

The City Council and the Planning & Zoning Commission of the City of Seabrook met in special joint public hearing session and City Council met in regular session on Tuesday, January 17, 2023 at 5:00 p.m. at Seabrook City Hall Council Chamber, 1700 First Street, Seabrook, Texas to discuss, consider and if appropriate, take action on the items listed below.

Those Present Were:

CITY COUNCIL

Thomas G. Kolupski	Mayor
Jackie Rasco	Council Position 1
Rob Hefner	Council Position 2
Tom Tollett	Council Position 3
Mike Giangrosso – by video conference	Council Position 4
Buddy Hammann	Mayor Pro Tem and Council Position 5
Joe Machol	Council Position 6

PLANNING & ZONING COMMISSION

Gary Renola	Chair
Rosebud Caradec	Vice Chair
Scott Reynolds	Member
Rhonda Thompson	Member
Darrell Picha	Member
Ed Klein	Member

CITY STAFF

Gayle Cook	City Manager
Sean Landis	Deputy City Manager
Kevin Padgett	Director of Public Works
Brian Craig	City Engineer & Asst. Dir. of Public Works
Michael Gibbs	Director of Finance
Robin Lenio	City Secretary

Mayor Kolupski and Gary Renola, PZ Chair, called the meeting to order at 6:00 p.m. and Mayor Kolupski led the audience in the Pledge of Allegiance.

1. PRESENTATIONS

1.1 Presentation of a Proclamation to recognize January 9, 2023 as National Law Enforcement Appreciation Day. *Thom Kolupski, Mayor*

Mayor Kolupski read a Proclamation to recognize January 9, 2023 as National Law Enforcement Appreciation Day and presented the proclamation to Sgt. At Arms, Officer Kimberly Boniface.

46 **2. JOINT PUBLIC HEARING**

47
48 **2.1** Conduct a Joint Public Hearing on a Request for approval of a Preliminary Planned Unit
49 Development (Preliminary PUD) to create "Seabrook Plaza Planned Unit Development"
50 consisting of a boutique hotel, extended stay hotel, conference center and ballroom, approximately
51 25,000 sq. ft. of retail space, and a luxury multi-family apartment complex of approximately 260
52 units located on an approximately 11.096 acre tract of land. *Sean Landis, Deputy City Manager*
53

54 Mayor Kolupski opened the Joint Public Hearing.
55

56 The property developer presented more detailed information about the Request for
57 approval of a Preliminary Planned Unit Development (Preliminary PUD) to create "Seabrook
58 Plaza Planned Unit Development" consisting of a boutique hotel, extended stay hotel, conference
59 center and ballroom, approximately 25,000 sq. ft. of retail space, and a luxury multi-family
60 apartment complex of approximately 260 units located on an approximately 11.096 acre tract of
61 land. The developer presentation can be found in Attachment A.
62

63 Debra Harper, 506 Baywood Drive, stated concern that there were already too many
64 apartments in Seabrook, and the proposed PUD would add more than 200 additional apartment
65 units.
66

67 Mayor Kolupski closed the Joint Public Hearing.
68

69 Upon motion duly made and seconded, Gary Renola, PZ Chair, adjourned the joint meeting at 5:42
70 p.m.
71

72 **3. PUBLIC COMMENTS AND ANNOUNCEMENTS**

73
74 Marc Phelps, 2526 Loganberry Circle, asked the City Council to file a complaint with the
75 Public Utilities Commission regarding the CenterPoint Substation. The substation is slated to be
76 constructed 134 foot from Mr. Phelps' front door. Mr. Phelps served in the Navy and has
77 previously worked for CenterPoint, so he knows the dangers and believes that the substation is a
78 "ticking time bomb". CenterPoint owns 11 acres, and can construct the substation anywhere on
79 their property. The impact to the neighborhood includes displacement of trees and wildlife; ill-
80 health effects, including leukemia, according to a lawsuit many years ago against HL&P in a
81 similar circumstance.
82

