seabrook, TX 77586.

Legal Description:

Lot Twenty-Seven (27) and the east One-Half (E.1/2) of Lot Twenty-Six (26) of BAYSHORE ACRES, a subdivision in Harris County, Texas, according to the map or plat thereof recorded in Volume 998, Page 292 of the Deed Records of Harris County, Texas.

Location: This property is located south of Red Bluff Road, north of Bayview Drive, and west of Davey Lane.

CERTIFICATE

I certify that this notice was posted on the bulletin board at Seabrook City Hall on Thursday, February 29, 2024, on or before 5:00 p.m. and that it will remain posted until after completion of the hearing.

/s/ Kiarra Bellow, Administrative Assistant

**PUBLIC HEARING NOTICE
SEABROOK PLANNING & ZONING COMMISSION
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SPECIFIC PUBLIC HEARINGS

1. Conduct a public hearing on a request to take all appropriate action on a request for approval of the Final Plat of Nasa Parkway Holiday Inn Express, containing 2 Lots and 1 Block, being a subdivision of 2.85 acres (124,061 sq. ft.), located in the Ritson Morris Survey, Abstract 52, City of Seabrook, Harris County, Texas.

Applicant/Owner: Bharat Patel, 2943 Dominique Drive, Galveston, Texas, 77551

Legal Description:

Being a 2.85-acre tract of land out of the Ritson Morris Survey, Abstract No. 52, situated in Harris County, Texas.

Location: This property is located at 2710 E. NASA Road One, Seabrook, Texas, 77586, which is north of E. NASA Road One, west of Larrabee Street, and east of Elam Street.

CERTIFICATE

I certify that this notice was posted on the bulletin board at Seabrook City Hall on Thursday, February 29, 2024, on or before 5:00 p.m. and that it will remain posted until after completion of the hearing.

/s/ Kiarra Bellow, Administrative Assistant



Agenda Briefing

Date of Meeting: March 21, 2024

Responsible Department: Community Development

Presenter: Sean Landis, Deputy City Manager | Planning and Zoning Director

Briefing Prepared By: Sean Landis

Strategic Focus Area:

General Information:

Discuss, consider, and take all appropriate action on a request for approval of the Final Plat of King James Court, containing 2 Lots and 1 Block, being a subdivision of 0.3750 acres, located in the Ritson Morris Survey, Abstract 52, being a replat of Lot 27 and the east One-Half of Lot 26 of Bayshore Acres, as recorded in Volume 998, Page 292 of the Harris County Deed Records, in the City of Seabrook, Harris County, Texas.

Executive Summary / Background:

The applicant wishes to subdivide the property into 2 Lots and 1 Block with the intent of developing 2 detached-single single-family dwellings.

The property is currently zoned (R-2) Single Family Detached Residential District (Small Lots).

Applicant: Matthew Sigmon (Texas Land Maps), 2205 San Felipe Street, Houston Tx, 77019.

Owner: Nasa House Buyers LLC, 2515B, East Nasa Parkway, Suite 200, Seabrook, TX 77586.

Legal Description:

Lot Twenty-Seven (27) and the east One-Half (E.1/2) of Lot Twenty-Six (26) of BAYSHORE ACRES, a subdivision in Harris County, Texas, according to the map or plat thereof recorded in Volume 998, Page 292 of the Deed Records of Harris County, Texas.

Location: This property is located south of Red Bluff Road, north of Bayview Drive, and west of Davey Lane.

Funding / Fiscal Information:

Supporting Materials Attached:

1. Staff Presentation
2. Final Plat of King James

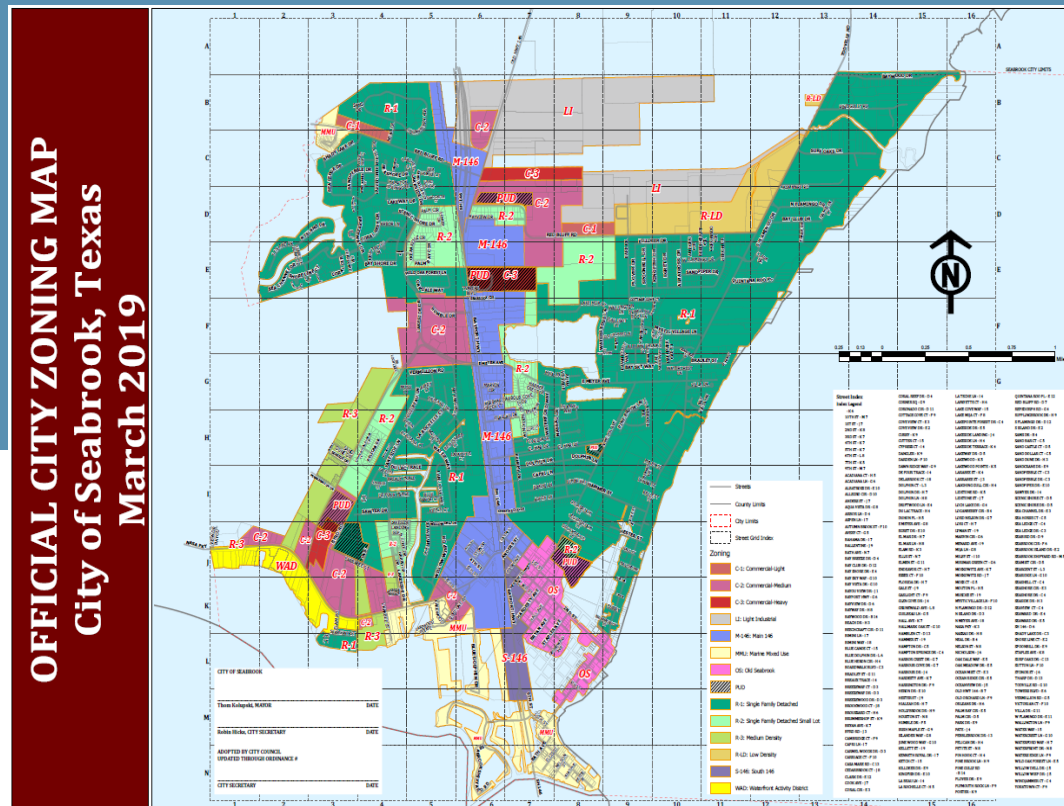
Prior Action / Review by Council, Boards, Commissions:

Staff Recommendation:

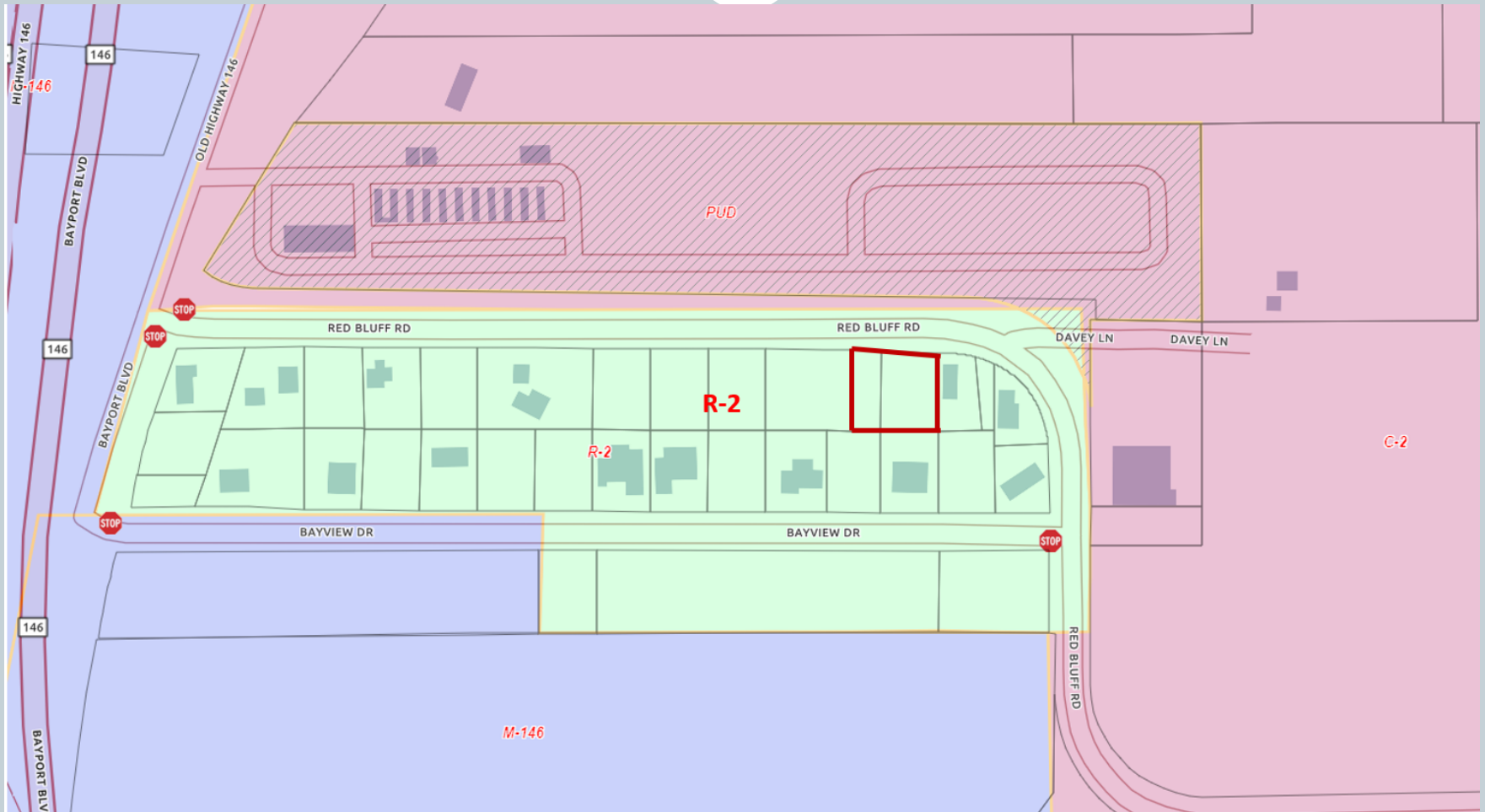
Staff finds the plat to be in compliance with the Code of Ordinances of the City of Seabrook, Chapter 80 "Subdivision", and recommends approval.

