

**JOINT PUBLIC HEARING NOTICE
SEABROOK CITY COUNCIL AND PLANNING & ZONING COMMISSION
THURSDAY, AUGUST 20, 2020 – 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 THURSDAY, AUGUST 20, 2020 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: <https://attendee.gotowebinar.com/register/722360856201588491>

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 Preliminary Planned Unit Development (Preliminary PUD) to create “Seabrook Town Center” comprising of a 324 unit luxury multi-family apartment complex, 37,000 sq. ft. of leasable retail space, an entertainment plaza, and 751 parking spaces located on 3 Tracts of land, approximately 19.5355 acres.**

Applicant/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 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 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.



PERSPECTIVE

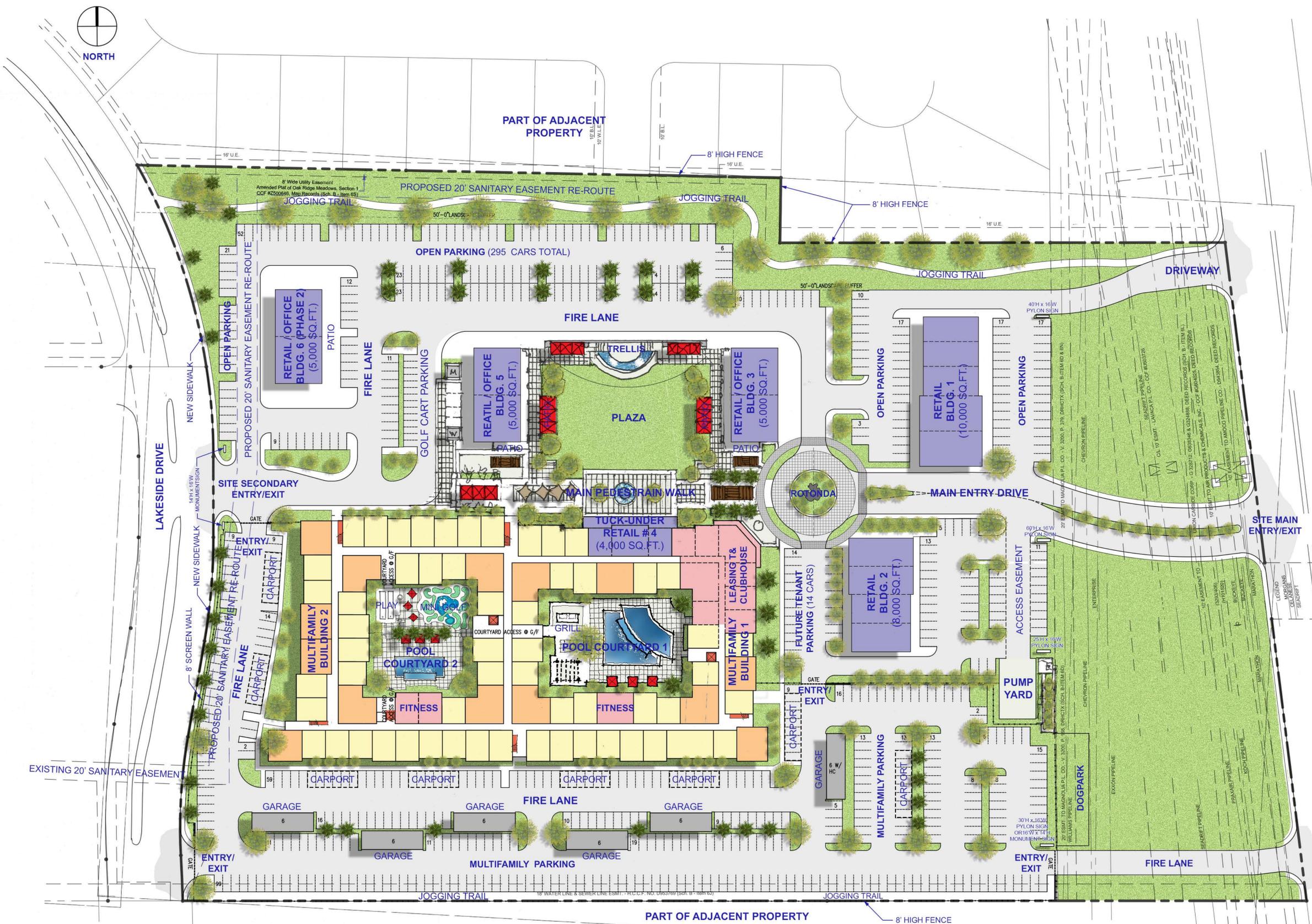
SEABROOK TOWN CENTER
A PROPOSED COMMERCIAL AND MULTIFAMILY MIXED USE DEVELOPMENT