83 **3.1** Mayor, City Council and/or members of the City staff may make announcements about
84 City/Community events. *City Council*
85

86 Mayor Pro Tem Hammann announced several upcoming events, including:

- 87 • **Human Trafficking Awareness Month** -- January 1 - January 31
 - 88 • **Community Shred Day** – January 18 – 5:00pm-7:00pm – City Hall Grounds
 - 89 • **Yachty Gras Boat Parade** – February 11- 7:00pm – Clear Creek Channel
- 90

Chief of Police, Sean Wright, added the following information: January is Human Trafficking Awareness Month and the Seabrook Police Department recognizes the importance of the fight against Human Trafficking. Human trafficking involves the use of force, fraud, or coercion to obtain some type of labor or commercial sex act. Every year, millions of men, women, and children are trafficked worldwide – including right here in the United States. It can happen in any community and victims can be any age, race, gender, or nationality. If Human Trafficking is suspected please contact law enforcement and report it. Together communities can fight Human Trafficking.

4. CLOSED EXECUTIVE SESSION

4.1 Section 551.071

Conduct a closed executive session to consult with attorney on legal issues regarding Cause No. 202218911; DHI Fund LP v. City of Seabrook, et al.; in the 127th Judicial District, Harris County, Texas. *George Vie, Feldman & Feldman*

At 5:51 p.m. Mayor Kolupski announced that the City Council will now hold a closed executive meeting pursuant to the provisions of the Open Meetings Act, Chapter 551 Government Code and Vernon's Texas Codes Annotated, in accordance with the authority contained in Section 551.071, Consultation with Attorney.

5. OPEN SESSION

At 6:41 p.m. Mayor Kolupski reconvened the meeting in open session and stated that item 4.1 had been discussed, but that no action had been taken in executive sessions.

6. BID AWARDS

6.1 Consider and take all appropriate action on Bid Award to and contract with Greenscape Six, LLC for removal, disposal and replacement of sidewalk, sidewalk ramps and curbs throughout the City of Seabrook for FY2022-2023. *Kevin Padgett, Director of Public Works and Brian Craig, City Engineer & Assistant Director of Public Works*

Motion was made by Councilmember Tollett and seconded by Councilmember Machol to approve a Bid Award to and contract with Greenscape Six, LLC for removal, disposal and replacement of sidewalk, sidewalk ramps and curbs throughout the City of Seabrook for FY2022-2023, in an amount not to exceed \$50,000.00.

MOTION CARRIED BY UNANIMOUS CONSENT

7. CONSENT AGENDA

7.1 Approve the minutes of the January 3, 2023 Regular City Council Meeting. *Robin Lenio, City Secretary*

Motion was made by Mayor Pro Tem Hammann and seconded by Councilmember Rasco to approve the Consent Agenda, as presented.

MOTION CARRIED BY UNANIMOUS CONSENT

8. DISCUSSION

8.1 Discuss, consider, and take all appropriate action on filing a formal complaint with the Public Utilities Commission (PUC) regarding the location of an electrical substation directly abutting the Red Oaks Acres Subdivision in the City of Seabrook. *Buddy Hammann, Mayor Pro Tem*

Mayor Pro Tem Hammann explained that he placed this item on the Council agenda because of the discussion and action taken at the Electrical Substation Mitigation Improvements Committee meeting held on January 11. Mr. Hammann further stated that Council should keep in mind that the Public Utilities Commission has issued a letter based on a complaint filed by resident Adam Shannahan, stating that CenterPoint intends to work with the community on mitigation efforts. The City has consulted with special counsel and found out that the City has no additional legal action that it can take on this matter. The residents and City have engaged Ron Paul and Commissioner Garcia's office has worked with CenterPoint on an alternate site location. All of those actions with no change. The substation ad hoc committee has met once with CenterPoint and there are 19 areas of mitigation being worked at this point. A complaint to the PUC now will not change anything and could jeopardize mitigation efforts with CenterPoint.