City of Seabrook Planning & Zoning Commission

March 21, 2024

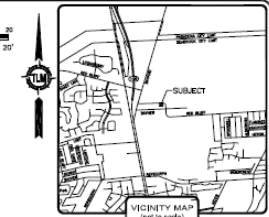


Aerial/Zoning Map



[illegible]

BL - BUILDING LINE
 CL - CLOVES FROM RSD
 CM - CONTROLLING MOMENT
 FL - FLOW CODE
 MD - FOUND
 MSCP - MARSH COUNTY CLEVER'S PL.
 MSL - MARSH COUNTY S&B RECORD
 MSL - MARSH COUNTY MAP RECORD
 PL - PIN AND
 NL - NUMBER
 PL - PAGE
 VOL - VOLUME



BEING A 0.3750 ACRES TRACT OF LAND LOCATED IN THE TOWN MORRIS SURVEY, ABSTRACT NO. 52, AND BEING ALL OF LOT 27 AND THE EAST 1/2 OF LOT 26 OF BARNHART ACRES, A SUBDIVISION IN HARRIS COUNTY, TEXAS ACCORDING TO THE MAP ON PLAT THEREOF RECORDED IN VOLUME 448, PAGE 22 OF THE BOOKS OF HARRIS COUNTY, TEXAS, AND BEING ALL OF CERTAIN TRACT OF LAND CONVEYED TO NASH & SONS, LLC BY DEED RECORDED IN HARRIS COUNTY CLERKS FILE NO. 99-2004-02254, AND 0.3750 ACRES BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENTS at the intersection of the South End of Red Staff Road and the East End of Support Boulevard, and just below the northwest corner of Lot 1 of Baphine Acres, as recorded in Volume 905, Page 320 of the Deed Records of Harris County, Texas.

THENCE North 67°59'20" East, along the wall South East of Red Bluff Road, a distance of 1,033.84 feet to a 5/8 inch iron rod found for the Northwest corner of that corner West of 1st rd conveyed to State 0516; be said recorded in Harris County Deeds Vol. 20110376464, said point being the Northwest corner and POINT OF BEGINNING of the lands described South of said;

THOMAS North 57°59'20" East, continuing along the well South East of Red Staff Road, a distance of 132.12 feet to a power pole found on the property corner, from which a 5/8 inch iron rod bears South 10°24'02" West from the Northwest corner of Lot 28 of said Bayshore Acres, and that certain track of land conveyed to David L. Wilkie & Co. by deed recorded in Marion County, Oregon 240, Vol. 359/1003/202129, and that certain

THENCE South 02°06'40" East, along the west line of said Lot 26, a distance of 123.84 feet to a 1/2 inch iron rod with cap set for the Northwest corner of Lot 31 of said Beakons Acres as conveyed to James W. Jones Jr., by deed recorded in Harris County Deeds Book 24, page 143; thence S 89° 55' 00" E, a distance of 100.00 feet to the

THENCE South 87°56/20" West, along the North East of said Lot 32, a distance of 132.12 feet to a 1/2 inch iron rod with cap set in the North East of Lot 2 of Judah

Address as recorded in 1981 Census Map, Section 1 of the Harris County Map Records, as conveyed to Derek Hannon Wilson by deed recorded in Harris County Clerk's File No. 89-20118-182335, said point being the Southwest corner of said Ortiz tract and the Southwest corner of the Harris described tract of land.

122.26 feet to the northeast corner and 100.00 feet to the northeast corner of the corner, starting from the corner, containing within these calls 0.2750 Acres or 15,330 square feet of land.

A 0.3750 ACRE SUBDIVISION LOCATED IN THE RITSON MORRIS SURVEY, ABSTRACT NO. 52, BEING A REPLAT OF LOT 27 AND THE EAST ONE HALF OF LOT 28 OF BAYSHORE ACRES, AS RECORDED IN VOLUME 398, PAGE 232 OF THE HARRIS COUNTY DEED RECORDS, IN THE CITY OF SEABROOK, HARRIS COUNTY, TEXAS

2 LOTS, 1 BLOCK

MARCH, 2024

THE PURPOSE OF THIS REPLAT IS TO
CREATE 2 LOTS AND 1 BLOCK

OWNER:
NASA HOUSE BUYERS, LLC
2515B E. NASA PARKWAY SUITE 202
SEABROOK, TEXAS 77586
(281) 303-7440

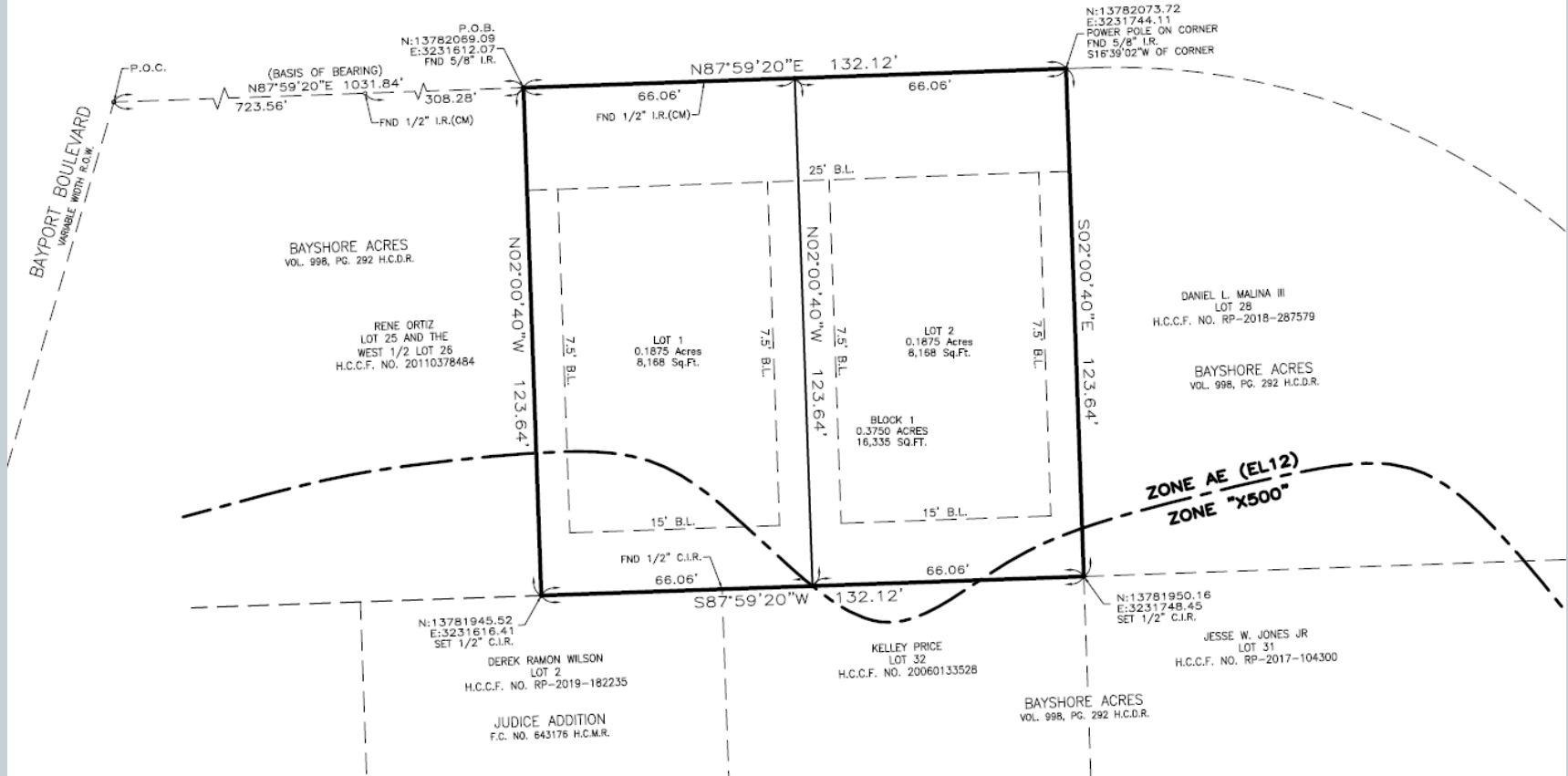
MONUMENT SURVEYS, LLC
14813 OLD KATY ROAD
SUITE 230
HOUSTON TX, 77056
OFFICE: 713.913.2190
TEXAS FIRM NO. 10294896
WWW.MONUMENTSURVEYS.COM



Plat



RED BLUFF ROAD
60' R.O.W.
VOL. 998, PG. 292 H.C.D.R.



Staff Recommendation



Staff finds the plat to in compliance with the Code of Ordinances of the City of Seabrook, Chapter 80 "Subdivision", and recommends approval.

Questions?

STATE OF TEXAS
COUNTY OF HARRIS

WE, NASA HOUSE BUYERS, LLC, OWNER OF THE PROPERTY SUBDIVIDED IN THE ABOVE AND FOREGOING MAP OF FINAL PLAT OF KING JAMES COURT, DO HEREBY MAKE SUBDIVISION OF SAID PROPERTY FOR AND ON BEHALF OF SAID NASA HOUSE BUYERS, LLC ACCORDING TO THE LINES, STREETS, ALLEYS, PARKS, AND EASEMENTS HEREIN SHOWN, AND DESIGNATE SAID FINAL PLAT OF KING JAMES COURT 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.

