

**PUBLIC HEARING NOTICE
SEABROOK PLANNING & ZONING COMMISSION
THURSDAY, MAY 16, 2019 – 6:00 P.M.**

NOTICE IS HEREBY GIVEN THAT THE PLANNING AND ZONING COMMISSION OF THE CITY OF SEABROOK WILL HOLD A PUBLIC HEARING ON **THURSDAY, MAY 16, 2019 AT 6:00 P.M.** IN SEABROOK CITY HALL, 1700 FIRST STREET, SEABROOK, TEXAS, COUNCIL CHAMBERS TO DISCUSS THE AGENDA ITEMS LISTED BELOW.

THIS HEARING IS OPEN TO THE PUBLIC AND EVERYONE ATTENDING WILL HAVE THE OPPORTUNITY TO SPEAK FOR OR AGAINST THESE REQUESTS IN ACCORDANCE WITH THE PROCEDURES OF THE COMMISSION. ALL REQUIRED DOCUMENTS REGARDING THESE REQUESTS ARE AVAILABLE FOR REVIEW AT CITY HALL IN THE COMMUNITY DEVELOPMENT DEPARTMENT WEEKDAYS FROM 8:00 A.M. TO 5:00 P.M. PLEASE CALL (281) 291-5600 IF YOU HAVE QUESTIONS.

SPECIFIC PUBLIC HEARINGS

1. Request for approval for the Ashley Oaks Subdivision 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: Lot Six (6), in Block One (1), of ASHLEY RYAN SUBDIVISION, an addition in Harris County, Texas, according to the map or plat thereof recorded under Film Code 669237 of the Map of Records of Harris County, Texas.

Location: This property is located west of North Meyer Road., north of Main Street, and south Aspen Drive.

CERTIFICATE

I certify that this notice was posted on the bulletin board at Seabrook City Hall on Thursday, April 25, 2019 on or before 5:00 p.m. and that it will remain posted until after completion of the hearing.

/s/ Pat Patel
Administrative Assistant

Specific Public Hearing Item No. 2.3 / New Business Item No. 3.3

Applicant: Mark Caldwell, OSV Development, LLC., 2510 De Four Trace, Seabrook, TX 77586

Owner: OSV Development LLC., 2510 De Four Trace, Seabrook, TX 77586

Request: Request for approval for the Ashley Oaks Subdivision Final Plat.

Existing Use: Old Seabrook Zoning District (OS)

Property:

Being Lot Six (6), in Block One (1), of ASHLEY RYAN SUBDIVISION, an addition in Harris County, Texas, according to the map or plat thereof recorded under Film Code 669237 of the Map of Records of Harris County, Texas.

This property is located west of North Meyer Road., north of Main Street, and south Aspen Drive.

Background: The applicant is requesting the approval of a Final Plat to subdivide the property into 8 Lots, 1 Block.

The owner (OSV Development LLC.) wishes to construct single-family dwellings on these parcels.

February 18, 2014, the Planning and Zoning Commission reviewed and approved the preliminary plat for the Ashley Oaks Subdivision.

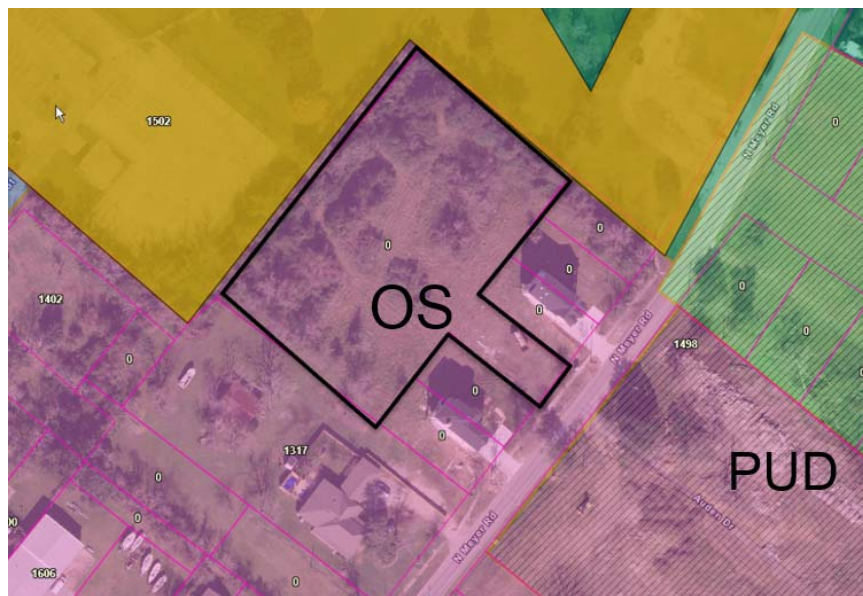
Staff has reviewed the Final Plat, and finds it to be compliant with the City's Subdivision and Zoning Ordinances. Staff recommends that the commission approves the plat.

