



SEABROOK CITY COUNCIL  
**NOTICE OF SPECIAL JOINT CITY COUNCIL / PLANNING & ZONING  
TELECONFERENCE MEETING**  
**THURSDAY, AUGUST 20, 2020 - 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 AUGUST 20, 2020 AT 6:00 PM BY TELECONFERENCE TO DISCUSS, CONSIDER, AND IF APPROPRIATE, TAKE ACTION** WITH RESPECT TO THE ITEMS LISTED BELOW.

DUE TO THE CONTINUED INCREASE IN COVID-19 POSITIVE CASES, **THIS MEETING WILL BE OPEN TO THE PUBLIC VIA REMOTE ACCESS THAT ALLOWS FOR TWO-WAY COMMUNICATIONS FOR THOSE DESIRING TO PARTICIPATE. MEMBERS OF THE PUBLIC MAY ATTEND THE MEETING BY REGISTERING AT THE FOLLOWING LINK:** [www.seabrooktx.gov/public-mtg-082020](http://www.seabrooktx.gov/public-mtg-082020)

*In order to view all exhibits during the meeting, members of the public can use a desktop PC, laptop, tablet, or iPad to enter the above address into the Google Chrome address bar to be taken directly into the meeting, or may download the GoToWebinar app on their Android or iPhone free of charge and use **Meeting ID: 523-710-979** when prompted.*

**MEMBERS OF THE PUBLIC MAY ACCESS THE AGENDA AND ATTACHMENTS ONLINE AT [WWW.SEABROOKTX.GOV/AGENDACENTER](http://WWW.SEABROOKTX.GOV/AGENDACENTER).**

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. **TO OBTAIN ALL REQUIRED DOCUMENTS REGARDING THESE REQUESTS OR IF YOU HAVE QUESTIONS, PLEASE CALL THE COMMUNITY DEVELOPMENT DEPARTMENT WEEKDAYS FROM 8:00 A.M. TO 5:00 P.M. AT (281) 291-5760**

**1. PUBLIC COMMENTS AND ANNOUNCEMENTS**

*At this time, we would like to listen to any member of the public who has registered to speak 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 unmute your device mic and state your name and address clearly before making your comments. Thank you.*

## 2. CONSENT AGENDA

2.1 Approve the minutes of the August 4, 2020 special joint meeting. *Robin Lenio, City Secretary*

**ATTACHMENT:** [August 4 2020 joint minutes](#)

## 3. SPECIFIC PUBLIC HEARING

3.1 Conduct a joint public hearing on a Request for approval of a Preliminary Planned Unit Development (Preliminary PUD) to create "Seabrook Town Center" comprising of a 324 unit luxury multi-family apartment complex, 37,000 sq. ft. of leasable retail space, an entertainment plaza, and 751 parking spaces located on 3 tracts of land approximately 19.5355 acres. *Sean Landis, Deputy City Manager*

**ATTACHMENTS:** [Agenda Briefing](#) [Application](#) [Presentation](#) [Section 4.10](#)

**Applicant / Owner:** Pacific Ridge Properties, 211 E. Carrillo Street, #204, Santa Barbara, CA 93101

### **Legal Description:**

**Tract 1:** A 3.9818 acre tract of land situated in the Ritson Morris Survey, Abstract 52, Harris County, Texas, and being out of and a part of Lots 17 and 18 of Ruggles Subdivision as recorded in Volume 5 at Page 30 of Map Records of Harris County, Texas. Said tract also being all of that certain 3.982 acres conveyed by The Presbyterian Extension Committee, Presbyterian Church, U.S. of Greater Houston to Richard W. Harral, Jr., by Deed dated July 10, 1978 and recorded under County Clerk's File No. F676747 of Deed Records of Harris County, Texas.

**Tract 2:** A 3.4196 acre tract of land situated in the Ritson Morris Survey, Abstract 52, Harris County, Texas, and being out of and a part of Lots 17 and 18 of Ruggles Subdivision as recorded in Volume 5 at Page 30 of the Map Records of Harris County, Texas. Said tract also being all of that certain 1.716 acres conveyed by Red Bluff Development Company to City of Seabrook by Deed dated August 2, 1972 and recorded under County Clerk's File NO. D695743 of the Deed Records of Harris County, Texas; all of that certain 0.6887 of an acre conveyed by Red Bluff Development Company to City of Seabrook by Deed dated April 19, 1966 and recorded under County Clerk's File No. C401938 of the Deed Records of Harris County, Texas and all of that certain 1.00 care tract of land conveyed by Red Bluff Development Company to City of Seabrook by Deed dated December 9, 1967 and recorded under County Clerk's File No. C828387 of the Deed Records of Harris County, Texas.

**Tract 3:** A 12.1341 acre tract of land situated in the Ritson Morris Survey, Abstract 52, Harris County, Texas and being out of and a part of Lots 15, 16, 17 and 18 of Ruggles Subdivision as recorded in Volume 5 at Page 30 of the Map Records of Harris County, Texas. Said tract also being out of and a part of the residue of that certain 40.92 acre tract of land conveyed by Theodore Dee McCollum, Jr. to Seabrook Venture II by Correction Deed dated March 1, 2000 and

recorded under County Clerk's File No. U265748 of the Official Public Records of Real Property of Harris County, Texas.

**Location:** This property is located north of Repsdorph Road, south of Oak Dale Way, west of State Highway 146, and east of Lakeside Drive.

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, August 14, 2020, no later than 5:00 p.m., and that this notice will remain posted until the meeting has ended.

Stephanie Guerrero /SG/  
Executive Administrative Assistant

