



**PLANNING AND ZONING COMMISSION  
NOTICE OF REGULAR MEETING  
THURSDAY, JUNE 22, 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, JUNE 22, 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 Preliminary Plat Seabrook Plaza**

**Purpose of the Preliminary Plat:** To create 1 Unrestricted Reserve

**Applicant:** Timothy E. Buscha/IDS Engineering Group, 13430 Northwest Frwy., Ste. 700, Houston, TX 77040.

**Owner:** Seabrook Plaza One, LP, 8125 N. Sam Houston Parkway West, Unit C, Houston, TX 77064.

**Legal Description:**

BEING 6.962 acres (303,244 square feet) of land in the Ritson Morris Survey, Abstract Number 52, Harris County, Texas, being all of the called 1.8819 acre tract of land described in the deed from Marker 1, Ltd. to Endeavor Lofts Clear Lake LP recorded in File Number Z279237 of the Official Public Records of Harris County, Texas, the same being Restricted Reserve "A", Block 1 of MARKER 1 ADDITION, the plat thereof recorded in Film Code 513034 of the Harris County Map Records,

further being all of the called 1.777 acre tract of land described in the deed from ENDEAVOR LOFTS CLEAR LAKE LP to LAMROCK 3/2001 LP recorded in File Number RP-2020-13580 of the Official Public Records of Harris County, Texas, further being all of the called 1.737 acre tract of land ("Tract I") and the called 1.587 acre tract of land ("Tract II") described in the deed from Celox, LLC to Lamrock 3/2001 LP recorded in File Number 20070130413 of the Official Public Records of Harris County, Texas.

BEING 3.303 acres (143,889 square feet) of land in the Ritson Morris Survey, Abstract Number 52, Harris County, Texas, being a portion of the called 5.7470 acre tract of land described in the deed from Endeavour Marina Clear Lake LP to Lamrock 3/2001 LP recorded in File Number 20070236698 of the Official Public Records of Harris County, Texas, and being a portion of the called 2.8408 acre tract of land described in the deed from ENDEAVOUR LOFTS CLEAR LAKE LP to Lamrock 3/2001 LP recorded in File Number RP-2020-130148 of the Official Public Records of Harris County, Texas, and being a portion of MARKER 1 ADDITION, the plat thereof recorded in Film Code 513034 of the Harris County Map Records.

BEING 0.8310 acre (36,198 square feet) of land in the Ritson Morris Survey, Abstract Number 52, Harris County, Texas, being a portion of Lot 2-A and a portion of the 60-foot road dedicated by REPSDORPH SUBDIVISION according to the plat thereof recorded under Volume 18, Page 63 of the Map Records of Harris County, Texas, said road dedication later released to Allen Repsdorph et al. under Volume 1482, Page 239 of the Deed Records of Harris County, Texas.

**Location:** This property is located north of Clear Lake, south of NASA Road One and west of Elam Street.

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

**2.3 Conduct a public hearing on a Request for approval for the Repsdorph Circle Final Plat**

**Purpose of the Final Plat:** To create 6 Reserves and 1 Block

**Applicant:** Alejandro Romo/Hutchinson and Associates, 1209 Decker Drive, Baytown, TX 77520.

**Owner:** Pintail Property Management Company, Inc., 6467 Southwest Blvd., Fort Worth, TX 76132.

**Legal Description:**

FIELD NOTES OF A 6.0081 ACRE TRACT OF LAND SITUATED IN THE RITSON MORRIS SURVEY, ABSTRACT 52, HARRIS COUNTY, TEXAS OUT OF AND A PART OF LOT 8 OF THE SAVINGS AND LOAN COMPANY SUBDIVISION AS RECORDED IN VOLUME 3 AT PAGE 71 OF THE MAP AND/OR PLAT RECORDS OF HARRIS COUNTY, TEXAS; OUT OF AND A PART OF THAT CERTAIN 0.805 OF AN ACRE TRACT OF LAND CONVEYED BY THE MOST REVEREND JOSEPH A. FIORENZA TO THE CITY OF SEABROOK, TEXAS BY DEED DATED SEPTEMBER 11, 2000 AND RECORDED UNDER COUNTY CLERK'S FILE NO. U675140 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF HARRIS COUNTY, TEXAS; OUT OF AND A PART OF THAT CERTAIN 6.274 ACRE TRACT OF LAND CONVEYED BY OASIS CAFÉ, INC. TO JSK 2000 FAMILY PARTNERSHIP, LTD., BY DEED DATED JANUARY 14, 2003 AND RECORDED UNDER COUNTY CLERK'S FILE NO. W369355 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF HARRIS COUNTY, TEXAS; AND OUT OF AND A PART OF THAT CERTAIN 6.274 ACRES CONVEYED BY ZILLION, INC., TO JSK 2000 FAMILY PARTNERSHIP, LTD., BY DEED DATED JANUARY 14, 2003 AND RECORDED UNDER COUNTY CLERK'S FILE NO. W369350 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF HARRIS COUNTY, TEXAS. SAID LOT 8 BEING THAT SAME LAND CONVEYED BY JOSEPH A. FIORENZA TO JSK 2000 FAMILY PARTNERSHIP, LTD., BY DEED DATED JANUARY 21, 2003 AND RECORDED UNDER COUNTY CLERK'S FILE NO. W395578 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF HARRIS COUNTY, TEXAS.

**Location:** This property is located west of SH 146, south of Repsdorph Drive, east of Loch Lake Drive, and north of Vermillion Drive.

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

- 2.4 Conduct a public hearing on a request to amend the code of the City of Seabrook appendix A, "Comprehensive Zoning", Article 1, "In General" Section 1.10 "Definitions", by creating a definition for "(CBD) Cannabidiol Sales".**

**ATTACHMENT 4:** [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 Preliminary Plat Seabrook Plaza.
- 3.3** Consider and take all appropriate action on a request for approval for the Repsdorph Circle Final Plat.
- 3.4** Consider and take all appropriate action on a request to amend the code of the City of Seabrook Appendix A, "Comprehensive Zoning", Article 1, "In General" Section 1.10 "Definitions", by creating a definition for "(CBD) Cannabidiol Sales".

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**4.0 ROUTINE BUSINESS**

- 4.1** Approve the minutes from the May 18, 2023 Regular P&Z meeting.

**ATTACHMENT 5:** [May 18, 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 6: [Directors Report](#)

4.3 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 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, June 19, 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