



**PLANNING AND ZONING COMMISSION  
NOTICE OF REGULAR MEETING  
THURSDAY, MAY 18, 2023 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, MAY 18, 2023 AT 6:00 PM** AT CITY HALL, 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 Minor Plat of Todville on the Bay 2 Lots – 1 Block.**

**Purpose:** To create 2 single family residential lots.

**Applicant:** Benjamin Jauma, Action Surveying, 10210 Fuqua Street, Houston, Texas 77089

**Owner:** Andrew J. Rosenberg, 1214 Todville Road, Seabrook, Texas, 77586

**Legal Description:** Lots One (1), Two (2), Three (3), Nine (9), and Ten (10), in Block Sixteen (16), of Town of Seabrook, a subdivision in Harris County, Texas and the adjoining southwest 80 feet by 50 feet strip of Bath Avenue, according to the map or plat thereof, recorded in Volume 1, Page 50, of the Map Records of Harris County, Texas.

**Location:** This property is located at 1214 Todville Road, which is east of Todville Road, south of 1<sup>st</sup> Street and north of 2<sup>nd</sup> Street.

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

**2.2 Conduct a public hearing on a request for approval for the Re-plat of MiraMar Shopping Center**

**Purpose:** To create 3 Reserves for commercial development.

**Applicant:** Gruller Surveying, LLC, 1244 N. Post Oak, Ste. 200, Houston TX 77055

**Owner:** Miramar Beltline GP, LLC, 2000 Bayport Blvd., Seabrook, TX 77586

**Legal Description:** 2000 Bayport Boulevard, **Tract 1:** Being all of Restricted Reserve "A", Amending Plat Miramar Shopping Center, a subdivision in Harris County, Texas, according to the map or plat thereof recorded in Film Code No. 687320 of the Map Records of Harris County, Texas. **Tract 2:** Being a 0.3135 acre tract of land situated in the Ritson Morris Survey, Abstract No. 52, Harris County, Texas.

**Location:** This property is located immediately east of Bayport Blvd, south of Hialeah Dive, north of Elmar Lane and west of Bahama Drive.

**ATTACHMENT 2:** [Agenda briefing and request](#)

**2.3 Conduct a public hearing on a request for approval for the Replat of Lot 2 Final Plat of Kidd Estates.**

**Purpose of the Re-plat:** To redefine the easement located to the rear of Lot 2

**Applicant:** Robert Kidd, P.O. Box 353, Seabrook, TX 77586

**Owner:** Marian P. Kidd, P.O. Box 353, Seabrook, TX 77586

**Legal Description:** Being all of Lot 2 of Kidd Estates, a subdivision in Harris County, Texas, according to the map or plat thereof, filed for record under Film Code No. 700151 of the Map Records of Harris County, Texas.

**Location:** This property is located at 1002 5<sup>th</sup> Street, which is west of Grunewald Avenue, and north of Fifth Street.

**ATTACHMENT 3:** [Agenda briefing and request](#)

**2.4 Conduct a public hearing on a request for a Conditional Use Permit to establish an "Open Air Market" at 1409 Main Street as per the Seabrook City Code, Appendix A, Comprehensive Zoning, Article 4, "Special Use Regulations," Section 4.11, "Conditional use permit criteria and procedures".**

**Applicant:** Sarah Duncan, 1409 Main Street, Seabrook, TX 77586

**Owner:** Marian P. Kidd, P.O. Box 353, Seabrook, TX 77586

**Legal Description:** Lots 1 & 2 Block 25 of Seabrook

**Location:** 1409 Main Street, which is located south of Main Street, and east of E. Meyer Road.

**ATTACHMENT 4:** [Agenda briefing and request](#)

- 2.5 Conduct a public hearing on a request for Request for approval of a Final Planned Unit Development (Final PUD) to create “Residences at Highland Center Planned Unit Development”; a mixed used development consisting of a not to exceed 180 feet in height, 275 units, Class “A” Multi-Family Apartment Building; and a single story Restaurant Building; and an elevated Parking Garage.**

**Owner:** Bill Neeson, Highland Resources, Inc., 1001 Fannin, Suite 4775, Houston, TX 77002.

**Applicant:** Katy Harris, LJA Engineering, 3600 W. Sam Houston Parkway, Suite 600, Houston, TX 77042.

**Legal Description:**

BEING a 3.091 acre tract of land located in the Ritson Morris Survey, Abstract No. 52, Harris County, Texas, being out of the called 3.18 acre tract conveyed unto PHCG Investments as recorded under Clerk’s File No. P511078 of the Official Public Records of Real Property of Harris County.

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 Repsdorph Drive.

**ATTACHMENT 5:** [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 Minor Plat of Todville on the Bay 2 Lots – 1 Block.
- 3.2** Consider and take all appropriate action on a request for approval for the Re-plat of Miramar Shopping Center.
- 3.3** Consider and take all appropriate action on a request for approval for the Replat of Lot 2 Final Plat of Kidd Estates.
- 3.4** Consider and take all appropriate action on a request for a Conditional Use Permit to establish an “Open Air Market” at 1409 Main Street as per the Seabrook City Code, Appendix A, Comprehensive Zoning, Article 4, “Special Use Regulations,” Section 4.11, “Conditional use permit criteria and procedures”.
- 3.5** Consider and take all appropriate action on a request for approval of a Final Planned Unit Development (Final PUD) to create “Residences at Highland Center Planned Unit Development”; a mixed used development consisting of a not to exceed 180 feet in height, 275 units, Class “A” Multi-Family Apartment Building; and a single story Restaurant Building; and an elevated Parking Garage.
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**4.0 ROUTINE BUSINESS**

- 4.1** Approve the minutes from the April 20, 2023 Regular P&Z meeting.

**ATTACHMENT 6:** [April 20, 2023 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 7: [Directors Report](#)

4.3 Establish future agenda items and meeting dates.

ATTACHMENT 8: [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 City of Seabrook website, [www.seabrooktx.gov/agendacenter](http://www.seabrooktx.gov/agendacenter), pursuant to Texas Government Code, Section 551.043(b)(1)-(3), on or before Monday, May 15, 2023 no later than 5:00 p.m. and that this notice will remain posted until the meeting has ended. Pursuant to Texas Government Code Sec. 551.127, on a regular, non-emergency basis, members may attend and participate in the meeting remotely by video conference. Should that occur, a quorum of the members will be physically present at the location noted above on this agenda.

*Pat Patel*

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Pat Patel,  
Administrative Coordinator