

PUBLIC HEARING NOTICE
SEABROOK PLANNING & ZONING COMMISSION
THURSDAY, NOVEMBER 18, 2021 – 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, NOVEMBER 18, 2021 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 of a Preliminary Planned Unit Development (Preliminary PUD) to create “The Tower Preliminary PUD” a 7 story building comprising of a one story 74 spaces parking garage, 10,826 sq. ft. of leasable office space, 75 units of luxury multi-family apartments, 3,354 sq. ft. of entertainment and business space, and 127 outdoor parking spaces located on 1 Tract of land, approximately 2.376 acres.**

Owner/Applicant: WMF Investments Inc., 16865 Diana Lane Suite 200, Houston, TX 77058

Legal Description:

A 2.376 acres (103,483 square foot) tract of land located in the Ritson Morris Survey, Abstract Number 52, City of Seabrook, Harris County, Texas and said 2.376 acre tract of land being out of and a part of Tracts 3-A, 4-A and 5-A of the Repsdorph Partition, a subdivision recorded under Volume (Vol.) 18, Page (Pg.) 63 of the Harris County Map Records (H.C.M.R.) and being out of and a part of the called 4.796 acre tract described in the deed to W.M.F. Investments, Inc., recorded under Harris County Clerk's File Number (H.C.C.F. No.) 20060261117.

Location: This property is located at 3330 NASA Road One, west of Repsdorph Road, north of NASA Road One and south of Pebblebrook Drive.

2. **Request for approval for the Replat of Brint Bay 1.**

Purpose of the Replat: To Create 1 Lot and 1Block

Applicant: Tricon Land Surveying, LLC, 6341 Stewart Road #251, Galveston, TX 77551

Owner: Byrom Family Limited Partnership, 16 Oakleigh Boulevard, Beaumont, TX 77706

Legal Description: Being a 0.282 acre parcel of land located in the Town of Seabrook Subdivision, Harris County, Texas, and being Lot Six (6) in Block Eighty (80) and all that certain part of Bath Avenue and the Seabrook Land Companies Reserve which lies southeast of and between the projected southwest line of Lot 6 and the projected northeast line of Lot 7, in Block 80 of the Town of Seabrook, a Subdivision in Harris County Texas, according to the map or plat thereof recorded in Volume 1, Page 50 of the Map Records of Harris County, Texas. (M.R.H.C.).

Location: This property is located immediately east of Todville Road, north of Sixth Street, and south of Fifth Street.

3. **Request for approval for the Final Plat of Bayport Distribution Center.**

Purpose of the Final Plat: To Create 1 Reserve and 1 Block

Applicant: LJA Engineering, 1904 West. Grand Parkway North, Suite 100, Katy, TX 77449

Owner: American Acryl, L.P., 2000 Market Street, Philadelphia, PA 19103-3222

Legal Description: Being of 31.942 acres of land being out of a called 34.5921 acres conveyed by deed dated April 9, 1998 to American Acryl L.P., as recorded in Harris County Clerks File No. (H.C.C.F. No.) S958786 of the Official Public Records of Real Property of Harris County, Texas (O.P.R.R.P.H.C.T.). Said 31.942 acres being situated in the Ritson Morris League, Abstract No. 52 Harris County, Texas.

Location: This property is located immediately east of Old SH 146, south of the Seabrook City Limits, and north of Red Bluff Road.