



**SEABROOK CITY COUNCIL and SEABROOK PLANNING & ZONING COMMISSION  
NOTICE OF SPECIAL AND REGULAR MEETINGS**

**THURSDAY, DECEMBER 16, 2021 - 6:00 PM**

For city information visit [WWW.SEABROOKTX.GOV](http://WWW.SEABROOKTX.GOV)

For SH 146 updates visit [www.sh146.com](http://www.sh146.com)

NOTICE IS HEREBY GIVEN THAT THE SEABROOK CITY COUNCIL AND THE SEABROOK PLANNING & ZONING COMMISSION WILL MEET ON **THURSDAY DECEMBER 16, 2021 AT 6:00 PM** IN THE CITY HALL CITY COUNCIL CHAMBERS, 1700 1ST STREET, SEABROOK, TEXAS, **TO DISCUSS, CONSIDER, AND IF APPROPRIATE, TAKE ACTION** WITH RESPECT TO THE ITEMS LISTED BELOW.

THIS FACILITY IS WHEELCHAIR ACCESSIBLE AND ACCESSIBLE PARKING SPACES ARE AVAILABLE. REQUESTS FOR OTHER ACCOMMODATIONS OR INTERPRETIVE SERVICES, MUST BE MADE, 48 HOURS PRIOR TO THIS MEETING. PLEASE CONTACT THE CITY SECRETARY'S OFFICE AT (281) 291-5663 OR CITYSEC@SEABROOKTX.GOV FOR FURTHER INFORMATION.

**PLEDGE OF ALLEGIANCE**

**1. PUBLIC COMMENTS AND ANNOUNCEMENTS**

*At this time we would like to listen to any member of the audience on any subject matter, whether or not that item is on the agenda. All comments are limited to a maximum of four minutes for each speaker, shall be limited to City business or City-related business or matters of general public interest, and shall not include any personal attacks. In accordance with the Texas Open Meetings Act, members may not discuss or take action on any item that has not been posted on the agenda. When your name is called, please come to the podium and state your name and address clearly into the microphone before making your comments. Thank you.*

**REGISTER ONLINE TO SPEAK IN PERSON DURING PUBLIC  
COMMENTS: [www.seabrooktx.gov/speaker-registration](http://www.seabrooktx.gov/speaker-registration)**

## **2. JOINT PUBLIC HEARING**

**2.1** Conduct a Joint Public Hearing on a 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. *Sean Landis, Deputy City Manager*

**ATTACHMENT(S):** [Agenda Briefing](#) [Public Hearing Notice](#)  
[Application](#) [Layout](#) [Street View](#) [Presentation](#)

**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 COMMERCIAL 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:**

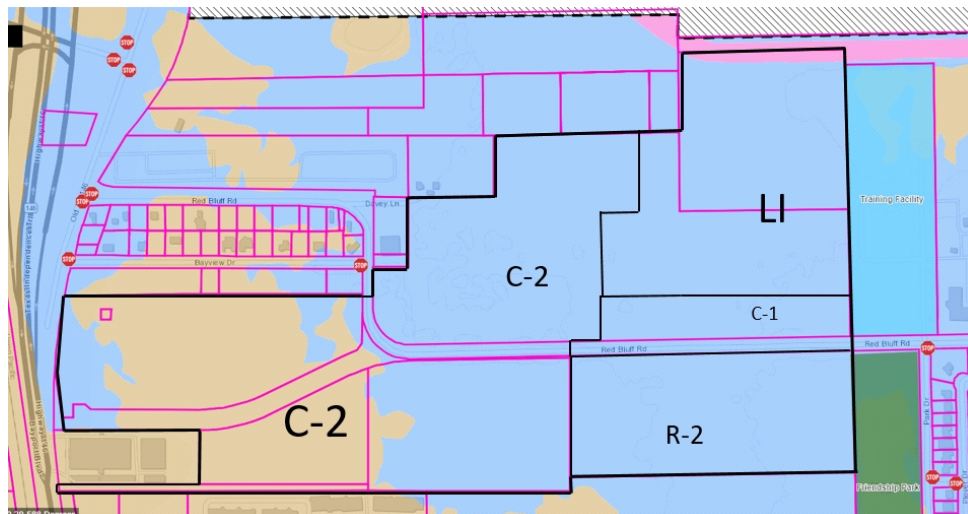
A TRACT OF LAND CONTAINING 18.569 ACRES BEING OUT OF A PORTION OF A CALLED 53.878 ACRE TRACT AS RECORDED IN HARRIS COUNTY CLERK'S FILE NO. 20090310096, AND BEING LOCATED IN THE RITSON MORRIS SURVEY ABSTRACT NO. 52, HARRIS COUNTY, TEXAS; AND

