

**PUBLIC HEARING NOTICE  
CITY COUNCIL  
TUESDAY, MARCH 21, 2023 – 6:00 P.M.**

NOTICE IS HEREBY GIVEN THAT THE CITY COUNCIL OF THE CITY OF SEABROOK WILL HOLD A PUBLIC HEARING ON **TUESDAY, MARCH 21, 2023 AT 6:00 P.M.** IN SEABROOK CITY HALL, 1700 FIRST STREET, SEABROOK, TEXAS, TO DISCUSS THE AGENDA ITEM 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 COUNCIL. 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**

**Request for a Conditional Use Permit to establish a “Music Venue” at 2623 NASA Road 1, as per the Seabrook City Code, Appendix A, Comprehensive Zoning, Article 4, “Special Use Regulations,” Section 4.11, “Conditional use permit criteria and procedures,”**

**AN ORDINANCE AMENDING THE SEABROOK CITY CODE, APPENDIX A, COMPREHENSIVE ZONING, ARTICLE 13, “TEMPORARY AND NONTEXT CHANGES,” SECTION 13.03, BY ADDING A NEW PARAGRAPH (29) GRANTING A CONDITIONAL USE PERMIT FOR A “MUSIC VENUE” TO BE LOCATED AT 2623 NASA ROAD 1, WITHIN THE MMU (MARINE ORIENTED MIXED USE) ZONING DISTRICT AND ESTABLISHING ANY APPLICABLE CONDITIONS FOR THE OPERATION OF THE BUSINESS IN ACCORDANCE WITH LAW; PROVIDING A PENALTY IN AN AMOUNT OF NOT TO EXCEED \$2,000.00 FOR VIOLATION OF ANY PROVISIONS HEREOF BY INCLUSION INTO THE CODE; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES INCONSISTENT OR IN CONFLICT HERewith; AND PROVIDING FOR SEVERABILITY AND PROVIDING FOR AN EFFECTIVE DATE.**

**Applicant: Patrick Robinson, 104 Shirleen Drive, Seabrook, TX 77586**

**Owner: PHICON LLC, 2511 NASA Parkway, Suite 202, Seabrook, TX 77586**

**Legal Description: A TRACT OR PARCEL OF LAND CONTAINING 2.1092 ACRES (91875 SQUARE FEET) SITUATED IN THE RITSON MORRIS SURVEY, ABSTRACT NO. 52, IN HARRIS COUNTY, TEXAS, BEING THE REMAINDER OF A CERTAIN CALLED 2.1324 ACRE TRACT BEING RECORDED UNDER HARRIS COUNTY CLERK’S FILE NO. (H.C.C.F. NO.) V120759, SAVE AND EXCEPT A CERTAIN CALLED 0.023 ACRE TRACT CONVEYED TO THE STATE OF TEXAS BEING RECORDED IN H.C.C.F. NO. R768322.**

**CERTIFICATE**

I certify that this notice was posted on the bulletin board at Seabrook City Hall on or before 5:00 p.m., Thursday, March 2, 2023 and that it will remain posted until after completion of the hearing.

/s/ Robin Lenio, City Secretary