

The Seabrook City Council, Economic Development Corporation, Planning and Zoning Commission and the Comprehensive Master Plan Review Commission met in joint session on Monday, June 20, 2022 at 6:00 PM at Seabrook City Hall Council Chambers, 1700 First Street to consider and if appropriate, take action on the agenda items listed below:

THOSE PRESENT WERE:

SEABROOK CITY COUNCIL:

THOM KOLUPSKI	MAYOR
ED KLEIN	COUNCIL PLACE NO. 1
ROB HEFNER	COUNCIL PLACE NO. 2
TOM TOLLETT	COUNCIL PLACE NO. 3
MICHAEL GIANROSSO	COUNCIL PLACE NO. 4
BUDDY HAMMANN	MAYOR PRO TEM
	COUNCIL PLACE NO. 5
JOE MACHOL	COUNCIL PLACE NO. 6
GAYLE COOK	CITY MANAGER
ROBIN LENIO	CITY SECRETARY

ECONOMIC DEVELOPMENT CORPORATION:

PAUL DUNPHEY	CHAIR
TERRY CHAPMAN (exc. absence)	VICE-CHAIR
ERNIE DAVIS	SECRETARY
KEVIN FERGUSON	TREASURER
GARY BELL	MEMBER
PAUL CHAVEZ	DIRECTOR OF ECONOMIC DEVELOPMENT

PLANNING & ZONING COMMISSION:

GARY RENOLA	CHAIR
DARRELL PICHA	VICE-CHAIR
ROSEBUD CARADEC	MEMBER
SCOTT REYNOLDS	MEMBER
GUY RODGERS	MEMBER
RHONDA THOMPSON	MEMBER

COMP MASTER PLAN COMMISSION:

GARY JOHNSON	CHAIR
HILL POWELL (absent)	VICE-CHAIR
RICHARD CUCCO	MEMBER
JOSEPH CULLIGAN (exc. absence)	MEMBER
RANDALL MILLER	MEMBER
ELAINE RENOLA	MEMBER
ANN WACKER	MEMBER
SEAN LANDIS	DIRECTOR OF COMMUNITY DEVELOPMENT
PAT PATEL	ADMINISTRATIVE COORDINATOR

Mayor Thom Kolupski called the meeting to order at 6:00 p.m. and stated there was a quorum present for City Council.

Paul Dunphey called the EDC to order and stated there was a quorum present for Economic Development Corporation.

Gary Renola called the P&Z to order and stated there was a quorum present for Planning and Zoning Commission.

Gary Johnson called the Comp Master Plan to order and stated there was a quorum present for Comprehensive Master Plan Commission.

1.0 PUBLIC COMMENTS AND ANNOUNCEMENTS

None.

2.0 JOINT WORKSHOP

2.1 The Comprehensive Master Plan Commission, City Council, Economic Development Corporation and Planning and Zoning Commission will review and discuss updates to the Comprehensive Master Plan.

Presentation by Freese & Nichols:

- 1. The Comprehensive Plan Update and Process*
- 2. Existing Conditions and Other Planning Efforts*
- 3. Revised Future Land Use Map*
 - a. Current/Revised Future Land Use Plan*
 - b. North Planning Area Options and Other Map Changes*
- 4. Updated Planning Area Descriptions and Recommendations*
 - a. Presentation*
- 5. Other Recommendations*
 - a. Presentation*
- 6. Discussion*
 - a. Comments about the intent, character, or boundaries of the Red Bluff District (Previously the North Planning Area)*
 - b. Comments about the intent, character, or boundaries of the new Office Warehouse District.*
 - c. Comments about the Future Land Use Map, Planning Areas, or Recommendations.*
- 7. Next Steps*
 - a. Community Online Survey Launching – July 1, 2022*
 - b. MPRC Meeting #4 – July 20, 2022*
 - c. Community Workshop – August 3, 2022*
 - d. MPRC Meeting #5 – August 10, 2022*
 - e. City Council Adoption – September 2022*

North Planning Area Option 1:

Character:

- Uses would be compatible with the port-related facilities to the north*
- If/when industrial uses develop, special requirements to screen (noise, light, visual) the area from the residential uses to the south should be required*
- Provide adequate transportation facilities and utilities to support the uses that develop*
- Promote highway-oriented businesses along the SH146 Corridor and less traffic dependent neighborhood commercial to the east*
- Promote residential development away from the SH146 Corridor, where appropriate*

North Planning Area Option 2:

Office Warehouse District Character:

- Establish a branded office warehouse district with unique design requirements
- Office and warehouse uses compatible with the port-related facilities
- Establish special requirements to screen (noise, light, visual) industrial uses from the residential uses
- Provide adequate transportation facilities and utilities

North Planning Area Character:

- Provide adequate transportation facilities and utilities to support the uses that develop
- Promote highway-oriented businesses along the SH146 Corridor and less traffic dependent neighborhood commercial to the east
- Promote residential development away from the SH146 Corridor, where appropriate

North Planning Area Option 3:

Office Warehouse District Character:

- Establish a branded office warehouse district with unique design requirements
- Office and warehouse uses compatible with the port-related facilities
- Establish special requirements to screen (noise, light, visual) industrial uses from the residential uses
- Provide adequate transportation facilities and utilities

Red Bluff Commercial District Character:

- Provide adequate transportation facilities and utilities to support the uses that develop
- Promote highway-oriented businesses along the SH146 Corridor and less traffic dependent neighborhood commercial to the east
- Act as a buffer between port-related uses to the north and residential areas to the south

North Residential Area Character:

- Provide accessible housing as northern planning areas develop

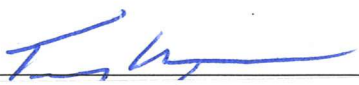
Board Consensus:

- After a group discussion amongst the boards, everyone came to a mutual consensus that option 2 for the North Planning Area was the best option. The intent would be to create some sort of buffer and support adjacent residential areas from anticipated office warehouse development in the northern portion of the city with general commercial and neighborhood commercial uses and to facilitate a variety of appropriate commercial and residential uses. To promote traffic dependent businesses along the SH 146 Corridor and less traffic dependent neighborhood commercial to the east along Red Bluff Road. Promote low and medium density residential development (single family homes and townhomes) away from the SH 146 Corridor and south of Red Bluff Road.

2.2 ADJOURN

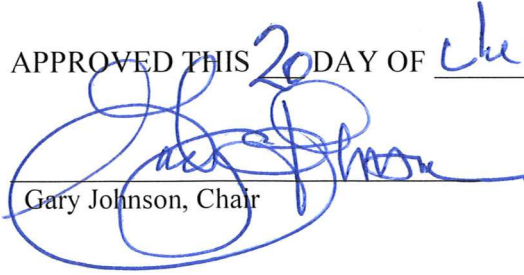
Having no further business, the meeting adjourned at 7:48 p.m.

APPROVED THIS 14th DAY OF July, 2022.


Terry Chapman, EDC Vice-Chair

July 14, 2022
Date

APPROVED THIS 20 DAY OF July, 2022



Gary Johnson, Chair

Date

7/20/22

APPROVED THIS 21st DAY OF July, 2022



Gary T. Renola, Chair

Date

7/21/22

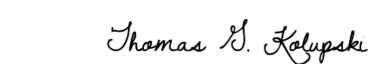


Pat Patel, Administrative Coordinator

Date

7/21/22

APPROVED THIS 2nd DAY OF August, 2022



Thomas G. Kolupski, Mayor

08 / 03 / 2022

Date



Robin Lenio, TRMC

08 / 03 / 2022

Date

City Secretary

City of Seabrook

Comprehensive Plan Update 2022



CHARTING THE COURSE

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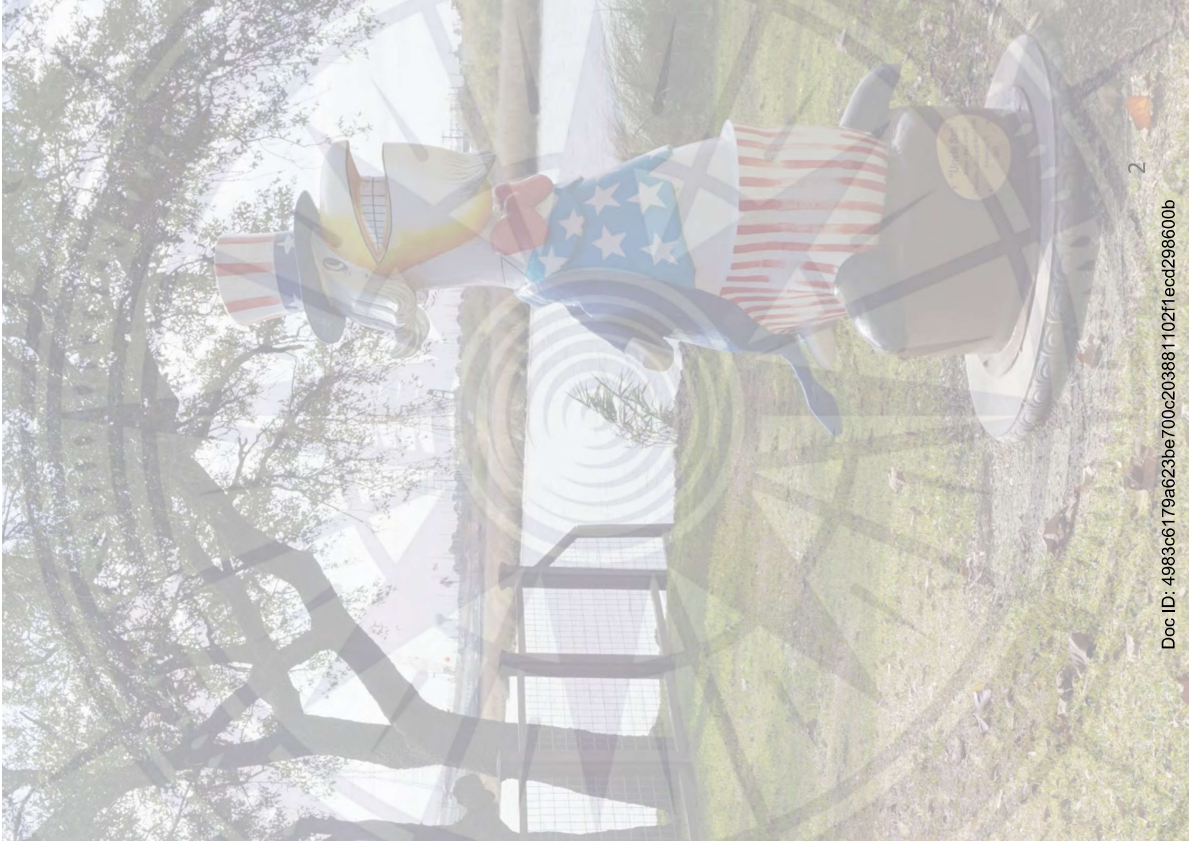