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

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

IN TESTIMONY WHEREOF, NASA HOUSE BUYERS, LLC HAS CAUSED THESE PRESENTS TO BE SIGNED BY JOSH DOLL, MANAGING MEMBER, THIS ____ DAY OF _____, 2024.

NASA HOUSE BUYERS, LLC

BY: _____
JOSH DOLL

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JOSH DOLL, KNOWN TO ME TO BE THE 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.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS ____ DAY OF _____, 2024

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: _____

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 FINAL PLAT OF KING JAMES COURT AS SHOWN HEREON, AND ORDERED SAID PLAT FILED ON RECORD IN THE OFFICE OF THE COUNTY CLERK OF HARRIS COUNTY, TEXAS THIS ____ DAY OF _____, 2024.

RACHEL LEWIS
CITY SECRETARY

GARY T. RENOLA
CHAIRMAN, PLANNING AND ZONING COMMISSION

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

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 _____, 2024, AT _____ O'CLOCK _____ M., AND DULY RECORDED ON _____, 2024, 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

This is to certify that I, RODRIC R. REESE, 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.

"Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document"

RODRIC R. REESE
Professional Land Surveyor
Texas Registration No. 5883

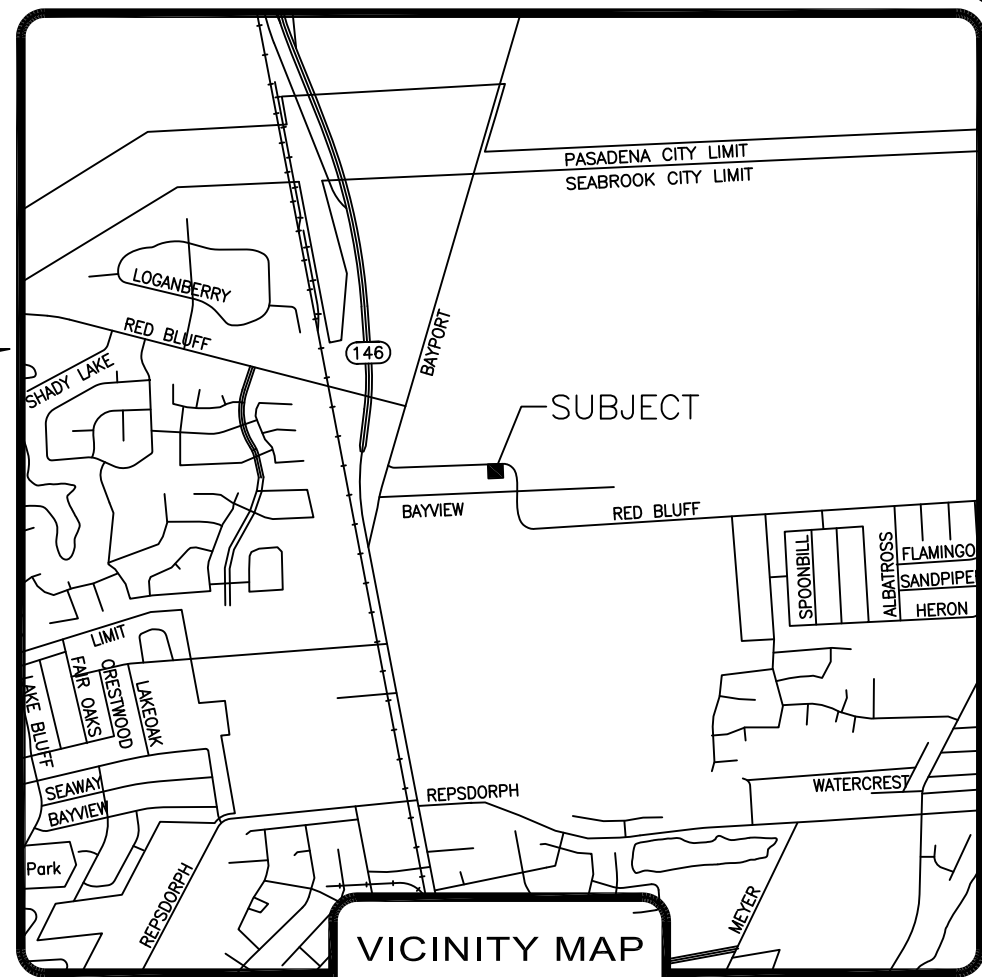
STARSHIP SEASIDE SEABROOK
RV RESORT LLC
H.C.C.F. NO. RP-2017-104300

RED BLUFF ROAD
60' R.O.W.
VOL. 998, PG. 292 H.C.D.R.

LEGEND:

B.L. - BUILDING LINE
C.I.R. - CAPPED IRON ROD
(CM) - CONTROLLING MONUMENT
F.C. - FILM CODE
FND - FOUND
H.C.C.F. - HARRIS COUNTY CLERK'S FILE
H.C.D.R. - HARRIS COUNTY DEED RECORDS
H.C.M.R. - HARRIS COUNTY MAP RECORDS
I.R. - IRON ROD
NO. - NUMBER
PS. - PAGE
VOL. - VOLUME

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



LEGAL DESCRIPTION:

BEING A 0.3750 ACRE TRACT OF LAND LOCATED IN THE RITSON MORRIS SURVEY, ABSTRACT NO. 52, AND BEING ALL OF LOT 27 AND THE EAST 1/2 OF LOT 26 OF BAYSHORE ACRES, A SUBDIVISION IN HARRIS COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 998, PAGE 292 OF THE DEED RECORDS OF HARRIS COUNTY, TEXAS, AND BEING ALL OF THAT CERTAIN TRACT OF LAND CONVEYED TO NASA HOUSE BUYERS, LLC BY DEED RECORDED IN HARRIS COUNTY CLERKS FILE NO. RP-2024-22256, SAID 0.3750 ACRES BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING at the intersection of the South limit of Red Bluff Road and the East limit of Bayport Boulevard, said point being the Northwest corner of Lot 1 of Bayshore Acres, as recorded in Volume 998, Page 292 of the Deed Records of Harris County, Texas;

THENCE North 87°59'20" East, along the said South limit of Red Bluff Road, a distance of 1,031.84 feet to a 5/8 inch iron rod found for the Northeast corner of that certain tract of land conveyed to Rene Ortiz by deed recorded in Harris County Clerks file No. 20110378484, said point being the Northwest corner and POINT OF BEGINNING of the herein described tract of land;

THENCE North 87°59'20" East, continuing along the said South limit of Red Bluff Road, a distance of 132.12 feet to a power pole found on the property corner, from which a 5/8 inch iron rod bears South 16°39'02" West from the Northwest corner of Lot 28 of said Bayshore Acres, and that certain tract of land conveyed to Daniel L. Malina III, by deed recorded in Harris County Clerks File NO. RP-2018-287579, said point being the Northeast corner of the herein described tract of land;

THENCE South 02°00'40" East, along the west limit of said Lot 28, a distance of 123.64 feet to a 1/2 inch iron rod with cap set for the Northwest corner of Lot 31 of said Bayshore Acres as conveyed to Jesse W. Jones Jr., by deed recorded in Harris County Clerks File No. RP-2017-104300, and the Northeast corner of Lot 32 as conveyed to Kelley Price by deed recorded in Harris County Clerks File No. 20060133528, said point being the Southeast corner of the herein described tract of land;

THENCE South 87°59'20" West, along the North limit of said Lot 32, a distance of 132.12 feet to a 1/2 inch iron rod with cap set in the North limit of Lot 2 of Judice Addition as recorded in Film Code No. 643176 of the Harris County Map Records, as conveyed to Derek Ramon Wilson by deed recorded in Harris County Clerks File No. RP-2019-182235, said point being the Southeast corner of said Ortiz tract and the Southwest corner of the herein described tract of land;

THENCE North 02°00'40" West, along the East limit of said Ortiz tract, a distance of 123.64 feet to the Northwest corner and POINT OF BEGINNING of the herein described tract of land, containing within these calls 0.3750 Acres or 16,335 square feet of land.

FINAL PLAT OF KING JAMES COURT

A 0.3750 ACRE SUBDIVISION LOCATED IN
THE RITSON MORRIS SURVEY, ABSTRACT
NO. 52, BEING A REPLAT OF LOT 27 AND
THE EAST ONE HALF OF LOT 26 OF
BAYSHORE ACRES, AS RECORDED IN
VOLUME 998, PAGE 292 OF THE HARRIS
COUNTY DEED RECORDS, IN THE CITY OF
SEABROOK, HARRIS COUNTY, TEXAS

2 LOTS, 1 BLOCK

MARCH, 2024

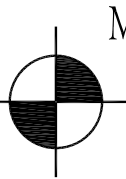
THE PURPOSE OF THIS REPLAT IS TO
CREATE 2 LOTS AND 1 BLOCK

NOTES:

- PER THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) NO. 48201C1085M, REVISED DATE 1/6/2017, THE SUBJECT PROPERTY IS LOCATED IN FLOOD ZONE "AE" AND "X500".
- THIS TRACT LIES ENTIRELY WITHIN THE THE CITY OF SEABROOK, TEXAS AND IS CURRENTLY ZONED "R-2" RESIDENTIAL-SINGLE FAMILY DETACHED.
- 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.
- THE PROPERTY LIES WITHIN THE LIMITS OF CLEAR CREEK INDEPENDENT SCHOOL DISTRICT.
- THE BEARINGS SHOWN HEREON ARE GRID BEARINGS BASED ON THE TEXAS SOUTH CENTRAL ZONE NO. 4204 STATE PLANE GRID COORDINATES (NAD83)
- THE COORDINATES SHOWN HEREON ARE TEXAS SOUTH CENTRAL ZONE NO. 4204 STATE PLANE GRID COORDINATES (NAD83) AND MAY BE BROUGHT TO SURFACE BY APPLYING THE FOLLOWING COMBINED SCALE FACTOR OF 0.99987288844.
- UTILITY EASEMENTS SHALL BE KEPT CLEAR OF BUILDINGS, POOLS, AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF THE UTILITIES.