Attachments: Location Map, Zoning Map, and Final Plat

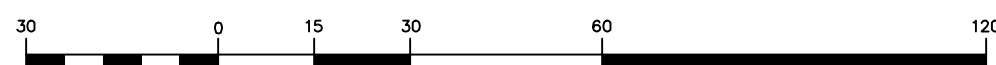
Location Map



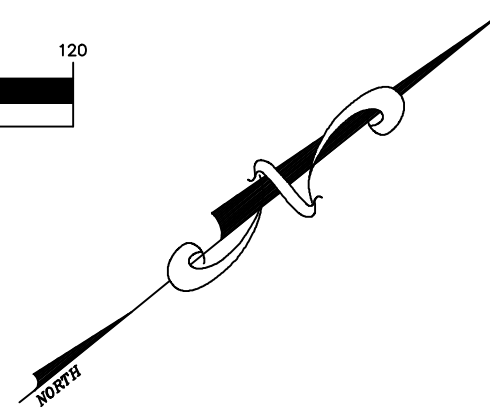
Zoning Map



GRAPHIC SCALE



(IN FEET)
1 inch = 30 ft.



CURVE	LENGTH	RADIUS	DELTA	BEARING	CHORD
C1	21.03'	25.00'	48°11'23"	N64°38'21"W	21.03
C2	21.03'	25.00'	48°11'23"	S16°26'59"E	21.03
C3	6.25'	50.00'	7°09'42"	S85°09'12"E	6.25
C4	52.36'	50.00'	60°00'09"	S51°34'16"E	52.36
C5	51.70'	50.00'	59°14'18"	S08°02'58"W	51.70
C6	53.89'	50.00'	61°44'58"	S68°32'36"W	53.89
C7	52.37'	50.00'	60°00'35"	N50°34'37"W	52.37
C8	24.62'	50.00'	28°13'02"	N06°27'48"W	24.62
C9	48.66'	625.00'	4°27'38"	S42°46'29"E	48.66
C10	39.45'	575.00'	3°55'52"	S42°30'36"E	39.45

LINE	BEARING	DISTANCE
L1	S40°32'40"E	1.90
L2	S40°32'40"E	25.41
L3	S40°32'40"E	11.19
L4	S40°32'40"E	16.12

PROPERTY DESCRIPTION

Being all of Lot 6 of Block 1 of Ashley Ryann Subdivision per plat recorded under Film Code No. 669237 of the Harris County Map Records and being 1.6761 acre, or 73,009 square feet, of land.

STATE OF TEXAS
COUNTY OF HARRIS

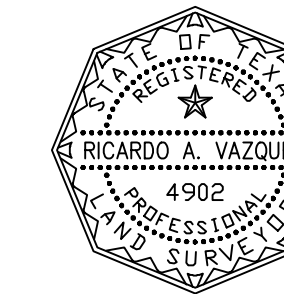
KNOW MEN BY THESE PRESENTS:

THIS IS TO CERTIFY THAT I, RICARDO A. VAZQUEZ, A REGISTERED PROFESSIONAL LAND SURVEYOR FOR THE STATE OF TEXAS, REGISTRATION No. 4902, HAVE PLATTED THE ABOVE SUBDIVISION FROM AN ACTUAL SURVEY MADE ON THE GROUND; THAT ALL BLOCK CORNERS, ANGLE POINTS AND POINTS OF CURVATURE ARE PROPERLY MARKED WITH 5/8-INCH X 24 INCH IRON RODS AND THAT THIS PLAT CORRECTLY REPRESENTS THAT SURVEY MADE BY ME.

I ALSO CERTIFY THAT THE PLAT OF THIS SUBDIVISION COMPLIES WITH THE CITY OF SEABROOK'S SUBDIVISION ORDINANCE AND COMPREHENSIVE ZONING ORDINANCE.

RICARDO A. VAZQUEZ
R.P.L.S. No. 4902

CATHERINE SEABROOK HECKER SCHOTT, ET AL
TO
SEABROOK INDEPENDENT SCHOOL DISTRICT
VOL. 1675, PG. 137 H.C.D.R.



