



NOTICE OF SPECIAL JOINT MEETING
ECONOMIC DEVELOPMENT CORPORATION / PLANNING & ZONING
THURSDAY, JANUARY 14, 2021 AT 7:00 P.M.

For city information visit www.seabrooktx.gov
For SH updates visit www.sh146.com

NOTICE IS HEREBY GIVEN THAT THE SEABROOK ECONOMIC DEVELOPMENT CORPORATION AND THE SEABROOK PLANNING & ZONING COMMISSION WILL MEET IN SPECIAL JOINT SESSION ON THURSDAY, **JANUARY 14, 2021 AT 7:00 PM BY TELECONFERENCE** TO DISCUSS, CONSIDER, AND IF APPROPRIATE, TAKE ACTION WITH RESPECT TO THE ITEMS LISTED BELOW. ALTHOUGH THIS IS NOT A SEABROOK CITY COUNCIL MEETING, MEMBERS OF THIS BODY MAY ATTEND AND A QUORUM OF THIS BODY MAY BE PRESENT.

DUE TO THE CONTINUED INCREASE IN COVID-19 POSITIVE CASES, **THIS MEETING WILL 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 THE MEETING BY CLICKING THE FOLLOWING WEB LINK:** <https://global.gotomeeting.com/join/594116733>
OR BY CALLING (877) 568-4106 AND ENTERING ACCESS CODE 594-116-733 TO LISTEN TO THE MEETING AND/OR PROVIDE COMMENT DURING THE PUBLIC COMMENT PORTION OF THE AGENDA.

THOSE PERSONS WISHING TO SPEAK DURING THE PUBLIC COMMENTS PORTION OF THE AGENDA MUST REGISTER NO LATER THAN 1:00 P.M. ON THURSDAY, JANUARY 14, 2021, BY SENDING AN EMAIL TO PPATEL@SEABROOKTX.GOV AND PROVIDING YOUR NAME, ADDRESS AND PHONE NUMBER.

MEMBERS OF THE PUBLIC MAY ACCESS THE AGENDA AND ATTACHMENTS ONLINE AT WWW.SEABROOKTX.GOV/AGENDACENTER.

1. 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, shall be limited to city business or city-related business or matters of general public interest, and shall not include any personal attacks. 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. Names of those registered to speak will be called in the order in which they registered. When your name is called, please state your name and address clearly before making your comments. Thank you.

2. PRESENTATIONS

2.1 Discuss the Stakeholder Advisory Committee (SAC) for the Livable Centers Grant Study. (Chavez)
ATTACHMENT 1: [Presentation](#) [Seabrook Public Engagement Plan](#) [Zoning Map](#)

3. NEW BUSINESS

EDC ONLY

3.1 Consider and take all appropriate action on appointing one Economic Development board member to serve on the Livable Centers Study, Stakeholder Advisory Committee (SAC). (Chavez)

P&Z ONLY

- 3.2** Consider and take all appropriate action on appointing one Planning & Zoning board member to serve on the Livable Centers Study, Stakeholder Advisory Committee (SAC). (Chavez)
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4. ROUTINE BUSINESS

- 4.1** To jointly adjourn the January 14, 2021 Special Joint Meeting.
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THE EDC BOARD 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, AND VERNON'S TEXAS CODES ANNOTATED, IN ACCORDANCE WITH THE AUTHORITY CONTAINED IN ONE OR MORE OF THE FOLLOWING SECTIONS: SECTION 551.071, CONSULTATION WITH ATTORNEY; SECTION 551.072, REAL PROPERTY; SECTION 551.073, DELIBERATION REGARDING A PROSPECTIVE GIFT; SECTION 551.074, PERSONNEL MATTERS; SECTION 551.076, SECURITY DEVICES; AND SECTION 551.087, ECONOMIC DEVELOPMENT) THAT JUSTIFIES EXECUTIVE SESSION TREATMENT.

CERTIFICATE

I certify that this notice was placed on the bulletin board at Seabrook City Hall on or before Monday, January 11, 2021 at 5:00 p.m. and that it will remain posted until the meeting has ended.

