

**PUBLIC HEARING NOTICE**  
**SEABROOK PLANNING & ZONING COMMISSION**  
**THURSDAY, APRIL 20, 2023 – 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, APRIL 20, 2023 AT 6:00 P.M.** IN SEABROOK CITY HALL, 1700 FIRST STREET, SEABROOK, TEXAS, TO DISCUSS THE AGENDA ITEMS LISTED BELOW.

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 THIS REQUEST 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) 291-5705 IF YOU HAVE QUESTIONS.

**SPECIFIC PUBLIC HEARINGS**

1. **Request to change the zoning classification of land described below from the current classification of R-1 “Single-Family Detached Residential District” to C-1 “Light Commercial District”.**

**Owner/Applicant:** Thomas G. Binig

**Legal Description:** 2817 Sams Drive, Seabrook, TX 77586. Lot Three (3), of Red Oak Replat, a Subdivision in Harris County, Texas, according to the Map or Plat thereof recorded in Instrument No. 20110381323 of the Map of Records in the Office of the County Clerk of Harris County, Texas.

**Location:** This property is addressed 2817 Sams Drive, Seabrook, TX 77586, which is located immediately north of Red Bluff Road, and west of Sams Drive.

2. **Request for approval of a Preliminary Planned Unit Development (Preliminary PUD) to create “Seabrook Village Cottages” a residential development comprising of 160 single-family detached dwelling units, consisting of three individual residential unit types resembling traditional single-family detached homes that will be developed on one single reserve, each lot will not be individually platted, individual units will not be for sale and will only be available for lease, the project will be developed on approximately 27.885 acres tract of land.**

**Applicant:** Rosie Kaetzer, Kimley-Horn, 11700 Katy Freeway Suite 800, Houston, TX 77008

**Owner:** Robert Swearingin, 5351 W. Winding Desert Drive, Marana, Arizona 85658  
Sandford Collins, 23 W. Pipers Green Street, Spring, TX 77382

**Legal Description:**

BEING a 27.885 acre (1,214,676 square foot) tract of land situated in the Ritson Morris Survey, Abstract No. 52, City of Seabrook, Harris County, Texas, and being all of the called 17.9804 acre tract of land, all of the 5.01 acre tract of land described as Tract 1, and all of the 5.01 acre tract of land described as Tract 2 in the Deed of Gift to Robert Samuel Swearingin recorded in Document No. K468816 of the Official Public Records of Harris County, Texas, said 17.9804 acre tract of land, 5.01 acre tract of land described as Tract 1, and 5.01 acre tract of land described as Tract 2 being described in the Special Warrant Deed to Robert Samuel Swearingin (undivided 1/3 interest) recorded in Document No. K468817 of said Official Public Records of Harris County, Texas, said 17.9804 acre tract of land, 5.01 acre tract of land described as Tract 1, and 5.01 acre tract of land described as Tract 2 also being described in the Special Warranty Deed to Sandford Burnam Collins (undivided 1/3 interest) recorded in Document No. K468818 of said Official Public Records of Harris County, Texas, said 27.885 acre (1,214,676 square foot) tract of land.

**Location:** This property is located south of Red Bluff Road, north of Lake Mija Court, and west of Park Drive.

**CERTIFICATE**

I certify that this notice was posted on the bulletin board at Seabrook City Hall on Thursday, March 30, 2023 on or before 5:00 p.m. and that it will remain posted until after completion of the hearing.

/s/ Pat Patel  
Administrative Assistant