

The City Council and the Planning & Zoning Commission of the City of Seabrook met in joint and regular session on Tuesday, March 7, 2023 at 5:00 p.m. in Seabrook City Hall, 1700 First Street, Seabrook, Texas, to discuss, consider and if appropriate, take action on the items listed below.

THOSE PRESENT WERE:

CITY COUNCIL:

THOM KOLUPSKI	MAYOR
JACKIE RASCO	COUNCIL PLACE NO. 1
ROB HEFNER	COUNCIL PLACE NO. 2
TOM TOLLETT	COUNCIL PLACE NO. 3
MICHAEL GIANGROSSO	COUNCIL PLACE NO. 4
BUDDY HAMMANN	MAYOR PRO TEM/COUNCIL PLACE NO. 5
JOE MACHOL	COUNCIL PLACE NO. 6

PLANNING & ZONING COMMISSION:

GARY RENOLA	CHAIR
ROSEBUD CARADEC	VICE CHAIR
ED KLEIN	COMMISSIONER
DARRELL PICHA	COMMISSIONER
SCOTT REYNOLDS	COMMISSIONER
GUY RODGERS	COMMISSIONER
RHONDA THOMPSON	COMMISSIONER

CITY STAFF:

GAYLE COOK	CITY MANAGER
SEAN LANDIS	DEPUTY CITY MANAGER
OLSON & OLSON	INTERIM CITY ATTORNEY
ROBIN LENIO	CITY SECRETARY

Mayor Kolupski called the meeting to order at 5:01 p.m. and led the audience in the Pledges of Allegiance.

1. PRESENTATIONS

1.1 Presentation of the Open Space and Trails Committee Quarterly Report. *Monica Comeaux, Open Space and Trails Committee Chair*

Monica Comeaux, Chair of the Open Space & Trails Committee, stated that it has been a while since this report was given. Monica has been chair now for about 5 months, but has been on the committee since 2013, as more of a silent partner, with her interest on the committee being running and the Seabrook trails. This report will focus on completed projects facilitated by the Open Space and Trails Committee, on completed Seabrook parks projects completed by the amazing City parks staff who do some many of the things so quickly that the Committee asks of them, on City events, and on upcoming and in progress projects.

The annual tree planting occurred on January 7, with 100 adult and youth volunteers planning in parks and various places around the City. On January 8, Open Space and Trails Committee members planted the remaining trees by the skate park. Girl Scouts cleaned up the butterfly garden at Hester Park and added fairy houses to make that garden more interesting and enticing to visit. American Heritage Scout, Abby Hill, planted a new butterfly garden by Baybrook Park as part of her high school level award application, including an awning for shade. Abby has put in over 100 service hours on this project, with the help of her family and some of the other scouts. The Boy Scouts removed invasive cane and bamboo at Hester Park, across from the butterfly garden. Free libraries have been installed at Baybrook, Robinson, the Veterans' Memorial, and Brummerhop parks. Jesse Jones has been instrumental in developing the 501(c)3 for the Carothers Community Garden and that board has applied for and received a \$600 grant from the Native Plant Society of Texas to build a pollinator garden and a \$500 seed grant from the LBJ Wildflower Center. On February 25, the 501(c)3 held a workday to work in the garden and clean it up, with 30 adults and 12 kids that participated. A new trail and footpaths have been added in the last couple of months at Hester and Baybrook Parks that are not graveled out, and are more like off the beaten path kind of trails, that are shaded and will be nice to walk in the summer months. The Parks Department employees did an awesome job on the upgrades to the restrooms at Meador Park to add gating and automatic locks. A gaga pit has been installed at Friendship Park, where kids can have birthday parties and play some kind of game with a ball. The new trail Connector at Friendship Park has created a better space between trails that is not muddy or hard to maneuver, and when the house across the street is completed, its sidewalk will connect, so that crossing will be safer. There is a new playground at Wildwood Park, and a small garden area/plant area has been installed there as well. John Coggeshall was able to work on a trail grant for the berm trail and it is finally open now, with the help of the awesome Parks employees, and the views are amazing. The kayak launch is now completed/installed, which allows people to kayak into Galveston Bay. Fencing has been installed at Todville and Pine Gully Crossing, with the assistance of Harris County, to keep cars from parking so close to the busy road where cars are typically flying by. The committee is very pleased that this project was completed sooner than expected and that the fencing matches the existing fencing across the street and looks more natural. The committee has again applied for a Governor's Community Achievement Award, which they do every year, and typically, Seabrook receives some kind of acknowledgement, if not a prize. The Open Space and Trails Committee has plans to do some painting work at the Casita at Carothers, and will more than likely complete the project without assistance from volunteers or city staff. The committee is working on a running volunteer list, so that when there is a big project, like a tree planting, committee members can reach out to those persons in the community who want to participate with larger endeavors for parks, trails, and open space. Finally, the committee members contributed almost 4,000 volunteer hours in 2022, and has already put in 400 hours in 2023, through the end of January.

