

**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 Ocean Park Subdivision Replat.

Applicant: Donna Eckels, ProSurv, P.O. Box 1366, Friendswood, TX 77549

Owner: Joshua Piver, 1202 Todville Road, Seabrook, TX 77586

Legal Description: Lots Five (5), Ten (10), Eleven (11), and Twelve (12), of Replat of Ocean park Subdivision, a subdivision in Harris County, Texas according to the map or plat thereof, recorded in Volume 218, Page 127 of the Map Records of Harris County, Texas.

Location: Property address 604 Ballentine Lane. This property is located east of Todville Road, north of Porter, and south Gale Street.

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. 2.1/ New Business Item No. 3.1

Applicant: Donna Eckels, ProSurv, P.O. Box 1366, Friendswood, TX 77549

Owner: Joshua Piver, 1202 Todville Road, Seabrook, TX 77586

Request: Request for approval of a Replat named "Ocean Park Subdivision", a Replat of Lots 5, 10, 11, and 12 of the Replat of Ocean Park Subdivision and addition in Harris County, TX.

Existing Use: Single Family Detached Residential (Zoning R-1)

Property:

Lots Five (5), Ten (10), Eleven (11), and Twelve (12), of Replat of Ocean park Subdivision, a subdivision in Harris County, Texas according to the map or plat thereof, recorded in Volume 218, Page 127 of the Map Records of Harris County, Texas.

Property address 604 Ballentine Lane. This property is located east of Todville Road, north of Porter, and south Gale Street.

Background: The applicant is requesting to subdivide the property into 1 Lot, 1 Block

The owner (Joshua Piver) wishes to construct a single-family dwelling on this parcel

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

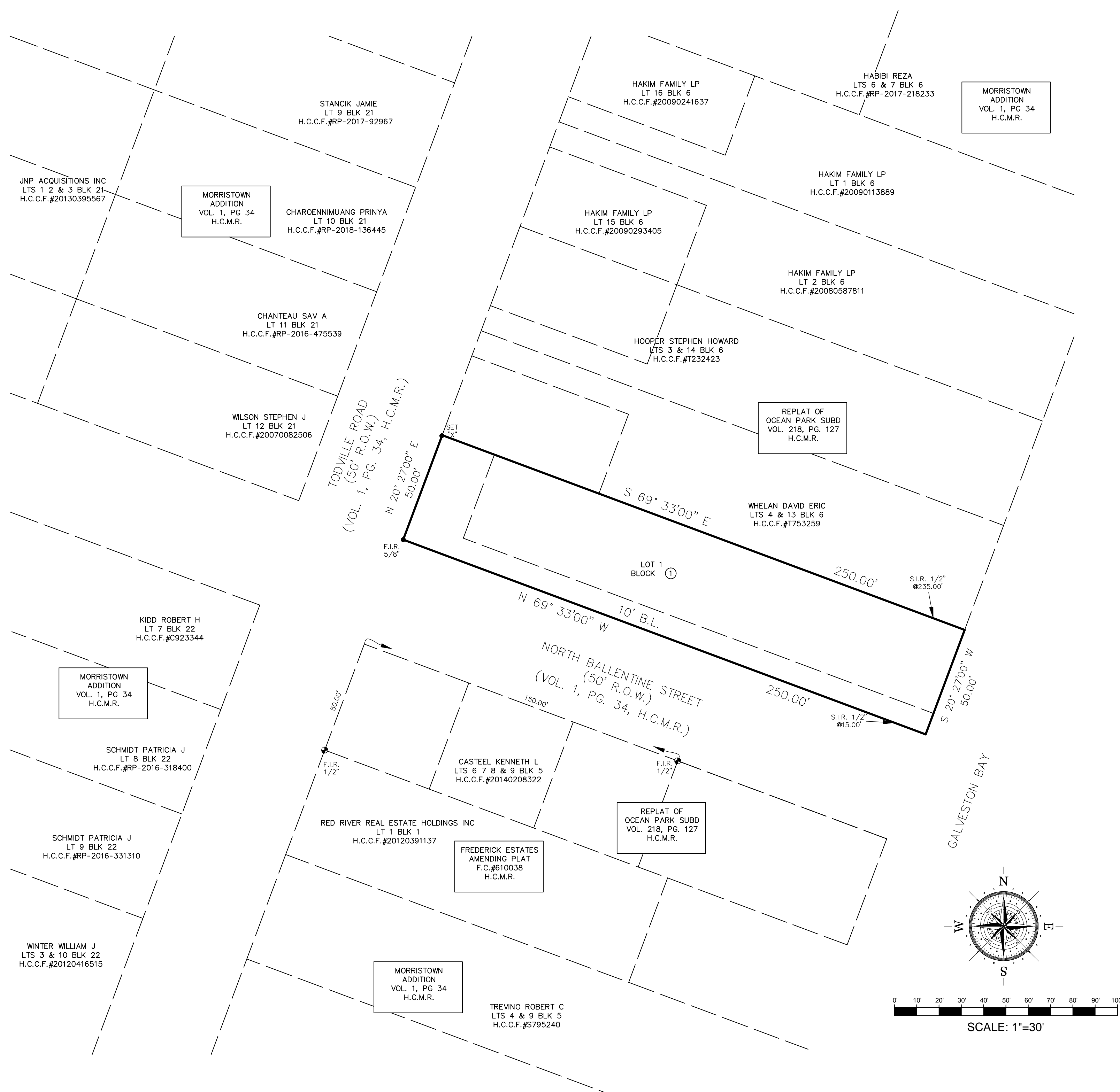
Attachments: Location Map, Zoning Map, and Final Plat

