

The Seabrook Planning and Zoning Commission met on Thursday, January 19, 2021 at 7:08 PM in regular session via teleconference to consider and if appropriate, take action on the agenda items listed below:

THOSE PRESENT WERE:

GARY RENOLA	CHAIRMAN
MIKE GIANGROSSO	VICE - CHAIR
SCOTT REYNOLDS	MEMBER
ROSEBUD CARADEC (exc. absence)	MEMBER
GREG AGUILAR	MEMBER
DARRELL PICHA	MEMBER
ROB HEFNER	MEMBER
SEAN LANDIS	DIRECTOR OF COMMUNITY DEVELOPMENT
PAT PATEL	ADMINISTRATIVE ASSISTANT

Chairman Gary Renola called the meeting to order at 7:08 p.m. and stated there was a quorum present.

1.0 PUBLIC COMMENTS AND ANNOUNCEMENTS

No comments.

2.0 NEW BUSINESS

3.1 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. Haral, 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

55 to City of Seabrook by Deed dated December 9, 1967 and recorded under County Clerk's File
56 No. C828387 of the Deed Records of Harris County, Texas.
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58 Tract 3: A 12.1341 acre tract of land situated in the Ritson Morris Survey, Abstract 52, Harris
59 County, Texas and being out of and apart of Lots 15, 16, 17 and 18 of Ruggles Subdivision as
60 recorded in Volume 5 at Page 30 of the Map Records of Harris County, Texas. Said tract also
61 being out of and a part of the residue of that certain 40.92 acre tract of land conveyed by
62 Theodore Dee McCollom, Jr. to Seabrook Venture II by Correction Deed dated March 1, 2000
63 and recorded under County Clerk's File No. U265 748 of the Official Public Records of Real
64 Property of Harris County, Texas.
65

66 **Location:** This property is located north of Repsdorph Road, south of Oak Dale Way, west of
67 State Highway 146, and east of Lakeside Drive.
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70 The P&Z Board discussed the Agenda item regarding concerns over the occupancy of the
71 apartments, height concerns over the signage & fencing on the north side of the property.
72

73 Motion made by Darrell Picha and seconded by Mike Giangrosso.
74

75 To reduce the signs on Lakeside Drive labeled "B" on the PUD document from 14ft to 8ft.
76

77 Ayes: Darrell Picha, Mike Giangrosso, Greg Aguilar
78 Nays: Gary Renola, Scott Reynolds, Rob Hefner
79

80 MOTION FAILS
81

82
83 Motion made by Scott Reynolds and seconded by Darrell Picha.
84

85 To reduce the signs on Lakeside Drive labeled "B" on the PUD document from 14ft to 10ft.
86

87 Ayes: Gary Renola, Darrell Picha, Scott Reynolds, Rob Hefner
88 Nays: Mike Giangrosso, Greg Aguilar
89

90 MOTION CARRIES BY MAJORITY VOTE
91

92
93 Motion made by Darrell Picha and seconded by Mike Giangrosso.
94

95 To create text within the PUD document to state that the fence at the north side of the
96 property be constructed prior to the start of Phase 1 of the project.
97

98 Ayes: Gary Renola, Mike Giangrosso, Darrell Picha, Scott Reynolds, Greg Aguilar, Rob
99 Hefner
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101 Nays: none
102

103 MOTION CARRIES BY UNANIMOUS VOTE
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112 Motion made by Darrell Picha and seconded by Greg Aguilar.
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114 To approve the request for Final Planned Unit Development (Final PUD) with the following
115 conditions: **(1)** The signage labeled "B" located east Lakeside Drive as reflected on Exhibit
116 D-6 shall be reduced from 14' feet in height to a 10' feet maximum height. **(2)** Create text
117 within the PUD document that states the Wall/Fence to be located at the north boundary of
118 the property shall be constructed prior to the start of Phase 1 of the project.
119

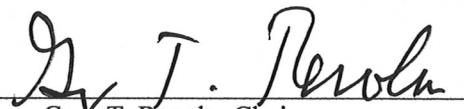
120 MOTION CARRIED BY UNANIMOUS CONSENT
121

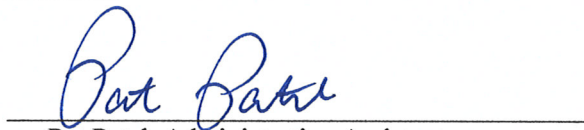
122
123 **Motion was made by Darrell Picha and seconded by Scott Reynolds.**
124

125 *To adjourn the January 19, 2021 Planning & Zoning meeting.*
126

127 Having no further business, the meeting adjourned at 7:57 p.m.
128

129 APPROVED THIS 18th DAY OF March, 2021.
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131 
132 Gary T. Renola, Chairman
133


Pat Patel, Administrative Assistant