

PUBLIC HEARING NOTICE
SEABROOK PLANNING & ZONING COMMISSION
THURSDAY, MAY 18, 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, MAY 18, 2023 AT 6:00 P.M.** IN SEABROOK CITY HALL, 1700 FIRST STREET, SEABROOK, TEXAS, 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 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) 291-5705 IF YOU HAVE QUESTIONS.

SPECIFIC PUBLIC HEARINGS

1. Request for approval for the Re-plat of MiraMar Shopping Center

Purpose: To create 3 Reserves for commercial development.

Applicant: Gruller Surveying, LLC, 1244 N. Post Oak, Ste. 200, Houston TX 77055

Owner: Miramar Beltline GP, LLC, 2000 Bayport Blvd., Seabrook, TX 77586

Legal Description: 2000 Bayport Boulevard, **Tract 1:** Being all of Restricted Reserve “A”, Amending Plat Miramar Shopping Center, a subdivision in Harris County, Texas, according to the map or plat thereof recorded in Film Code No. 687320 of the Map Records of Harris County, Texas. **Tract 2:** Being a 0.3135 acre tract of land situated in the Ritson Morris Survey, Abstract No. 52, Harris County, Texas.

Location: This property is located immediately east of Bayport Blvd, south of Hialeah Dive, north of Elmar Lane and west of Bahama Drive.

2. Request for approval for the Replat of Lot 2 Final Plat of Kidd Estates.

Purpose of the Re-plat: To redefine the easement located to the rear of Lot 2

Applicant: Robert Kidd, P.O. Box 353, Seabrook, TX 77586

Owner: Marian P. Kidd, P.O. Box 353, Seabrook, TX 77586

Legal Description: Being all of Lot 2 of Kidd Estates, a subdivision in Harris County, Texas, according to the map or plat thereof, filed for record under Film Code No. 700151 of the Map Records of Harris County, Texas.

Location: This property is located at 1002 5th Street, which is west of Grunewald Avenue, and north of Fifth Street.

3. Request approval for the Minor Plat of Todville on the Bay 2 Lots – 1 Block.

Purpose: To create 2 single family residential lots.

Applicant: Benjamin Jauma, Action Surveying, 10210 Fuqua Street, Houston, Texas 77089

Owner: Andrew J. Rosenberg, 1214 Todville Road, Seabrook, Texas, 77586

Legal Description: Lots One (1), Two (2), Three (3), Nine (9), and Ten (10), in Block Sixteen (16), of Town of Seabrook, a subdivision in Harris County, Texas and the adjoining southwest 80 feet by 50 feet strip of Bath Avenue, according to the map or plat thereof, recorded in Volume 1, Page 50, of the Map Records of Harris County, Texas.

Location: This property is located at 1214 Todville Road, which is east of Todville Road, south of 1st Street and north of 2nd Street.

- 4. Request for a Conditional Use Permit to establish an “Open Air Market” at 1409 Main Street as per the Seabrook City Code, Appendix A, Comprehensive Zoning, Article 4, “Special Use Regulations,” Section 4.11, “Conditional use permit criteria and procedures”.**

Applicant: Sarah Duncan, 1409 Main Street, Seabrook, TX 77586

Owner: Marian P. Kidd, P.O. Box 353, Seabrook, TX 77586

Legal Description: Lots 1 & 2 Block 25 of Seabrook

Location: 1409 Main Street, which is located south of Main Street, and east of E. Meyer Road.

- 5. Request for a Request for approval of a Final Planned Unit Development (Final PUD) to create “Residences at Highland Center Planned Unit Development”; a mixed used development consisting of a not to exceed 180 feet in height, 275 units, Class “A” Multi-Family Apartment Building; and a single story Restaurant Building; and an elevated Parking Garage.**

Owner: Bill Neeson, Highland Resources, Inc., 1001 Fannin, Suite 4775, Houston, TX 77002.

Applicant: Katy Harris, LJA Engineering, 3600 W. Sam Houston Parkway, Suite 600, Houston, TX 77042.

Legal Description:

BEING a 3.091 acre tract of land located in the Ritson Morris Survey, Abstract No. 52, Harris County, Texas, being out of the called 3.18 acre tract conveyed unto PHCG Investments as recorded under Clerk’s File No. P511078 of the Official Public Records of Real Property of Harris County.

Location: This property is located at 3805 and 3813 NASA Road, which is south of NASA Road 1, east of Bayou View Drive, and west of Repsdorph Drive.

CERTIFICATE

I certify that this notice was posted on the bulletin board at Seabrook City Hall on Thursday, April 20, 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