Location Map



Zoning Map





STATE OF TEXAS
 COUNTY OF HARRIS

I, JOSHUA PIVER, OWNER OF THE PROPERTY SUBDIVIDED IN THE ABOVE AND FOREGOING MAP OF THE REPLAT OF OCEAN PARK SUBDIVISION OF LOTS 5, 10, 11 AND 12, DO HEREBY MAKE SUBDIVISION OF SAID PROPERTY ACCORDING TO THE LINES, STREETS, ALLEYS, PARKS AND EASEMENTS HEREIN SHOWN, AND DESIGNATE SAID SUBDIVISION AS REPLAT OF OCEAN PARK SUBDIVISION LOTS 5, 10, 11 AND 12, AN ADDITION TO THE CITY OF SEABROOK, HARRIS COUNTY, TEXAS, AND DEDICATE TO THE PUBLIC USE, AS SUCH, THE STREETS, ALLEYS, PARKS AND EASEMENTS SHOWN THEREON FOREVER, EXCEPT WHERE NOTED ON THE MAP FOR PRIVATE STREETS; AND DO HEREBY WAIVE ANY CLAIMS FOR DAMAGES OCCASIONED BY THE ESTABLISHING OF GRADES AS APPROVED FOR THE STREETS AND ALLEYS DEDICATED, OR OCCASIONED BY THE ALTERATION OF THE SURFACE OF ANY PORTION OF STREETS OR ALLEYS TO CONFORM TO SUCH GRADES; AND DO HEREBY BIND OURSELVES, OUR HEIRS, OUR SUCCESSORS AND ASSIGNS TO WARRANT AND FOREVER DEFEND THE TITLE TO THE LAND AS DEDICATED.

THERE IS ALSO DEDICATED FOR UTILITIES AN UNOBSTRUCTED AERIAL EASEMENT FIVE FEET WIDE FROM A PLANE 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 OR OTHER NATURAL DRAINAGE COURSES SHOWN HEREON, EXCEPT WHERE NOTED ON 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 PLATTED STREETS SHOWN.

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

WITNESS MY HAND IN SEABROOK, HARRIS COUNTY, TEXAS, THIS _____ DAY OF _____, 2019.

 JOSHUA PIVER, OWNER

STATE OF TEXAS
 COUNTY OF HARRIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JOSHUA PIVER, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT ONE 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

NAME: _____

MY COMMISSION EXPIRES _____

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.

 KEVIN PADGET
 DIRECTOR OF PUBLIC WORKS

 DATE

 BRIAN CRAIG, PE
 CITY ENGINEER

 DATE

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 AS SHOWN HEREON, AND ORDER SAID PLAT BE FILED ON RECORD IN THE OFFICE OF THE COUNTY CLERK OF HARRIS COUNTY, TEXAS, THIS _____ DAY OF _____, 2019.