Joint Workshop
June 20, 2022



Agenda

- ☐ The Comprehensive Plan Update and Process
- ☐ Existing Conditions and Other Planning Efforts
- ☐ Revised Future Land Use Map
- ☐ Updated Planning Area Descriptions and Recommendations
- ☐ Other Recommendations
- ☐ Discussion
- ☐ Next Steps



Project Schedule



Project Schedule



April

MPRC #1



May

MPRC #2



June

MPRC #3

Joint Workshop



July

MPRC #4

Online
Survey



August

MPRC #5

Community
Workshop



September

City Council
Presentation



October

EDC and
Planning and
Zoning
Commission
Presentations

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The Comprehensive Plan Update and Process



- Introduction

- **Transportation**

- **Future Land Use**

- **Image, Branding, and Marketing**

- **Economic Development**

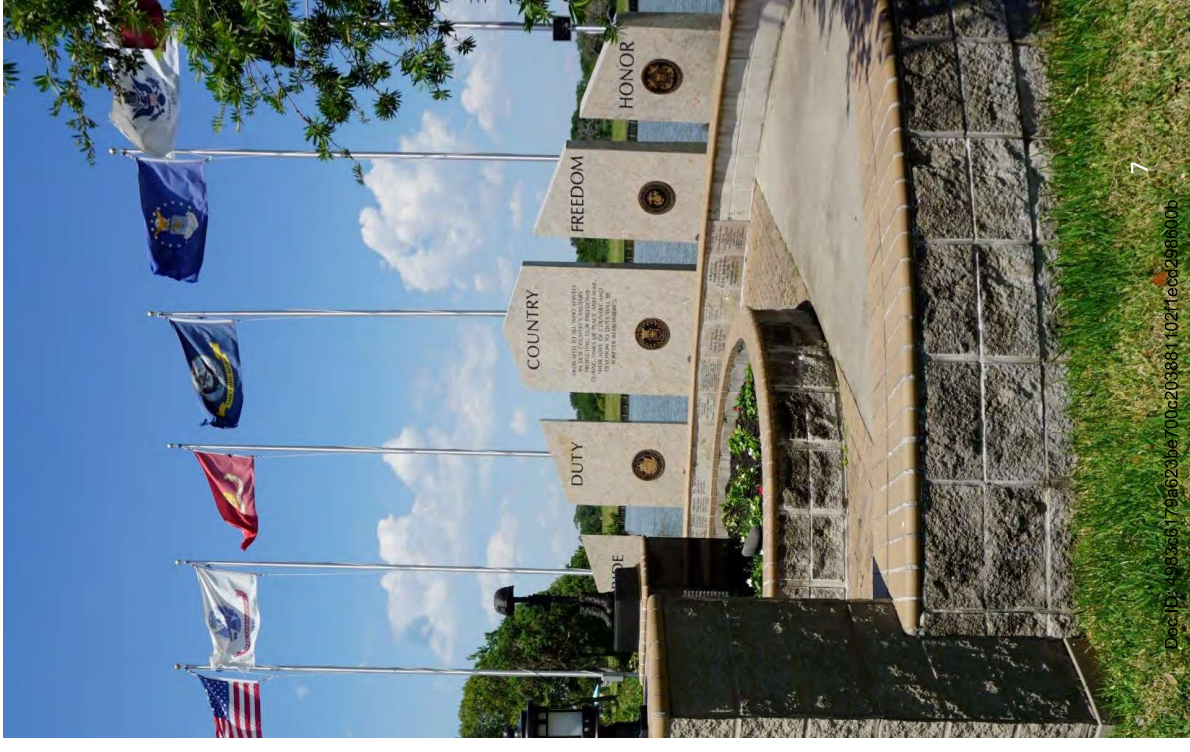
- Economic Development Tools





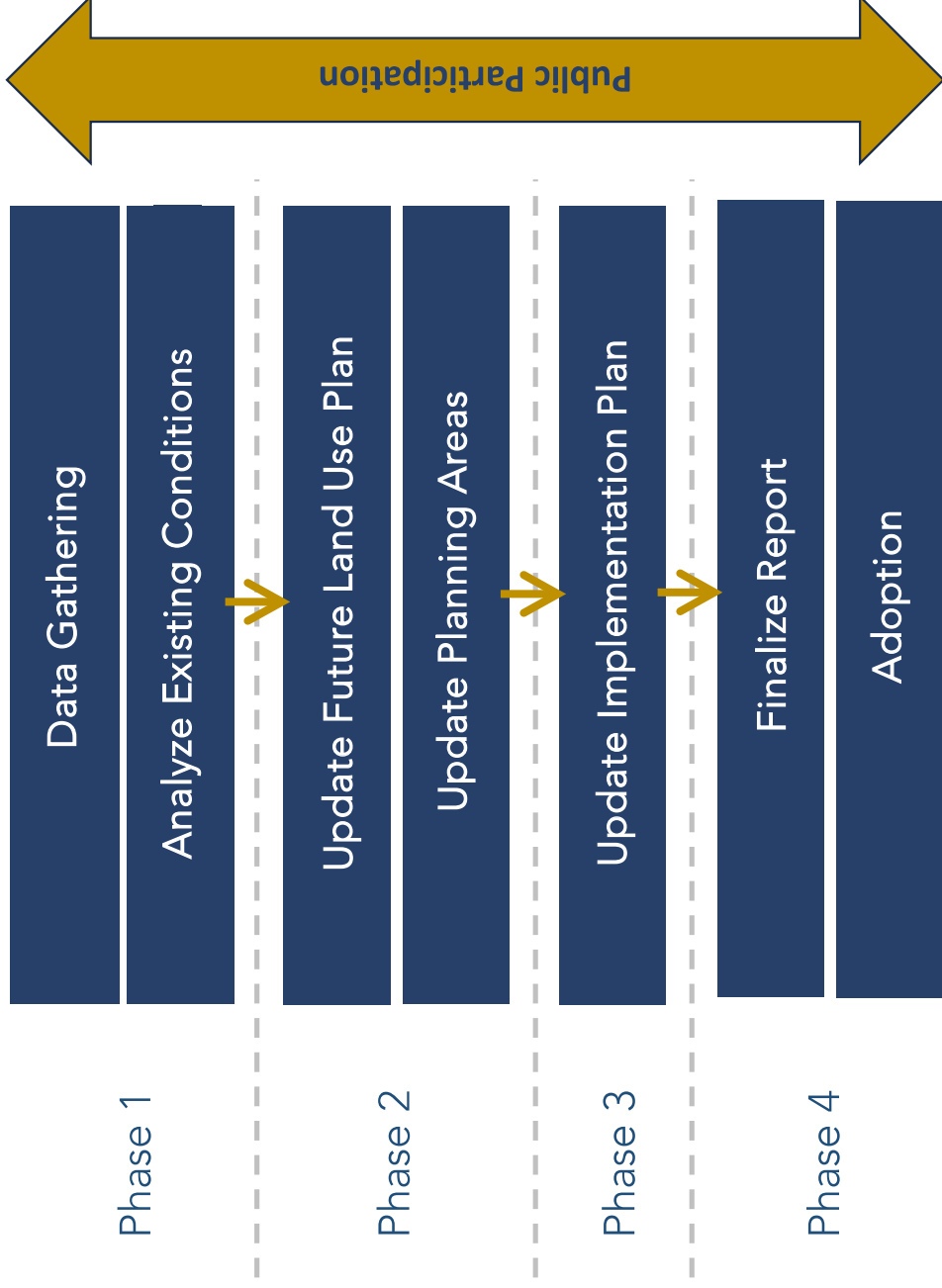
Why Update the Comprehensive Plan?

- Comprehensive Plans should be updated every **5-10 years**
 - Previous plan was last updated in 2016
- Certain elements of the Comprehensive Plan need to be updated to **meet today's needs**
- This update will focus on:
 - **Demographics**
 - **Future Land Use Map**
 - **Specific Planning Areas**
 - Mixed Use/Lakefront Planning Area
 - North Planning Area
 - Old Town Seabrook (Based on Livable Center Study)
 - **Implementation**





Planning Phases





Action Plan Worksheets

6.14

City of Seabrook, Texas

Future Land Use - Mixed Use / Lakeshore District

2.8 Expand the boundaries of the existing Waterfront Activity Zoning District (WAD) to encompass the entire Clear Lake frontage and the frontage on both sides of NASA Parkway including special architectural and landscape standards.

PRE-PROJECT CHECKLIST

1. Designate Champion or Implementing Entity

Agency: City
Department: Community Development
Person: Director of Community Development

2. Identify Most Likely Funding Sources

General Fund Budget
Capital Improvements Plan (CIP)
Economic Development Corporation
Hotel Occupancy Tax
Grants
Corporate, Philanthropic Sponsorships

3. Determine Regulations and Standards Support

Subdivision Ordinance
Building Code
Other: Zoning Ordinance
Landscape Ordinance
Sign Ordinance

4. Identify Policies, Programs, or Initiatives to Support Project

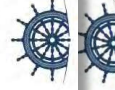
Economic Development Policy
Comprehensive Plan
Council Strategic Plan
Open Space Master Plan
Branding Strategy
Waterfront Development Plan
Other:

5. Identify Partnerships and Coordination Issues

TADOT
Tarrant County
The Seabrook Association
City of Seabrook
Business Owners / Public
Private Sector Partners / Developers / Investors
Other(s): General Land Office (GLO)

JUMP START ACTION STEPS

A. Review area, refine need for change
B. Develop draft ordinance
C. Take recommendations to P&Z for comments
D. Public input
E. Council approval



