

PUBLIC HEARING NOTICE
SEABROOK PLANNING & ZONING COMMISSION
THURSDAY, OCTOBER 20, 2022 – 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, OCTOBER 20, 2022 AT 6:00 P.M.** IN SEABROOK CITY HALL, 1700 FIRST STREET, SEABROOK, TEXAS 77586, COUNCIL CHAMBERS 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 THIS REQUEST 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 for approval for the Preliminary Plat of Seabrook Town Center Multifamily and Commercial.

A SUBDIVISION OF 19.54 ACRES OF LAND SITUATED IN THE RITSON MORRIS SURVEY, ABSTRACT NO. 52, CITY OF SEABROOK, HARRIS COUNTY, TEXAS AND BEING A REPLAT OF PART OF LOTS 15 THRU 18 OF RUGGLE'S SUBDIVISION, A SUBDIVISION PER PLAT RECORDED UNDER VOLUME 5, PAGE 30 OF THE HARRIS COUNTY MAP RECORDS.

PURPOSE: TO CREATE 1 BLOCK 1 RESERVE

Applicant: Steve Helm, HS Development Group, 25003 Pitkin Road Suite 500, Spring, Texas 77386

Owner: Steve Helm, Seabrook Town Centre Partners LLC, 25003 Pitkin Road Suite 500, Spring, Texas 77386

Legal Description:

Tract 1: A 3.4 196 acre tract of land situated in the Ritson Morris Survey, Abstract 52, Harris County, Texas and being out of and a part of Lots 17 and 18 of Ruggles Subdivision as recorded in Volume 5 at Page 30 of the Map Records of Hams County, Texas. Said tract also being all of that certain 1.7 16 acres conveyed by Red Bluff Development Company to City of Seabrook by Deed dated August 2, 1972 and recorded under County Clerk's File No. D695743 of the Deed Records of Hams County, Texas; all of that certain 0.6887 of an acre conveyed by Red Bluff Development Company to City of Seabrook by Deed dated April 19, 1966 and recorded under County Clerk's File No. C401938 of the Deed Records of Harris County, Texas and all of that certain 1.000 acre tract of land conveyed by Red Bluff Development Company to City of Seabrook by Deed dated December 9, 1967 and recorded under County Clerk's File No. C828387 of the Deed Records of Harris County, Texas.

Tract 2: A 12.1341 acre tract of land situated in the Ritson Morris Survey, Abstract 52, Harris County, Texas and being out of and apart of Lots 15, 16, 17 and 18 of Ruggles Subdivision as recorded in Volume 5 at Page 30 of the Map Records of Harris County, Texas. Said tract also being out of and a part of the residue of that certain 40.92 acre tract of land conveyed by Theodore Dee McCollom, Jr. to Seabrook Venture II by Correction Deed dated March 1, 2000 and recorded under County Clerk's File No. U265 748 of the Official Public Records of Real Property of Harris County, Texas.

Tract 3: Being a tract of land containing three and nine hundred eighty two thousandths (3.982) acres out of and part of the Ritson Morris League, Abstract 52, in Harris County, Texas, and being out of and a part of Tract Two (2) conveyed by Humble Oil and Refining Company to Friendswood Development Company by Deed Dated October 15, 1962.

Location: This property is located north of Repsdorph Road, south of Oak Dale Way, west of State Highway 146, and east of Lakeside Drive.

SPECIFIC PUBLIC HEARING:

2. Request for approval of a Preliminary Planned Unit Development (Preliminary PUD) to create "Seabrook Meadows Preliminary PUD" a sixty four (64) lot residential subdivision.

Owner: Alex Weng, 4622 Riverside Blvd., Missouri City, TX 77459

Applicant: Shannon Barksdale (Gehan Homes), 3815 S. Capital of Texas Hwy # 275, Austin, TX 78704

Legal Description:

A 16.504 acre tract in the Ritson Morris Survey, Abstract No. 52, Harris County, Texas. Said 16.504 acres is all of Tracts I and II as described in a deed to Steady Capital, LLC as recorded in Clerk's File No. 2020146299 in the Harris County Clerk's Office.

Location: This property is located west of Todville Road, south of North Heron Drive, and north of Mystic Village Lane.

SPECIFIC PUBLIC HEARING:

3. Request for approval of a Preliminary Planned Unit Development (Preliminary PUD) to create "Highland Center Mixed Use Development"; a mixed used development consisting of a 13 story, 238 unit, Class A Multifamily Apartment Building; and a single story 5200 square feet Retail/Restaurant Building; and 556 parking spaces.

Owner: PHCG Investments, 642 Yale Street, Houston, TX 77007-2553

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

Legal Description:

Being a tract or parcel of Land containing 3.1069 Acres (35,359 square feet) of land and being Abstract 52 R Morris, Tract 16 and Tract 18.

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.

SPECIFIC PUBLIC HEARING:

4. Request for a Conditional Use Permit to establish a "Music Venue" at 2623 NASA Road 1, as per the Seabrook City Code, Appendix A, Comprehensive Zoning, Article 4, "Special Use Regulations," Section 4.11, "Conditional use permit criteria and procedures,".

AN ORDINANCE AMENDING THE SEABROOK CITY CODE, APPENDIX A, COMPREHENSIVE ZONING, ARTICLE 13, "TEMPORARY AND NONTEXT CHANGES," SECTION 13.03, BY ADDING A NEW PARAGRAPH (30) GRANTING A CONDITIONAL USE PERMIT FOR A "MUSIC VENUE" TO BE LOCATED AT 2623 NASA ROAD 1, WITHIN THE MMU (MARINE ORIENTED MIXED USE) ZONING DISTRICT AND ESTABLISHING ANY APPLICABLE CONDITIONS FOR THE OPERATION OF THE BUSINESS IN ACCORDANCE WITH LAW; PROVIDING A PENALTY IN AN AMOUNT OF NOT TO EXCEED \$2,000.00 FOR VIOLATION OF ANY PROVISIONS HEREOF BY INCLUSION INTO THE CODE; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES INCONSISTENT OR IN CONFLICT HEREWITH; AND PROVIDING FOR SEVERABILITY AND PROVIDING FOR AN EFFECTIVE DATE.

Applicant: Patrick Robinson, 104 Shirleen Drive, Seabrook, TX 77586

Owner: PHICON LLC, 2511 NASA Parkway, Suite 202, Seabrook, TX 77586

Legal Description: A TRACT OR PARCEL OF LAND CONTAINING 2.1092 ACRES (91875 SQUARE FEET) SITUATED IN THE RITSON MORRIS SURVEY, ABSTRACT NO. 52, IN HARRIS COUNTY, TEXAS, BEING THE REMAINDER OF A CERTAIN CALLED 2.1324 ACRE TRACT BEING RECORDED UNDER HARRIS COUNTY CLERK'S FILE NO. (H.C.C.F. NO.) V120759, SAVE AND EXCEPT A CERTAIN CALLED 0.023 ACRE TRACT CONVEYED TO THE STATE OF TEXAS BEING RECORDED IN H.C.C.F. NO. R768322.