



**SEABROOK CITY COUNCIL AND PLANNING & ZONING COMMISSION  
NOTICE OF SPECIAL JOINT AND REGULAR MEETINGS  
TUESDAY, JANUARY 19, 2021 - 6:00 PM**

NOTICE IS HEREBY GIVEN THAT THE CITY COUNCIL AND THE PLANNING & ZONING COMMISSION WILL MEET JOINTLY ON **TUESDAY JANUARY 19, 2021 AT 6:00 PM** BY TELECONFERENCE TO DISCUSS, CONSIDER, AND IF APPROPRIATE, TAKE ACTION WITH RESPECT TO THE ITEMS LISTED BELOW.

*THE CITY COUNCIL WILL MEET BY TELECONFERENCE IMMEDIATELY FOLLOWING THE JOINT MEETING BETWEEN CITY COUNCIL AND PLANNING & ZONING COMMISSION.*

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-011921](http://www.seabrooktx.gov/public-mtg-011921)

***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: 803-194-451 when prompted.***

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

**1. JOINT MEETING - 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. SPECIFIC JOINT PUBLIC HEARING**

**2.1** Conduct a joint public hearing on a Request for Approval of a Final Planned Unit Development (Final PUD) to create "Seabrook Town Center" comprising of a 313 unit luxury multi-family apartment

complex, 37,000 sq. ft. of leasable retail/office space, an entertainment plaza, and 737 parking spaces located on 3 tracts of land, approximately 19.5355 acres. *Sean Landis, Deputy City Manager*

**ATTACHMENTS:** [Agenda Briefing](#) [Application](#) [Notice of Public Hearing](#)  
[Official P&Z Report](#) [Revised PUD Document](#) [August 4, 2020 City Council minutes](#) [August 4, 2020 PZ minutes](#)

**Applicant:** William M. Friedrichs Jr., 16865 Diana Lane, Houston, TX 77058

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

**Legal Description:**

**Tract 1:** A 3.98 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 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 the 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 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 acre 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.

### **3. ADJOURN JOINT MEETING**

### **4. CALL TO ORDER REGULAR CITY COUNCIL MEETING**

### **5. PRESENTATIONS**

**5.1** Presentation of a Proclamation to recognize January 9, 2021 as National Law Enforcement Appreciation Day. *Thom Kolupski, Mayor*

**ATTACHMENT:** [Proclamation](#)

**5.2** Presentation of a Proclamation to recognize January 18 - January 24, 2021 as Community Risk Reduction Week. *Thom Kolupski, Mayor*

**ATTACHMENT:** [Proclamation](#)

### **6. 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.*

### **7. CONSENT AGENDA**

**7.1** Approve the minutes of the January 5, 2021 regular City Council meeting. *Robin Lenio, City Secretary*

**ATTACHMENT:** [January 5, 2021 minutes](#)

### **8. NEW BUSINESS**

**8.1** Consider and take all appropriate action on recommendation of the Public Safety Task Force for 2021 expenditures from the Public Safety Fund in the amount of \$106.184.00. *Brad Goudie, Director of Emergency Services*

**ATTACHMENTS:** [Agenda Briefing](#) [Requested items](#)

**8.2** Consider and take all appropriate action on the approval of an Application for the Hike and Bike Sidewalk/Trail on E. Meyer to the Harris County Precinct 2 Partnership Project program for 2021.

*Gayle Cook, City Manager and Brian Craig, City Engineer and Assistant Director of Public Works*

**ATTACHMENTS:** [Agenda Briefing](#) [Partnership Project Guide](#) [Letter of Commitment](#) [Proposed CIP P2b](#) [Partnership Project Request Form](#)

**8.3** Consider and take all appropriate action on the approval of an Application for the Todville Road Bridge to the Harris County Precinct 2 Partnership Project program for 2021. *Gayle Cook, City Manager and Brian Craig, City Engineer and Assistant Director of Public Works*