 ROBIN HICKS
 CITY SECRETARY

 GARY T. RENOLA
 PLANNING AND ZONING COMMISSION CHAIR

I, DIANA TRAUTMAN, COUNTY CLERK OF HARRIS COUNTY, DO HEREBY CERTIFY THAT THE WITHIN INSTRUMENT WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR REGISTRATION IN MY OFFICE ON _____, 2019, AT _____ O'CLOCK ____ M., AND DULY RECORDED ON _____, 2019, AT _____ O'CLOCK ____ M., AND AT FILM CODE NUMBER 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.

 DIANA TRAUTMAN
 COUNTY CLERK
 OF HARRIS COUNTY, TEXAS

By: _____
 DEPUTY

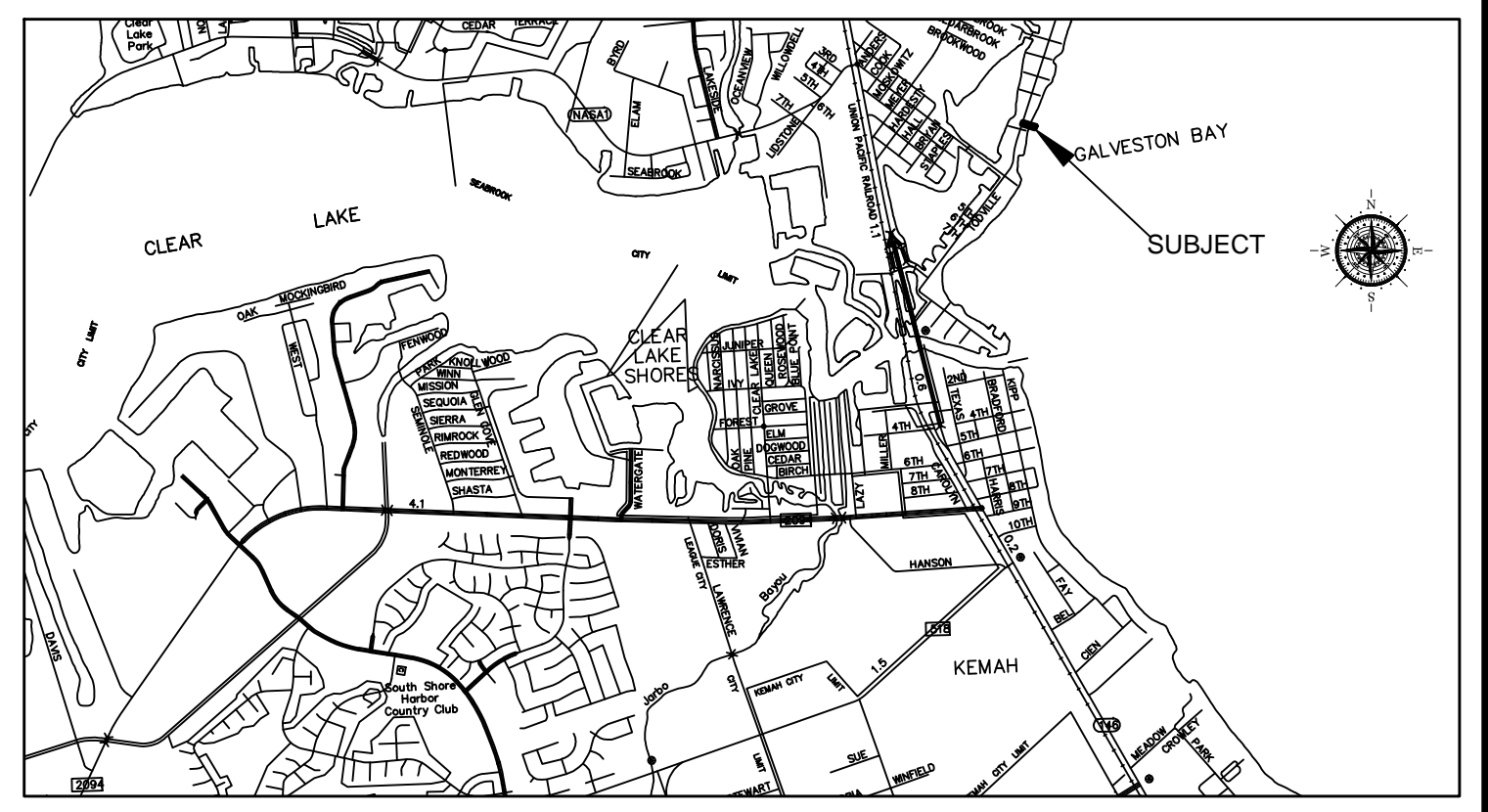
THIS IS TO CERTIFY THAT I, TOBY PAUL COUCHMAN, A LICENSED SURVEYOR OF THE STATE OF TEXAS, HAVE PLATTED THE ABOVE SUBDIVISION FROM AN ACTUAL SURVEY ON THE GROUND, AND THAT ALL BLOCK CORNERS, ANGLE POINTS AND POINTS OF CURVE ARE PROPERLY MARKED WITH 1/2 INCH IRON RODS 2 FEET LONG, AND THAT THIS PLAT CORRECTLY 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.

