



**PLANNING AND ZONING COMMISSION  
NOTICE OF REGULAR MEETING  
THURSDAY, FEBRUARY 17, 2022 AT 6:00 P.M.**

For city information visit [www.seabrooktx.gov](http://www.seabrooktx.gov)  
For SH 146 updates visit [www.sh146.com](http://www.sh146.com)

NOTICE IS HEREBY GIVEN THAT THE SEABROOK PLANNING AND ZONING COMMISSION WILL MEET ON **THURSDAY, FEBRUARY 17, 2022 AT 6:00 PM** IN THE CITY HALL COUNCIL CHAMBERS, 1700 1<sup>ST</sup> 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](mailto:CITYSEC@SEABROOKTX.GOV) FOR FURTHER INFORMATION.

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

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**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.*

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**2.0 SPECIFIC PUBLIC HEARINGS**

**2.1 Conduct a Public Hearing on a request for approval for the Old Seabrook Village, Section B, Final Plat.**

**Applicant:** Mark Caldwell, OSV Development, LLC. 2510 De Four Trace, Seabrook, TX 77586

**Owner:** OSV Development LLC. 2510 De Four Trace, Seabrook, TX 77586

**Purpose:** The applicant is requesting to subdivide the property into 39 Residential Lots, 2 Blocks and 6 Reserves.

**Legal Description:**

All of that certain 6.34 acres (276.004 square feet) tract or parcel of land being out of and a part of the Ritson Morris Survey, Abstract 52, Harris County, Texas, and out of and a part of Lots Four (4) – Seven (7), inclusive, Block B; Lots One (1) – Seven (7), inclusive, Block C; and Lots One (1) and Two (2), Block D of Morrystown Addition, a Subdivision in Harris County, Texas, according to the map of plat thereof recorded in Volume 1, Page 34 of the Map of Records Harris County, Texas (H.C.M.R.); said 6.34 acres tract being out of and a part of Tract I and Tract II described in that

certain Special Warranty Deed from Oslic Texas III, L.P. to OSVillage LLC recorded under Clerk's File Number 20130033751 in the Official Public Records of Harris County, Texas and being out of and a part of Lots One (1) and Two (2), Block One (1) of BayBrook Subdivision, Section 1, a Subdivision in Harris County, Texas, according to the map or plat thereof recorded in Volume 87, Page 32 of Map of Records Of Harris County, Texas.

**Location:** This property is located immediately east of North Meyer, south of Brookwood and north of 1<sup>st</sup> Street.

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

**2.2 Conduct a Public Hearing on a REQUEST TO AMEND THE CODE OF THE CITY OF SEABROOK APPENDIX A, COMPREHENSIVE ZONING, ARTICLE 3, "ESTABLISHMENT OF ZONING DISTRICTS AND ASSOCIATED REGULATIONS", SECTION 3.15 "COMPREHENSIVE LAND USE MATRIX", BY ADDING THE USE OF "AX THROWING" TO TABLE 3-A, "USES PERMITTED BY RIGHT OR CONDITIONAL USES", AS A USE-BY-RIGHT WITHIN AN (OS) OLD SEABROOK DISTRICT.**

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

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### **3.0 NEW BUSINESS**

**3.1 Consider and take all appropriate action on a request for approval for the Old Seabrook Village, Section B, Final Plat.**

**3.2 Consider and take all appropriate action on a REQUEST TO AMEND THE CODE OF THE CITY OF SEABROOK APPENDIX A, COMPREHENSIVE ZONING, ARTICLE 3, "ESTABLISHMENT OF ZONING DISTRICTS AND ASSOCIATED REGULATIONS", SECTION 3.15 "COMPREHENSIVE LAND USE MATRIX", BY ADDING THE USE OF "AX THROWING" TO TABLE 3-A, "USES PERMITTED BY RIGHT OR CONDITIONAL USES", AS A USE-BY-RIGHT WITHIN AN (OS) OLD SEABROOK DISTRICT.**

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### **4.0 ROUTINE BUSINESS**

**4.1 Approve the minutes from the November 16, 2021 JOINT meeting.**

**ATTACHMENT 3:** [November 16, 2021 JOINT minutes](#)

**4.2 Approve the minutes from the November 18, 2021 regular P&Z meeting.**

**ATTACHMENT 4:** [November 18, 2021 Minutes](#)

**4.3 Report from the Director of Planning and Community Development on status update of City projects.**

**ATTACHMENT 5:** [City projects](#)

**4.4 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 6:** [Directors Report](#)

**4.5 Establish future agenda items and meeting dates.**

**ATTACHMENT 7:** [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, January 17, 2022 and that it will remain posted until the meeting has ended.

*Pat Patel*

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Pat Patel,  
Administrative Coordinator