

**NOTICE OF JOINT PUBLIC HEARING
SEABROOK CITY COUNCIL &
PLANNING & ZONING COMMISSION
NOVEMBER 19, 2013 – 6:00 P.M.**

NOTICE IS HEREBY GIVEN THAT THE SEABROOK CITY COUNCIL WILL MEET ON **TUESDAY NOVEMBER 19, 2013 AT 6:00 PM** IN THE SEABROOK CITY HALL COUNCIL CHAMBERS, 1700 FIRST STREET, SEABROOK, TX 77586, TO **DISCUSS, CONSIDER, AND IF APPROPRIATE, TAKE ACTION** WITH RESPECT TO THE ITEMS LISTED BELOW.

THIS MEETING WILL BE HELD IN JOINT SESSION WITH THE PLANNING & ZONING COMMISSION.

THIS FACILITY IS WHEELCHAIR ACCESSIBLE AND ACCESSIBLE PARKING SPACES ARE AVAILABLE. REQUESTS FOR OTHER ACCOMMODATIONS OR INTERPRETIVE SERVICES, MUST BE MADE, 48 HOURS PRIOR TO THIS MEETING. PLEASE CONTACT THE CITY SECRETARY'S OFFICE AT (281) 291-5600 OR FAX (281) 291-5710 FOR FURTHER INFORMATION.

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. 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. When your name is called, please come to the podium and state your name and address clearly into the microphone before making your comments. Thank you.

2.0 SPECIFIC PUBLIC HEARING(S)

 ATTACHMENT 1

- 2.1** Request for preliminary approval of a Planned Unit Development (PUD) to create "The Commons at Seabrook", a 14.734 acre, 416 unit, luxury apartment complex, 6.58 acres of retail development and 1.295 acres for the construction of a public street. (Applicant)

Applicant: WMF Investments/Western Rim Development

Legal Description: TR 21E 1803.08 ft of Lots 19, 20 & adj. 93.13 ft of Lot 21, Ruggles West, of Harris County, Texas. The property lies east of SH 146, due north of Seabrook Circle and south of Bayview.

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.

CERTIFICATE

I certify that this notice was posted on the bulletin board on or before Friday, November 15, 2013 no later than 5:00 p.m. and that this notice will remain posted until the meeting has ended.

Meredith Brant

Meredith Brant, TRMC

Assistant City Secretary





***CITY
OF
SEABROOK***

**AGENDA
BRIEFING**

Date of Meeting: TUESDAY, NOVEMBER 19, 2013

Submitter/Requestor: Community Development Date Submitted: 11/12/2013 3:42:07 PM

Presenter: Sean Landis

Description/Subject:

A request for approval of a Preliminary Planned Unit Development (PUD) to create "The Commons at Seabrook." A 14.734 acre, 416 unit, luxury apartment complex, 6.58 acres of retail development and 1.295 acres for the construction of a public street.

Purpose/Need: Policy Issue

Background/Issue(What prompted this need):

The applicants: W.M.F. Investments along with Western Rim Development are requesting the approval of a preliminary Planned Unit Development (PUD) "The Commons at Seabrook". The project will be a mixed used development that encompasses both commercial developments along with a 416 unit, luxury apartment complex.

The project will be constructed on a 22.609 acre site located east of SH 146, due north of Seabrook Circle, and south of Bayview Drive.

The applicant believes the development will create a variety of work, shop, and living experiences within the City of Seabrook. The developer believes the project will provide a provocative, exciting, high-quality, tax revenue source for the City of Seabrook.

Impacted Parties(Expected/Notified):

Miscellaneous Comments:

Applicant: WMF Investments/Western Rim Development

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Attachments:

(Please list description of attachments and number of pages in each attachment)

Fiscal Impact:	Budgeted	No	Finance Review:	Officer
	Budget Amendment Required	No		
	Future/Ongoing Impact	No		
	Budget Dept/Line Item Number			

Funding Comments:

Where on the agenda should this item be placed?

Specific Public Hearing(s)

Suggested Motion:

Agenda Language:

Request for preliminary approval of a Planned Unit Development (PUD) to create "The Commons at Seabrook" ,a 14.734 acre, 416 unit, luxury apartment complex, 6.58 acres of retail development and 1.295 acres for the construction of a public street. (Applicant)

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City Manager Review:

(All items are to be reviewed and approved by the city manager, except items submitted by the mayor or any council member or routine consent agenda items such as minutes and second & third readings of ordinances)

(City Attorney should review all ordinances, resolutions, contracts and executive session items.)