Priority Recommendation

Designated Champion or Implementing Entity

Likely Funding Sources

Supporting Regulations and Standards

Supporting Policies, Programs, or Initiatives

Partnerships and Coordination

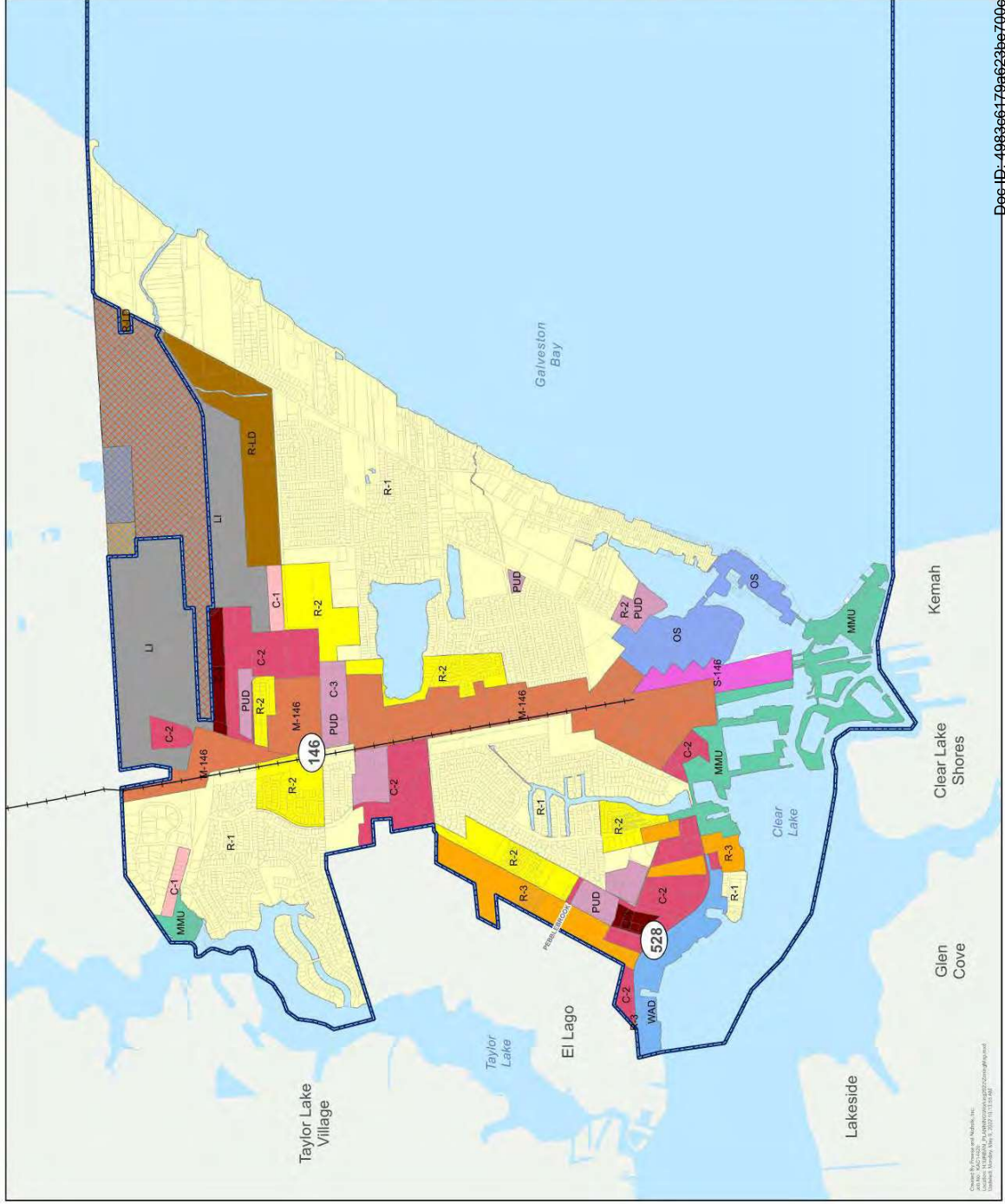
Jump Start Action Steps



Existing Conditions and Other Planning Efforts

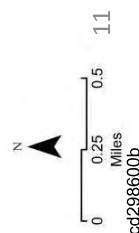


ZONING MAP



ZONING MAP

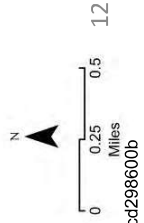
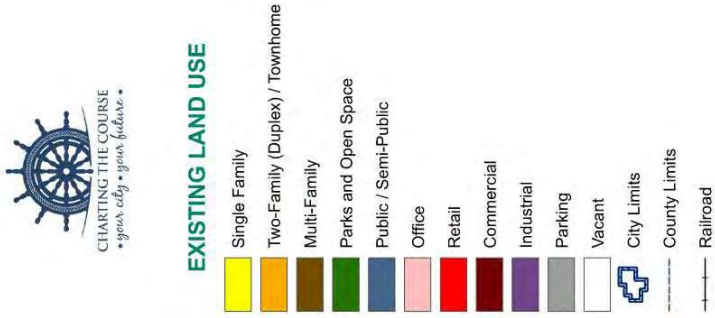
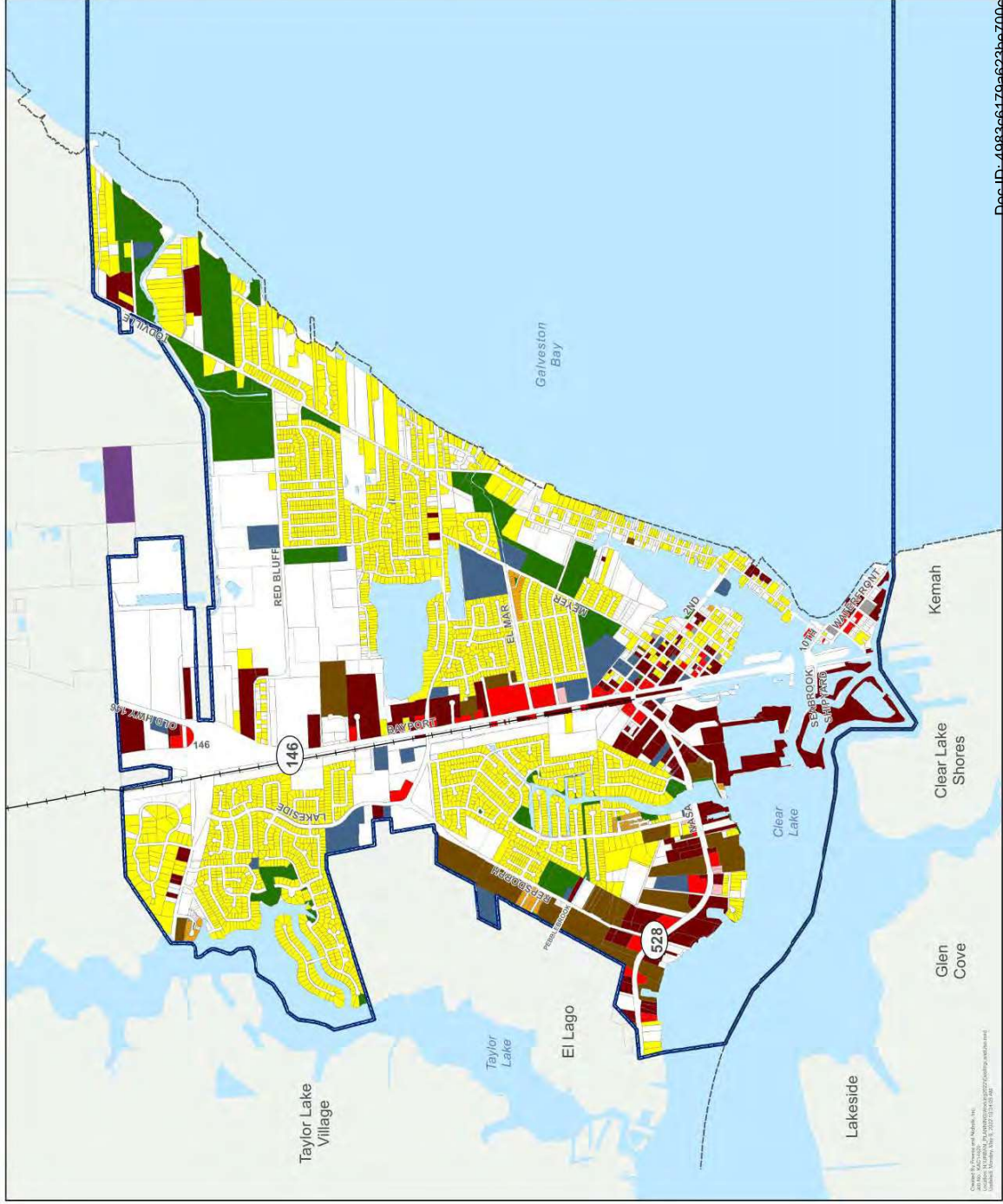
- Zoning Descriptions**
- C-1 - Light Commercial
 - C-2 - Medium Commercial
 - C-3 - Heavy Commercial
 - LI - Light Industrial
 - M-146 - Main Street/SH 146
 - MMU - Marine Mixed Use
 - OS - Old Seabrook
 - PUD - Planned Unit Development
 - R-1 - Residential-Single Family Detached
 - R-2 - Residential-Single Family Detached Small Lot
 - R-3 - Residential-Medium Density
 - R-LD - Residential-Low Density
 - S-146 - S SH 146 Southern
 - WAD - Waterfront Activity
 - Industrial District 1
 - Industrial District 2
 - Industrial District 3
 - City Limits