OWNER:

NASA HOUSE BUYERS, LLC
2515B E. NASA PARKWAY SUITE 200
SEABROOK, TEXAS 77586
(281) 909-7440



MONUMENT SURVEYS, LLC
14511 OLD KATY ROAD
SUITE 230
HOUSTON TX, 77079
OFFICE: 713-913-3150
TEXAS FIRM NO. 10194694
WWW.MONUMENT-SURVEYS.COM



TEXAS LAND MAPS
2205 San Felipe Street
Houston, Texas 77019
Office: 281-645-6600
Cell: 713-298-9987
www.TexasLandMaps.com



Agenda Briefing

Date of Meeting: March 21, 2024

Responsible Department: Community Development

Presenter: Sean Landis, Deputy City Manager | Planning and Zoning Director

Briefing Prepared By: Sean Landis

Strategic Focus Area:

General Information:

Discuss, consider, and take all appropriate action on a request for approval of the Final Plat of Nasa Parkway Holiday Inn Express, containing 2 Lots and 1 Block, being a subdivision of 2.85 acres (124,061 sq. ft.), located in the Ritson Morris Survey, Abstract 52, City of Seabrook, Harris County, Texas.

Executive Summary / Background:

The applicant wishes to subdivide the property into 2 Lots and 1 Block with the intent of developing an additional commercial business.

The property is currently zoned (C-2) Medium Commercial District.

Applicant/Owner: Bharat Patel, 2943 Dominique Drive, Galveston, Texas, 77551

Legal Description:

Being a 2.85-acre tract of land out of the Ritson Morris Survey, Abstract No. 52, situated in Harris County, Texas.

Location: This property is located at 2710 E. NASA Road One, Seabrook, Texas, 77586, which is north of E. NASA Road One, west of Larrabee Street, and east of Elam Street.

Funding / Fiscal Information:

Supporting Materials Attached:

1. Staff Presentation
2. Board of Adjustment Official Variance Findings
3. Final Plat of Holiday Inn Express

Prior Action / Review by Council, Boards, Commissions:

On January 22, 2024, the Seabrook Board of Adjustments granted the following:

A variance to the Seabrook Code of Ordinances, Appendix A. “Comprehensive Zoning”, Article 3 “Establishment of Zoning Districts and Associated Regulations”, Section 3.07 “C-2 Medium Commercial District”, Subsection 3.07.04 “Area Regulations”, F. “Lot Width”: Each lot shall have a minimum width of not less than 80 feet at the front building line.

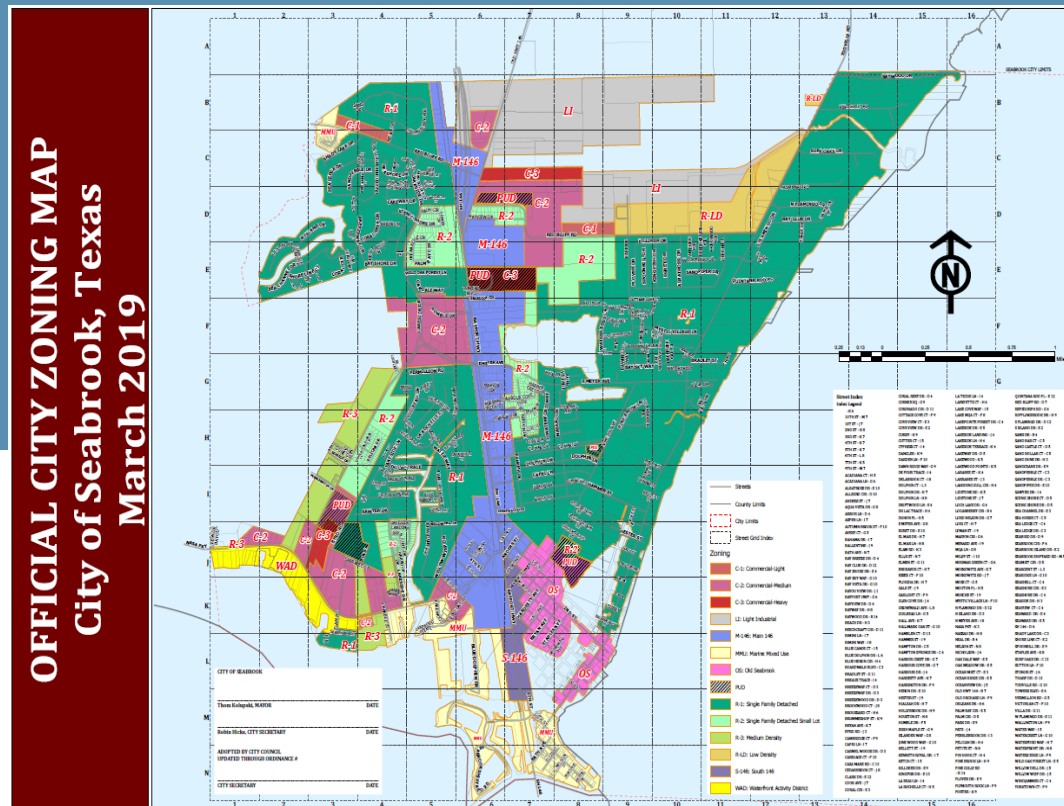
The variance was granted by unanimous consent.

Staff Recommendation:

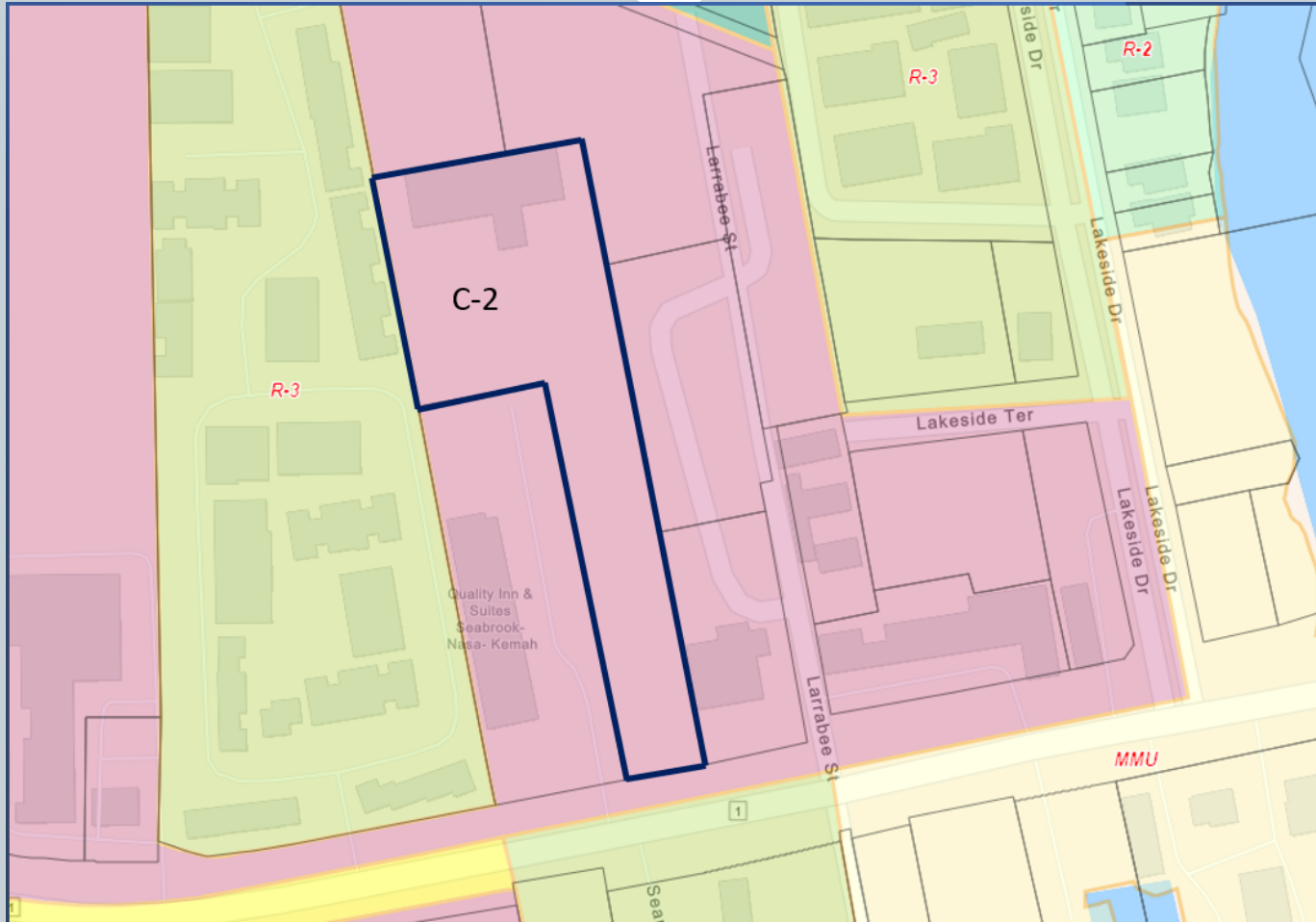
Staff finds the plat to be in compliance with the Code of Ordinances of the City of Seabrook, Chapter 80 "Subdivision", and recommends approval.

City of Seabrook Planning & Zoning Commission

March 21, 2024



Aerial/Zoning Map



Board of Adjustments Variance



January 22, 2024, the Seabrook Board of Adjustments granted the following:

A variance to the Seabrook Code of Ordinances, Appendix A. “Comprehensive Zoning”, Article 3 “Establishment of Zoning Districts and Associated Regulations”, Section 3.07 “C-2 Medium Commercial District”, Subsection 3.07.04 “Area Regulations”, F. “Lot Width”: Each lot shall have a minimum width of not less than 80 feet at the front building line.

The variance was granted by unanimous consent.

