

**JOINT PUBLIC HEARING NOTICE**  
**SEABROOK CITY COUNCIL AND PLANNING & ZONING COMMISSION**  
**THURSDAY, DECEMBER 16, 2021 – 6:00 P.M.**

NOTICE IS HEREBY GIVEN THAT THE CITY COUNCIL AND PLANNING AND ZONING COMMISSION OF THE CITY OF SEABROOK WILL HOLD A PUBLIC HEARING ON **THURSDAY, DECEMBER 16, 2021 AT 6:00 P.M.** IN SEABROOK CITY HALL, 1700 FIRST STREET, SEABROOK, TEXAS 77586, COUNCIL CHAMBERS 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 AND 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 for approval of a Preliminary Planned Unit Development (Preliminary PUD) to create a Warehouse Complex comprising of approximately 1,500,000 square feet of warehouse space located on approximately 122.8 acres tract of land.**

**Applicant:** Transwestern Ventures, 1900 West Loop South, Suite 1300, Houston, Texas 77027.

**Owner:** Seabrook Assets, LLC & Liberty Lake, LLC 1254 Ripple Creek Drive, Houston, Texas 77057.

**Legal Description:**

BEING 119.8223 ACRES OF LAND SITUATED IN THE RITSON MORRIS SURVEY, ABSTRACT 52, HARRIS COUNTY, TEXAS AND BEING COMPRISED OF THE FOLLOWING TRACTS OF LAND:

**TRACT 1:**

PART OF RESERVE A AND ALL OF RESERVE B, BAYVIEW COMMERICAL SUBDIVISION OF ONE BLOCK, A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN FILM CODE NO. 645115, OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS; AND

**TRACT 2:**

A TRACT OF LAND CONTAINING 18.569 ACRES BEING OUT OF A PORTION OF A CALLED 53.878 ACRE TRACT AS RECORDED IN HARRIS COUNTY CLERK'S FILE NO. 20090310096, AND BEING LOCATED IN THE RITSON MORRIS SURVEY ABSTRACT NO. 52, HARRIS COUNTY, TEXAS; AND

**TRACT 3:**

FIELD NOTES OF A 45.6371 ACRE TRACT OF LAND SITUATED IN THE RITSON MORRIS SURVEY, ABSTRACT 52, HARRIS COUNTY, TEXAS AND BEING ALL OF THOSE CERTAIN TRACTS NO. ONE (CALLED 45.925 ACRES), TRACT NO. TWO (CALLED 0.90 OF AN ACRE) AND TRACT NO. THREE (CALLED 0.9311 OF AN ACRES AND BEING THE SAME LAND AS TRACT NO. TWO), CONVEYED BY CRAIG C. LAZZARI TO TRUST ME, INC. BY DEED DATED JANUARY 2, 1996 AND RECORDED UNDER COUNTY CLERK'S FILE #R732953 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF HARRIS COUNTY, TEXAS; SAVE & EXCEPT THAT CERTAIN 0.1878 OF AN ACRE (PARCEL 98) CONVEYED BY TRUST ME, INC. TO THE STATE OF TEXAS BY DEED DATED SEPTEMBER 6, 2017 AND RECORDED UNDER COUNTY CLERK'S FILE #RP-2017-552632 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF HARRIS COUNTY, TEXAS AND SAVE AND EXCEPT THAT CERTAIN 0.058 OF AN ACRE (TRACT I) CONVEYED BY TRUST ME, INC. TO THE CITY OF SEABROOK BY DEED DATED FEBRUARY 26, 2007 AND RECORDED UNDER COUNTY CLERK'S FILE #20070268941 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF HARRIS COUNTY, TEXAS. SAID TRACT NO. ONE (CALLED 45.925 ACRES) INCLUDES ALL OF

LOTS 11-15, INCLUSIVE, AND ALL OF LOTS 45-51, INCLUSIVE, OF BAYSHORE ACRES AS RECORDED IN VOLUME 998 AT PAGE 292 OF THE DEED RECORDS OF HARRIS COUNTY, TEXAS. SAID LOTS BEING PART OF THAT CERTAIN TRACT 2 CONVEYED BY CRAIG C. LAZZARI TO SEABROOK ASSETS LLC BY DEED DATED NOVEMBER 14, 2012 AND RECORDED UNDER COUNTY CLERK'S FILE #20120539574 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF HARRIS COUNTY, TEXAS. SAID TRACT NO. ONE (CALLED 45.925 ACRES) INCLUDED 0.6322 OF AN ACRE OUT OF THAT CERTAIN 1.150 ACRES BEING TRACT 3 IN SAID DEED FROM LAZZARI RECORDED UNDER FILE #20120539574 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF HARRIS COUNTY, TEXAS.

**Location:**