THERE IS ALSO DEDICATED FOR UTILITIES AN UNOBSTRUCTED AERIAL EASEMENT FIVE (5) FEET WIDE FROM A PLANE TWENTY (20) FEET ABOVE THE GROUND UPWARD LOCATED ADJACENT TO EACH SIDE OF ALL UTILITY EASEMENTS SHOWN HEREON.

I DO HEREBY DEDICATE FOREVER TO THE PUBLIC A STRIP OF LAND 25 FEET WIDE ON EACH SIDE OF ANY AND ALL GULLIES, RAVINES, DRAWS, SLOUGHS, AND OTHER NATURAL DRAINAGE COURSES SHOWN LOCATED IN OR ADJACENT TO SAID SUBDIVISION AS EASEMENTS FOR DRAINAGE PURPOSES, GIVING THE CITY OF SEABROOK AND/OR ANY OTHER PUBLIC AGENCY THE RIGHT TO ENTER UPON SAID EASEMENT AT ANY AND ALL TIMES FOR THE PURPOSE OF CONSTRUCTING AND/OR MAINTAINING DRAINAGE WORK AND/OR STRUCTURES.

FURTHER, I HEREBY RELINQUISH ALL RIGHTS OF ACCESS TO MAJOR OR LARGER STREETS OR HIGHWAYS SHOWN HEREON EXCEPT BY WAY OF THE PLATTED STREETS SHOWN.

I CERTIFY THAT THE PLAT OF THIS SUBDIVISION COMPLIES WITH ALL THE CITY OF SEABROOK'S ORDINANCES INCLUDING THE SUBDIVISION ORDINANCE AND COMPREHENSIVE ZONING ORDINANCE.

WITNESS MY HAND THIS _____ DAY OF _____ 2019.

STATE OF TEXAS

COUNTY OF _____

BEFORE ME, the undersigned authority, on this day personally appeared J. Mark Caldwell, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 2019.

Notary Public in and for the State of Texas

My Commission Expires: _____

FINAL PLAT OF ASHLEY OAKS SUBDIVISION

BEING A REPLAT OF
LOT 6, BLOCK 1 OF
ASHLEY RYANN SUBDIVISION,
F.C. No. 669237 HARRIS COUNTY MAP RECORDS,
AND BEING 1.6761 ACRES
IN THE
RITSON MORRIS SURVEY, A-52
CITY OF SEABROOK
HARRIS COUNTY, TEXAS
8 LOTS 1 BLOCK

