



Agenda Briefing

Date of Meeting: August 20, 2020

Responsible Department: Community Development

Presenter: Sean Landis

Briefing Prepared By: Sean Landis

Strategic Focus Area: Economic Growth

General Information / Subject:

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

Developer: WMF Investments, 16865 Diana Lane, Suite 200, Houston, TX 77058

Executive Summary / Background:

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. Herral, 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 Hams 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 Hams 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.

The Applicant requests the 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.

Funding / Fiscal Information:

Account Number: N/A

Amount Budgeted: N/A

Amount Requested / Required: N/A

Funding Source (if not budgeted):

N/A

Supporting Materials Attached:



Prior Action / Review by Council, Boards, Commissions:

All requests must be submitted to the City Secretary's Office no later than 12:00 p.m. on the Monday, one week prior to the regular Tuesday Council Meeting. All required attachments are to be submitted with the request. Incomplete items cannot be placed on the agenda.

Staff Recommendation:

**APPROVED BY:
(as appropriate)**

Sean Landis

7-31-2020

Preparer or Department Director

Date

Building Official, if needed

Date

City Secretary, if needed

Date

Community and Visitor Relations Director
if needed

Date

Court Administrator, if needed

Date

Deputy City Manager, if needed

Date

EDC Director, if needed

Date

Emergency Services Director, if needed

Date

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Finance Director, if needed

Date

HR Director, if needed

Date

IT Director, if needed

Date

Police Chief, if needed

Date

Public Works Director, if needed

Date



8/3/2020

City Manager

Date

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