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91 **2. JOINT PUBLIC HEARING**

92
93 **2.1** Conduct a Joint Public Hearing on a Request for approval of a Final Planned Unit Development
94 (Final PUD) to create "Seabrook Plaza Planned Unit Development" consisting of a boutique hotel,
95 extended stay hotel, conference center and ballroom, approximately 52,000 sq. feet of
96 commercial/retail space, and approximately 300 unit luxury multi-family apartment complex
97 located on approximately 11.096 acre tract of land. *Sean Landis, Deputy City Manager*
98

99 Mayor Kolupski opened the joint public hearing for the City Council. Gary Renola,
100 Planning & Zoning Commission Chair, opened the joint public hearing for the Planning & Zoning
101 Commission.
102

103 Sean Landis, Deputy City Manager, outlined the background for this PUD request and the
104 applicant gave a presentation to discuss items for the PUD shown in Attachment A.
105

106 Having no speakers come forward, the Mayor closed the joint public hearing.
107

108 Mr. Renola adjourned the Planning & Zoning Commission at 5:58p.m.
109

110 **3. PUBLIC COMMENTS AND ANNOUNCEMENTS**

111
112 Anna Linder, Lot 3 of Baywood Drive and representing the Baywood Place HOA, stated
113 that there are nine (9) new lots at the front of Baywood and all nine owners have moved there in
114 the last couple of years. Last week everyone noticed no parking signs posted across the street from
115 our properties, where owners typically have guests parallel park at the edge of the street. With
116 the no parking zone installed, property owners are now only able to use the couple of spots in their
117 driveway for additional parking, and since all of the driveways are constructed back to back,
118 parallel parking on the owners' side of the road is not available either. The no parking zone spans
119 from Lot 1 through Lot 9. All nine (9) lot owners as well as the owner of the property right behind
120 the no parking area disagree with leaving the no parking zone in place. All property owners of
121 Baywood Place would like to continue to use the area as a parallel parking zone for guests and will
122 use it within reason, not having cars parked there overnight. We hope that the City Council will
123 look into this for us.
124

125 Bill Parenti, 534 Baywood Drive, asked why a no parking zone ended up being installed
126 on Baywood Drive. I live halfway down the block and if everybody is parked on the south side,
127 which includes where the pump station is located, there is no place for anyone to park. People
128 would have to park in the middle of the road. If people needed to park near the waterway, they
129 would have to park virtually on the bridge. Residents would not be able to get past vehicles in the
130 road or near the waterway.
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Michael Murphy, 606 Baywood Drive, stated that the need for a no parking zone on Baywood Drive was taken to Council improperly. The residents living on Baywood should have been consulted and included in the discussion, which makes Council is in control of the no parking zone, not the residents the live on and use the street. I would ask the City Council to give some consideration to removing the no parking zone.

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

Councilmember Rob Hefner announced several upcoming events shown in Attachment B.

4. BID AWARDS

4.1 Consider and take all appropriate action on a Bid Award to and contract between the City of Seabrook and Jeffrey S. Ward & Associates Inc., for RFQ 2022-17-115 for Home Elevation Grant Development, Administration and Project Management Services, in an amount not to exceed \$9,000.00. *Nick Kondejweski, Building Official*

Motion was made by Mayor Pro Tem Hammann and seconded by Councilmember Giangrosso to approve a Bid Award to and contract between the City of Seabrook and Jeffrey S. Ward & Associates Inc., for RFQ 2022-17-115 for Home Elevation Grant Development, Administration and Project Management Services, in an amount not to exceed \$9,000.00.