**ATTACHMENTS:** [Agenda Briefing](#) [Partnership Project Guide](#) [Letter of](#)

**8.4** Consider and take all appropriate action on the approval of an Application and committed funding from the Seabrook Economic Development Corporation for Commercial Road Project to the Harris County Precinct 2 Partnership Project program 2021. This item was approved by the Seabrook EDC Board of Directors on January 14, 2021. *Paul Chavez, Director of Economic Development and Brian Craig, City Engineer and Assistant Director of Public Works*  
**ATTACHMENT:** [Agenda Briefing](#) [Project Request form](#) [CIP EDC2 Zoning Map](#)

**8.5** Consider and take all appropriate action on the approval of an Application for the South Repsdorph Drainage Relocation and Outfall in relation to the "Seabrook Mixed Use Development" Planned Unit Development project to the Harris County Precinct 2 Partnership Project program for 2021, with the City Manager approval to execute an agreement by the landowner for funding of the match prior to submittal. *Gayle Cook, City Manager and Brian Craig, City Engineer and Assistant Director of Public Works*  
**ATTACHMENTS:** [Agenda Briefing](#) [Project Request form](#) [Exhibit](#)

**8.6** Consider and take all appropriate action on first reading of Ordinance 2021-01, "Seabrook Town Center "PUD" (Planned Unit Development)". Due to received written protest, as provided by Texas Local Government Code 211.006(d) and City Code, an affirmative vote of at least 3/4 of all members of City Council is required for approval. *Sean Landis, Deputy City Manager*  
**ATTACHMENTS:** [Agenda Briefing](#) [Ordinance 2021-01](#) [Survey\\_Metes and Bounds](#) [PUD Document](#) [Overlay District Text Modifications](#)

AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE CITY OF SEABROOK, APPENDIX A, "COMPREHENSIVE ZONING MAP", ARTICLE 2, "ADMINISTRATION", SECTION 2.05 "OFFICIAL ZONING MAP", BY REZONING THREE TRACTS OF LAND, APPROXIMATELY 19.5355 ACRES SITUATED IN ABSTRACT 52 OF THE RISTON MORRIS SURVEY, IN SEABROOK, HARRIS COUNTY, TEXAS, GENERALLY LOCATED EAST OF LAKESIDE DRIVE, WEST OF STATE HIGHWAY 146, NORTH OF REPSDORPH ROAD, AND SOUTH OF OAK DALE WAY, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS IN EXHIBIT "A", FROM "C-2", MEDIUM COMMERCIAL DISTRICT, TO PLANNED UNIT DEVELOPMENT, "PUD", FOR A MIXED USED DEVELOPMENT COMPRISING A 320 UNIT MULTI-FAMILY APARTMENT COMPLEX, 37,000 SQ. FT. OF LEASABLE RETAIL/OFFICE SPACE, AN ENTERTAINMENT PLAZA, AND PARKING; PROVIDING FOR AN AMENDMENT OF THE CITY'S OFFICIAL ZONING MAP; REVISING ARTICLE 4, "SPECIAL USE DISTRICTS", SECTION 4.16, THE SEABROOK TOWN CENTER COMMERCIAL DEVELOPMENT OVERLAY DISTRICT REGULATIONS, AS REFERENCED IN EXHIBIT "C"; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES INCONSISTENT OR IN CONFLICT HERewith; PROVIDING FOR A PENALTY IN AN AMOUNT NOT TO EXCEED \$2,000 FOR EACH DAY OF

VIOLATION OF ANY PROVISION HEREOF BY INCLUSION INTO THE CODE; AND PROVIDING FOR SEVERABILITY

**9. ROUTINE BUSINESS**

**9.1** Update and report on various items that require no action, including SH 146 Expansion Project, City of Seabrook CIP Projects, City of Seabrook Grant Administration, and May 1, 2021 General Election. *Gayle Cook, City Manager and Robin Lenio, City Secretary*

**9.2** Update and discuss report by City Manager on COVID related issues, including information regarding reopening timeline for Seabrook public meetings. *Gayle Cook, City Manager and Brad Goudie, Director of Emergency Services*

**9.3** Establish future meeting dates and agenda items. *City Council*

I certify that this notice was posted on the bulletin board on or before Friday, January 15, 2021 no later than 5:00 p.m. and that this notice will remain posted until the meeting has ended.

Robin Lenio, TRMC /RL/  
City Secretary