Pat Patel

Pat Patel,
EDC Administrative Assistant

ATTACHMENT

1

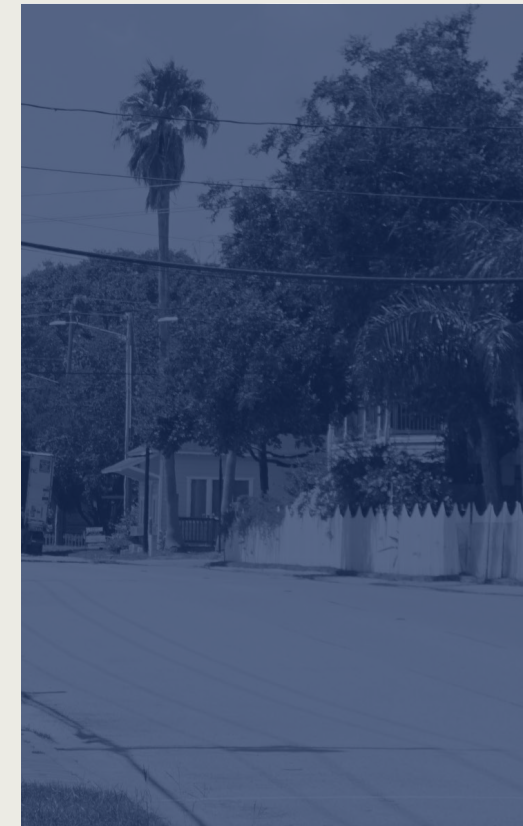
JOINT EDC/P&Z INPUT MEETING



Livable Center Study

📍 *Seabrook, Texas*

January 14, 2021



Agenda

- Meet the Team
- What is Livable Center Study?
- Plan Process and Expectations
- **Let's Get Started!**
 - *Issues and Opportunities*
 - *Visioning*
- Next Steps

