



**NOTICE OF SPECIAL MEETING – via TELECONFERENCE  
PLANNING & ZONING COMMISSION  
TUESDAY, JANUARY 19, 2021 AT 6:30 P.M.**

THIS MEETING MAY BE DELAYED TO RECEIVE COMMENTS DURING THE PUBLIC HEARING AT THE JANUARY 19, 2021 JOINT CITY COUNCIL / PLANNING & ZONING COMMISSION MEETING.

NOTICE IS HEREBY GIVEN THAT THE PLANNING AND ZONING COMMISSION WILL MEET ON **TUESDAY, JANUARY 19, 2021 AT 6:30 PM** BY TELECONFERENCE TO DISCUSS, CONSIDER, AND IF APPROPRIATE, TAKE ACTION WITH RESPECT TO THE ITEMS LISTED BELOW.

DUE TO THE COVID-19 PANDEMIC, THIS MEETING WILL ONLY 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 CLICKING THE FOLLOWING WEB LINK: <https://global.gotomeeting.com/join/717640045>

OR BY CALLING (877) 568-4106 AND ENTERING ACCESS CODE 717-640-045 TO LISTEN TO THE MEETING AND/OR PROVIDE COMMENT DURING THE PUBLIC COMMENT PORTION OF THE AGENDA.

THOSE PERSONS WISHING TO SPEAK DURING THE PUBLIC COMMENTS PORTION OF THE AGENDA MUST REGISTER NO LATER THAN 1:00 P.M. ON TUESDAY, JANUARY 19, BY SENDING AN EMAIL TO [PPATEL@SEABROOKTX.GOV](mailto:PPATEL@SEABROOKTX.GOV) AND PROVIDING YOUR NAME, ADDRESS, AND PHONE NUMBER.

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

**1.0 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 Open Meetings Act, members may not discuss or take action on any item that has not been posted on the agenda. Names of those registered to speak will be called in the order in which they registered. When your name is called, please state your name and address clearly before making your comments. Thank you.*

---

**2.0 NEW BUSINESS**

- 2.1 Consider and take all appropriate action on 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.**

**Applicant:** William M. Friedrichs Jr, 16865 Diana Lane Suite 200, Houston, TX 77058

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

**Legal Description:**

Tract 1: A 3.98 18 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 3.4 196 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 Hams County, Texas. Said tract also being all of that certain 1.7 16 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 Hams 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 1.000 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 apart 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 McCollom, Jr. to Seabrook Venture II by Correction Deed dated March 1, 2000 and recorded under County Clerk's File No. U265 748 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.

ATTACHMENT 1: [Agenda Briefing](#) [Seabrook Town Center PUD](#)

**3.0 ADJOURN**

---

THE CITY COUNCIL AND PLANNING & ZONING COMMISSION 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.

**CERTIFICATE**

I certify that this notice was posted on the bulletin board at Seabrook City Hall on or before 5:00 p.m. Friday, January 15, 2021 and that it will remain posted until the meeting has ended.

*Pat Patel*

Pat Patel,  
Administrative Assistant