

**JOINT PUBLIC HEARING NOTICE
SEABROOK CITY COUNCIL AND PLANNING & ZONING COMMISSION
TUESDAY, JANUARY 19, 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 BY TELECONFERENCE ON TUESDAY, JANUARY 19, 2021 AT 6:00 P.M.

DUE TO THE CONTINUED INCREASE IN COVID-19 POSITIVE CASES, THIS PUBLIC HEARING 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 AND PARTICIPATE IN THE PUBLIC HEARING BY REGISTERING FOR THE GOTO WEBINAR USING THIS LINK: www.seabrooktx.gov/public-mtg-011921

MEMBERS OF THE PUBLIC MAY ACCESS THE AGENDA AND ATTACHMENTS ONLINE AT 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

SPECIFIC PUBLIC HEARINGS

- 1. 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 Harris 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 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 1.000 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.



SEABROOK TOWN CENTER
A PROPOSED COMMERCIAL AND MULTIFAMILY MIXED USE DEVELOPMENT

SEABROOK, TX

PERSPECTIVE

ARCHITECTURE • PLANNING • INTERIORS
3221A WEST ALABAMA • HOUSTON, TEXAS 77098
Office 713-522-1054 • Fax 713-522-4496 • info@mcshouston.com



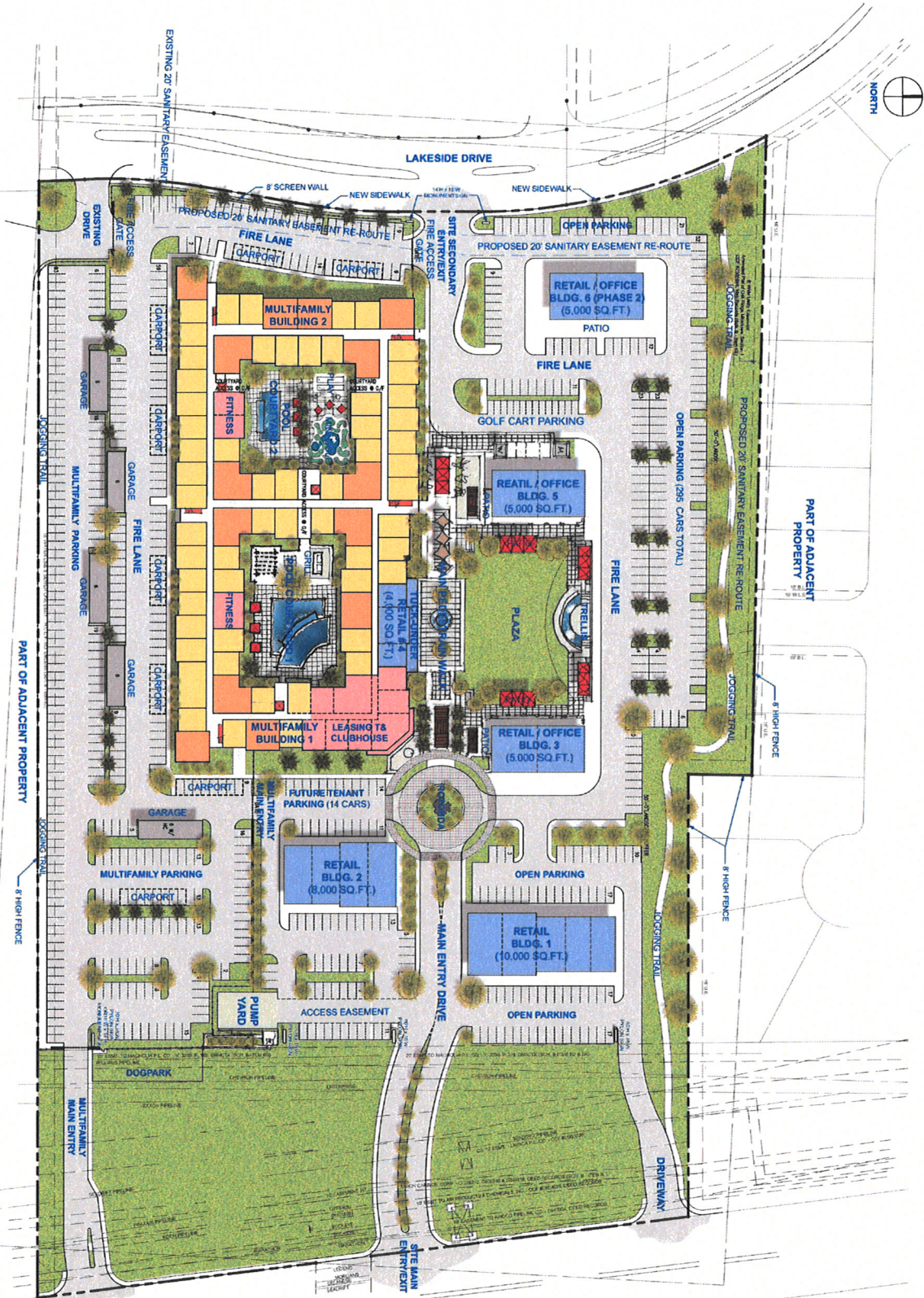
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SEABROOK TOWN CENTER A PROPOSED COMMERCIAL AND MULTIFAMILY MIXED USE DEVELOPMENT