[illegible]

We 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 our hand in Harris County, Texas, this _____ day of _____, 2024.

Gharat N. Patel, President
Nanhy Seabrook Hospitality, Inc.,

State of Texas)
County of _____)

Before me, the undersigned authority on this day personally appeared Bharat N. Patel, known to me to be person whose name is subscribed to the foregoing instrument, and acknowledged 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 _____, 2024.

Notary Public in _____ County, Texas

We, Hometown Bank National Association, owner and holder of a lien upon said property, do hereby ratify and confirm said subdivision and dedication, and do hereby in all things subordinate to said subdivision and dedication the lien owned and held by First Continental Investment Co., LTD., a Texas limited liability company, against said land.

Witness my (or our) hand in Harris County, Texas, this _____ day of _____, 2004.

name of authorized signatory

State of Texas)
County of _____)

Before me, the undersigned authority on this day personally appeared name of signatory, 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 consideration therein expressed, and in the capacity therein and herein set out, and as the act and deed of said corporation.

Given under my hand and seal of office, this _____ day of _____, 2024.

Notary Public in _____ County, Texas

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

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 NASA PARKWAY HOLIDAY INN EXPRESS, as shown hereon, and ordered said plat filed on record in the office of the county clerk of Harris County, Texas this day of _____, 2024.

Robin Hicks Lewis
City Secretary

Gary T. Rencola
Chairman, Planning and Commission

State of Texas 5

County of Harris

I, Tenechia Hudspeth, County Clerk of Harris County, Texas do hereby certify that the within instrument with its certificate of authentication was filed for registration in my office on _____, 20____ at _____ o'clock _____ m., and duly recorded on _____, 20____ at _____ o'clock _____ m. in Film Code No. _____ of the Map _____ Records of Harris County, for said County.

WITNESS, my hand and seal of office at Harris County, Texas the day and date last above written.

Teneshia Hudspeth, Clerk of the County Court
Harris County, Texas.

By _____, Deputy

This is to certify that I, Robert D. Ellis, a Registered Professional Land Surveyor of the State of Texas, have plotted 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 plot of this subdivision complies with the City of Seabrook's subdivision ordinance and comprehensive zoning ordinance at the time of submittal.

PRELIMINARY ONLY NOT TO BE RECORDED OR USED FOR
ANY TRANSACTIONS PRIOR TO BEING FINALIZED WITH
SURVEYORS ORIGINAL SIGNATURE.

Robert D. Ehlk RPLS
Texas Registration No. 4006

Owner/Developer:
Harshy Seabrook Hospitality, Inc.
2943 Dominique Dr.
Galveston, Texas 77551
409-354-6176

Surveyor:
Elli Surveying Services, LLC
2805 25th Ave. N.
Texas City, Texas 77590
Tel.: 409-938-8700
Texas Firm Reg. No. 100340-00



METES AND BOUNDS DESCRIPTION:

Beginning at a 1-inch pipe found at the Southwest corner of a 1.92-acre tract of land conveyed to 2700 NASA Parkway, LP., as is deed recorded under Instrument No. Y436415 in the Office of the County Clerk of Harris County, Texas, said point also lying in the North line of NASA Parkway (AKA NASA Road 1), being a variable width right-of-way;

Thence South 76-02'09" West along the North line of said NASA Parkway, a distance of 301.96 feet to an "X" found at the Southwest corner of a 1.81-acre tract of land conveyed to Skyline Hospitality, LLC, in deed recorded under Instrument No. 2015054588 in the Office of the County Clerk of Harris County, Texas;

Thence North 13°00'00" West along the East line of said 1.81-acre tract, a distance of 493.33 to a 1/4 inch rod found at the Northwest corner of said 1.81-acre tract;

Thence North 13°21'10" West along the East line of said 8.52-acre tract, a distance of 385.06 feet to a well known and found at the Southeast corner of a

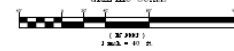
Thence North 76-08'35" East along a South line of said 2.7-acre tract, a distance of 19.00 feet to the intersection of the line of said 2.7-acre tract with the line of said 2.7-acre tract conveyed to CMS Land Co., Inc. as recorded under Instrument No. 20150500043 in the Office of the County Clerk of Harris County, Texas;

Thence South 13°22'24" East along a West line of said 2.7-acre tract, at a distance of 169.07 feet pass the North line of said 1.92-acre 2700 NASA Parkway, LP, tract, and continuing for a total distance of 775.35 feet to the

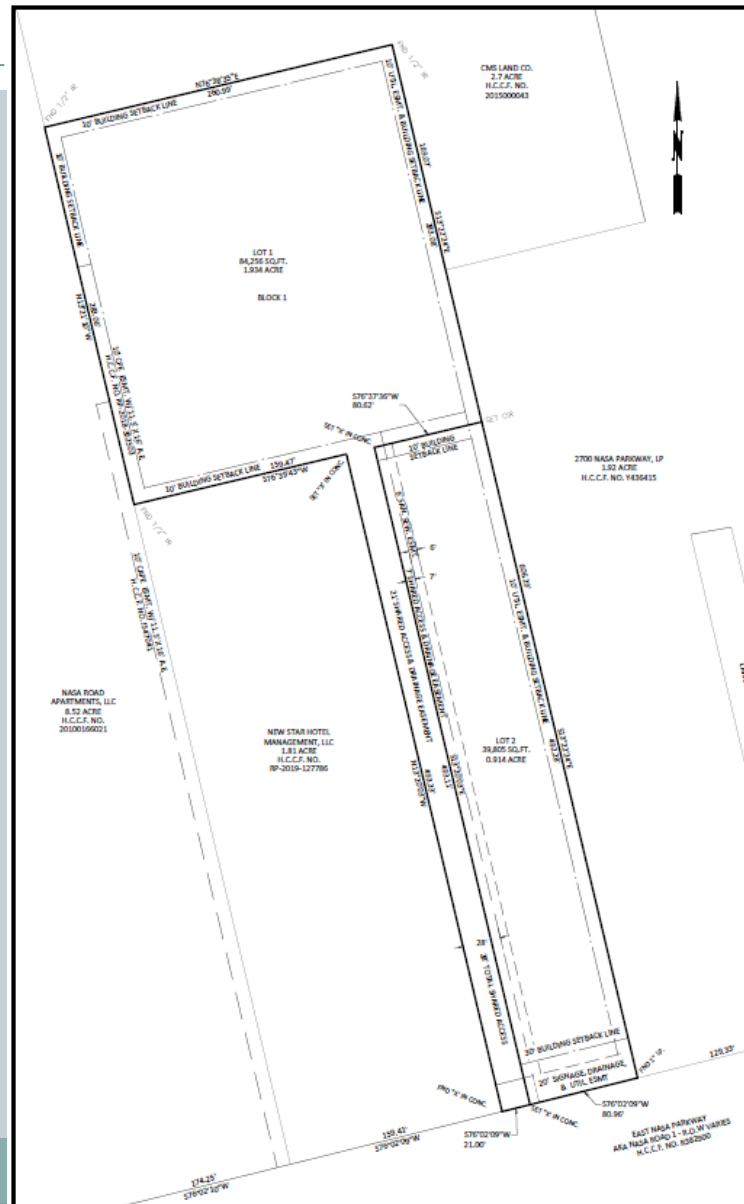
IF RAIL NOT BSL:

1. PER THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) NO. 66022CDE-0, DATED 03-08-2007, THE SUBJECT PROPERTY IS IN FLOOD ZONE "W-51" WITH A B.A.E. OF 1.67.
2. THIS TRACT LIES INTERIORITY WITH THE INCORPORATED LIMITS OF THE CITY OF SANBARDO AND IS CURRENTLY ZONED AS C-2 (MEDIUM-DENSITY COMMERCIAL).
3. THE SUBJECT IS ONE OF THE CITY OF SANBARDO'S COMPREHENSIVE ZONING ORDINANCE, IF THE COMPREHENSIVE ZONING ORDINANCE IS SUBJECT TO ANY AMENDMENT, AND ANY AMENDMENT CONFLICTS WITH THE FLOOD PLAIN, THE MORE STRINGENT REQUIREMENTS SHALL APPLY.
4. THE PROPERTY LIES WITHIN THE LIMITS OF CLEARCREEK INDEPENDENCE SCHOOL DISTRICT.
5. BASES OF MEASURING: GRID NORTH, TEXAS STATE COORDINATE SYSTEM NAD83, TEXAS SOUTH CENTRAL ZONE.

FINAL PLAT OF
NASA PARKWAY HOLIDAY INN EXPRESS
CONTAINING
2 LOTS 1 BLOCK 0 RESERVE,
BEING A SUBDIVISION OF
2.85 ACRES (124,061 SQ. FT.),
LOCATED
IN THE RITSON MORRIS SURVEY, ABSTRACT 52,
CITY OF SEABROOK, HARRIS COUNTY, TEXAS
FEB. 6, 2024
GRAPHIC SCALE



Plat



Staff Recommendation



Staff finds the plat to in compliance with the Code of Ordinances of the City of Seabrook, Chapter 80 "Subdivision", and recommends approval.

Questions?



APPLICANT – Bharat Patel, 2943 Dominique Drive, Galveston, Texas 77551

PROPERTY: 2710 NASA Parkway, Seabrook, Texas 77586
South 493.33 of the 2.85-acre tract of land out of the Ritson Morris Survey A-52, H.C.C.F. No. 20090025004 Harris County, Texas.

HEARING ON JANUARY 22, 2024, BEFORE SEABROOK BOARD OF ADJUSTMENT

VARIANCE REQUEST: Request for a variance to the Seabrook Code of Ordinances, Appendix A. “Comprehensive Zoning”, Article 3 “Establishment of Zoning Districts and Associated Regulations”, Section 3.07 “C-2 Medium Commercial District”, Subsection 3.07.04 “Area Regulations”, F. “Lot Width”: Each lot shall have a minimum width of not less than 80 feet at the front building line.