Meet the Team



Shad Comeaux, AICP
Project Manager



Dawn Warrick, AICP
Senior Advisor



Ellen Emeric
Project Planner



Gail Ferry-Katalenas,
PLA, AICP, ASLA, CLARB
Site Planner



Alexis Garcia, AICP
Project Planner



David Paine, AICP
Transportation Planner

marshdarcy
PARTNERS



CLARK CONDON



Sue Darcy
Economic Development



Alan Mueller



Steve Spillette
Market Analysis



Brenda Crenshaw



Sheila Condon
Image and Branding



Ryan Steib

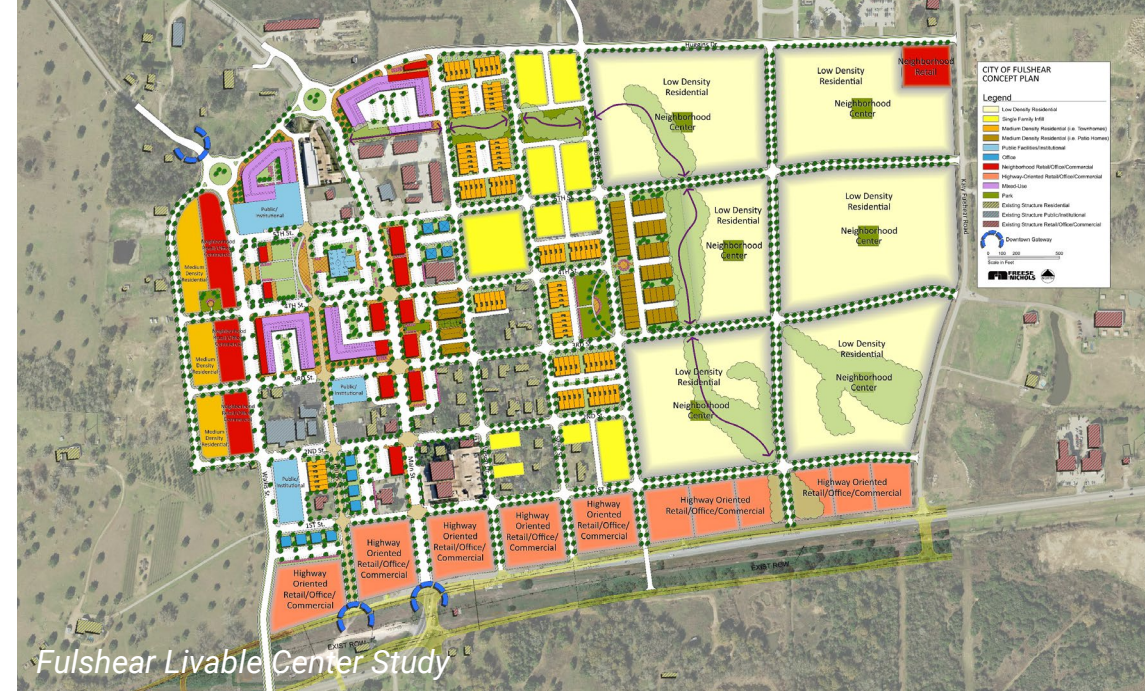
What is a

Livable Center Study?

Livable Center Study Program

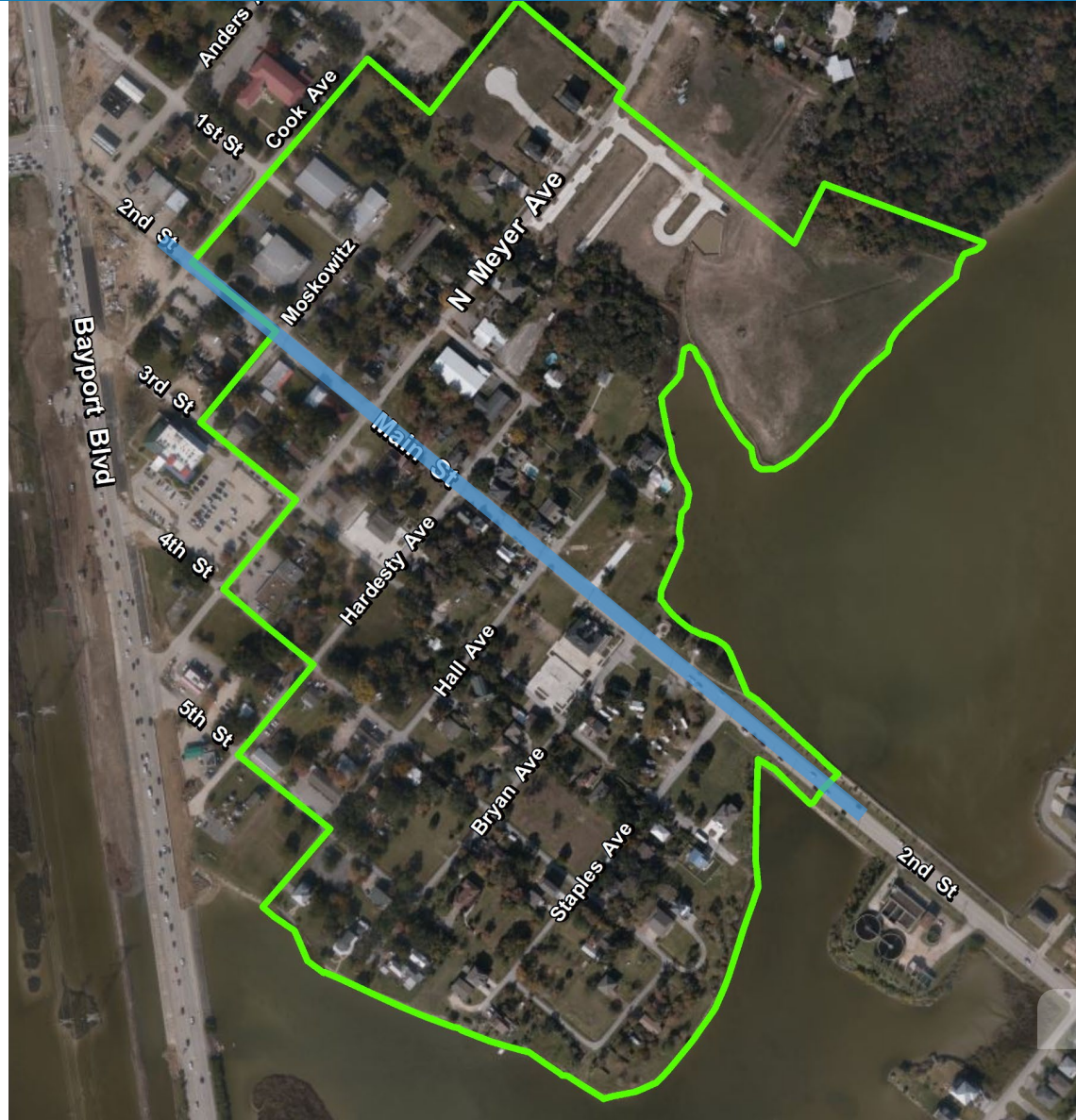
All Livable Centers are unique, but are based on similar concepts of development:

- Connecting residences, stores and office spaces through mixed-use developments
- Enhancing streetscapes, sidewalks and overall community aesthetics
- Improving access to transit and multiple transportation modes, including roadways, walking and biking
- Expanded housing and employment opportunities
- Creating a public engagement strategy that encourages stakeholder involvement in the formation of the plan



Study Area

📍 *Old Seabrook District - Seabrook, TX*

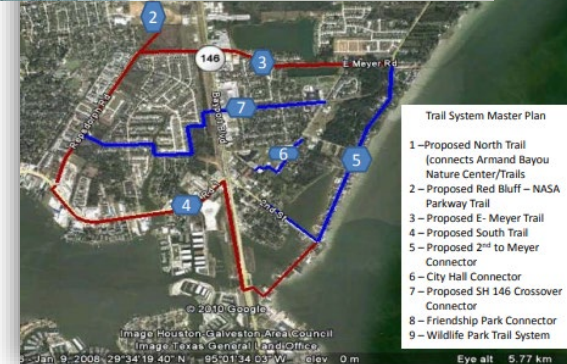


OLD SEABROOK
Livable Center Study



Previous Planning Efforts

- **Seabrook Open Space and Parks Master Plan (2020)**
 - Replacing the previous Open Space and Parks Master Plan (2012) and the Hike and Bike Trails Master Plan (2010)
- **Seabrook Master Landscaping and City Branding (2017)**
 - The project established collective goals for maintaining and enhancing the cultural and historic elements of Seabrook as local and regional destination.
- **Thoroughfare Plan (2016)**
 - Designates design standards for City streets
- **2035 Comprehensive Plan (2016)**
 - Specifies Old Seabrook “should remain a priority into the future, as it plays a major role in the character of the area.”