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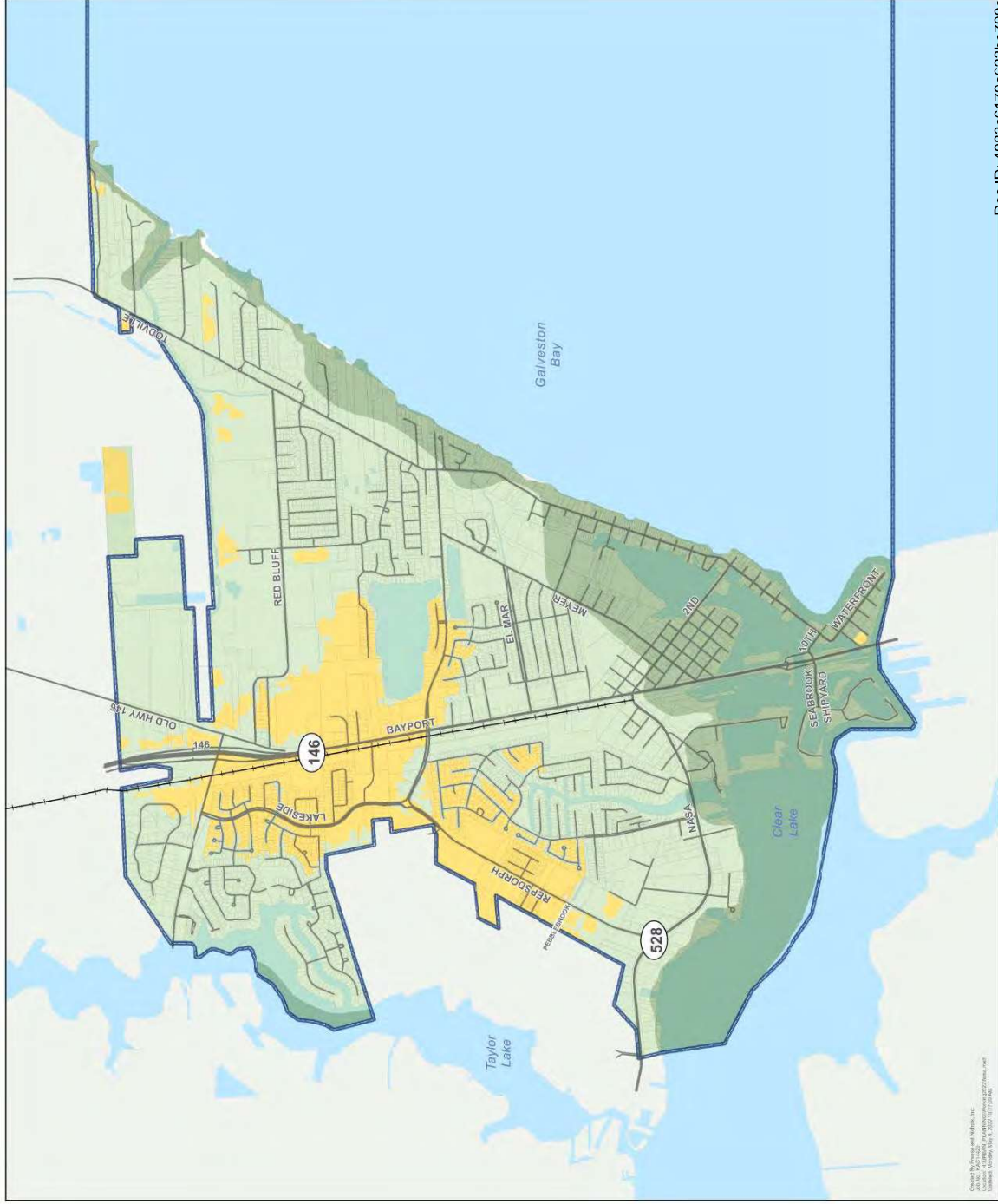


EXISTING LAND USE





FLOODPLAIN MAP



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FLOODPLAIN (FEMA)

Zone

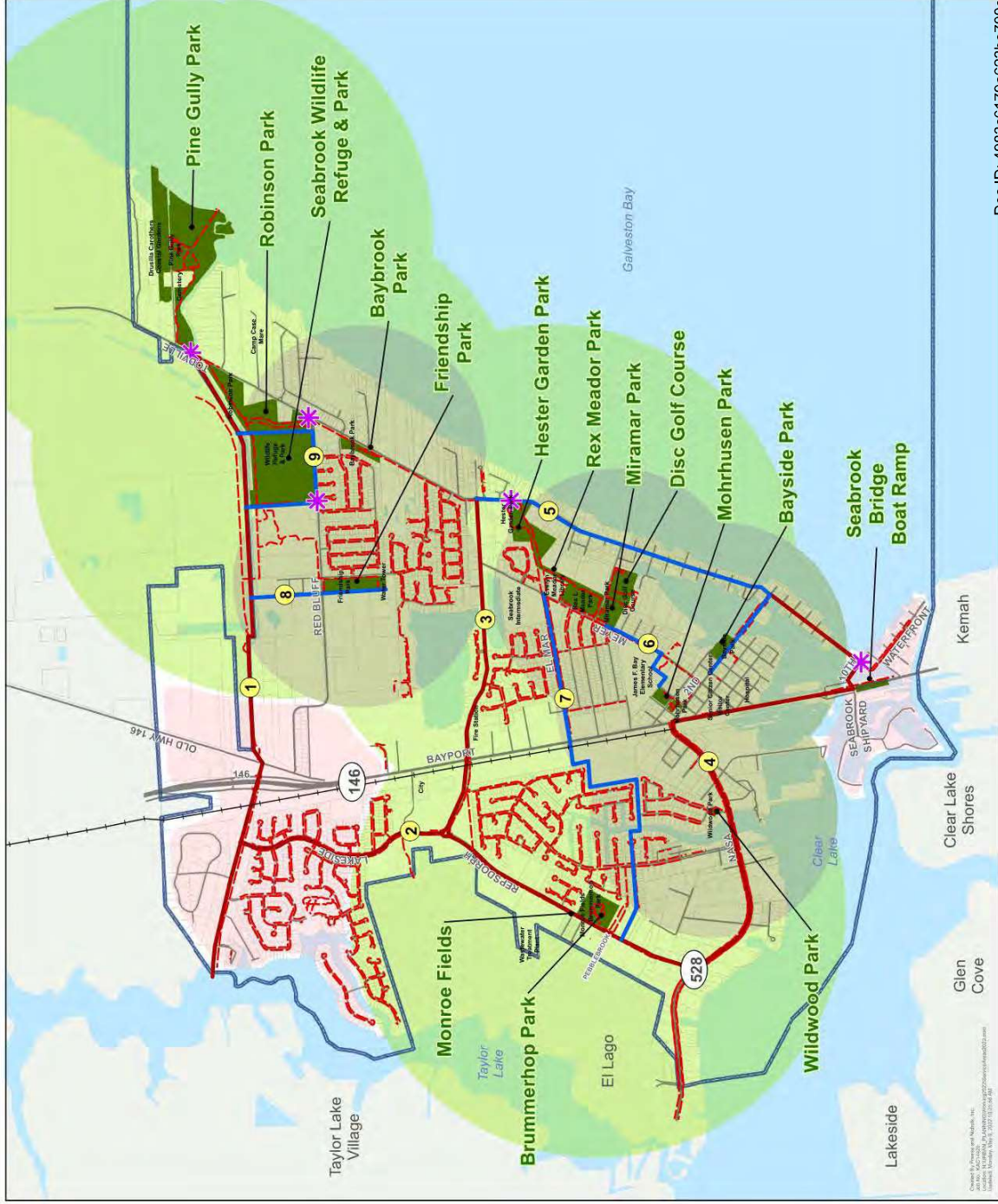
- 100 year Floodplain (AE)
- 100 year Floodplain (Coastal Zone VE)
- 500 year Floodplain (X)
- City Limits

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Miles

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SERVICE AREA





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• your city • your future •

SERVICE AREAS

- Birding Trail Locations
- Existing Pedestrian Paths
- Proposed Hike and Bike Trail**
- Proposed Trail Connections to Destinations/Existing Network
- Proposed Trail Segments with Projected Roadway/Related Construction
- Neighborhood Park (1/2 mile service area)
- Community Park (1 mile service area)
- Underserved Area
- Parks
- City Limits
- Hydrography
- Railroad

Trail System Master Plan

- Existing North Trail (connects Armand Bayou Nature Center/Trails)
- Proposed Red Bluff-NASA Parkway Trail
- Proposed E-Meyer Trail
- Proposed South Trail
- Proposed 2nd to Meyer Connector
- City Hall Connector
- Proposed SH 146 Crossover Connector
- Friendship Park Connector
- Wildlife Park Trail System

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N



PUBLIC FACILITIES



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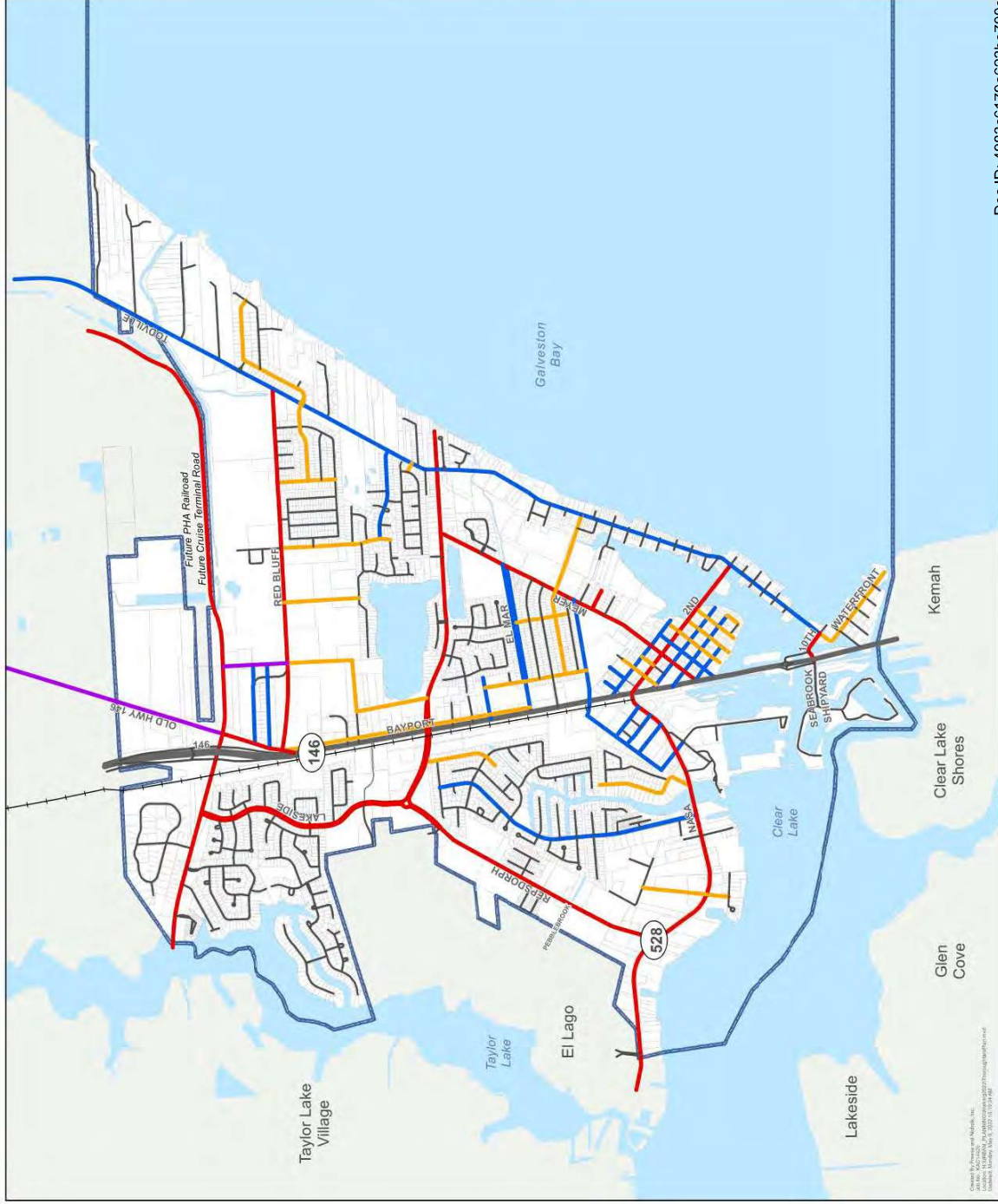
EXISTING FACILITIES