VARIANCE FINDINGS PURSUANT TO SECTION 11.04.02 – the issuance of a variance may not be granted unless the board shall determine that all of the following criteria have been met:

A. That special conditions and circumstances exist which are peculiar to the land, structure or building involved which are not applicable to other lands, structures or buildings in the same district.

Applicant’s Answer: The already in place shape of the lot which is narrow in the front and extends as you move towards the back creates the need to share a driveway. It also creates the need for the front of lot width variance in order to develop the tract. Without this variance, further development is not possible.

We find accordingly

Ayes: Sue Thomey, Edelmiro Muniz, Terry Moore, Glen Halbison

Nays: None

Abstain: None

B. That literal interpretation of the provisions of this ordinance would deprive the applicant of rights commonly enjoyed by other property owners in the same district under the terms of this ordinance.

Applicant’s Answer: Without approval of this front lot width variance, development of the land is not possible. The shape of the lot is already in place and requires a shared driveway for common use.

We find accordingly.

Ayes: Sue Thomey, Edelmiro Muniz, Terry Moore, Glen Halbison

Nays: None

Abstain: None

C. That the special conditions and circumstances do not result from the actions of the applicant.

Applicant's Answer: No, it's an already in place situation. Both adjacent existing hotel developments created the already in place shape of the lot.

We find accordingly.

Ayes: Sue Thomey, Edelmiro Muniz, Terry Moore, Glen Halbison

Nays: None

Abstain: None

D. That granting the variance requested will not confer on the applicant any special privilege that is denied by this ordinance to other lands, structures, or buildings in the same district.

Applicant's Answer: The flag shape of the lot which is created by adjacent hotel developments requires use of the same driveway as the hotel behind it. No other land, structures, or buildings are affected by approving a variance for this tract of land. It in fact allows development of the land.

We find accordingly.

Ayes: Sue Thomey, Edelmiro Muniz, Terry Moore, Glen Halbison

Nays: None

Abstain: None

E. That a literal enforcement of the provisions of this ordinance would result in unnecessary hardship.

Applicant's Answer: If a variance isn't granted, we cannot subdivide and further develop this tract of land.

We find accordingly, for the reasons expressed herein:

Ayes: Sue Thomey, Edelmiro Muniz, Terry Moore, Glen Halbison

Nays: None

Abstain: None

VARIANCE APPROVED ✓ DENIED □

Conditions: Lot A driveway has to grant access into Lot B.

This variance, as determined above, was APPROVED ✓ DENIED □ by a concurrence vote of at least four members of the Seabrook Board of Adjustment on this the 22th day of January, 2024, as certified by the signature of the Chairman, below, and is not valid without original signature. Upon signature by the Chairman/Acting Chairman, this document shall constitute the Final Decision of the Seabrook Board of Adjustment and shall be filed in the Boards Office/City Secretary's office on this date for public record.



Sue Thomey, Chairman
Board of Adjustment



Attest:



Kiarra Bellow
Board Secretary/Office of the City Secretary

ACKNOWLEDGEMENT OF RECEIPT

I hereby acknowledge that the above Decision of Variance Findings are being filed with the Board of Adjustment Office/City Secretary on the above referenced date and I was provided a true and correct copy of this Decision on **January 22, 2024**.



Applicant Signature

Title	Official Variance Findings Form
File name	Variance Findings... NASA Parkway.pdf
Document ID	6b7be171b80be5e6793e14ad8303f062a26bc9d0
Audit trail date format	MM / DD / YYYY
Status	● Signed

Document History



01 / 23 / 2024
15:26:37 UTC

Sent for signature to Sue Thomey (sue.thomey@uth.tmc.edu), Kiarra Bellow (kbellow@seabrooktx.gov) and Bharat Patel (bobpatel55@gmail.com) from amorales@seabrooktx.gov
IP: 165.254.153.10



01 / 23 / 2024
15:31:00 UTC

Viewed by Sue Thomey (sue.thomey@uth.tmc.edu)
IP: 139.52.157.40



01 / 23 / 2024
15:32:11 UTC

Signed by Sue Thomey (sue.thomey@uth.tmc.edu)
IP: 139.52.157.40



01 / 23 / 2024
15:32:25 UTC

Viewed by Kiarra Bellow (kbellow@seabrooktx.gov)
IP: 165.254.153.10



01 / 23 / 2024
15:33:18 UTC

Signed by Kiarra Bellow (kbellow@seabrooktx.gov)
IP: 165.254.153.10

Title	Official Variance Findings Form
File name	Variance Findings... NASA Parkway.pdf
Document ID	6b7be171b80be5e6793e14ad8303f062a26bc9d0
Audit trail date format	MM / DD / YYYY
Status	● Signed

Document History



01 / 23 / 2024
15:35:19 UTC

Viewed by Bharat Patel (bobpatel55@gmail.com)
IP: 104.28.50.191



01 / 23 / 2024
15:36:56 UTC

Signed by Bharat Patel (bobpatel55@gmail.com)
IP: 104.28.50.191



01 / 23 / 2024
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The document has been completed.

The Seabrook Planning and Zoning Commission met in regular session on Thursday, February 15, 2024 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 PICHA	VICE - CHAIR
SCOTT REYNOLDS	MEMBER
ROSEBUD CARADEC	MEMBER
GUY RODGERS	MEMBER
RHONDA THOMPSON (excused)	MEMBER
ED KLEIN	MEMBER
SEAN LANDIS	DIRECTOR OF COMMUNITY DEVELOPMENT
KIARRA BELLOW	ADMINISTRATIVE COORDINATOR

1.0 PUBLIC COMMENTS AND ANNOUNCEMENTS

None

2.0 SPECIFIC PUBLIC HEARINGS

Gary Renola opened the public hearing at 6:02 p.m.

2.1 Conduct a public hearing on a request to amend the Seabrook City Code, Appendix A, "Comprehensive Zoning", Article 3, "Establishment of Zoning Districts and Associated Regulations", Section 3.02 "R-LD Low Density Single-Family Residential District", Section 3.03 "R-1 Single-Family Detached Residential District, Section 3.04 "R-2 Single-Family Detached Residential District (Small Lots)", Section. 3.05 "R-3 Medium Density Residential District", Section 3.06 "C-1 Light Commercial District", Section 3.07 "C-2 Medium Commercial District", Section 3.08 "C-3 Heavy Commercial District", Section 3.09 "SH 146 South Commercial District (146-S)", Section 3.10 "WAD Waterfront Activity District", Section 3.11 "MMU Marine Oriented Mixed-Use District", Section 3.12 "OS Old Seabrook District", Section 3.13 "MH Mobile Home-Manufactured Housing District", Section 3.14 "LI Light Industrial District", and Section 3.16 "SH 146 Main Commercial District (146-M)", by modifying the "Supplementary Regulations", to include, the addition of tents and lean-to as prohibited temporary structures to be used for on-site dwelling purposes.

No Public Comments

Gary Renola closed the public hearing at 6:02 p.m.

3.0 NEW BUSINESS

3.1 Conduct a public hearing on a request to amend the Seabrook City Code, Appendix A, "Comprehensive Zoning", Article 3, "Establishment of Zoning Districts and Associated Regulations", Section 3.02 "R-LD Low Density Single-Family Residential District", Section 3.03 "R-1 Single-Family Detached Residential District, Section 3.04 "R-2 Single-Family Detached Residential District

(Small Lots)", Section. 3.05 "R-3 Medium Density Residential District", Section 3.06 "C-1 Light Commercial District", Section 3.07 "C-2 Medium Commercial District", Section 3.08 "C-3 Heavy Commercial District", Section 3.09 "SH 146 South Commercial District (146-S)", Section 3.10 "WAD Waterfront Activity District", Section 3.11 "MMU Marine Oriented Mixed-Use District", Section 3.12 "OS Old Seabrook District", Section 3.13 "MH Mobile Home-Manufactured Housing District", Section 3.14 "LI Light Industrial District", and Section 3.16 "SH 146 Main Commercial District (146-M)", by modifying the "Supplementary Regulations", to include, the addition of tents and lean-to as prohibited temporary structures to be used for on-site dwelling purposes.

Motion made by ED Klien and seconded by ED Klein

To approve with an amendment to make the work "Lean-to" plural.

Sean Landis presentation:

Supplementary regulations:

- A. Temporary structures for uses incidental to construction work on the premises which are removed upon completion or abandonment of construction work are allowed upon permit from the building official.*
- B. No temporary structures, including tents, lean-to, recreational vehicles, construction trailers or travel trailers may be used for on-site dwelling purposes.*
- C. Eaves shall be permitted to encroach no more than 18 inches upon any setback.*

MOTION CARRIED BY UNANIMOUS CONSENT

4.0 ROUTINE BUSINESS

4.1 Approve the minutes from the December 21, 2023 Regular P&Z meeting.

Motion made by Ed Klein and seconded by Guy Rodgers.

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 on upcoming items that will be considered by City Council on February, 20, 2024.

4.3 Establish future agenda items and meeting dates.

- *Next regular meeting: March, 21, 2024*

Motion was made by Rosebud Caradec and seconded by Ed Klein.

To adjourn the February 15, 2024 Planning & Zoning meeting.

MOTION CARRIED BY UNANIMOUS CONSENT

Having no further business, the meeting adjourned at 6:14 PM.

APPROVED THIS ____ DAY OF _____, 2024.

Gary T. Renola, Chairman

Kiarra Bellow, Administrative Assistant

The City Council of the City of Seabrook and the Seabrook Planning & Zoning Commission met in special joint session on Thursday, December 16, 2021 at 6:00 p.m. in Seabrook City Hall, 1700 First Street, Seabrook, Texas to discuss, consider and if appropriate, take action on the items listed below.

THOSE PRESENT WERE:

CITY COUNCIL

THOM KOLUPSKI

ED KLEIN

ROB HEFNER

JEFF LARSON - ex. abs.