 TOBY PAUL COUCHMAN, RPLS
 TEXAS REGISTRATION NO. 5565

PURPOSE OF DOCUMENT: PLAT REVIEW
 SURVEYOR OF RECORD: TOBY PAUL COUCHMAN
 REGISTRATION #5565
 RELEASE DATE: 03/26/2019

DATE _____
 PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEW OR RELIED UPON AS A FINAL SURVEY DOCUMENT



VICINITY MAP NOT TO SCALE
 KEY MAP 620-Q

LEGEND

- = CONTROL MONUMENT
- = MONUMENT
- F.I.R. = FOUND IRON ROD
- S.I.R. = SET IRON ROD
- R.O.W. = RIGHT OF WAY
- H.C.C.F. = HARRIS COUNTY CLERK'S FILE
- H.C.D.R. = HARRIS COUNTY DEED RECORDS
- H.C.M.R. = HARRIS COUNTY MAP RECORDS
- VOL. = VOLUME
- PG. = PAGE

NOTES:

ACCORDING TO FIRM COMMUNITY PANEL NO. 48201C 1095M, EFFECTIVE 01-06-17, THIS PROPERTY LIES IN FLOOD ZONE "VE" (ELEV 17') AND "VE" (ELEV 18'), WHICH IS WITHIN THE 100 YEAR FLOOD PLAIN.

THIS PLAT IS IN CONFORMANCE WITH THE CITY OF SEABROOK'S COMPREHENSIVE ZONING ORDINANCE. ADDITIONAL REQUIREMENTS MAY BE CONTAINED IN THE ZONING ORDINANCE WHICH ARE NOT SHOWN ON THE PLAT. IF THE COMPREHENSIVE ZONING ORDINANCE IS SUBSEQUENTLY AMENDED, AND BY AMENDMENT, CONFLICTS WITH THE FILED PLAT, THE MORE STRINGENT CONDITIONS SHALL APPLY. (ORD. NO. 97-13 & 11, 11-4-97)

NOTES:

THIS PROPERTY ADJOINS AND SHARES A COMMON BOUNDARY WITH THE TIDALLY INFLUENCED SUBMERGED LANDS OF THE STATE OF TEXAS. THIS COMMON BOUNDARY IS SUBJECT TO CHANGE AND MAY BE DETERMINED ACCURATELY ONLY BY A SURVEY MADE ON THE GROUND AND UNDER THE DIRECTION OF A LICENSED STATE LAND SURVEYOR IN ACCORDANCE WITH THE ORIGINAL GRANT FROM THE SOVEREIGN. THE BOUNDARY AS SHOWN HEREIN IS BASED ON RECORD TITLE ONLY. THE OWNER(S) OF THIS PROPERTY MAY GAIN OR LOSE PORTIONS OF THIS PROPERTY AS A RESULT OF CHANGES IN THE BOUNDARY. STATE LAW PROHIBITS THE USE, ENCUMBRANCE, CONSTRUCTION, OR PLACEMENT OF ANY STRUCTURE IN, ON, OR OVER STATE OWNED SUBMERGED LANDS WITHOUT PROPER PERMIT OR APPROVAL.