Councilmembers expressed interest in moving forward with filing a complaint, but stated that the complaint should contain facts and information that would show significant impact to the community.

Motion was made by Mayor Pro Tem Hammann and seconded by Councilmember Machol to direct City staff to gather information to bring back to Council that would contribute to significant and substantial information and arguments for filing a formal complaint with the Public Utilities Commission (PUC) regarding the location of an electrical substation directly abutting the Red Oaks Acres Subdivision in the City of Seabrook.

MOTION CARRIED BY UNANIMOUS CONSENT

9. NEW BUSINESS

9.1 Consider and take all appropriate action on Resolution 2023-01, "Amendment to Resolution 2022-34, Establishment of Ad Hoc Committee for Electrical Substation Mitigation Improvements." *Buddy Hammann, Mayor Pro Tem*

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SEABROOK, TEXAS
AMENDING RESOLUTION 2022-34, ESTABLISHING AN AD HOC COMMITTEE FOR THE
PURPOSE OF REVIEWING ELECTRICAL SUBSTATION MITIGATION IMPROVEMENTS

IN RED OAK ACRES SUBDIVISION FROM CENTERPOINT ENERGY BY PROVIDING
FOR AN EXTENSION; AND RELATED MATTERS

*Motion was made by Mayor Pro Tem Hammann and seconded by Councilmember Tollett to
approve Resolution 2023-01 to extend the term for the Ad Hoc Committee for an additional 90
days.*

MOTION CARRIED BY UNANIMOUS CONSENT

9.2 Consider and take all appropriate action on the approval of a Preliminary Planned Unit
Development (Preliminary PUD) to create "Seabrook Plaza Planned Unit Development"
consisting of a boutique hotel, extended stay hotel, conference center and ballroom, approximately
25,000 sq. ft. of retail space, and a luxury multi-family apartment complex of approximately 260
units located on an approximately 11.096 acre tract of land. *Sean Landis, Deputy City Manager*

Sean Landis, Deputy City Manager, reported that the Planning & Zoning Commission
voted unanimously to recommend approval of the Preliminary PUD to City Council.

*Motion was made by Mayor Pro Tem Hamman and seconded by Councilmember Tollett to approve
a Preliminary Planned Unit Development (Preliminary PUD) to create "Seabrook Plaza Planned
Unit Development" consisting of a boutique hotel, extended stay hotel, conference center and
ballroom, approximately 25,000 sq. ft. of retail space, and a luxury multi-family apartment
complex of approximately 260 units located on an approximately 11.096 acre tract of land.*

MOTION CARRIED BY UNANIMOUS CONSENT

10. ROUTINE BUSINESS

10.1 City Manager update and report to City Council on various items that require no action,
including Recap for Seabrook Boards and Commissions, SH 146 Expansion Projects, Red Bluff
Expansion Project, Port of Houston Rail Spur, Gulf Coast Protection District, Public Meeting
Livestreaming Project, City of Seabrook CIP Projects, and any City of Seabrook Grant
Administration. *Gayle Cook, City Manager*

Gayle Cook, City Manager, gave the report show in Attachment B.

10.2 Update on 2023 State Legislative Session. *Gayle Cook, City Manager*

Ms. Cook reminded Council that the 2023 State Legislative Session has begun and City
staff is following legislative updates published by the Texas Municipal League. Several city-
related bills have already been filed. One bill concerns automatic dis-annexation of territory not
receiving all municipal services. There are tax and appraisal cap bills that have been filed, and
several election bills.

10.3 Establish future meeting dates and agenda items. *City Council*

Council will hold a special City Council meeting on Tuesday, January 24, 2023, at 6:00pm to review the FY 2022-2023 Capital Improvements Program (CIP) and hear information tax attorney regarding associated tax implications for issuance and timing of bond election.

