



**PLANNING AND ZONING COMMISSION
NOTICE OF REGULAR MEETING
THURSDAY, SEPTEMBER 21, 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, SEPTEMBER 21, 2023 AT 6:00 PM** IN SEABROOK PUBLIC WORKS FACILITY, 1100 RED BLUFF ROAD, SEABROOK, TEXAS, 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 the Final Plat of Ellis Cove, 11.649 Acre Subdivision, 48 Lots and 1 Reserve.

Applicant: Matthew Sigmon, 6935 Overlook Hill Lane, Sugar Land, TX 77479.

Owner: DTAM Seabrook, LLC, 1801 Sandy Cove, Houston, TX 77058.

Legal Description:

BEING A 11.649 ACRE TRACT OF LAND LOCATED IN THE RITSON MORRIS SURVEY, ABSTRACT NO. 52, AND BEING THE REMAINDER OF THAT CERTAIN TRACT OF LAND CONVEYED TO DTAM SEABROOK, LLC BY DEED RECORDED IN HARRIS COUNTY CLERKS FILE NO. RP-2021-556474.

Location: This property is located east of Repsdorph Drive, south of Moss Court, and west of Guibeau Lane.

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

2.2 Conduct a public hearing on a request for amendments to the Edge at Seabrook Town Center Planned Unit Development (PUD).

Applicant/Owner: Seabrook Town Center Partners, LLC, 25003 Pitkin Road Suite B. 500, Spring, Texas 77386.

Legal Description:

Tract 1: A 3.98 18 acre tract of land situated in the Ritson Morris Survey, Abstract 52, Harris County, Texas and being out of and a part of Lots 17 and 18 of Ruggles Subdivision as recorded in Volume 5 at Page 30 of the Map Records of Harris County, Texas. Said tract also being all of that certain 3.982 acres conveyed by The Presbyterian Extension Committee, Presbyterian Church, U.S. of Greater Houston to Richard W. Harral, Jr., by Deed dated July 10, 1978 and recorded under County Clerk's File No. F676747 of the Deed Records of Harris County, Texas.

Tract 2: A 3.4 196 acre tract of land situated in the Ritson Morris Survey, Abstract 52, Harris County, Texas and being out of and a part of Lots 17 and 18 of Ruggles Subdivision as recorded in Volume 5 at Page 30 of the Map Records of Hams County, Texas. Said tract also being all of that certain 1.7 16 acres conveyed by Red Bluff Development Company to City of Seabrook by Deed dated August 2, 1972 and recorded under County Clerk's File No. D695743 of the Deed Records of Hams County, Texas; all of that certain 0.6887 of an acre conveyed by Red Bluff Development Company to City of Seabrook by Deed dated April 19, 1966 and recorded under County Clerk's File No. C401938 of the Deed Records of Harris County, Texas and all of that certain 1.000 acre tract of land conveyed by Red Bluff Development Company to City of Seabrook by Deed dated December 9, 1967 and recorded under County Clerk's File No. C828387 of the Deed Records of Harris County, Texas.

Tract 3: A 12.1341 acre tract of land situated in the Ritson Morris Survey, Abstract 52, Harris County, Texas and being out of and apart of Lots 15, 16, 17 and 18 of Ruggles Subdivision as recorded in Volume 5 at Page 30 of the Map Records of Harris County, Texas. Said tract also being out of and a part of the residue of that certain 40.92 acre tract of land conveyed by Theodore Dee McCollom, Jr. to Seabrook Venture II by Correction Deed dated March 1, 2000 and recorded under County Clerk's File No. U265 748 of the Official Public Records of Real Property of Harris County, Texas.

Location: This property is located north of Repsdorff Road, south of Oak Dale Way, west of State Highway 146, and east of Lakeside Drive.

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

3.0 NEW BUSINESS

3.1 Consider and take all appropriate action on a request for the Final Plat of Ellis Cove, 11.649 Acre Subdivision, 48 Lots and 1 Reserve.

3.2 Consider and take all appropriate action on a request for amendments to the Edge at Seabrook Town Center Planned Unit Development (PUD).

4.0 ROUTINE BUSINESS

4.1 Approve the minutes from the August 17, 2023 Regular P&Z meeting.

ATTACHMENT 3: [August 17, 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 4: [Directors Report](#)

4.3 Establish future agenda items and meeting dates.

ATTACHMENT 5: [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 City of Seabrook website, www.seabrooktx.gov/agendacenter, pursuant to Texas Government Code, Section 551.043(b)(1)-(3), on or before Monday, September 18, 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

Pat Patel,
Administrative Coordinator