REPLAT OF THE REPLAT OF OCEAN PARK SUBDIVISION LOTS 5 10 11 AND 12

A REPLAT OF LOTS FIVE (5), TEN (10), ELEVEN (11) AND TWELVE (12) OF THE
 REPLAT OF OCEAN PARK SUBDIVISION AN ADDITION IN HARRIS COUNTY,
 TEXAS ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME
 218, PAGE 127 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

1 LOT 1 BLOCK,
 MARCH 26 2019

PRO-SURV
 SURVEYING AND MAPPING
 EMAIL: orders@prosurv.net
 T.B.P.L.S. FIRM #10119300
 P.O. BOX 1366
 FRIENDSWOOD, TEXAS 77549
 PHONE: 281-996-1113

OWNERS

JOSHUA PIVER
 721 SHAVER STREET
 PASADENA, TEXAS 77506
 281-960-0696

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STATE OF TEXAS
 COUNTY OF HARRIS

We, Texas Citizens Bank, N.A., owner and holder of a lien against the property described in the plat known as THE REPLAT OF OCEAN PARK SUBDIVISION OF LOTS 5, 10, 11 AND 12, said lien being evidenced by instrument of record in the Clerk's File No. 2013063369 and 20140562651 of the O.P.R.O.R.P. of Harris County, Texas, do hereby in all things subordinate our interest in said property to the purposes and effects of said plat and we hereby confirm that we are the present owners of said liens and have not assigned the same nor any part thereof.

By: _____
 Tom Watson, Regional President

STATE OF TEXAS
 COUNTY OF HARRIS

Before me, the undersigned authority, on this day personally appear d Tom Watson, Regional President, on behalf of Texas Citizens Bank, N.A., 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 and in the capacity therein and herein stated.

Given under my hand and seal of office, this _____ day of _____, 2019.

 Notary Public in and for the State of Texas

Name _____

My commission expires: _____

METES AND BOUNDS:

A TRACT OF LAND CONTAINING 12,500 SQUARE FEET OF LAND, BEING LOTS FIVE (5), TEN (10), ELEVEN (11) AND TWELVE (12), OF REPLAT OF OCEAN PARK SUBDIVISION, A SUBDIVISION IN HARRIS COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 218, PAGE 127 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS, SAID TRACT BEING MORE PARTICULARLY DESCRIBED IN METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 5/8 INCH IRON ROD FOUND AT THE INTERSECTION OF THE NORTH LINE OF NORTH BALLENTINE STREET, A 50.00 FOOT RIGHT-OF-WAY AS RECORDED IN VOLUME 1, PAGE 34 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS, WITH THE EAST LINE OF TODVILLE ROAD, A 50.00 FOOT RIGHT-OF-WAY AS RECORDED IN VOLUME 1, PAGE 34 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF SAID LOT TEN (10);

THENCE NORTH 20°27'00" EAST, ALONG THE SAID EAST LINE OF TODVILLE ROAD, A DISTANCE OF 50.00 FEET TO AN "X" SET IN CONCRETE FOR THE NORTH CORNER OF THE HEREIN DESCRIBED TRACT, SAID POINT ALSO BEING THE NORTH CORNER OF SAID LOT TEN (10) AND THE WEST CORNER OF LOT THIRTEEN (13) OF SAID REPLAT OF OCEAN PARK SUBDIVISION;

THENCE SOUTH 69°33'00" EAST, AT 75.00 FEET PASSING THE COMMON SOUTH CORNER OF SAID LOT THIRTEEN AND LOT FOUR, AT 235.00 FEET PASSING A 1/2 INCH IRON ROD SET FOR REFERENCE AND CONTINUING FOR A TOTAL DISTANCE OF 250.00 FEET TO A POINT BEING THE NORTHEAST CORNER OF SAID LOT FIVE;

THENCE SOUTH 20°27'00" WEST, ALONG THE EAST LINE OF SAID LOT FIVE, A DISTANCE OF 50.00 FEET TO A POINT FOR CORNER, BEING THE SOUTHEAST CORNER OF SAID LOT FIVE AND BEING IN THE NORTH LINE OF SAID BALLENTINE STREET;

THENCE NORTH 69°33'00" WEST, ALONG THE NORTH LINE OF SAID BALLENTINE STREET, AT 15.00 FEET PASSING A 1/2 INCH IRON ROD SET FOR REFERENCE, AND CONTINUING FOR A TOTAL DISTANCE OF 250.00 FEET, RETURNING TO THE POINT OF BEGINNING AND CONTAINING 12,500.00 SQUARE FEET OF LAND.