

**PUBLIC HEARING NOTICE**  
**SEABROOK PLANNING & ZONING COMMISSION**  
**THURSDAY, FEBRUARY 18, 2021 – 6:00 P.M.**

NOTICE IS HEREBY GIVEN THAT THE PLANNING AND ZONING COMMISSION OF THE CITY OF SEABROOK WILL HOLD A PUBLIC HEARING BY TELECONFERENCE ON THURSDAY, FEBRUARY 18, 2021 AT 6:00 P.M.

DUE TO THE CONTINUED INCREASE IN COVID-19 POSITIVE CASES, THIS PUBLIC HEARING WILL ONLY BE OPEN TO THE PUBLIC VIA REMOTE ACCESS THAT ALLOWS FOR TWO-WAY COMMUNICATIONS FOR THOSE DESIRING TO PARTICIPATE.

MEMBERS OF THE PUBLIC MAY ATTEND AND PARTICIPATE IN THE PUBLIC HEARING BY REGISTERING FOR THE GOTO MEETING USING THIS LINK: <https://global.gotomeeting.com/join/717640045>

MEMBERS OF THE PUBLIC MAY ACCESS THE AGENDA AND ATTACHMENTS ONLINE AT [WWW.SEABROOKTX.GOV/AGENDACENTER](http://WWW.SEABROOKTX.GOV/AGENDACENTER).

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) 291-5600 IF YOU HAVE QUESTIONS.

**SPECIFIC PUBLIC HEARINGS**

- 1. Request for approval for Partial Replat of Lots 13 and 14 of the Replat of Reserve “B” Seascape Section Two.**  
**Applicant/Owner:** Clint Hinz, 4517 Coronado Street, Seabrook, TX 77586  
**Legal Description:** Lots 13 and 14, in Block 1, Seascape Section 2 Partial Replat, according to the map or plat thereof recorded in Film Code No. 440022 of the Map of Records Harris County, Texas.  
**Location:** This property is located immediately south of Red Bluff Road, west of Todville Road and east of Heron Drive.
  
- 2. Request for a Conditional Use Permit to establish a “Gasoline Service Station/Convenience Store” at 1304 Bayport Blvd, Seabrook, TX 77586, as per the Seabrook City Code, Appendix A, Comprehensive Zoning, Article 4, “Special Use Regulations,” Section 4.11, “Conditional use permit criteria and procedures”.**  
**Owner:** 146 Real Estate Investment, LLC, 15406 Driftwood Oak Ct., Houston, TX 77059  
**Applicant:** RNCI LLC, P.O. Box 1624, Magnolia, TX 77753  
**Legal Description:**  
A 0.4386 ACRE TRACT OR PARCEL OF LAND, MORE OR LESS, BEING LOTS 1, 2, AND 3 AND PARTS OF LOTS 4, 5, 6, 7, 8, AND 9, IN BLOCK 4 OF SEABROOK, AND ADDITION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 1, PAGE 50 OF THE MAP AND/OR PLAT RECORDS OF HARRIS COUNTY, TX.  
**Location:** This property is located east of Bayport Blvd., south of First Street, north Second Street and west of Anders Street.
  
- 3. Request for approval of the Final Plat of Seargent Lake Homes, a 0.7776 Acre Subdivision in the Ritson Morris Survey, Abstract No. 52 City of Seabrook, Harris County, Texas. The purpose of this Plat is to create 4 Residential Lots.**  
**Applicant:** Matthew Sigmon, 6935 Overlook Hill Lane, Sugar Land, TX 77479  
**Owner:** Amna Rashid, 311 Newport Blvd., League City, TX 77573  
**Legal Description:**

A 0.7776 Acre Tract of land located in the Ritson Morris Survey, Abstract 52, and being a portion of Lots 14, 15, 16, 17, 18, and 19 of the Henry Ledtje, Subdivision, as recorded in Volume 259, Page 85 of the Harris County Deed Records.

**Location:** This property is located south of NASA Road One, east of Elam Street, and north of Seargent Street.

**4.** Request for an amendment to Appendix A, “Comprehensive Zoning,” Article 3. “Establishment of Zoning Districts and Associated Regulations.” by modifying Sections 3.03.13, 3.04.11, 3.05.11, 3.06.13, 3.07.13, 3.08.13, 3.09.12, 3.10.13, 3.11.10, 3.12.03 (H), and 3.13.13 all Titled “Supplementary Regulations”, by creating a prohibition against the use of “Hazardous Materials” as a construction method of a fence; to include, but not limited to the prohibition of Barbed Wire, Concertina Wire, Razor Wire, Electrically Charged Wire, and the use of Glass or other Sharp Objects.