SITE PLAN
SCALE: 1" = 80'

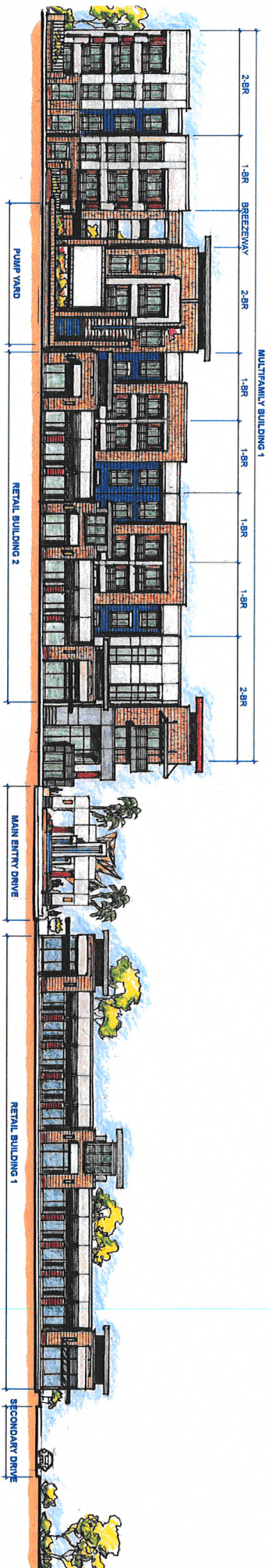
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ARCHITECTS LLC

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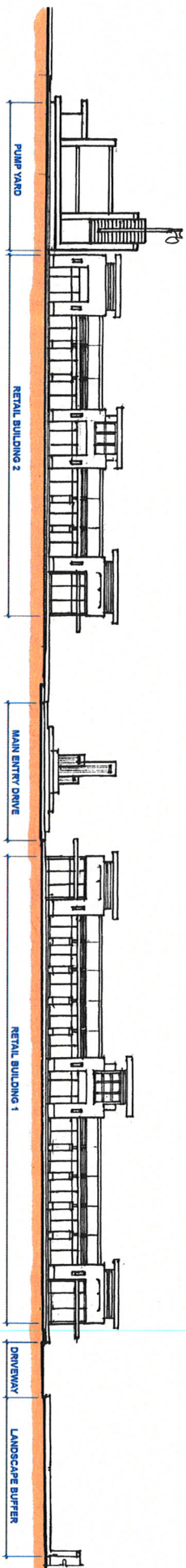


PHASE 1		PHASE 2	
Retail / Office Bldg. 1	5,000	Retail / Office Bldg. 2	5,000
Retail / Office Bldg. 3	5,000	Retail / Office Bldg. 5	5,000
Retail / Office Bldg. 6	5,000	Retail / Office Bldg. 3	5,000
Total	15,000	Total	15,000
Phase 2		Phase 1	
Retail / Office Bldg. 1	10,000	Retail / Office Bldg. 2	10,000
Retail / Office Bldg. 2	10,000	Retail / Office Bldg. 5	10,000
Retail / Office Bldg. 3	10,000	Retail / Office Bldg. 6	10,000
Total	30,000	Total	30,000
Open Parking Provided		Open Parking Provided	
295 spaces		295 spaces	
Golf Cart Parking		Golf Cart Parking	
14 spaces		14 spaces	

Level	Area	Subtotal
Level 1	2,000	42
Level 2	34	48
Level 3	34	48
Level 4	34	48
Level 5	34	48
Level 6	34	48
Level 7	34	48
Level 8	34	48
Level 9	34	48
Level 10	34	48
Level 11	34	48
Level 12	34	48
Level 13	34	48
Level 14	34	48
Level 15	34	48
Level 16	34	48
Level 17	34	48
Level 18	34	48
Level 19	34	48
Level 20	34	48
Level 21	34	48
Level 22	34	48
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Level 25	34	48
Level 26	34	48
Level 27	34	48
Level 28	34	48
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Level 92	34	48
Level 93	34	48
Level 94	34	48
Level 95	34	48
Level 96	34	48
Level 97	34	48
Level 98	34	48
Level 99	34	48
Level 100	34	48