The next regular City Council meeting will be held on Tuesday, January 31, 2023, at 6:00pm in lieu of the February 7 regular meeting. There will be no City Council meeting on February 7, 2023.

A special City Council Strategic Planning meeting will be held on Friday, February 10, 2023, at 9:00am. Location is still to be determined.

A regular City Council meeting will be held on Tuesday, February 21, 2023, at 6:00pm at Seabrook City Hall Council Chamber.

Upon motion duly made and seconded, Mayor adjourned the meeting at 7:25 p.m.

CITY COUNCIL

PLANNING & ZONING COMMISSION

Thomas G. Kolupski

Thomas G. Kolupski

Gary Renola

Robin Lenio

Robin Lenio, TRMC
City Secretary

Pat Patel
Administrative Assistant, PZ



ATTACHMENT A





City Council and P&Z Joint Public Hearing
01/17/2022

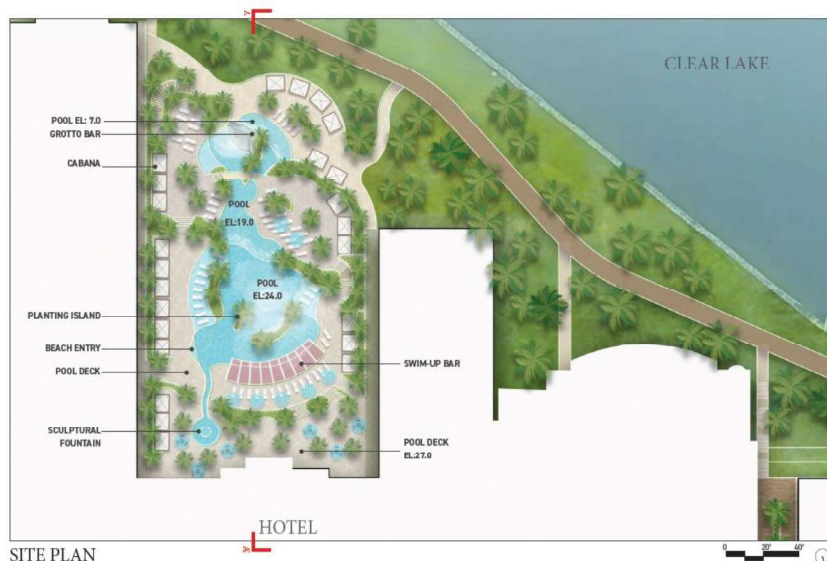


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SITE PLAN



SITE SECTION A-A'

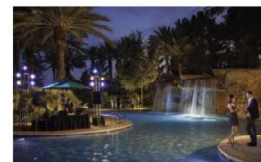
HOTEL COURTYARD
SEABROOK PLAZA - SCHEMATIC DESIGN



