



**PLANNING AND ZONING COMMISSION
NOTICE OF REGULAR MEETING
THURSDAY, APRIL 21, 2022 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, APRIL 21, 2022 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 the Partial Re-plat of Lots 5,8, and 9, Block 22 Morristown.

Purpose of the Re-plat: To create one single family lot.

Applicant: Ruth Levine, 15607 Lake Lodge Drive, Houston, TX 77062-4700

Owner: Ruth Levine and Joseph Wallack, 15607 Lake Lodge Drive, Houston, TX 77062-4700

Legal Description: A subdivision being all of lots five (5), eight (8), and nine (9), Block twenty-two (22) of Morristown, a subdivision in Harris County, Texas according to the map or plat recorded volume 1, page 34, of the map records of Harris County, Texas.

Location: This property is located immediately west of Todville Road, south of Ballentine Street, and north of Porter Street.

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

2.2 Conduct a Public Hearing on a request for a Replat of Lot 8 situated in the Ritson Morris Survey, Abstract No. 52, Harris County, TX.

Purpose of the Replat: To create 4 Lots, 1 Block, and 1 Reserve

Applicant: Hind Saad, 13501 Katy Freeway, Ste. 3180, Houston, TX 77079

Owner: Starship Conroe, 925 Marina Bay Drive, Kemah, TX 77565

Legal Description: A tract or parcel containing 6.008 acres or 261,713 square feet of land, situated in the Ritson Morris Survey, Abstract No. 52, Harris County, Texas, out of and a part of Lot 8 of the Savings and Loan Company Subdivision map or plat thereof recorded in Volume 3, Page 71 of the Map Records of Harris County, Texas. Being all of a called 6.008-acre tract (called Tract 1) as described in special Warranty Deed to Ship Conroe, L.P., as recorded in Harris County Clerks' File No. 20150373127.

Location: This property is located south of Repsdorff Road, north of Vermillion Drive, and west of Acadiana Lane.

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

2.3 Conduct a Public Hearing on a request for a Replat of Lot 7 situated in the Ritson Morris Survey, Abstract No. 52, Harris County, TX.

Purpose of the Replat: To create 4 Lots, 1 Block, and 1 Reserve

Applicant: Hind Saad, 13501 Katy Freeway, Ste. 3180, Houston, TX 77079

Owner: Starship Conroe, 925 Marina Bay Drive, Kemah, TX 77565

Legal Description: A tract or parcel containing 7.597 acres or 330,939 square feet of land, situated in the Ritson Morris Survey, Abstract No. 52, Harris County, Texas, out of and a part of Lot 7 of the Savings and Loan Company Subdivision map or plat thereof recorded in Volume 3, Page 71 of the Map Records of Harris County, Texas. Being all of a called 7.5973-acre tract (called Tract 1) as described in special Warranty Deed to Ship Conroe, L.P., as recorded in Harris County Clerks' File No. 20150373127, said 7.597-acre tract of land.

Location: This property is located immediately west of Repsdorff Road adjacent to the Seabrook Traffic Circle.

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

2.4 Conduct a Public Hearing on a request for a Conditional Use Permit to establish an "Axe Throwing Venue" at 1002 N. Meyer Avenue Suite A., as per the Seabrook City Code, Appendix A, Comprehensive Zoning, Article 4, "Special Use Regulations," Section 4.11, "Conditional use permit criteria and procedures".

ATTACHMENT 4: [Agenda Briefing and Request](#) [Presentation](#)

3.0 NEW BUSINESS

- 3.1 Consider and take all appropriate action on a request for the Partial Re-plat of Lots 5, 8, and 9, Block 22 Morrystown.
 - 3.2 Consider and take all appropriate action on a request for a Replat of Lot 8 situated in the Ritson Morris Survey, Abstract No. 52, Harris County, TX.
 - 3.3 Consider and take all appropriate action on a request for a Replat of Lot 7 situated in the Ritson Morris Survey, Abstract No. 52, Harris County, TX.
 - 3.4 Consider and take all appropriate action on a request for a Conditional Use Permit to establish an "Axe Throwing Venue" at 1002 N. Meyer Avenue Suite A., as per the Seabrook City Code, Appendix A, Comprehensive Zoning, Article 4, "Special Use Regulations", Section 4.11, "Conditional use permit criteria and procedures".
 - 3.5 Discuss/deliberate the North Planning Area and the properties south of Red Bluff Road; to include, an examination of the existing zoning districts; provide an inventory of available properties for development and/or re-development; identify grandfathered uses and structures; provide information as it relates to drainage; to include, information as it relates to impacts of the adoption of the FEMA Flood Insurance Rate Maps.
 - 3.6 Consider and take all appropriate action on appointing 2 Planning & Zoning Commissioners to attend the Comprehensive Master Plan update meetings in an ex-officio capacity.
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4.0 ROUTINE BUSINESS

- 4.1 Approve the minutes from the March 17th, 2022 Regular P&Z meeting.
ATTACHMENT 5: [March 17, 2022 P&Z minutes](#)
 - 4.2 Approve the minutes from the April 5th, 2022 JOINT meeting.
ATTACHMENT 6: [April 5, 2022 JOINT minutes](#)
 - 4.3 Report from the Director of Planning and Community Development on status update of City projects.
ATTACHMENT 7: [City projects](#)
 - 4.4 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 8: [Directors Report](#)
 - 4.5 Establish future agenda items and meeting dates.
ATTACHMENT 9: [Future Agenda Items & Meeting Dates](#)
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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, April 18, 2022 and that it will remain posted until the meeting has ended.

Pat Patel

Pat Patel,
Administrative Coordinator