VIEW FROM STATE HIGHWAY 146
SITE EAST OVERALL FACADE
SCALE: 1/16" = 1'-0"



VIEW FROM STATE HIGHWAY 146
RETAIL EAST ELEVATION
SCALE: 1/16" = 1'-0"

SEABROOK TOWN CENTER A PROPOSED COMMERCIAL AND MULTIFAMILY MIXED USE DEVELOPMENT

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Section 4.10 – Planned Unit Developments

4.10.06 PUD Designation Procedure:

A. Preliminary PUD Plan:

1. **Name, address and telephone number of the landowner:**

William M. Friedrichs, Jr.
WMF Investments / Seabrook Town Center, LLC
16865 Diana Lane, Suite 200
Houston, TX 77058
(713) 825-4459

2. **Preliminary Planning and Zoning submittal date:**

3. **Project Name:** Seabrook Town Center

4. **The names and addresses of adjoining property owners within 500 feet of the proposed project site:** See Exhibit A

5. **Key Map:** See Exhibit B

6. **All existing streets, drives, buildings, watercourses, and bodies of water:**

The property is composed of tract 1, 2, 3 of the Ruggles subdivision containing a total of 19.54 acres. The property is bordered by Lakeside Drive on the west and State Highway 146 on the east. A 3.21 acre parcel contiguous with the east property line contains miscellaneous pipe line easements and overhead power line easement. A City of Seabrook pump station, access easement, and water line easements is located adjacent to the 3.21 acre parcel.

7. **The location and size of existing utilities within or adjacent to the proposed project site:**

- a. An 18' wide water line/sewer line easement is located on the south property line and extends west to Lakeside Drive and east to State Highway 146.
- b. An existing 20' wide sanitary easement begins from the north property line and turns west in landscape buffer for 500' to the west property line and turns south for 720' to the existing south easement and crosses Lakeside Drive. It is anticipated that the easement will be modified to allow for the proposed development.
- c. An additional 20' water and sewer easement from the north to south property line has been abandoned by the City of Seabrook.

8. **The proposed location, type and size of the following:**

a. **Building and Structure:**

1. Multi Family Apartment building, four stories and ±314 residential units, 4,000 square feet retail #4, (ground floor). Total apartment building square footage - 369,344 square feet.
2. Retail Buildings, one story, Building #1 - 10,000 square feet and Building #2 - 8,000 square feet
3. Retail / Office Buildings, one story, Building #3 - 5,000 square feet, Building #5 - 5,000 square feet, and Building #6 - 5,000 square feet.
4. City pump station, structure and enclosure, one story, ±2,600 square feet.

b. **Streets, drives, alleys, and curbs:**

1. One public main 40' entry/exit drive on Lakeside Drive. One 30' private residential entry exit drive on Lakeside Drive
2. One public main 50' esplanade entry/exit drive on State Highway 146.
3. Two (2) secondary 26' entry/exit drives, north driveway retail, public events. South drive 26' wide private residential entry/exit drive.

- c. **Off-street parking areas with parking spaces individually drawn and counted:**
 - 1. Retail/office parking 295 spaces, eight spaces per thousand square feet of retail space.
 - 2. Multi Family parking, 460 spaces, 1.33 parking spaces per one bedroom unit, 1.66 spaces per two bedroom unit.
- d. **Sidewalks:** See Master Plan, conform to City of Seabrook Standards
- e. **Landscaping:** See Master Plan, conform to City of Seabrook Standards
- f. **Common open space and amenities sites:** Central Plaza, $\pm$.75 acres recreation areas, performance stage, public restrooms and water features.
- g. **Sites for solid waste containers:** To be coordinated with City of Seabrook waste provider. Enclosed and screened pick-up areas
- h. **Signs:** To be determined as defined in previous site Seabrook Town Center commercial site overlay district provisions
 - Highway 146:
 - 16' wide x 40' high pylon sign in front of Retail Building 1
 - 16' wide x 60' high pylon sign in front of Retail Building 2
 - 16' wide x 25' high pylon sign in beside the Pump Yard
 - 16' wide x 30' high pylon sign or 16' wide x 14' high monument sign beside Multifamily Fire Lane entrance gate
 - Lakeside Drive: (2) 16' wide x 14' high monument sign on both sides of main entrance