Public Facilities

Seabrook City Limits



THOROUGHFARE PLAN

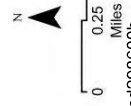


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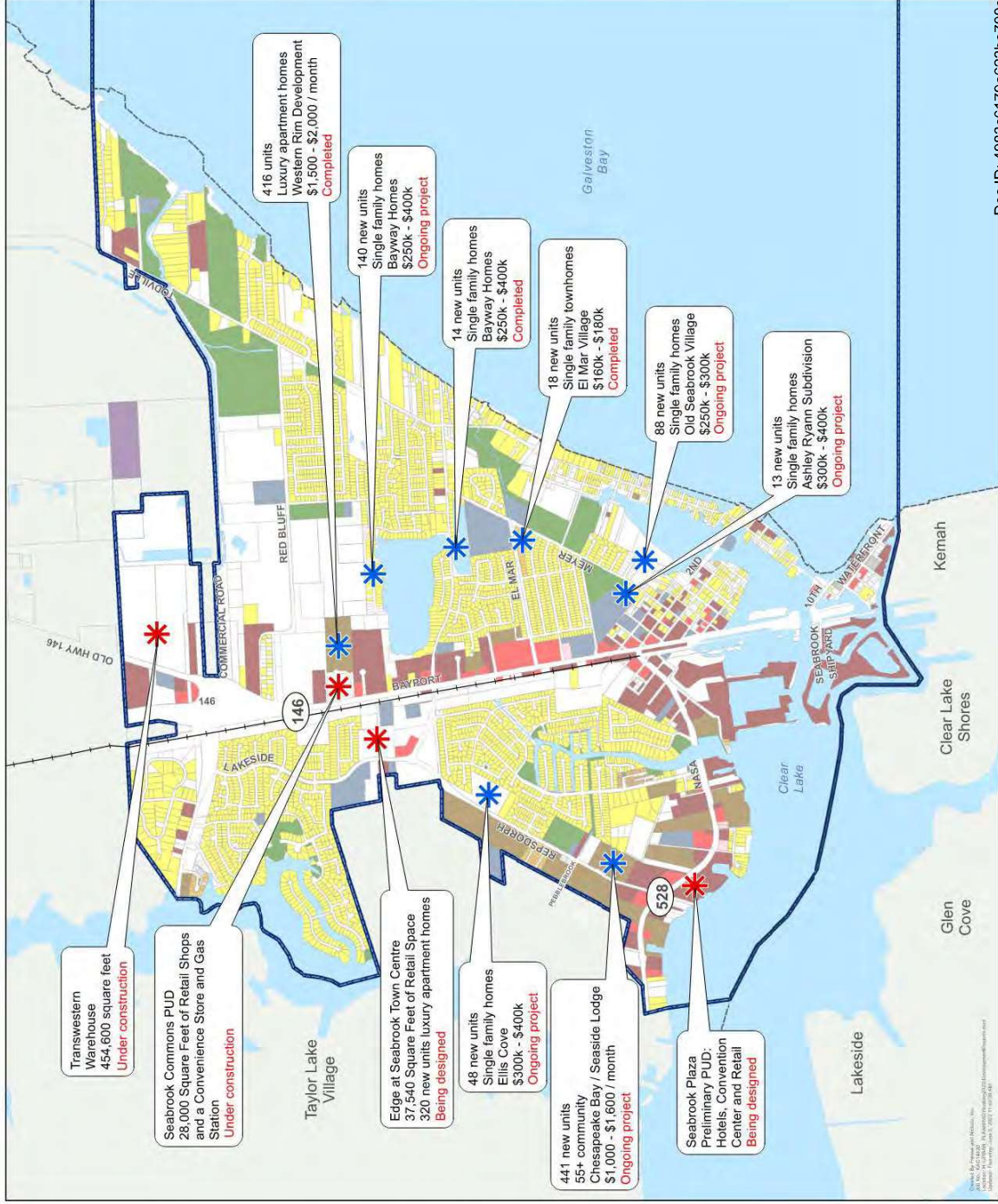
THOROUGHFARE PLAN

- Controlled Access Facility
- Principal Arterial
- Minor Arterial
- Collector
- Industrial Street
- Local Street





DEVELOPMENT PROJECTS

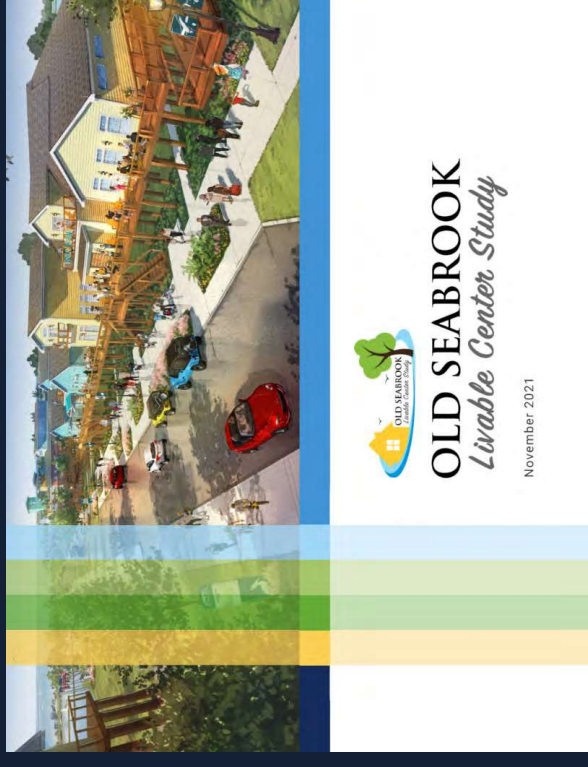




Old Seabrook Livable Center Study (2021)

Plan Elements:

- Introduction
- Market Assessment
- Previous Planning Efforts & Existing Conditions
- Master Plan
- Implementation





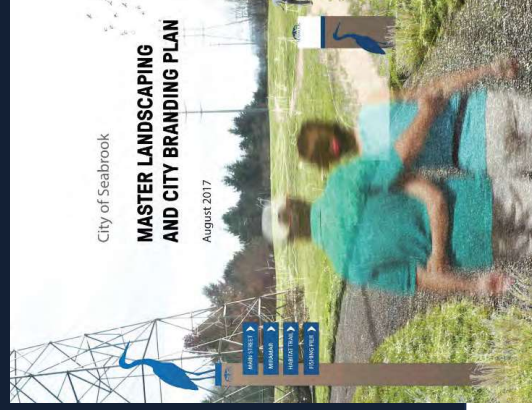
Other Planning Efforts



Strategic Plan
(2021)



Open Space and Parks Master Plan
(2020)



Master Landscaping and City Branding Plan
(2017)



Major Thoroughfare Plan
(2016)



Port Houston Master Plan 2040

Development Opportunity:

- Potential to expand transloading and warehousing capabilities and an intermodal rail yard adjacent to the Bayport container terminal, integrating import and export supply chains with essential logistics support facilities.

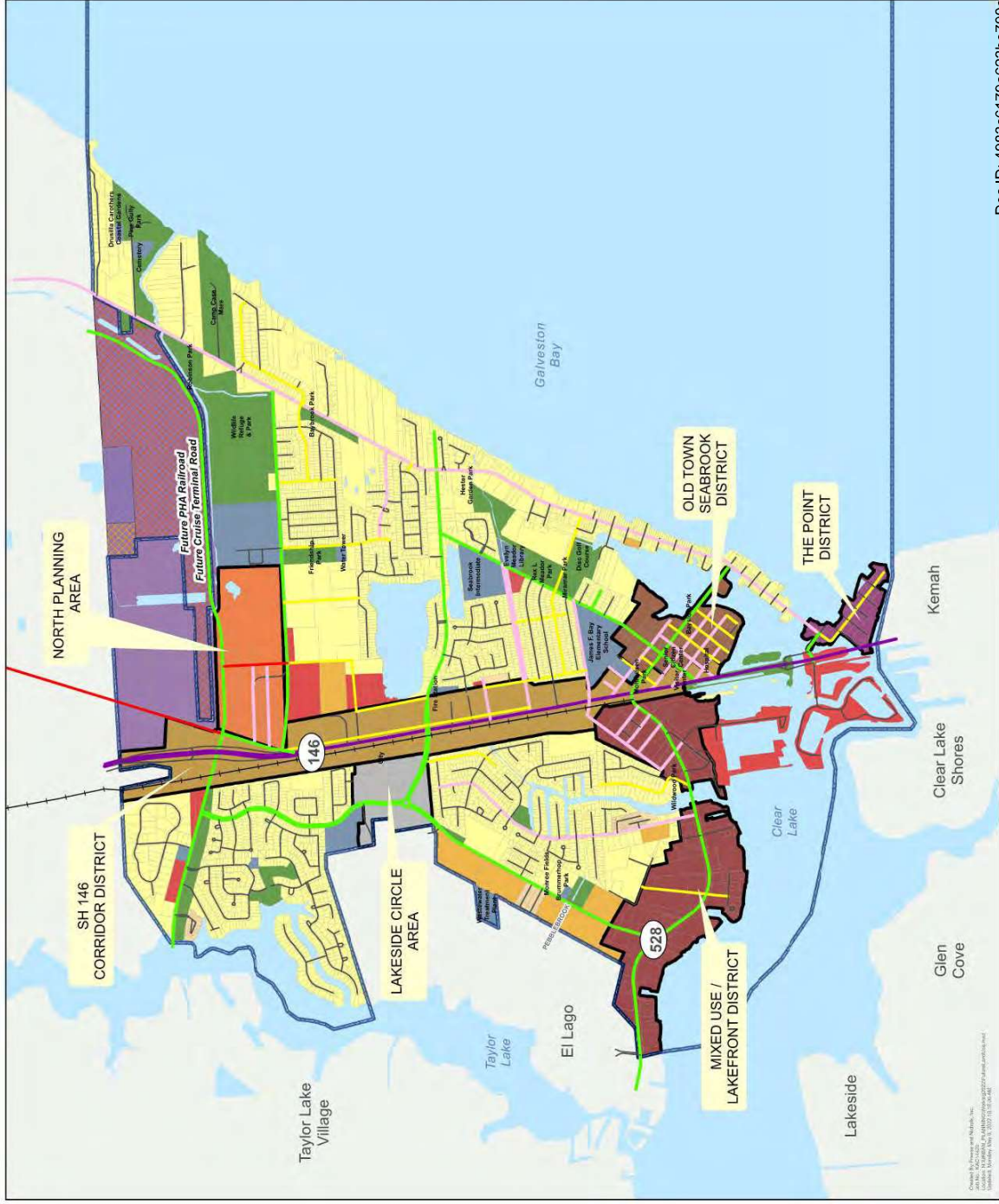




Revised Future Land Use Map



CURRENT FUTURE LAND USE



FUTURE LAND USE

- Low Density Residential
- Medium Density Residential
- High Density Residential
- Retail/Commercial
- Industrial
- Parks and Open Space
- Public/Semi-Public
- SH 146 Corridor District
- North Planning Area
- Lakeside Circle Area
- Mixed Use Lakefront District
- Old Town Seabrook District
- The Point District
- Industrial District 1
- Industrial District 2
- Industrial District 3
- Controlled Access Facility
- Principal Arterial
- Minor Arterial
- Collector
- Industrial Street
- Local Street
- Railroad
- Seabrook City Limits

