



**PLANNING AND ZONING COMMISSION
NOTICE OF REGULAR MEETING
THURSDAY, JANUARY 19, 2023 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, JANUARY 19, 2023 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 for the Minor Plat of Clear Creek Business Park Section 1, Lot 2.

A Subdivision of 0.5517 of one acre or 24,030 square feet of land situated in the Ritson Morris League, Abstract Number 52, City of Seabrook, Harris County, Texas, being a portion of that certain called 0.7900 of one acre of land described in deed and recorded in the Official Public Records of Real Property of Harris County, Texas, under County Clerk's File Number R152315, also being the remaining portion of that certain Lot 2, of Clear Creek Business Park Section One, a subdivision as shown on map or plat recorded under Film Code Number 351121 of the Map Records of Harris County, Texas.

PURPOSE: To Create One Unrestricted Reserve

Applicant: Mary M McKenzie, Hovis Surveying Company Inc., 5000 Cabbage Street, Spring, TX 77379.

Owner: Riyaz Maknojia and Aziz N. Ali, Fondren Real Estate, LLC, 10101 Southwest Freeway, Suite 300, Houston, TX 77074.

Legal Description:

2650 Bayport Boulevard, Seabrook, TX 77586. 0.5517 of one acre or 24,030 square feet of land situated in the Ritson Morris League, Abstract Number 52, City of Seabrook, Harris County, Texas, being a portion of that certain called 0.7900 of one acre of land described in deed and recorded in the Official Public Records of Real Property of Harris County, Texas, under County Clerk's File Number R152315, also being the remaining portion of that certain Lot 2, of Clear Creek Business Park Section One, a subdivision as shown on map or plat recorded under Film Code Number 351121 of the Map Records of Harris County, Texas.

Location: This property is located at 2650 Bayport Boulevard, which is located south of East Meyer Avenue, east of Bayport Boulevard, and north of Marvin Circle.

ATTACHMENT 1: [Agenda briefing and request](#)

3.0 NEW BUSINESS

- 3.1 Consider and take all appropriate action on a request for approval for the Minor Plat of Clear Creek Business Park Section 1, Lot 2.
 - 3.2 Discuss/deliberate the creation of zoning district boundaries, along with zoning regulations for the Red Bluff and Office Warehouse Districts.
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4.0 ROUTINE BUSINESS

- 4.1 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 2: [Directors Report](#)

- 4.2 Establish future agenda items and meeting dates.

ATTACHMENT 3: [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, January 16, 2023 and that it will remain posted until the meeting has ended.

Pat Patel

Pat Patel,
Administrative Coordinator