

1 The City Council of the City of Seabrook met in special teleconference session on Thursday,
2 August 20, 2020 at 8:00 p.m. to discuss, consider and if appropriate, take action on the items listed
3 below.

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5 THOSE PRESENT WERE:

6 THOM KOLUPSKI	MAYOR
7 ED KLEIN	COUNCIL PLACE NO. 1
8 LAURA DAVIS – Ex. Abs.	COUNCIL PLACE NO. 2
9 JEFF LARSON	COUNCIL PLACE NO. 3
10 NATALIE PICHA	MAYOR PRO TEM
11	COUNCIL PLACE NO. 4
12 BUDDY HAMMANN	COUNCIL PLACE NO. 5
13 JOE MACHOL	COUNCIL PLACE NO. 6
14 GAYLE COOK	CITY MANAGER
15 SEAN LANDIS	DEPUTY CITY MANAGER
16 STEVE WEATHERED	CITY ATTORNEY
17 ROBIN LENIO	CITY SECRETARY

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19 Mayor Kolupksi called the meeting to order at 9:49 p.m. and conducted roll call to establish a
20 quorum of City Council members.

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22 **1. PUBLIC COMMENTS AND ANNOUNCEMENTS - none**

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24 **2. NEW BUSINESS**

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26 **2.1** Consider and take all appropriate action on a Request for approval of a Preliminary Planned
27 Unit Development (Preliminary PUD) to create "Seabrook Town Center" comprising of a 324 unit
28 luxury multi-family apartment complex, 37,000 sq. ft. of leasable retail space, an entertainment
29 plaza, and 751 parking spaces located on 3 tracts of land approximately 19.5355 acres. *Sean*
30 *Landis, Deputy City Manager*

31
32 **Applicant / Owner:** Pacific Ridge Properties, 211 E. Carrillo Street, #204, Santa Barbara, CA
33 93101

34
35 **Legal Description:**

36 Tract 1: A 3.9818 acre tract of land situated in the Ritson Morris Survey, Abstract 52, Harris
37 County, Texas, and being out of and a part of Lots 17 and 18 of Ruggles Subdivision as recorded
38 in Volume 5 at Page 30 of Map Records of Harris County, Texas. Said tract also being all of that
39 certain 3.982 acres conveyed by The Presbyterian Extension Committee, Presbyterian Church,
40 U.S. of Greater Houston to Richard W. Harral, Jr., by Deed dated July 10, 1978 and recorded under
41 County Clerk's File No. F676747 of Deed Records of Harris County, Texas.

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45 Tract 2: A 3.4196 acre tract of land situated in the Ritson Morris Survey, Abstract 52, Harris
46 County, Texas, and being out of and a part of Lots 17 and 18 of Ruggles Subdivision as recorded
47 in Volume 5 at Page 30 of the Map Records of Harris County, Texas. Said tract also being all of
48 that certain 1.716 acres conveyed by Red Bluff Development Company to City of Seabrook by
49 Deed dated August 2, 1972 and recorded under County Clerk's File No. D695743 of the Deed
50 Records of Harris County, Texas; all of that certain 0.6887 of an acre conveyed by Red Bluff
51 Development Company to City of Seabrook by Deed dated April 19, 1966 and recorded under
52 County Clerk's File No. C401938 of the Deed Records of Harris County, Texas and all of that
53 certain 1.00 acre December 9, 1967 and recorded under County Clerk's File No. C828387 of the
54 Deed Records of Harris County, Texas.

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56 Tract 3: A 12.1341 acre tract of land situated in the Ritson Morris Survey, Abstract 52, Harris
57 County, Texas and being out of and a part of Lots 15, 16, 17 and 18 of Ruggles Subdivision as
58 recorded in Volume 5 at Page 30 of the Map Records of Harris County, Texas. Said tract also
59 being out of and a part of the residue of that certain 40.92 acre tract of land conveyed by Theodore
60 Dee McCollum, Jr. to Seabrook Venture II by Correction Deed dated March 1, 2000 and recorded
61 under County Clerk's File No. U265748 of the Official Public Records of Real Property of Harris
62 County, Texas.

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64 **Location:** This property is located north of Repsdorph Road, south of Oak Dale Way, west of
65 State Highway 146, and east of Lakeside Drive.

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67 *Motion was made by Councilmember Larson and seconded by Councilmember Machol*

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69 *To require the developer to hold either online or COVID safe in-person town hall meetings with*
70 *interested members of the public to discuss concerns and answer questions.*

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72 **MOTION CARRIED BY UNANIMOUS CONSENT**

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74 At 10:00 p.m. Motion was made by Councilmember Hammann and seconded by
75 Councilmember Klein to extend the Council meeting by 30 minutes. **MOTION CARRIED BY**
76 **UNANIMOUS CONSENT**

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78 *Motion was made by Mayor Pro Tem Picha and seconded by Councilmember Klein*

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

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85 **MOTION CARRIED BY A 5-1 VOTE, WITH COUNCILMEMBER LARSON VOTING IN**
86 **OPPOSITION**

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90 Upon motion duly made and seconded, Mayor Kolupski adjourned the meeting at 10:28 p.m.

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92 Approved this 15th day of September, 2020.

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Thomas G. Kolupski

Thomas G. Kolupski
Mayor

Robin Lenio

Robin Lenio, TRMC
City Secretary