KEY MAP



LAYOUT CHARACTER



POOL CHARACTER



ASAKURA
ROBINSON



CABANA



SWIM-UP BAR



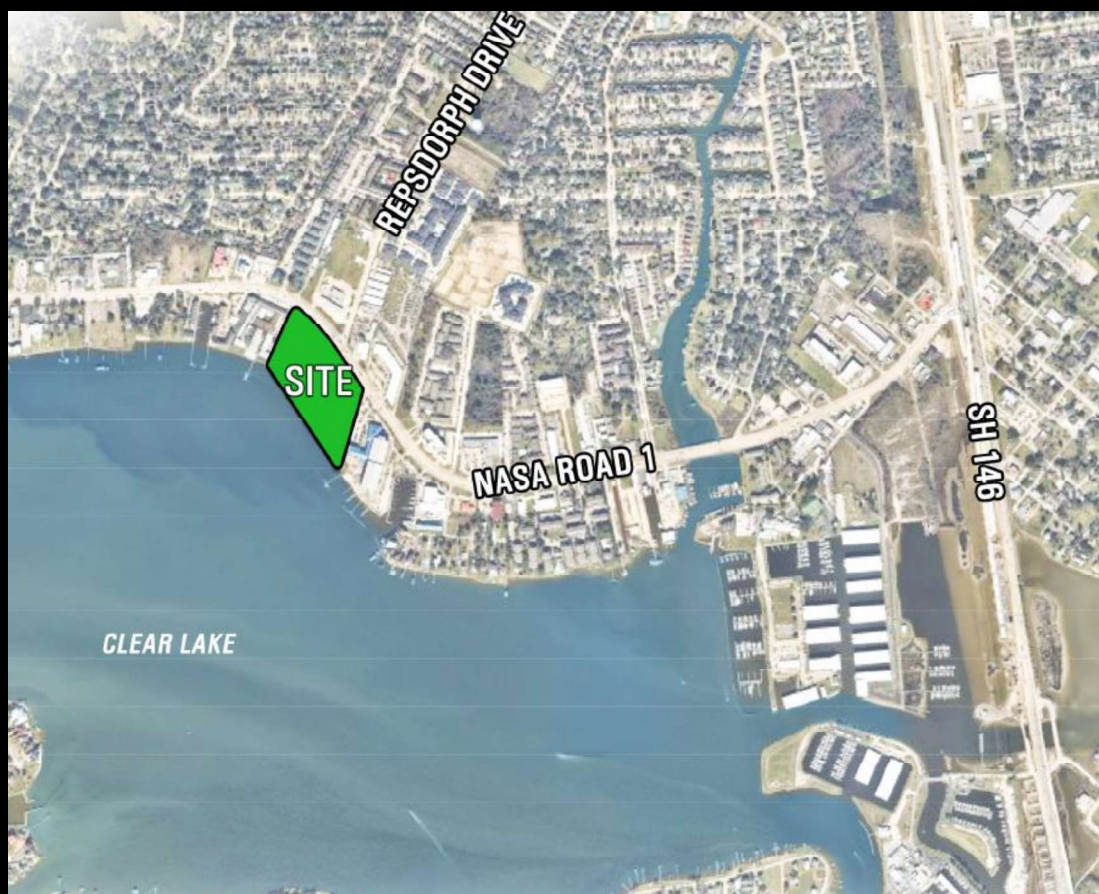
HOTEL COURTYARD

SEABROOK PLAZA - SCHEMATIC DESIGN





VICINITY MAP



[illegible]

COMMERCIAL	
Ⓒ1 Commercial Space 1	+5,500 SF
Ⓒ2 Commercial Space 2	+6,450 SF
Ⓒ3 Commercial Space 3	+6,450 SF
Ⓒ4 Commercial Space 4	+6,450 SF
Maximum Not to Exceed	45,000 SF
Patio Areas	
Ⓐ1 Commercial Space 1 Patio	+2,700 SF
Ⓐ2 Commercial Space 2 Patio	+2,000 SF
Ⓐ3 Commercial Space 3 Patio	+1,000 SF
Ⓐ4 Commercial Space 4 Patio	+1,000 SF
Maximum Not to Exceed	7,000 SF