**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:**



**3. PLANNING & ZONING ONLY - SPECIFIC PUBLIC HEARING**

3.1 Conduct a Public Hearing on a request for the Old Seabrook Village, Section C, Preliminary Plat. *Sean Landis, Deputy City Manager*

**ATTACHMENT(S):** [Agenda Briefing](#) [Preliminary Plat](#) [Presentation](#)

**Applicant:** Mark Caldwell, OSV Development, LLC. 2510 De Four Trace, Seabrook, TX 77586

**Owner:** OSV Development LLC. 2510 De Four Trace, Seabrook, TX 77586

**Purpose:** The applicant is requesting to subdivide the property into 36 Residential Lots, 3 Blocks and 6 Reserves

**Legal Description:** All of that certain 4.43 acres (192,867 square feet) tract or parcal of land being out of and a part of the RITSON MORRIS SURVEY, Abstract Number 52, Harris County, Texas, and out of and a part of Lots One (1) - Seven (7), Inclusive, Block One (1) and Lots One (1) - Seven (7), Inclusive, Block Two (2) of BAYBROOK SUBDIVISION, SECTION 1, a Subdivision in Harris County, Texas, according to the map or plat thereof recorded in Volume 87, Page 32 of the Map of Records of Harris County, Texas, (H.C.M.R.); said 4.43 acres tract being out of a part of Tract II and Tract III described in that certain Special Warranty Deed from Oslic Texas III, LP, to OS Village LL C recorded under Clerk's File number 20130033751 in the Official Public Records of Harris County

**Location:** This property is located immediately east of North Meyer, south of Brookwood and north of 1<sup>st</sup> Street.

#### **4. NEW BUSINESS**

##### **PLANNING & ZONING ONLY**

**4.1** Consider and take all appropriate action on a request for the Old Seabrook Village, Section C, Preliminary Plat. *Sean Landis, Deputy City Manager*

**ATTACHMENT(S):** [Agenda Briefing](#) [Preliminary Plat](#) [Presentation](#)

**4.2** Consider and take all appropriate action on a request for approval of a Preliminary Planned Unit Development (Preliminary PUD) to create a Warehouse space located on approximately 122.8 acres tract of land. *Sean Landis, Deputy City Manager*

**ATTACHMENT(S):** [Agenda Briefing](#) [Application](#) [Layout](#) [Street View](#) [Presentation](#)

##### **CITY COUNCIL ONLY**

**4.3** Consider and take all appropriate action on a Joint Participation Interlocal Agreement between the City of Seabrook and Harris County for engineering and construction of a sidewalk from State Highway 146 to N. Meyer Ave. along E.

Meyer Ave. *Brian Craig, City Engineer and Assistant Director of Public Works*

**ATTACHMENT(S):** [Agenda Briefing](#) [Interlocal Agreement](#) [Capital Improvement Project Description](#) [Concept Layout](#)

**4.4** Consider and take all appropriate action on a Preliminary Planned Unit Development (PUD) for North District PUD, generally located along Red Bluff Road, east of Old Highway 146, and west of Park Drive. *Sean Landis, Deputy City Manager*

**ATTACHMENT(S):** [Agenda Briefing](#) [Application](#) [Layout](#) [Street View](#) [Presentation](#)

THE CITY COUNCIL RESERVES THE RIGHT TO HEAR ANY OF THE ABOVE DESCRIBED AGENDA ITEMS THAT QUALIFY FOR AN EXECUTIVE SESSION IN AN EXECUTIVE SESSION BY PUBLICLY ANNOUNCING THE APPLICABLE SECTION NUMBER OF THE OPEN MEETINGS ACT, (CHAPTER 551 OF THE TEXAS GOVERNMENT CODE) THAT JUSTIFIES EXECUTIVE SESSION TREATMENT.

I certify that this notice was posted on the bulletin board on or before Friday, December 10, 2021 no later than 5:00 p.m. and that this notice will remain posted until the meeting has ended.

Robin Lenio, TRMC  
City Secretary