SEABROOK, TX

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

MCS
ARCHITECTS LLC

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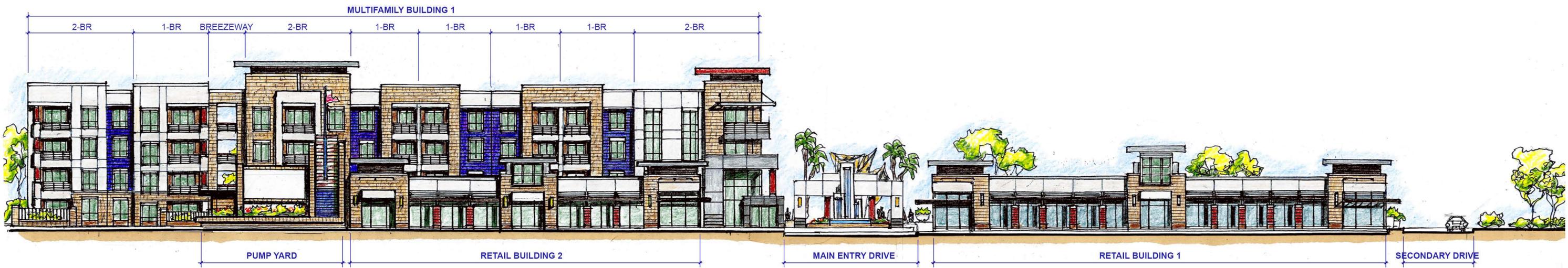
MULTIFAMILY			
Level	2-BR	1-BR	Subtotal
Level 1	14	55	69
Level 2	21	62	83
Level 3	22	64	86
Level 4	22	64	86
Subtotal	79	245	324
Percentage	24%	76%	
Total			324
Ground Floor	90,336		
Second Floor	90,336		
Third Floor	94,336		
Fourth Floor	94,336		
MF Gross Floor Area	369,344	sq.ft.	
No. of Req'd Parking	131	326	
Total Required		457	
Multifamily Parking Count			
Leasing		14	
Open Parking		406	
Detached Parking		36	
Total Parking Provided		456	spaces
RETAIL			
Phase 1			
Retail / Office Bldg 3	5,000		
Tuck-Under Retail (Attached to MF)	4,000		
Retail / Office Bldg 5	5,000		
Subtotal	14,000		
Phase 2			
Retail Bldg 1	10,000		
Retail Bldg 2	8,000		
Retail / Office Bldg 6	5,000		
Subtotal	23,000	sq.ft.	
Total Rentable	37,000	sq.ft.	
Parking Ratio	8	spaces per 1,000 sq.ft	
Open Parking Provided		295	spaces
Golf Cart Parking		14	spaces

SITE PLAN
SCALE: 1" = 50'

SEABROOK TOWN CENTER
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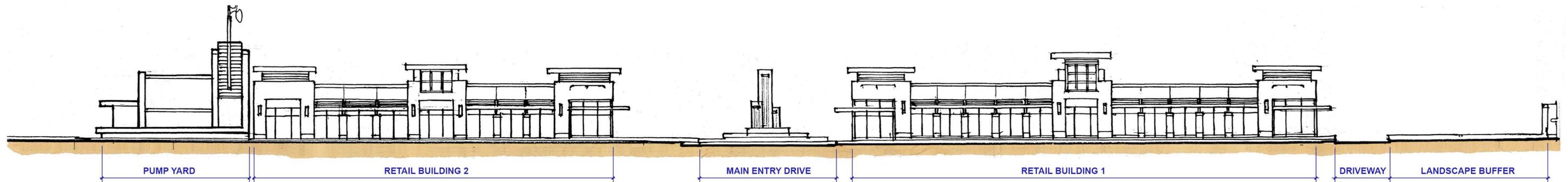
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VIEW FROM STATE HIGHWAY 146
SITE EAST OVERALL FACADE

SCALE: 1/16" = 1'-0"



VIEW FROM STATE HIGHWAY 146
RETAIL EAST ELEVATION

SCALE: 1/16" = 1'-0"

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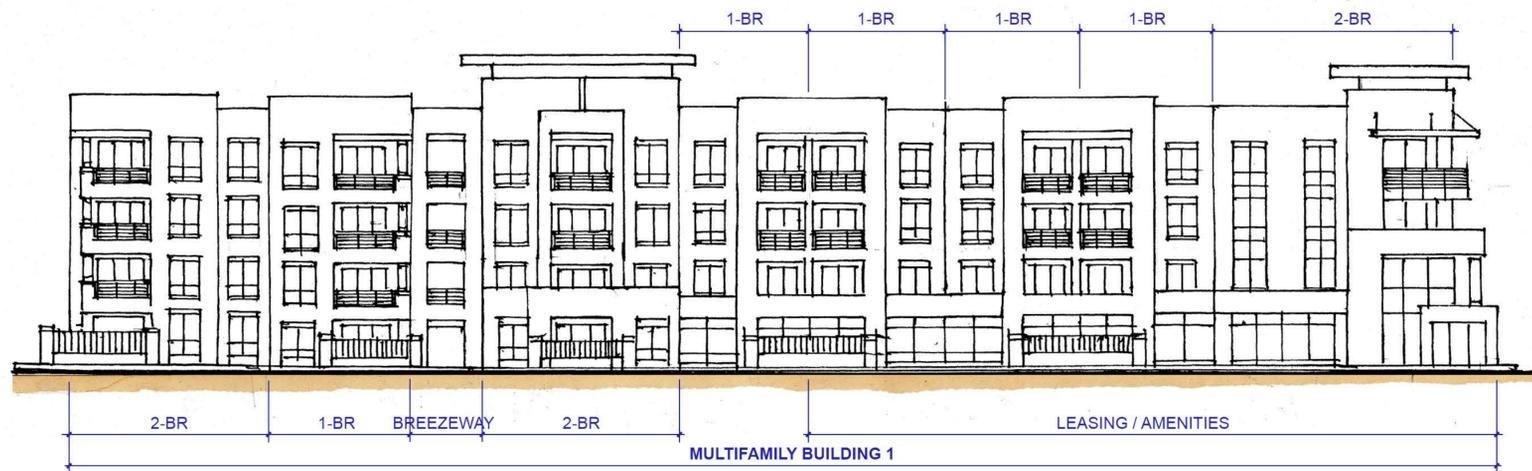


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VIEW FROM PLAZA
MULTIFAMILY NORTH ELEVATION

SCALE: 1/16" = 1'-0"



EAST FACADE, VIEW FROM STATE HIGHWAY 146
MULTIFAMILY EAST FACADE

SCALE: 1/16" = 1'-0"

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