MIKE GIANGROSS

BUDDY HAMMANN

JOE MACHOL

MAYOR

COUNCIL PLACE NO. 1

COUNCIL PLACE NO. 2

COUNCIL PLACE NO. 3

COUNCIL PLACE NO. 4

MAYOR PRO TEM

COUNCIL PLACE NO. 5

COUNCIL PLACE NO. 6

PLANNING & ZONING

GARY RENOLA

ROSEBUD CARADEC – ex. abs.

GREG AGUILAR

GUY RODGERS

RHONDA THOMPSON

DARRELL PICHA

SCOTT REYNOLDS

CHAIR

VICE CHAIR

COMMISSIONER

COMMISSIONER

COMMISSIONER

COMMISSIONER

COMMISSIONER

GAYLE COOK

SEAN LANDIS

STEVE WEATHERED

ROBIN LENIO

CITY MANAGER

DEPUTY CITY MANAGER

CITY ATTORNEY

CITY SECRETARY

Mayor Kolupski and Planning & Zoning Commission Chair, Gary Renola, called the meeting to order at 6:00 p.m. and established a quorum of both bodies. Mayor Kolupski led the audience in the United States and Texas Pledges of Allegiance.

1. PUBLIC COMMENTS AND ANNOUNCEMENTS - NONE

2. JOINT PUBLIC HEARING

2.1 Conduct a Joint Public Hearing on a Request for approval of a Preliminary Planned Unit Development (Preliminary PUD) to create a Warehouse Complex comprising of approximately 1,500,000 square feet of warehouse space located on approximately 122.8 acres tract of land. *Sean Landis, Deputy City Manager*

Applicant: Transwestern Ventures, 1900 West Loop South, Suite 1300, Houston, Texas 77027.

46 **Owner:** Seabrook Assets, LLC & Liberty Lake, LLC 1254 Ripple Creek Drive, Houston,
47 Texas 77057.

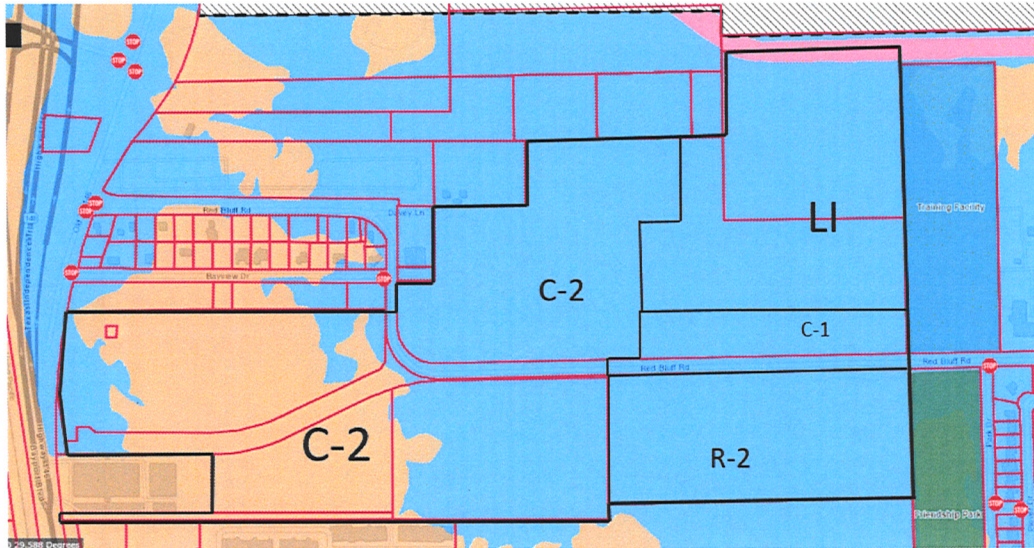
48 **Legal Description:**
49 BEING 119.8223 ACRES OF LAND SITUATED IN THE RITSON MORRIS SURVEY,
50 ABSTRACT 52, HARRIS COUNTY, TEXAS AND BEING COMPRISED OF THE
51 FOLLOWING TRACTS OF LAND:

52 **TRACT 1:**
53 PART OF RESERVE A AND ALL OF RESERVE B, BAYVIEW COMMERCIAL
54 SUBDIVISION OF ONE BLOCK, A SUBDIVISION IN HARRIS COUNTY, TEXAS,
55 ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN FILM CODE NO. 645115,
56 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS; AND

57 **TRACT 2:**
58 A TRACT OF LAND CONTAINING 18.569 ACRES BEING OUT OF A PORTION OF A
59 CALLED 53.878 ACRE TRACT AS RECORDED IN HARRIS COUNTY CLERK'S FILE NO.
60 20090310096, AND BEING LOCATED IN THE RITSON MORRIS SURVEY ABSTRACT NO.
61 52, HARRIS COUNTY, TEXAS; AND

62 **TRACT 3:**
63 FIELD NOTES OF A 45.6371 ACRE TRACT OF LAND SITUATED IN THE RITSON
64 MORRIS SURVEY, ABSTRACT 52, HARRIS COUNTY, TEXAS AND BEING ALL OF
65 THOSE CERTAIN TRACTS NO. ONE (CALLED 45.925 ACRES), TRACT NO. TWO
66 (CALLED 0.90 OF AN ACRE) AND TRACT NO. THREE (CALLED 0.9311 OF AN ACRES
67 AND BEING THE SAME LAND AS TRACT NO. TWO), CONVEYED BY CRAIG C.
68 LAZZARI TO TRUST ME, INC. BY DEED DATED JANUARY 2, 1996 AND RECORDED
69 UNDER COUNTY CLERK'S FILE #R732953 OF THE OFFICIAL PUBLIC RECORDS OF
70 REAL PROPERTY OF HARRIS COUNTY, TEXAS; SAVE & EXCEPT THAT CERTAIN
71 0.1878 OF AN ACRE (PARCEL 98) CONVEYED BY TRUST ME, INC. TO THE STATE OF
72 TEXAS BY DEED DATED SEPTEMBER 6, 2017 AND RECORDED UNDER COUNTY
73 CLERK'S FILE #RP-2017-552632 OF THE OFFICIAL PUBLIC RECORDS OF REAL
74 PROPERTY OF HARRIS COUNTY, TEXAS AND SAVE AND EXCEPT THAT CERTAIN
75 0.058 OF AN ACRE (TRACT I) CONVEYED BY TRUST ME, INC. TO THE CITY OF
76 SEABROOK BY DEED DATED FEBRUARY 26, 2007 AND RECORDED UNDER COUNTY
77 CLERK'S FILE #20070268941 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY
78 OF HARRIS COUNTY, TEXAS. SAID TRACT NO. ONE (CALLED 45.925 ACRES)
79 INCLUDES ALL OF LOTS 11-15, INCLUSIVE, AND ALL OF LOTS 45-51, INCLUSIVE, OF
80 BAYSHORE ACRES AS RECORDED IN VOLUME 998 AT PAGE 292 OF THE DEED
81 RECORDS OF HARRIS COUNTY, TEXAS. SAID LOTS BEING PART OF THAT CERTAIN
82 TRACT 2 CONVEYED BY CRAIG C. LAZZARI TO SEABROOK ASSETS LLC BY DEED
83 DATED NOVEMBER 14, 2012 AND RECORDED UNDER COUNTY CLERK'S FILE
84 #20120539574 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF HARRIS
85 COUNTY, TEXAS. SAID TRACT NO. ONE (CALLED 45.925 ACRES) INCLUDED 0.6322
86 OF AN ACRE OUT OF THAT CERTAIN 1.150 ACRES BEING TRACT 3 IN SAID DEED
87 FROM LAZZARI RECORDED UNDER FILE #20120539574 OF THE OFFICIAL PUBLIC
88 RECORDS OF REAL PROPERTY OF HARRIS COUNTY, TEXAS.

91 **Location:**



92
93
94
95 Sean Landis, Deputy City Manager, presented the information

96
97 James Duncan, Fred Knapp, and Jeff Paiton, Transwestern, gave a presentation for

98
99 Mary Hoepner, Steve Eckhardt, Susan Pierce, Debra DeLuca, Ron Ahlhorn, Katherine
100 Cucco, Leslie Murphey, Kevin Lilly, Terry Moore, Duane Moody, Kathy Morgan, Christina
101 Huches, Ann Wacker, Tim Cowart, Matt Lucas, Christina Lucas, Dena May, Kelly Bowman,
102 Carlos Nerey, Karen Boatwright, Derrick Martin, Richard Green, Linda Reyna, Kelsey Fennell,
103 Quintana, Derek Wilson, Katrina McGuire, Ralls Lee, Amanda Vermillion, and Ed Kooney all
104 spoke in opposition to the preliminary PUD and expressed concerns regarding air pollution; traffic;
105 heavy haul trucks; flooding; value to the City; zoned for residential; requirement to upgrade City
106 services like police, fire, ems; hazardous material storage; access; other uses that are more in line
107 with Seabrook's natural and small town environment; property values; emergency equipment and
108 evacuation notices; crime; wild life; view of warehouses instead of greenspace; noise pollution;
109 community input; consistency with Comprehensive Master Plan; and quality of life

110
111 **3. PLANNING & ZONING ONLY - SPECIFIC PUBLIC HEARING**

112
113 **3.1** Conduct a Public Hearing on a request for the Old Seabrook Village, Section C, Preliminary
114 Plat. Sean Landis, Deputy City Manager

115
116 **Applicant:** Mark Caldwell, OSV Development, LLC. 2510 De Four Trace, Seabrook, TX
117 77586

118 **Owner:** OSV Development LLC. 2510 De Four Trace, Seabrook, TX 77586

119 **Purpose:** The applicant is requesting to subdivide the property into 36 Residential Lots, 3
120 Blocks and 6 Reserves

Legal Description: All of that certain 4.43 acres (192,867 square feet) tract or parcal of land being out of and a part of the RITSON MORRIS SURVEY, Abstract Number 52, Harris County, Texas, and out of and a part of Lots One (1) - Seven (7), Inclusive, Block One (1) and Lots One (1) - Seven (7), Inclusive, Block Two (2) of BAYBROOK SUBDIVISION, SECTION 1, a Subdivision in Harris County, Texas, according to the map or plat thereof recorded in Volume 87, Page 32 of the Map of Records of Harris County, Texas, (H.C.M.R.); said 4.43 acres tract being out of a part of Tract II and Tract III described in that certain Special Warranty Deed from Oslic Texas III, LP, to OS Village LL C recorded under Clerk's File number 20130033751 in the Official Public Records of Harris County

Location: This property is located immediately east of North Meyer, south of Brookwood and north of 1st Street.