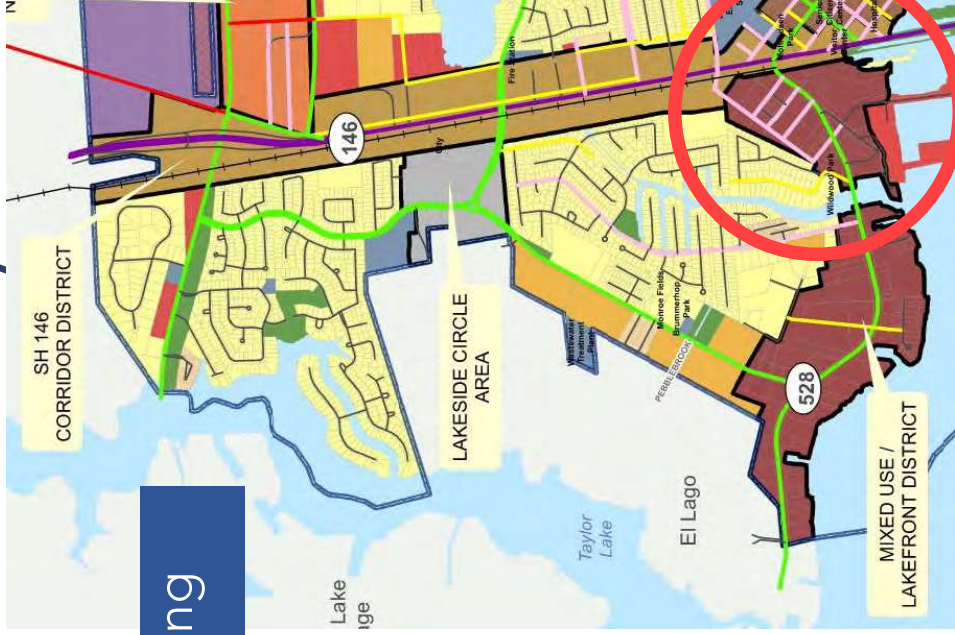


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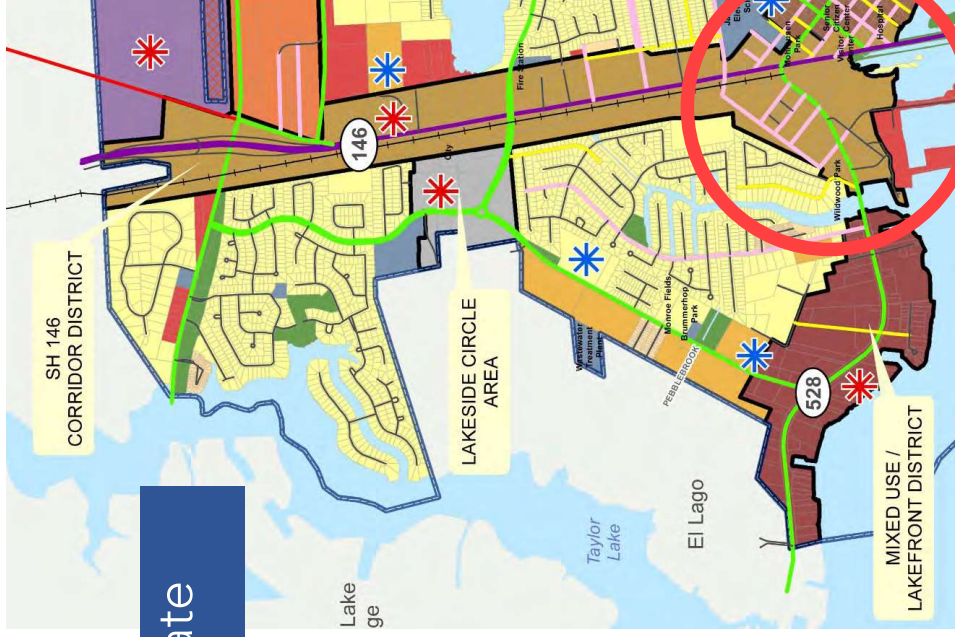


SH 146/Mixed Use Lakefront

Existing



Update

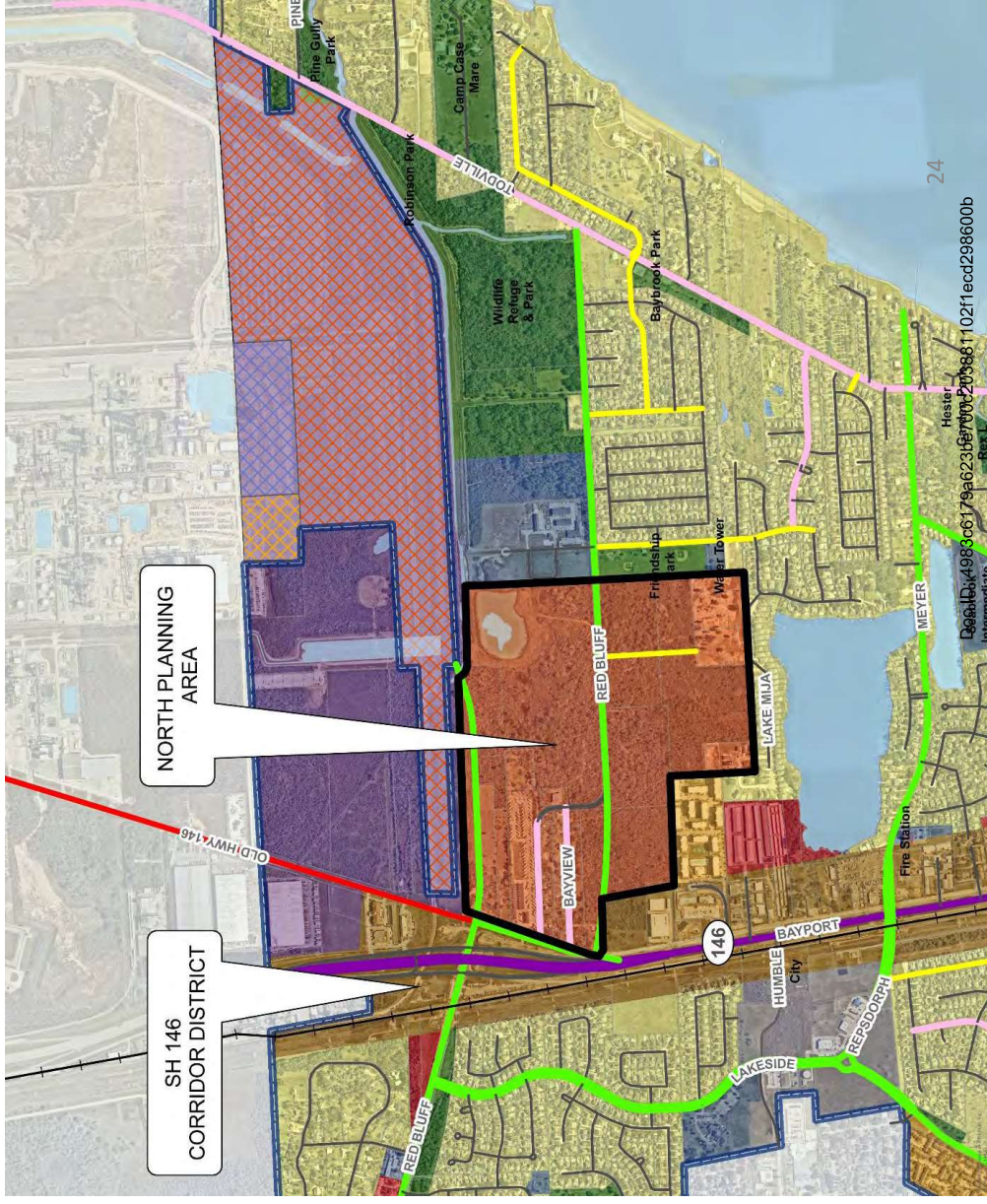




North Planning Area Option 1

Character:

- Uses would be compatible with the port-related facilities to the north
- If/when industrial uses develop, special requirements to screen (noise, light, visual) the area from the residential uses to the south should be required
- Provide adequate transportation facilities and utilities to support the uses that develop
- Promote highway-oriented businesses along the SH 146 Corridor and less traffic dependent neighborhood commercial to the east
- Promote residential development away from the SH 146 Corridor, where appropriate





Office Warehouse District Character:

- Establish a branded office warehouse district with unique design requirements
- Office and warehouse uses compatible with the port-related facilities
- Establish special requirements to screen (noise, light, visual) industrial uses from the residential uses
- Provide adequate transportation facilities and utilities

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Red Bluff Commercial District Character:

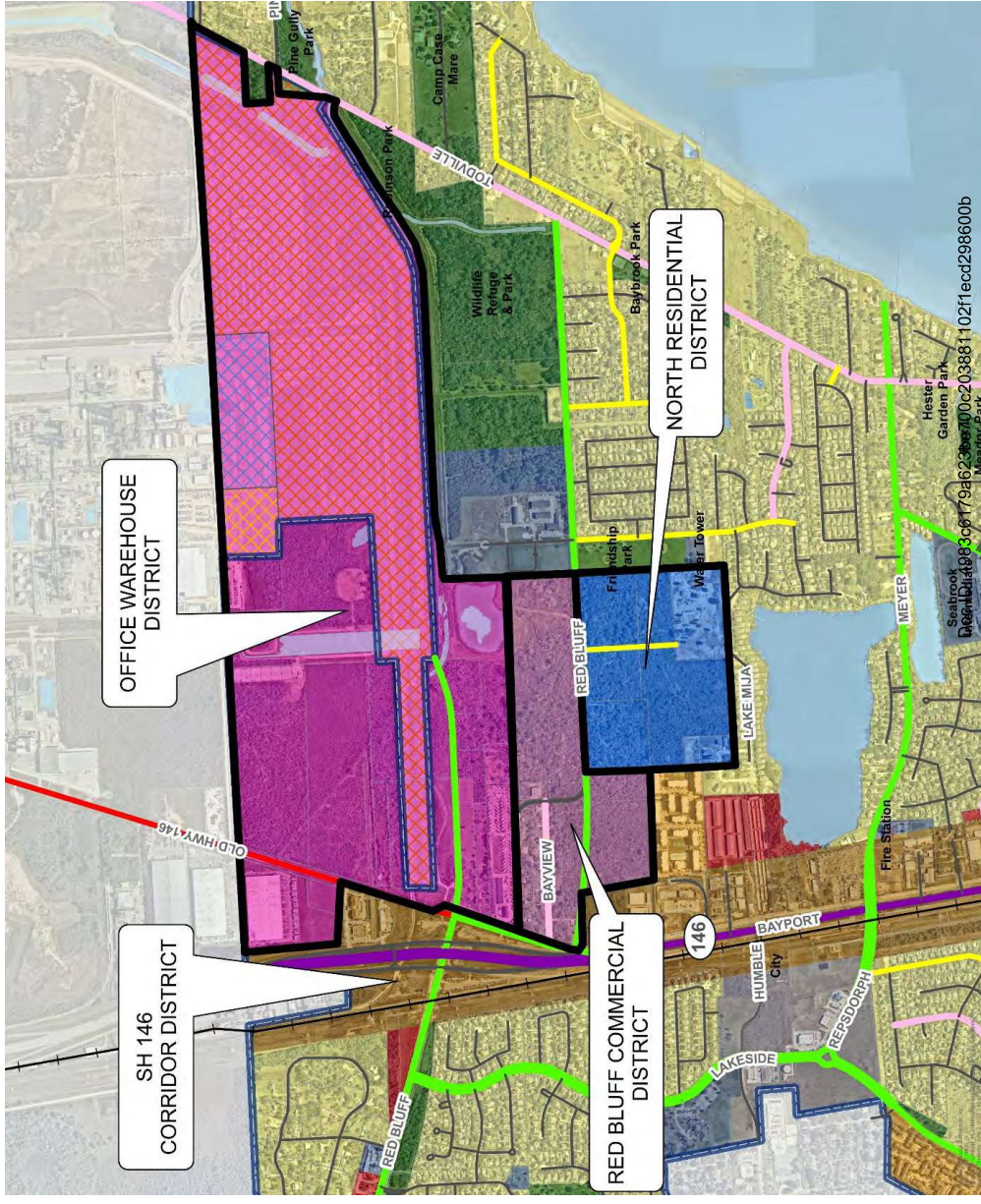
- Provide adequate transportation facilities and utilities to support the uses that develop
- Promote highway-oriented businesses along the SH 146 Corridor and less traffic dependent neighborhood commercial to the east
- Act as a buffer between port-related uses to the north and residential areas to the south

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- Promote highway-oriented businesses along the SH 146 Corridor and less traffic dependent neighborhood commercial to the east
- Act as a buffer between port-related uses to the north and residential areas to the south

North Residential Area Character:

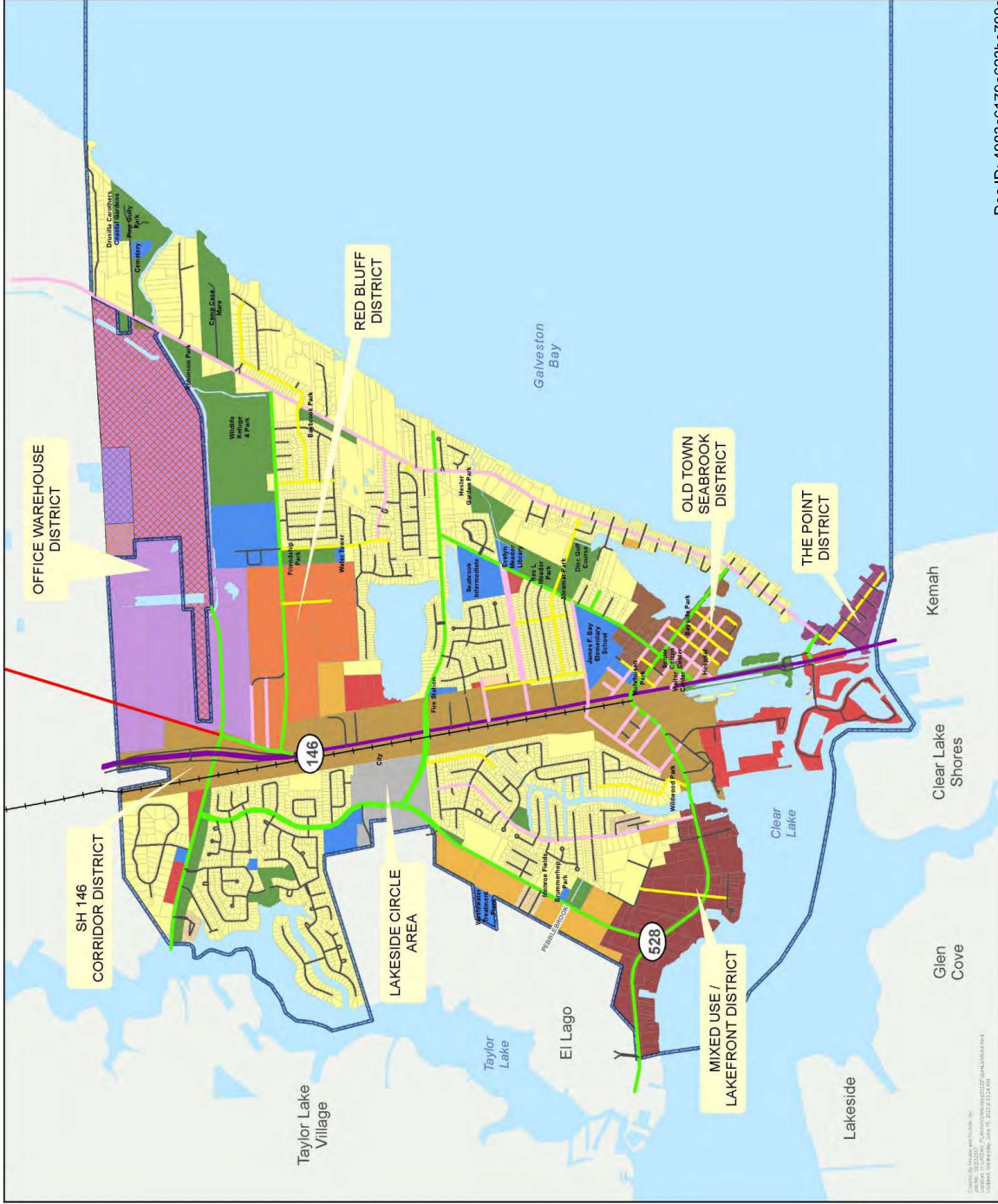
- Provide accessible housing as northern planning areas develop

- Provide accessible housing as northern planning areas develop





REVISED FUTURE LAND USE



- FUTURE LAND USE**
- Low Density Residential
 - Medium Density Residential
 - High Density Residential
 - Retail/Commercial
 - Parks and Open Space
 - Public/Semi-Public
 - SH 146 Corridor District
 - Red Bluff District
 - Office Warehouse District
 - Lakeside Circle Area
 - Mixed Use Lakefront District
 - Old Town Seabrook District
 - The Point District
 - Industrial District 1
 - Industrial District 2
 - Industrial District 3
 - Controlled Access Facility
 - Principal Arterial
 - Minor Arterial
 - Collector
 - Industrial Street
 - Local Street
 - Seabrook City Limits

Note:
A comprehensive plan shall not constitute zoning regulations or establish zoning district boundaries.

N 0 0.25 0.5 2.7 Miles

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Updated Planning Area Descriptions and Recommendations



Red Bluff District

Intent:

- Buffer and support adjacent residential areas from anticipated office warehouse development in the northern portion of the city with general commercial and neighborhood commercial uses
- Facilitate a variety of appropriate commercial and residential uses

Character:

- Provide adequate transportation facilities and utilities to support the uses that develop
- Promote highway-oriented businesses along the SH 146 Corridor and less traffic dependent neighborhood commercial to the east along Red Bluff Road
- Promote low and medium density residential development away from the SH 146 Corridor and south of Red Bluff Road



Recommendations:

- 2.X Provide incentives for desirable uses such as highway-oriented retail and commercial along the SH146 Corridor and resident-focused commercial and services along Red Bluff Road.
- 2.X Explore the possibility of a public-private partnership to provide roadways and utilities to the area.
- 2.X Work with potential developers to create a master plan for large parcels.



Office Warehouse District

Intent:

- Creation of an area to facilitate and promote office and warehouse development

Character:

- Establish a branded office warehouse district with unique design requirements
- Office and warehouse uses compatible with the port-related facilities
- Establish special requirements to screen (noise, light, visual) office warehouse and industrial support uses from the residential uses
- Provide adequate transportation facilities and utilities



Recommendations:

- 2.X Create a new zoning category between the intensities of Heavy Commercial (C3) and Light Industrial (LI) that would allow warehousing, logistics, offices, and low impact industrial uses, but preclude the more objectionable uses allowed in LI.
- 2.X Establish design guidelines to require tilt wall building construction, paved parking, landscaping, and other aesthetic and buffering considerations (including lighting restrictions) in the new zoning category.
- 2.X Coordinate with the Port on future expansion plans.
- 2.X Establish a district brand for the new office warehouse area that incorporates branding elements through gateways and other signage throughout the district.



SH 146 Corridor District

Intent:

- Vehicular-oriented retail and commercial for highway through traffic
- Resident-focused services and shopping

Character:

- The corridor remains primarily retail and service-oriented
- Promote services and retail options that support residents of Seabrook in addition to restaurants and retail that are accessible for passthrough traffic on the highway
- Design guidelines to encourage quality rebuilds and new construction
- Don't grant variances to undesirable non-conforming uses created by the SH 146 widening
- Assist desirable businesses during construction
- Incentivize new desirable businesses after construction
- Establish a consistent theme and style distinct to the district that showcases Seabrook's identity

Recommendations:

- 2.4 Ensure City development codes require cross-access easements between parcels at time of platting or site plan approval.
- 2.5 Establish minimum driveway spacing requirements.
- 2.6 Require traffic impact analysis for new development to identify the need for right turn lanes or other traffic impact mitigation measures.
- 2.7 Revisit the ordinances periodically as the plans for the SH 146 Corridor progress to ensure adjacent properties develop in an appropriate manner.
- 2.X Provide incentives for desirable uses such as highway-oriented retail and commercial, small offices, and resident-focused services.
- 2.X Create landscaping and branding standards to create a consistent theme for the corridor.