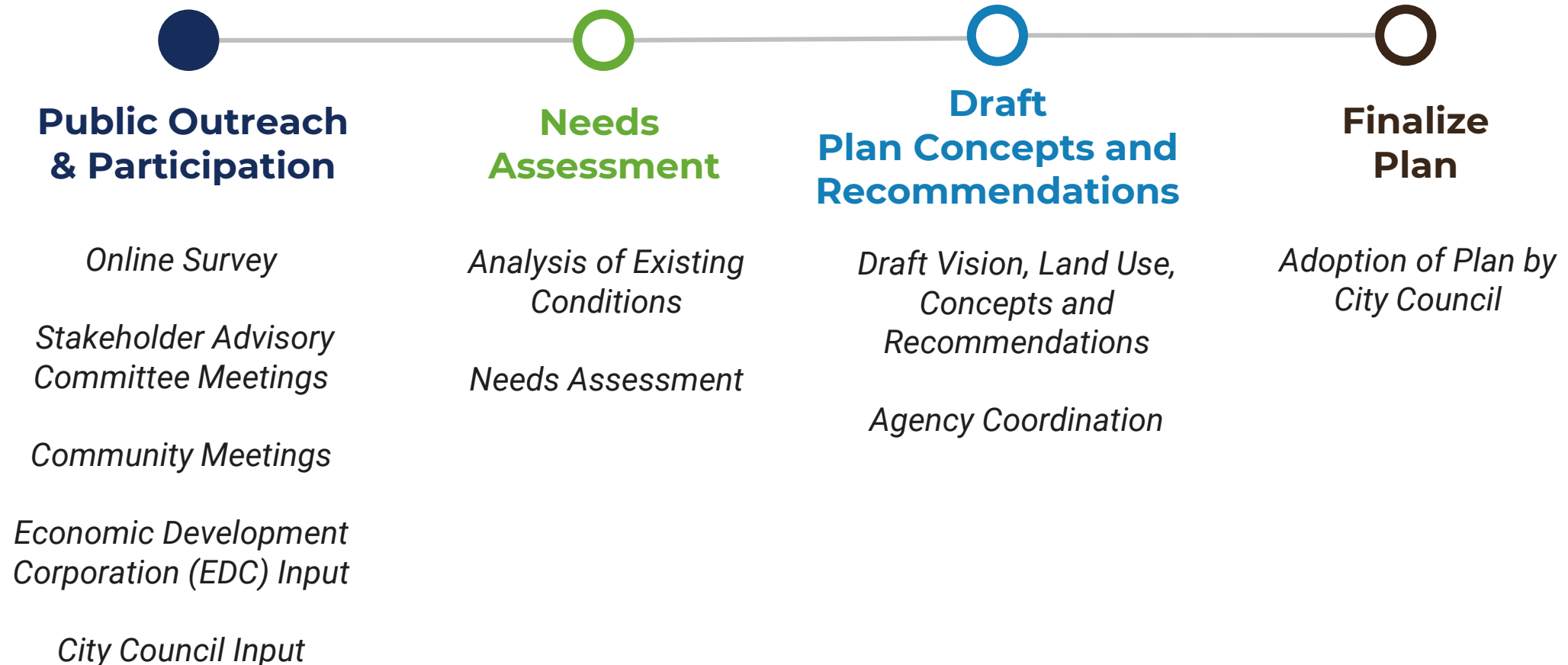
★ your city ★ your future ★

GUIDING PRINCIPLES	FUTURE LAND USE	TRANSPORTATION AND CIRCULATION	IMAGE, BRANDING, AND MARKETING	ECONOMIC DEVELOPMENT
ECONOMIC DEVELOPMENT	×	×	×	×
PEDESTRIAN CONNECTIVITY		×		
COMMUNITY EVENTS			×	
COMMUNITY CHARACTER	×		×	×
SMALL TOWN	×		×	
WATERFRONT	×		×	×

OLD SEABROOK
Livable Center Study

Plan Process and Expectations

Livable Center Plan Process



Public Outreach Activities

DECEMBER 2020/
JANUARY 2021

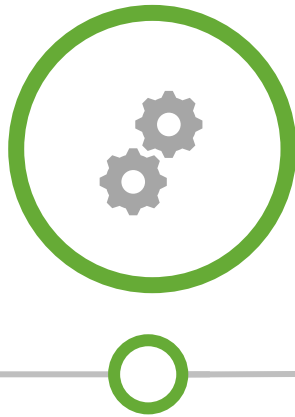


City Council
Update/Input

EDC Input
Meeting #1

SAC
Meeting #1

FEBRUARY 2021/
MARCH 2021



Community
Meeting #1

SAC Meeting #2

APRIL 2021

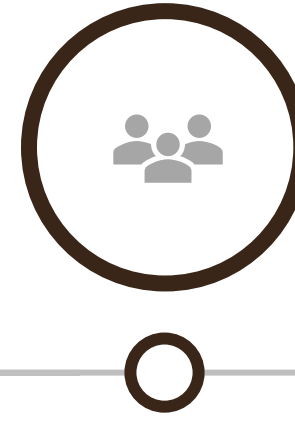


SAC
Meeting #3

City Council
Update

Agency
Coordination

JUNE 2021



SAC
Meeting #4

Community
Meeting #2

JULY 2021/
AUGUST 2021



SAC
Meeting #5

EDC Meeting #2

Plan Adoption

Stakeholder Advisory Committee

The primary role of the Stakeholder Advisory Committee (SAC) is to provide input to assist the planning team in the preparation of the Livable Center Study relevant to:

- Providing knowledge of the study area
- Identification of issues / opportunities
- Community vision and goals
- Guide Plan recommendations and priorities
- Ambassadors of the Plan



Let's Get Started!