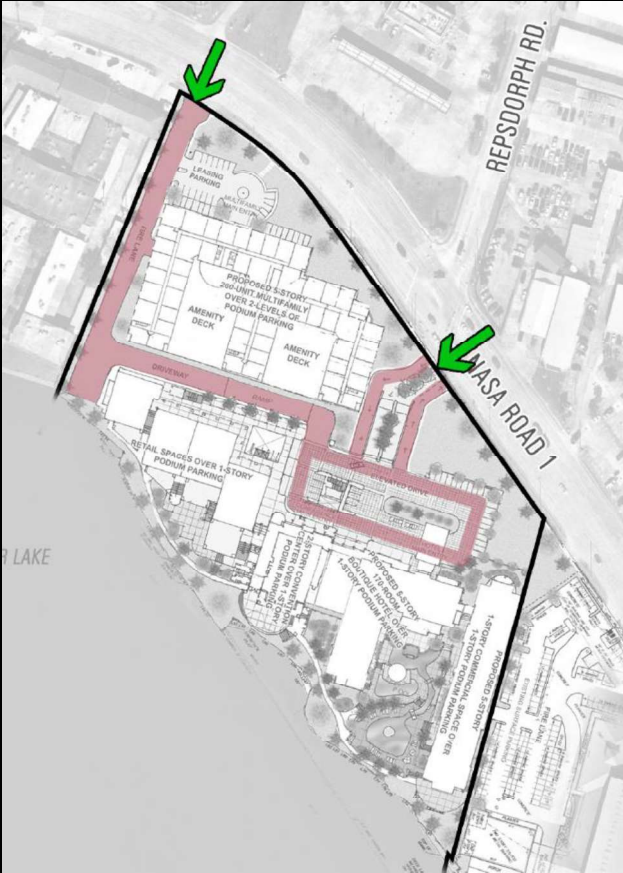
EVENT CENTER (Minimum 10,000 SF)	
Level 2	±10,000 SF
Level 3	±6,000 SF
Not to Exceed	25,000 SF
Level 2 Open Deck	±3,200 SF
Level 3 Open Deck	±950 SF
Level 3 Covered Deck	±4,000 SF
Maximum Not to Exceed	10,000 SF

ONE PARTICULAR HARBOR	
Spa	+8,950 SF
Fitness Gym	+9,950 SF
Level 2	+21,300 SF
Level 3	+24,300 SF
Level 4	+24,300 SF
Level 5	+24,300 SF
Level 6	+24,300 SF
Total	120,000 SF
(Maximum Not to Exceed 100 Units)	

HOTEL (Minimum 80,000 SF)	
Level 2	±13,850 SF
Level 3	±21,200 SF
Level 4	±21,200 SF
Level 5	±21,200 SF
Level 6	±21,200 SF
Total	100,000 SF

(Maximum Not to Exceed 200 Rooms)

ACCESS PLAN



LEGEND



Indicates access points.



Indicates fire lane

PARKING PLAN

EXHIBIT D-4

SEABROOK PLAZA

Parking Plan

Developed By:
Seabrook Plaza One, LP

Multi-Family		PARKING PROVIDED	No. Spaces	PARKING REQUIRED*
		Garage Parking	358	Multi-Family Units
		Open Parking - MF	0	1-BR 1.33 SP/Unit ~213 Units (283 SP)
		TOTAL MF PROVIDED:	358**	2-BR 1.66 SP/Unit ~147 Units (178 SP)
				TOTAL MF REQUIRED: ~381 SPACES

Minimum parking requirement may change based on unit count

Hotel, One Particular Harbor, Event Center, Retail/ Restaurant		PARKING PROVIDED	No. Spaces	PARKING REQUIRED*
		Plaza Parking	55	Hotel 1 SP/ Unit (175 SP)
		Podium Parking	354	One Particular Harbor 1 SP/ Unit (180 SP)
		Lower Ground Parking	~400	Event Center 1 SP/ 1,000 SF (140 SP)
		TOTAL MIN. PROVIDED:	809**	Spa 5 SP/ 1,000 SF (99 SP)
				Retail/ Rest. 1 SP/ 1,000 SF
				TOTAL REQUIRED: ~809 SPACES

TOTAL PROVIDED 1,177 SP

** Subject to change based on the final site plan.

TOTAL REQUIRED 1,170 SP*

* Final parking count to comply with requirements on Exhibit B Section 0.4



PARKING

Land Uses Permitted		Required Parking	Notes
Residential Land Uses			
Dwelling, Multifamily/	X	1.33 sp./1 BR 1.66 sp./2 BR	Note 1
Condominium	X	1 sp./unit	
Non-Residential Uses			
Conference Center / Event Center	X	1 sp. / 100 S.F. Ballroom	Note 2
Bar/ Pub	X	10 sp./1,000 S.F. of bar	Note 3
Barbers/beauty salons/day spa	X	1 sp. / 100 S.F.	

