

PUBLIC HEARING NOTICE
SEABROOK PLANNING & ZONING COMMISSION
THURSDAY, JUNE 22, 2023 – 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, JUNE 22, 2023 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 THIS REQUEST 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) 291-5705 IF YOU HAVE QUESTIONS.

SPECIFIC PUBLIC HEARINGS:

1. **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”.**

2. **Request for approval for the Repsdorff 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 Repsdorff Drive, east of Loch Lake Drive, and north of Vermillion Drive.

3. **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.

CERTIFICATE

I certify that this notice was posted on the bulletin board at Seabrook City Hall on Thursday, May 25, 2023 on or before 5:00 p.m. and that it will remain posted until after completion of the hearing.

/s/ Pat Patel
Administrative Assistant