Lakeside Circle Area

Intent:

- Continue to encourage mixed-use retail commercial development.
- Provide development opportunities for effected businesses during, and after the reconstruction of SH 146.
- Provide a centralized convenient location for people to shop and dine.

Character:

- Centralized master planned retail development with multiple points of access

Recommendations:

- 2.X Continue to support the development of the Lakeside circle.
- 2.X Evaluate and revise the permitted land uses within the District to encourage desirable uses.





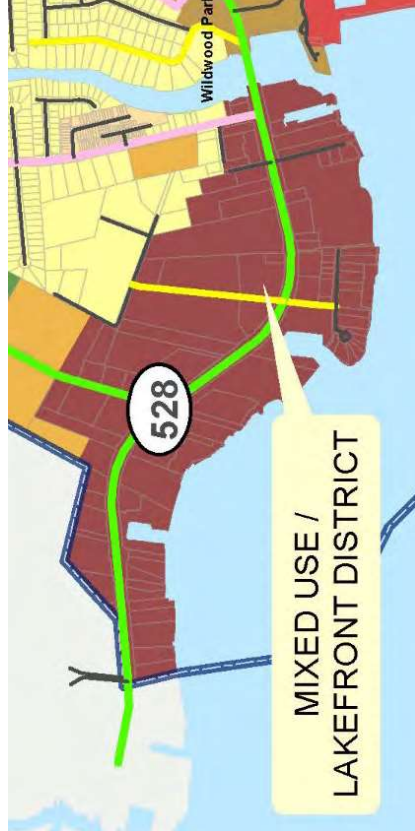
Mixed Use/Lakefront District

Intent:

- Maximize value of the Clear Lake frontage and access
- Provide development opportunities during SH 146 construction
- Encourage the interaction of higher density residential and compatible non-residential retail, restaurant, service, and entertainment uses

Character:

- Lake-oriented location of structures
- Encourage boardwalk development where feasible
- Good location for hotels and events centers
- Flexible location and interaction of uses
- Easy permitting to transition between uses on individual properties over time



Recommendations:

- 2.8 Expand the boundaries of the existing Waterfront Activity Zoning District (WAD) to encompass the entire [Mixed Use/Lakefront District](#) with Clear Lake frontage and the frontage on both sides of NASA Parkway including special architectural and landscape standards.
- 2.9 Designate an entry to the city on NASA Parkway as a gateway with enhanced entry signage and pedestrian improvements.
- 2.10 Promote connectivity throughout the district and city with directional signage.
- 2.11 Revise the description of the WAD in Section 3.10.01 to remove the “small town character” intent. The WAD should be a higher intensity urban area.
- 2.12 Implement the view corridor and boardwalk recommendations contained in the South Seabrook Marine District Waterfront Development Plan.
- 2.13 Within the WAD, establish a minimum building height (except for restaurant and entertainment venues) to encourage higher density uses (the WAD currently has an unlimited maximum building height).
- 2.14 Consider sub-districts north and south of NASA Parkway to allow for the different character away from the water, but important to have consistent motif on both sides of NASA Parkway from the western city limit to SH 146.
- 2.X Conduct a Multi-Family occupancy study to determine if higher density residential is needed.
- 2.X Encourage shared parking options for entertainment uses and consider the construction of a parking garage within the WAD.



Old Town Seabrook District

Intent:

- Small scale-mixed residential, shops, restaurants, and entertainment
- Unique, non-chain establishments
- "Small Town Seaside Village" motif
- **Promote an authentic and eclectic character**
- Walkable; pedestrian friendly

Character:

- Special design guidelines
- Flexible location and interaction of uses
- Easy permitting to transition between uses on individual properties over time
- Locally-serving, with special events to attract moderate outside visitors at limited times

Recommendations:

- | | |
|------|--|
| 2.18 | Revise the existing OS zoning category – a) revise the description to include nautical and seaside motifs; b) add microbreweries, wine bars, and theaters by CUP; c) restrict new single family uses on Main Street to CUP; and d) revise maximum height and use restrictions. |
| 2.19 | Consider Overlay zoning ordinance for district specific design regulations for the proposed "small town seaside" motif. |
| 2.20 | Establish an overlay district for Main Street incorporating building architecture and maximum building size matching the desired small-scale nautical/seaside themes. |
| 2.21 | Prepare and implement a pedestrian plan to connect the various key destinations within the District. |
| 2.22 | Enhance parking opportunities by conducting a parking study to determine demand and implement the recommended shared parking solution. Consider the creation of a Parking Management District as recommended by the Old Seabrook Livable Center Study. |
| 2.23 | Promote reinvestment in existing structures by revising permitting requirements. |
| 2.25 | Restrict new single-family homes on Main Street to CUP. |
| 2.26 | Establish design guidelines for the transition between properties with significant elevation changes |
| 2.X | Implement Primary and Secondary Gateway Signage as recommended by the Old Seabrook Livable Center Study. |
| 2.X | Update the zoning regulations to allow for outdoor dining areas along sidewalks, food trucks, and other temporary uses to activate community spaces as recommended by the Old Seabrook Livable Center Study. |
| 2.X | Incentivize new and appropriately scaled development throughout the district utilizing economic development tools available to the City as recommended by the Old Seabrook Livable Center Study. |

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The Point District

Intent:

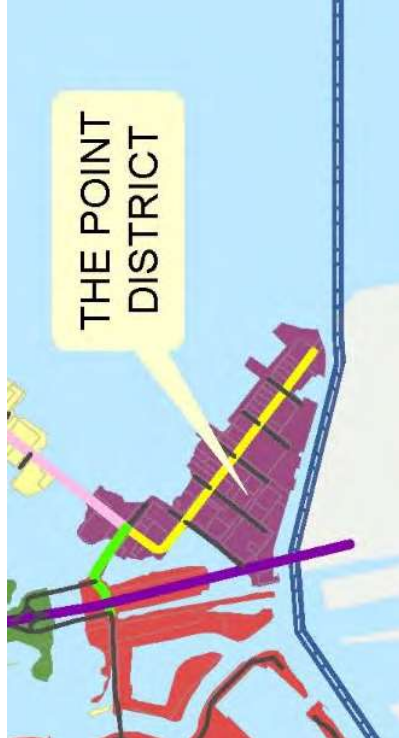
- More intense restaurant and entertainment uses
- More major or chain establishments allowed

Character:

- Fisherman Village motif to differentiate from style in Old Seabrook District
- Special design guidelines
- Flexible location and interaction of uses
- Easy permitting to transition between uses on individual properties over time
- Possible overlay ordinance
- Serving the boating/fishing constituency

Recommendations:

- 2.28 [Update zoning ordinance](#) to limit residential and intense marine uses.
- 2.29 [Utilize](#) form based code elements to encourage a pedestrian friendly design.
- 2.30 Establish unique character with district branding and signage.





Other Recommendations



Other Recommendations

Transportation and Circulation Recommendations

- 3.2 Establish key locations to preserve public access to Clear Lake and ensure that the zoning, subdivision, and site plan approval processes preserve those access corridors.
- 3.3 Improve pedestrian crossing facilities on NASA Parkway in the Mixed Use/ Lakefront District in order to provide connectivity for pedestrian activities along both sides of the roadway.
- 3.4 Prioritize funding and implement adopted Open Space Master Plan.
- 3.5 [Update the Thoroughfare Plan to align with new developments and recommendations.](#)

Image, Branding, and Marketing Recommendations

- 4.1 Conduct a professionally-facilitated community branding exercise culminating in a cohesive branding strategy reflective of the vision of the Comprehensive Master Plan and consistent with the place-making efforts for the five priority planning areas.
- 4.2 [Implement the branding strategy as determined in the Master Landscaping and Branding Plan.](#)
- 4.3 Promote revitalization of housing stock through code enforcement, appropriate incentives, and monitoring transition of land use.
- 4.4 Develop a marketing campaign in support of the branding strategy and special events.
- 4.5 Identify human and capital resources that will champion the programming and execution of special events focused on entertainment for local residents and the nearby community.



Economic Development Recommendations

General Recommendations

- 5.1 Review the City's development ordinances, including zoning, signage, landscape, parking, lighting, etc. to ensure that they are supportive of economic development priorities.
- 5.2 Establish guidelines for the types of applicant background and project-specific data that should be required to be submitted with economic development assistance applications.
- 5.3 Establish parameters for evaluating economic development funding assistance applications, including sizing the economic development assistance to impact implications.
- 5.4 Establish metrics for tracking the results and effectiveness of economic development programs.
- 5.5 Identify in each planning district public realm improvements and/or design standards which could be planned, designed, and funded by SEDC.
- 5.6 Implement a policy of partnering with private sector entities through economic development reimbursements to achieve enhanced urban design and landscape standards.

Mixed Use/Lakefront District Recommendations

- 5.7 Evaluate the use of a TIRZ to fund the public infrastructure that will support the preferred [non-residential](#) uses.
- 5.8 Utilize a municipal management district (MMD) to fund and maintain the proposed boardwalk or other public enhancements.



Economic Development Recommendations

Office Warehouse District Recommendations

- 5.9 Evaluate the use of a TIRZ to fund the public infrastructure that will support the preferred higher quality warehousing, logistics, offices, and low impact industrial uses.

Old Town Seabrook District Recommendations

- 5.10 Establish a 380 reimbursement program to support development and redevelopment to meet the desired architectural standards for the overall district and for the Main Street overlay in particular.
- 5.11 Evaluate the creation of a Tax Increment Reinvestment Zone (TIRZ) for the Old Seabrook District to fund identified infrastructure improvements.
- 5.12 Evaluate the creation of a Public Improvement District (PID) for the Old Seabrook District to fund identified infrastructure improvements.
- 5.13 Evaluate the creation of drainage impact fees for the Old Seabrook District to fund identified drainage improvements.

The Point District Recommendations

- 5.14 Evaluate the use of a TIRZ to fund the public infrastructure that will support the preferred uses.
- 5.15 Establish a 380 reimbursement program to support development and redevelopment to meet the desired architectural and landscape overlay standards.



Discussion

1. Are there any comments about the intent, character, or boundaries of the Red Bluff District? (Previously the North Panning Area)
2. Are there any comments about the intent, character, or boundaries of the new Office Warehouse District?
3. Are there comments about the Future Land Use Map, Planning Areas, or Recommendations?

Next Steps



Next Steps

- ❑ Community Online Survey
Launching **July 1, 2022**
- ❑ MPRC Meeting #4
July 20, 2022
- ❑ Community Workshop
August 3, 2022
- ❑ MPRC Meeting #5
August 10, 2022
- ❑ City Council Adoption
September 2022