Boat rental	X	1 sp. / 300 s.f. of office + 1 sp./2,000 s.f. of outdoor display area	
Caterers	X	1 sp./300 S.F.	
Charter boat-service	X	1 sp./300 S.F.	
Cigar lounge	X	1 sp. / 200 S.F.	
Commercial automobile parking lot/garage	X	N/A	
Convenience stores (without fuel pumps)	X	1 sp./200 S.F.	
Copy and duplicating services	X	1 sp./300 S.F.	
Fitness Gym	X	1 sp./100 S.F.	
Gift Shops including florist	X	1 sp./100 S.F.	
Hotels	X	1 sp. / room	4
One Particular Harbor	X	1 sp. / room or unit.	5
Kiosk	X	1 sp./300 S.F.	
Limousine service	X	1 sp./300 S.F.	
Marina	X	1 sp./four slips.	
Office, professional	X	1 sp./300 S.F.	

Private clubs (as per TABC)	X	1 sp./100 S.F. restaurant/bar + 1 sp./ 200 s.f. of other	
Restaurant-full service	X	1 sp./1,00 S.F. of dining area, incl. outdoor dining	3
Retail, light	X	1 sp./300 S.F.	
Theatre	X	1 sp./three seats.	
Yacht/sailing club	X	1 sp./four slips	
Medical Services			
Medical, Dental & Optical Retail Sales	X	1 sp./300 S.F.	
Medical, Dental Office	X	1 sp./300 S.F.	
Optician Shop	X	1 sp./300 S.F.	
Accessory Use			
Accessory Building	X	N/A	Note 6

OPEN SPACE PLAN

EXHIBIT D-5

SEABROOK PLAZA

Open Space Plan

Developed By:

Seabrook Plaza One, LP

Open Space Provided:	
 General Open Space	2.8 Acres
Open Space Required:	
10.7 Ac. x 20% =	2.1 Acres
 Plaza to include recreational amenities, a performance stage, and water features.	



EXTERIOR ELEVATIONS

SEABROOK PLAZA

Elevations

Developed By:

Seabrook Plaza One, LP

EXHIBIT D-6

The graphics, elevations and designs shown hereon are conceptual in nature and are subject to change.



QUIDDITY
ENGINEERING

NORTH
SCALE: 1" = 200'
DATE: 08.2022

MCS
ARCHITECTS LLC

SIGNAGE PLAN

EXHIBIT D-7

SEABROOK PLAZA

Sign Location and Details

Developed By:

Seabrook Plaza One, LP

- INDICATES SIGNAGE, UNIQUE TO THE PD, IDENTIFYING THE OVERALL DEVELOPMENT
- INDICATES POSSIBLE ADDITIONAL SIGNS COMPLYING WITH REGULATIONS IN ARTICLE 6. SIGN STANDARDS



CLEAR LAKE

Approximate
Sign Location

REPSORPH RD.

NASA ROAD 1



SCALE: 1"=200'
DATE: 08.2022

 **QUIDDITY**
ENGINEERING

 **MCS**
ARCHITECTS LLC



EXHIBIT B-8

**SEABROOK PLAZA
PLANNED UNIT DEVELOPMENT
PRELIMINARY DEVELOPMENT SCHEDULE**

PHASE 1: Multi-Family, Hotel, Event Center – Commercial and All Paving:

The following is an estimate based on favorable market conditions and project leasing:

- A. Fourth Quarter 2023: Design and plan review and approval
- B. First Quarter 2024: Begin on site construction.
- C. Fourth Quarter 2025: Construction complete. Construction of the Hotel and the Conference /Event Center must be at least 25% complete before occupancy of the multi-family will be permitted.
- D. First Quarter 2026: Begin occupancy.



