



**PLANNING AND ZONING COMMISSION
NOTICE OF REGULAR MEETING
THURSDAY, JULY 18, 2019 AT 6:00 P.M.**

NOTICE IS HEREBY GIVEN THAT THE PLANNING AND ZONING COMMISSION OF THE CITY OF SEABROOK WILL HOLD A MEETING ON **THURSDAY, JULY 18, 2019 AT 6:00 PM.**, SEABROOK CITY HALL, 1700 FIRST STREET, SEABROOK, TEXAS TO **DISCUSS, CONSIDER, AND IF APPROPRIATE, TAKE ACTION** WITH RESPECT TO THE ITEMS LISTED BELOW. ALTHOUGH THIS IS NOT AN OFFICIAL COUNCIL MEETING, A QUORUM OF COUNCIL MEMBERS 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 281-291-5600 OR FAX 281-291-5690 FOR FURTHER INFORMATION.

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. When your name is called, please come to the podium and state your name and address clearly into the microphone before making your comments. Thank you.

2.0 SPECIFIC PUBLIC HEARINGS

2.1 Request for approval for the Old Seabrook Village, Section A, 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

Legal Description: All of that certain 3.04 acres (132,633 square feet) tract or parcel of land being out of and a part of the Ritson Morris Survey, Abstract Number 52, Harris County, Texas; said 3.04 acres tract being out of and a part of a called 6.0113 acres tract, called 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; out of and a part of Lot Four (4), Block One (1) of Baybrook Subdivision, Section 1, a Subdivision in Harris County, Texas (H.C.M.R.); and all of Lots One (1) and Two (2) of Caldwell Special Subdivision, a Subdivision in Harris County, Texas, according to the map of plat thereof recorded under Clerk's File Number 657034, H.C.M.R.

Location: This property is located immediately east of North Meyer and immediately north of 1st Street.

ATTACHMENT 1: [Public Hearing Notice and Agenda Briefing](#)

2.2 Request for approval for the Old Seabrook Village, Section B, Preliminary 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

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 Morristown 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 and immediately north of 1st Street.

ATTACHMENT 2: [Public Hearing Notice and Agenda Briefing](#)

2.3 Request for approval for the Baywood Place, Preliminary Plat.

Applicant: Matthew Sigmon, Texas Legal Media, 6935 Overlook Hill Lane, Sugar Land, TX 77479

Owner: Tim Leppard, 18101 Shady Cove, Houston, TX 77058

Legal Description: A tract or parcel of land containing 2.1331 acres of land, more or less, lying in the Ritson Morris Survey, Abstract 52, Harris County, Texas. The purpose of this plat is to create 1 Block, 9 Lots.

Location: This property is located immediately south of Baywood Drive, east of Todville Road and north of Pine Gully Road.

ATTACHMENT 3: [Public Hearing Notice and Agenda Briefing](#)

3.0 NEW BUSINESS

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

3.2 Consider and take all appropriate action on the request for approval for the Old Seabrook Village, Section B, Preliminary Plat.

3.3 Consider and take all appropriate action on the request for approval for the Baywood Place, Preliminary Plat.

3.4 Consider and take all appropriate action on the creation of new zoning regulations for the C-2 and WAD zoning districts.

ATTACHMENT 4: [Discussion](#)

3.5 Consider and take all appropriate action on a request for a Master Sign Plan for the property located at 2800 Bayport Blvd (McDonald's).

ATTACHMENT 5: [McDonalds request](#)

4.0 ROUTINE BUSINESS

4.1 Approve the minutes from the June 6, 2019 Special P&Z Meeting.

ATTACHMENT 6: [June 6, 2019 Minutes](#)

4.2 Update on the expansion of Hwy. 146.

4.3 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 7: [Directors Report](#)

4.4 Establish future agenda items and meeting dates.

ATTACHMENT 8: [Future Agenda Items & Meeting Dates](#)

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, July 15, 2019 and that it will remain posted until the meeting has ended.

Pat Patel

Pat Patel,
Administrative Assistant