

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 HEARINGS

- 1. 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.

- 2. 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.

- 3. 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.

4. 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.

5. 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.

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