CITY COUNCIL UPDATE

January 17, 2023

ATTACHMENT B



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SH 146

Project Completion Update:

- Holidays and weather slowed progress last 30 days
- April 2023 incentive is still available for contractor for a "substantial completion"
- December 2023 is more realistic for "substantial completion"
- Next contractor priority is set for completing main lanes from Red Bluff to Repsdorph and utilize overpasses



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SH146.com

UPDATED LANE CLOSURES:

The inside (left) lane on SH146 NBFR and SBFR 500ft north and 500ft south of **Repsdorph** from 7:00 PM to 7:00 AM on **1/19/23 to 1/20/23**. This closure is to strip the overhang. No off-duty police officers are anticipated to be used during these closures

Red Bluff Expansion - Fall 2022

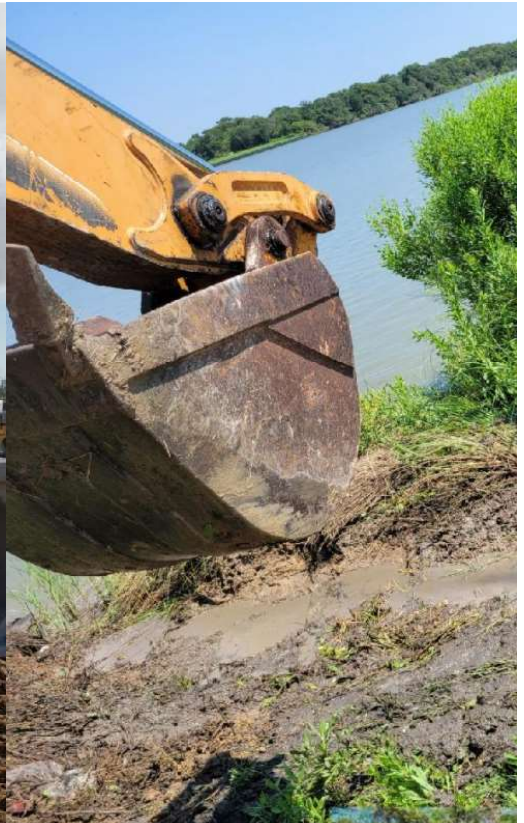


Project Estimated Completion: Mid November 2022

The completed project will include the newly constructed bridge over Taylor Lake with the 10 foot pedestrian bridge and the two new lanes eastbound.

- Asphalt patch adjacent to railroad tracks pending in Seabrook
- Concrete pours remaining on sidewalk and roadway near Kirby
- Railroad tracks will remain on Red Bluff with this project, but will be removed pending Port of Houston completion of Rail Spur late 2022 to early 2023

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CAPITAL
PROJECTS
UPDATE

Park Projects

- CIP # P13 Meador Restroom - Upgrades Complete; Vandalism Repaired
- CIP # P2 E Meyer Hike and Bike Trail - Harris County bid project and waiting on cost back to city to complete
- CIP #P17 Friendship Playground - New equipment March 2023
- CIP #P24 Pelican Bay Pool Facility - Upcoming Special Council Meeting 1/24
- CIP #P27 Pine Gully Pier - Staff and architect preparing bid package



Doc ID: aaff0026ba511d527f57c8f3c41dbfa6c9f1fa1

Street Projects

- CIP # S13 - Todville Side Streets - In progress
- CIP # S25 - Lakewood Yacht Club Drive - In design

WaterProjects

- CIP # W5 New Water Line under Taylor Lake - In design
- CIP # W21 Water Line Interconnect Geon - Contract pending
- Bypass line - Line and jersey barriers in place; engineer approval pending



**WW9 - Wastewater Plant
CSA Construction**

Doc ID: aaff0026ba511d527f57c8f3c41dbfa6c9f1fa1

Thank You

QUESTIONS