Issues, Opportunities, and Visioning

Visioning

What are your **Big Ideas** for the Old Seabrook District?

How do you envision Old Seabrook in **10 to 20 years**?

What improvements and enhancements should be **prioritized** in Old Seabrook?



Additional Discussion Topics

- Character and Appearance
- Open Space and Land Use
- Traffic and Parking
- Walking, Biking, and Connectivity



Next Steps

Next Steps

- Project Website Launch **January '21**
- Online Community Survey Launch
January 14th
- Stakeholder Advisory Committee
Meeting #1 **January 26th**
- Community Meeting#1 **February 23rd**



Seabrook Livable Center Study Public Engagement Plan

November 18, 2020

Public Engagement Activities

Staff Meetings

The Freese and Nichols Team will meet with City staff periodically throughout the project to discuss project progress, key action items and responsibilities, and project schedule. Standing conference calls can be used to provide project updates, present project materials, or have workshops and discussions.

Stakeholder Advisory Committee (SAC) Meetings

The SAC is composed of various stakeholders and has the primary responsibility of guiding the activities of the study and providing input into the process. The Freese and Nichols team will meet with the SAC at five (5) times during the planning process to discuss key issues related to the development of the Livable Center Study.

Community Meetings

Community meetings provide the opportunity for community members to be involved in the plan development process. The Freese and Nichols team will facilitate up to four (4) community engagement events to gather input from the community and inform the community about the project. A minimum of two (2) meetings will be advertised as public meetings with a specific date and time. Up to two (2) additional events can be facilitated at different times during the process.

Public Hearings

Public hearings are official meetings that are publicly advertised and on the record. Three (3) public hearings will take place during the project. The first public hearing will take place at the beginning of the process to provide an update to and receive input from City council. The second meeting would serve as an update and to share community input. The third public hearing will take place at the end of the project for City Council to officially adopt the Seabrook Livable Center Study.

Outreach Tools

Project Website

A project website will be created to host information about the project in one place. The project website should include a brief project description, allow for presentations to be posted, provide a link to an online survey and provide a comment section for community feedback. Meeting notifications and other information can also be posted on the site as warranted. The project website will be hosted by the City.

Online Survey

An online survey is used to collect input from the community on needs, preferences and priorities, and other relevant topics. The survey will be administered via an online survey tool such as MetroQuest or Survey Monkey. The survey is a unique tool that can be used in addition to an in-person community meeting or can be used to gather input that would typically be gathered at an in-person community meeting.

Social Media

Social media can be used to inform the community about the project and promote event during the project process. Various social media tools such as Facebook, Twitter, Instagram, and NextDoor can be used in concert to reach more people.

