



**PLANNING AND ZONING COMMISSION
NOTICE OF REGULAR MEETING
THURSDAY, APRIL 20, 2023 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 20, 2023 AT 6:00 PM** AT CITY HALL, 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 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.

ATTACHMENT 1: [Agenda briefing and request](#)

- 2.2 Conduct a public hearing on a 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.

ATTACHMENT 2: [Agenda briefing and request](#)

3.0 NEW BUSINESS

- 3.1** Consider and take all appropriate action on a 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".
- 3.2** Consider and take all appropriate action on a 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.
- 3.3** Discuss/deliberate the creation of zoning district boundaries, along with zoning regulations for the Red Bluff and Office Warehouse Districts.
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4.0 ROUTINE BUSINESS

- 4.1** Approve the minutes from the March 7, 2023 JOINT P&Z meeting.

ATTACHMENT 3: [March 7, 2023 P&Z Minutes](#)

4.2 Approve the minutes from the March 16, 2023 Regular P&Z meeting.

ATTACHMENT 4: [March 16, 2023 P&Z minutes](#)

4.3 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.

ATTACHMENT 5: [Directors Report](#)

4.4 Establish future agenda items and meeting dates.

ATTACHMENT 6: [Future Agenda Items & Meeting Dates](#)

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 17, 2023 and that it will remain posted until the meeting has ended. Pursuant to Texas Government Code Sec. 551.127, on a regular, non-emergency basis, members may attend and participate in the meeting remotely by video conference. Should that occur, a quorum of the members will be physically present at the location noted above on this agenda.

Pat Patel

Pat Patel,
Administrative Coordinator