



**PLANNING AND ZONING COMMISSION
NOTICE OF REGULAR MEETING
THURSDAY, OCTOBER 20, 2022 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, OCTOBER 20, 2022 AT 6:00 PM** IN THE CITY HALL COUNCIL CHAMBERS, 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 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 Repsdorff Drive.

ATTACHMENT 1: [Agenda Briefing and Request](#)

- 2.2 Conduct a Public Hearing on a 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.

ATTACHMENT 2: [Agenda Briefing and Request](#)

- 2.3 Conduct a Public Hearing on a 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.

ATTACHMENT 3: [Agenda Briefing and Request](#)

3.0 NEW BUSINESS

- 3.1** Consider and take all appropriate action on a 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.
 - 3.2** Consider and take all appropriate action on a 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."
 - 3.3** Consider and take all appropriate action on a request for approval for the Preliminary Plat of Seabrook Town Center Multifamily and Commercial.
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4.0 ROUTINE BUSINESS

- 4.1** Approve the minutes from the September 15, 2022 Regular P&Z meeting.
ATTACHMENT 4: [September 15, 2022 P&Z minutes](#)
 - 4.2** 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](#)
 - 4.3** Establish future agenda items and meeting dates.
ATTACHMENT 6: [Future Agenda Items & Meeting Dates](#)
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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, October 17, 2022 and that it will remain posted until the meeting has ended.

Pat Patel

Pat Patel,
Administrative Coordinator