Public Engagement Schedule

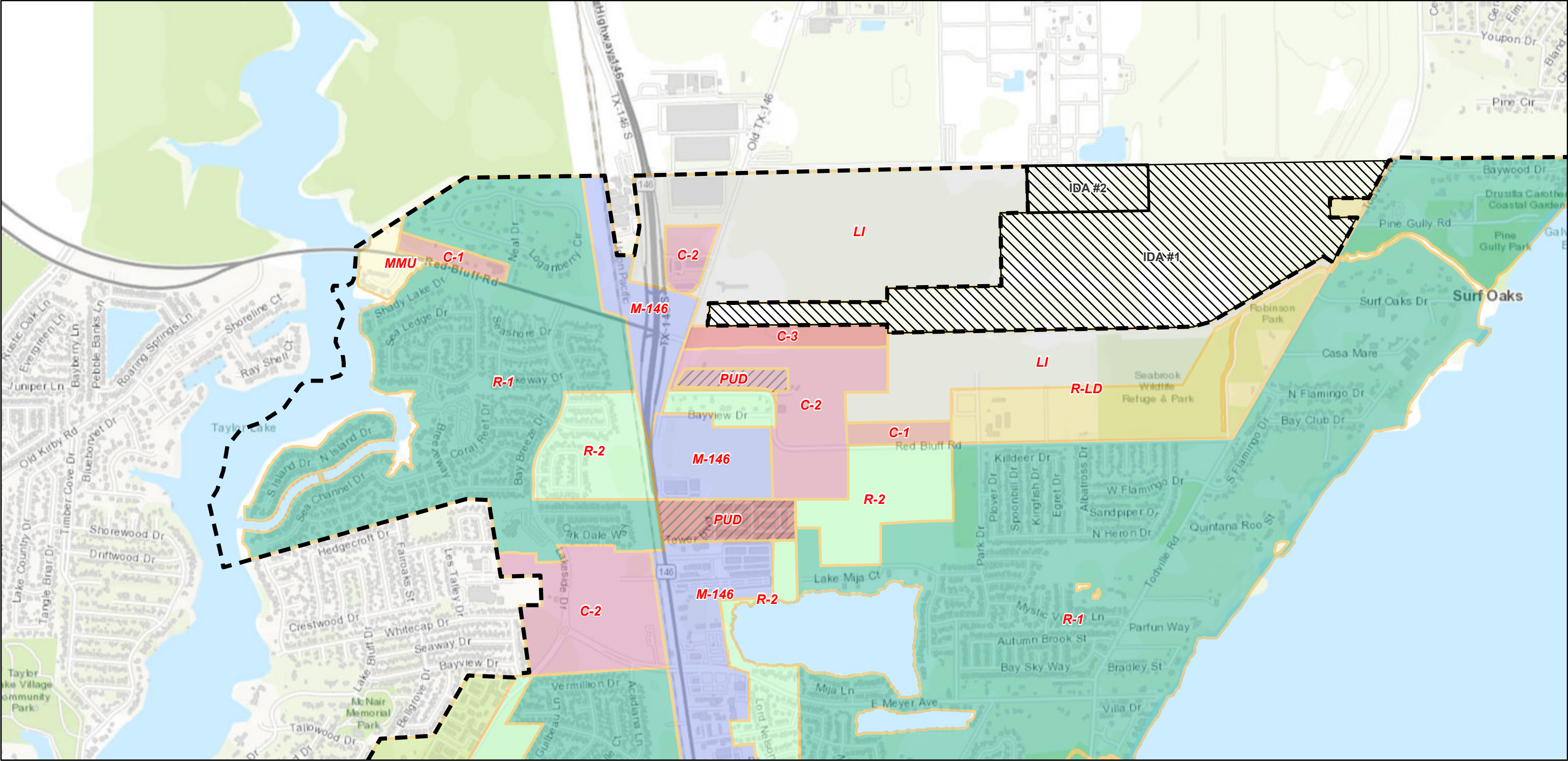
LEGEND
Project Team Meeting
Stakeholder Committee Meeting
Public Meeting
Online Engagement
Economic Development Corporation (EDC)
City Council Meeting

DATE	MEETING/ACTIVITY	PURPOSE	OUTCOMES	DELIVERABLE	Status
Nov-2020	Project Kickoff Meeting <i>Virtual Meeting</i> <i>Microsoft Teams</i>	Discuss project understanding, the project schedule, scope, communication methods, as well as request/receive any additional data that will be needed for the study.	- Project vision, goals, and objectives - Priorities for transportation, housing, and land-use improvements - Composition of the Stakeholder Advisory Committee - Public involvement strategies - Project expectations - Data Request	Meeting Summary	Held November 18, 2020
On-Going	Seabrook Staff Progress Meetings <i>Virtual Meeting</i>	Standing Bi-Weekly Call on an as needed for project updates and workshops.	- Discuss project updates - Present/discuss deliverables per schedule		Bi-Weekly starting XX, 2020
Dec-2020	City Council Update and Input <i>Virtual Meeting</i>	Meet with City Council to introduce the project and get feedback	City Council Input	Presentation	To Be Held on December 1, 2020
Dec-2020	Launch Project Website	Information Site	Information site to provide updates to the community	Project Website	
Jan-2021	Launch Online Survey	Gather information from the community	Launch online survey	Live Online Survey	