Chair Renola opened the Public Hearing.

Mr. Landis gave the presentation in Attachment C.

Having no speakers come forward, Chair Renola closed the Public Hearing.

4. ***NEW BUSINESS***

PLANNING & ZONING ONLY

4.1 Consider and take all appropriate action on a request for the Old Seabrook Village, Section C, Preliminary Plat. *Sean Landis, Deputy City Manager*

Motion was made by Commissioner Picha and seconded by Commissioner Thompson to approve the Preliminary Plat for Old Seabrook Village, Section C.

MOTION CARRIED BY UNANIMOUS CONSENT

4.2 Consider and take all appropriate action on a request for approval of a Preliminary Planned Unit Development (Preliminary PUD) to create a Warehouse space located on approximately 122.8 acres tract of land. *Sean Landis, Deputy City Manager*

Scott Reynolds stated that he cannot approve without a thorough understanding of the concerns about traffic, public safety, etc. that were voiced by the many speakers tonight.

Rhonda Thompson stated that this project does not fit the current zoning and the City's Comprehensive Master Plan should be taken into consideration on any activity the Planning & Zoning Commission considers for approval. Because of traffic and flooding issues, I am not in favor of approval.

Guy Rodgers stated that it might not be a good time for the City for this project, even with the \$3.1 million in increased tax revenue. Only \$720,000 of the new revenue will go to the City and without a population increase, how much of the taxes will come back?

Greg Aguilar stated that a change in zoning needs to be a value to the City.

Darrell Picha stated that the City has spent a lot of time and money on the SH 146 expansion project and something in the middle would mess up the highway project progress. Even though the PUD is beautiful, it has no value at this time.

Chair Renola stated that there have been 23 unique concerns from speakers tonight and those speakers need to know that they were heard. In addition, the egress to the north would have to be put in place as a condition of approval of this preliminary PUD. This PUD is specifically not consistent with the Comprehensive Master Plan.

Motion was made by Commissioner Picha and seconded by Commissioner Aguilar to deny the approval of the Preliminary Planned Unit Development (Preliminary PUD) to create a Warehouse space located on approximately 122,8 acres tract of land.

MOTION CARRIED BY UNANIMOUS CONSENT

Upon motion duly made and seconded, Chair Renola adjourned the Planning & Zoning meeting at 8:42 p.m.

CITY COUNCIL ONLY

4.3 Consider and take all appropriate action on a Joint Participation Interlocal Agreement between the City of Seabrook and Harris County for engineering and construction of a sidewalk from State Highway 146 to N. Meyer Ave. along E. Meyer Ave. *Brian Craig, City Engineer and Assistant Director of Public Works*

Motion was made by Mayor Pro Tem Hammann and seconded by Councilmember Klein to approve a Joint Participation Interlocal Agreement between the City of Seabrook and Harris County for engineering and construction of a sidewalk from State Highway 146 to N. Meyer Ave. along E. Meyer Ave.

MOTION CARRIED BY UNANIMOUS CONSENT

4.4 Consider and take all appropriate action on a Preliminary Planned Unit Development (PUD) for North District PUD, generally located along Red Bluff Road, east of Old Highway 146, and west of Park Drive. *Sean Landis, Deputy City Manager*

Joe Machol stated that he likes Transwestern and hopes that they stay around to create something that people want to see in Seabrook.

Mike Giangrosso stated that the residents have spoken and the warehouse PUD is not a good fit for the City right now. Maybe we can take a look once the 146 project is completed.

Traffic is crazy and getting worse and we don't want additional traffic issues for our City right now.

Mayor Pro Tem Hammann stated that this land will be developed, but there are far too many unanswered questions for this project and the citizens have good concerns and need to be informed. There are other projects that can go there by right.

Rob Hefner stated that Red Bluff is going to be a problem, no matter what kind of traffic; however, I have been looking for a way to support this project and I can't get there. There are other project by right in that zoning district. Drainage is a problem.

Ed Klein stated that having to require trucks to make a u-turn at Repsdorph is a deal breaker. The Council's job is to do what's best for the City and the residents and all of the speakers tonight are against this project, so I can't vote for it. Other businesses there would be great.

Mayor Kolupski stated that at first he was excited about the project. It is a beautiful design and well thought out. My biggest concern is what is the alternative? Any commercial development will cause problems on Red Bluff. I'm for the project because I'm afraid of the consequences of what will come instead of this project, but I see that this project is not going to pass.

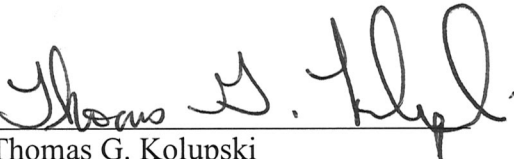
Motion was made by Mayor Pro Tem Hammann and seconded by Councilmember Machol to deny the approve of a Preliminary Planned Unit Development (PUD) for North District PUD, generally located along Red Bluff Road, east of Old Highway 146, and west of Park Drive.

MOTION CARRIED BY UNANIMOUS CONSENT

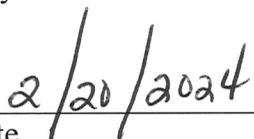
Upon motion duly made and seconded, Mayor Kolupski adjourned the meeting at 8:53 p.m.

CITY COUNCIL

PLANNING & ZONING COMMISSION


Thomas G. Kolupski
Mayor

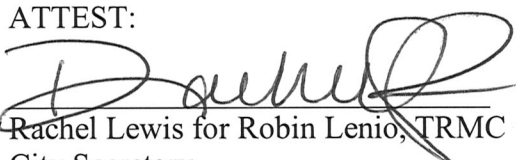
Gary Renola
Chair


Date

Date

ATTEST:

ATTEST:


Rachel Lewis for Robin Lenio, TRMC
City Secretary

Kiarra Bellow for Pat Patel
City Adm Asst

PLANNING & ZONING COMMISSION
ITEMS TO CITY COUNCIL - 2024

DATE SENT	DESCRIPTION	Status
9/21/23	Consider and take all appropriate action on a request for amendments to the Edge at Seabrook Town Center Planned Unit Development (PUD).	TABLED THE ITEM
12/21/24	Consider and take all appropriate action on a request for approval of a Preliminary Planned Unit Development (PUD), to create, "5815 Old Hwy 146 Monroe Quiet Warehousing Project", comprising of two 23,980 square feet tilt wall constructed warehouses located on a 3.695-acre tract of land.	PASSED
12/21/24	Consider and take all appropriate action on a request to amend the Code of Ordinances of the City of Seabrook, Appendix A, "Comprehensive Zoning", Article 4, "Special Use Regulation", by creating a new Section 4.27 entitled "Portable On-Demand Storage Container to establish associated regulations.	PASSED
12/21/24	Consider and take all appropriate action on a request to amend the Seabrook City Code of Ordinance by revising Chapter 18 "Building and Building Regulations", more specifically, Section 18-121 "Building Code-Adoption", Section 18-122 "Same-Amendments", Subsection Ten (10) "Windstorm Standard"; and Section 18-123 "One-Family and Two Family Dwelling Code-Adopted", Section 18-124 "Same-Amendments", Subsection Six (6) "Windspeed", by modifying, the wind design standard from 155 miles per hour (Ultimate Design Wind Speed), to 150 miles per hour (Ultimate Design Wind Speed).	PASSED
12/21/24	Consider and take all appropriate action on a request to amend the Seabrook City Code, Appendix A, "Comprehensive Zoning", Article 3, "Establishment of Zoning Districts and Associated Regulations", Section 3.02 "R-LD Low Density Single-Family Residential District", Section 3.03 "R-1 Single-Family Detached Residential District, Section 3.04 "R-2 Single-Family Detached Residential District (Small Lots)", and Section. 3.05 "R-3 Medium Density Residential District", by creating a new Section titled "Outside Storage", establishing regulations concerning the outside placement of an item within the front yard of a residential use for a period more than seventy-two (72) hours during a twelve-month period.	PASSED
2/15/24	Consider and take all appropriate action on a request to amend the Seabrook City Code, Appendix A, "Comprehensive Zoning", Article 3, "Establishment of Zoning Districts and Associated Regulations", Section 3.02 "R-LD Low Density Single-Family Residential District", Section 3.03 "R-1 Single-Family Detached Residential District, Section 3.04 "R-2 Single-Family Detached Residential District (Small Lots)", Section. 3.05 "R-3 Medium Density Residential District", Section 3.06 "C-1 Light Commercial District", Section 3.07 "C-2 Medium Commercial District", Section 3.08 "C-3 Heavy Commercial District", Section 3.09 "SH 146 South Commercial District (146-S)", Section 3.10 "WAD Waterfront Activity District", Section 3.11 "MMU Marine Oriented Mixed-Use District", Section 3.12 "OS Old Seabrook District", Section 3.13 "MH Mobile Home-Manufactured Housing District", Section 3.14 "LI Light Industrial District", and Section 3.16 "SH 146 Main Commercial District (146-M)", by modifying the "Supplementary Regulations", to include, the addition of tents and lean-to as prohibited temporary structures to be used for on-site dwelling purposes.	PENDING