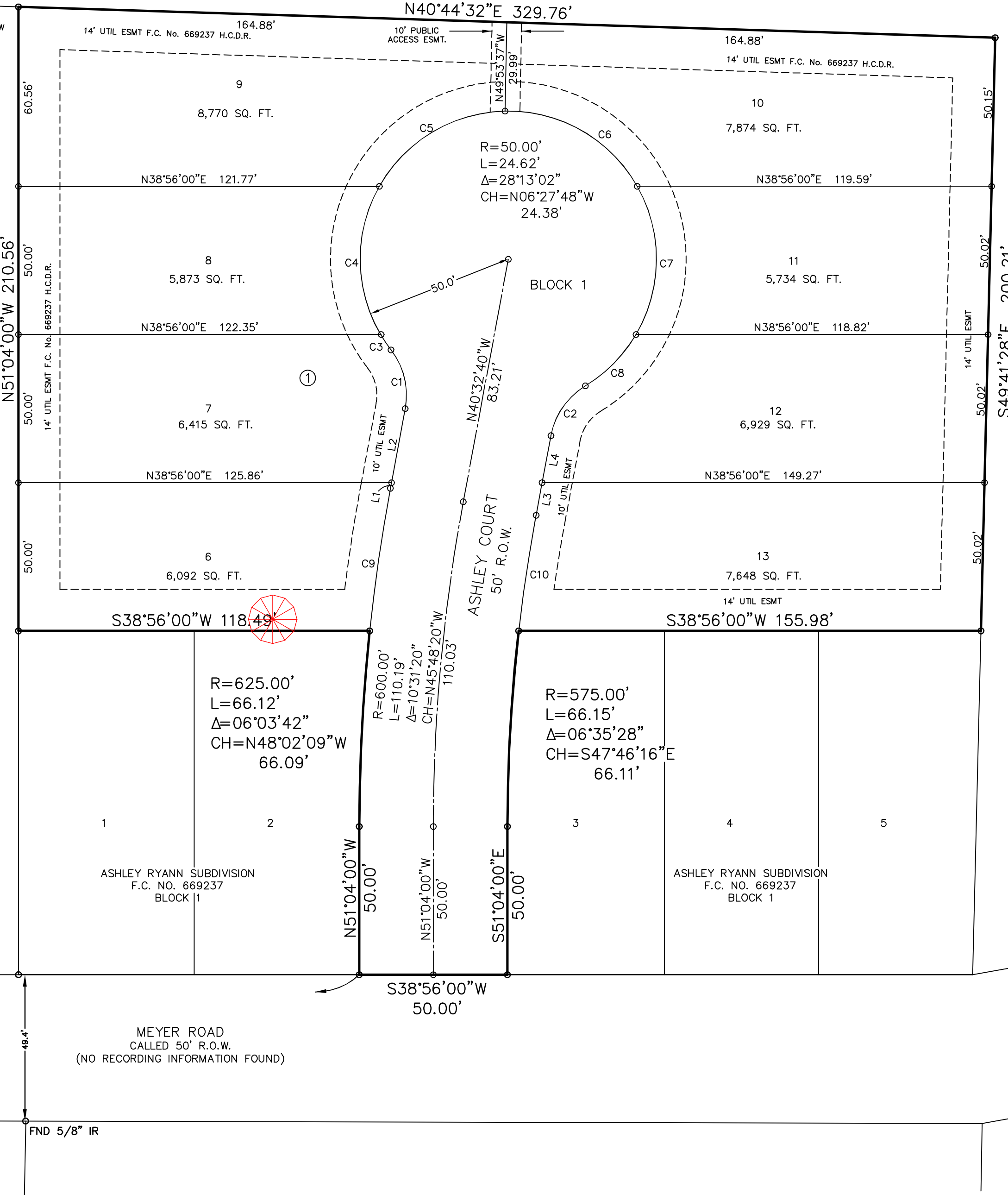
OWNER: OSV DEVELOPMENT, LLC,
A TEXAS LIMITED LIABILITY
COMPANY
J. MARK CALDWELL - MANAGER
2510 DE FOUR TRACE
SEABROOK, TEXAS 77586
703-732-3311

REASON FOR REPLAT IS TO CREATE 8 LOTS

SCALE: 1"=30' DATE: MARCH 2019

Precision Land Surveying Inc.
901 Rhode Place, Suite 100
Houston, Texas 77019
(713) 862-8862
Texas Firm No. 10122000
Job No. 13066-03

FIRST STREET
VOL. 1, PG. 50 H.C.M.R. &
VOL. 2, PG. 73 H.C.M.R.
CALLED 60' R.O.W.



WE, DIRECTOR OF PUBLIC WORKS AND CITY ENGINEER FOR THE CITY OF SEABROOK, DO HEREBY CERTIFY THAT THE PLAT OF THIS SUBDIVISION COMPLIES WITH THE CITY OF SEABROOK'S SUBDIVISION ORDINANCE AND COMPREHENSIVE ZONING ORDINANCE THIS _____ DAY OF _____ 2019.

ARTHUR CHAIREZ
DIRECTOR OF PUBLIC WORKS

BRAD MATLOCK, P.E.
CITY ENGINEER

THIS IS TO CERTIFY THAT THE PLANNING AND ZONING COMMISSION OF THE CITY OF SEABROOK, TEXAS, ON MOTION MADE AND SECONDED AND ADOPTED, HAS APPROVED THIS PLAT AND SUBDIVISION OF ASHLEY RYANN SUBDIVISION, SECTION 2 AS SHOWN HEREON, AND ORDERED SAID PLAT FILED ON RECORD IN THE OFFICE OF THE COUNTY CLERK OF HARRIS COUNTY, TEXAS THIS _____ DAY OF _____ 2019.

MICHAEL POTTS
CHAIRMAN, PLANNING & ZONING COMMISSION

MICHELE GLASER
CITY SECRETARY

I, Diane Trautman, Clerk of the County Court of Harris, do hereby certify that the within instrument with its certificate of authentication was filed for registration in my office on _____ at _____ o'clock _____ M., and duly recorded on _____ at _____ o'clock _____ M., and at Film Code No. _____ of the Map Records of Harris County for said county.

WITNESS MY HAND AND SEAL OF OFFICE, at Houston, the day and date last above written.

Diane Trautman
Clerk of the County Court
Harris County, Texas

By: _____
Deputy