DATE	MEETING/ACTIVITY	PURPOSE	OUTCOMES	DELIVERABLE	Status
Jan-2021	Stakeholder Advisory Committee #1 <i>Virtual Meeting</i>	Setting project expectations and information gathering	• Introductions • Project orientation • SWOT Exercise (Send them home with homework) • Discuss vision • Mark map with ideas	Task 1 Existing Conditions Analysis; Meeting Summary	
Jan-2021	EDC Input Meeting <i>Virtual Meeting</i>	Meet with EDC to introduce the project and get feedback	• EDC Input	Presentation	
Jan/Feb-2021	Public Meeting #1 <i>Virtual Meeting</i>	Present project to the community	• Project overview • Promote survey/website	Meeting Summary	
Feb/Mar - 2021	Close Online Survey and Online Community Meeting	Gather information from the community		Results Summary	
Mar-2021	Stakeholder Advisory Committee #2 <i>Virtual Meeting</i>	Present data and draft map with committee	• Present existing condition analysis • Present marketing data • Present survey results • Draft map with committee	Task 1 Existing Conditions Analysis; Community Meeting/ Survey Results; Task 1 Market Conditions Report; Meeting Summary	
Apr-2021	Stakeholder Advisory Committee #3 <i>Meeting format TBD</i>	Present draft recommendations	• Present draft map and recommendation options for review	Draft Concept Plan and Recommendations; Meeting Summary	
Apr-2021	City Council Update <i>Meeting format TBD</i>	Present draft concepts and recommendations to City Council	• Present draft map and recommendations with edits from committee and agencies	Presentation	
May-2020	Agency Coordination and Packages <i>Meeting format TBD</i>	Meet with applicable agencies to present concepts	• Present draft map and recommendations for review	Agency Packages; Meetings with Agencies	
Jun-2021	Stakeholder Advisory Committee #4 <i>Meeting format TBD</i>	Review Draft Plan	• Get Committee Feedback	Renderings; Implementation Plan; Draft Seabrook Livable Center Study	
Jun-2021	Public Meeting #2 <i>Meeting format TBD</i>	Present Draft Plan to Community	• Receive community feedback/buy-in on the Draft Plan based on committee draft	Meeting Summary	

DATE	MEETING/ACTIVITY	PURPOSE	OUTCOMES	DELIVERABLE	Status
Jul-2021	Stakeholder Advisory Committee #5 <i>Meeting format TBD</i>	Review of Final Plan	• Present community feedback • Review Final Draft • Receive sign off from the committee	Final Seabrook Livable Center Study	
Jul-2021	EDC Update <i>Meeting format TBD</i>	Present draft concepts and recommendations to EDC	• Present draft map and recommendations with edits from committee and agencies	Presentation	
Aug-2021	City Council Plan Adoption <i>Meeting format TBD</i>	Present Final Plan for Adoption	• City Council Adoption	Presentation	

My Seabrook Map



1/7/2021 5:37:04 PM

City Limit plus Disannexed Areas - Seabrook



IDA #1



IDA #2



City Limit plus Disannexed Areas - Seabrook

Official Zoning Districts March 2019



C-1: Commercial-Light



C-2: Commercial-Medium



C-3: Commercial-Heavy



LI: Light Industrial



M-146: Main 146



MMU: Marine Mixed Use



R-1: Single Family Detached



R-2: Single Family Detached Small Lot



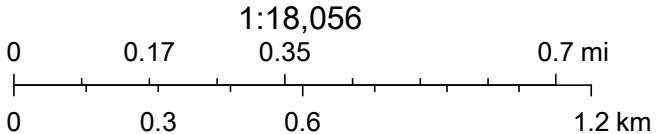
R-3: Medium Density



R-LD: Low Density



PUD



City of Houston, HPB, Texas Parks & Wildlife, Esri, HERE, Garmin, INCREMENT P, USGS, METI/NASA, EPA, USDA

Seabrook Staff

City of Houston, HPB, Texas Parks & Wildlife, Esri, HERE, Garmin, INCREMENT P, USGS, METI/NASA, EPA, USDA | TxDOT, City of Seabrook, CobbFendley |