MOTION CARRIED BY UNANIMOUS CONSENT

5. NEW BUSINESS

5.1 Consider and take all appropriate action on first reading of Ordinance 2023-04, "Seabrook Plaza (PUD) "Planned Unit Development." *Sean Landis, Deputy City Manager*

AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE CITY OF SEABROOK, APPENDIX A, "COMPREHENSIVE ZONING", ARTICLE 2, "ADMINISTRATION", SECTION 2.05, "OFFICIAL ZONING MAP", BY REZONING THREE TRACTS OF LAND, APPROXIMATELY 11.096 ACRES SITUATED IN ABSTRACT 52, OF THE RITSON MORRIS SURVEY, IN SEABROOK, HARRIS COUNTY, TEXAS, GENERALLY LOCATED NORTH OF CLEAR LAKE, SOUTH OF NASA ROAD ONE AND WEST OF ELAM STREET, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS IN EXHIBIT "A", FROM (WAD) "WATERFRONT ACTIVITY DISTRICT", TO (PUD) "PLANNED UNIT DEVELOPMENT", FOR A MIXED USE DEVELOPMENT CONSISTING OF A BOUTIQUE HOTEL, EXTENDED STAY HOTEL, CONFERENCE CENTER AND BALLROOM, APPROXIMATELY 52,000 SQUARE FEET OF LEASEABLE COMMERCIAL/RETAIL SPACE, APPROXIMATELY 300 UNIT LUXURY MULTI-FAMILY APARTMENT COMPLEX, AND PARKING; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES INCONSISTENT OR IN CONFLICT HERewith; PROVIDING FOR A PENALTY IN AN AMOUNT NOT TO EXCEED \$2,000 FOR EACH DAY OF VIOLATION

OF ANY PROVISION HEREOF BY INCLUSION INTO THE CODE; AND PROVIDING FOR SEVERABILITY

Motion was made by Councilmember Tollett and seconded by Councilmember Giangrosso to approve the first reading of Ordinance 2023-04, "Seabrook Plaza (PUD) "Planned Unit Development", with the amendments recommended by the Planning & Zoning Commission.

MOTION CARRIED BY UNANIMOUS CONSENT

***** AMENDMENTS SHOWN IN ATTACHMENT C**

5.2 Consider and take all appropriate action on first and final reading of Ordinance 2023-05, "Amending the Budget for the Fiscal Year beginning October 1, 2021 and ending September 30, 2022 for City Department Encumbrances." *Michael Gibbs, Director of Finance*

AN ORDINANCE AMENDING THE AMOUNT OF APPROPRIATIONS FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2021 AND ENDING SEPTEMBER 30, 2022 BY AUTHORIZING CERTAIN ADDITIONS IN THE AMOUNT OF \$2,819,512.30 FOR GENERAL, ENTERPRISE, HOTEL TAX, CRIME DISTRICT, PUBLIC SAFETY, HOTEL OCCUPANCY TAX FUND, PARK IMPACT FUND, CAROTHERS FUND, DRAINAGE FUND, WATER CIP FUND, PUBLIC SAFETY VEHICLE EQUIPMENT REPLACEMENT AND GENERAL FUND VEHICLE EQUIPMENT REPLACEMENT FUND; AUTHORIZING THE CITY MANAGER TO TAKE ALL ACTIONS NECESSARY TO FACILITATE THE CHANGES IDENTIFIED; AND FINDING AVAILABLE UNENCUMBERED FUNDS FOR THE SUPPLEMENTAL APPROPRIATION AND/OR RESERVE REDUCTION.

Motion was made by Mayor Pro Tem Hammann and seconded by Councilmember Giangrosso to approve first and final reading of Ordinance 2023-05, "Amending the Budget for the Fiscal Year beginning October 1, 2021 and ending September 30, 2022 for City Department Encumbrances."

MOTION CARRIED BY UNANIMOUS CONSENT

5.3 Consider and take all appropriate action on first and final reading of Ordinance 2023-06, "Amending the Budget for the Fiscal Year beginning October 1, 2022 and ending September 30, 2023 for City Department Encumbrances." *Michael Gibbs, Director of Finance*

AN ORDINANCE AMENDING THE AMOUNT OF APPROPRIATIONS FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2022 AND ENDING SEPTEMBER 30, 2023 BY AUTHORIZING CERTAIN ADDITIONS IN THE AMOUNT OF \$40,957.51 FOR HOTEL OCCUPANCY TAX FUNDS; AUTHORIZING THE CITY MANAGER TO TAKE ALL ACTIONS NECESSARY TO FACILITATE THE CHANGES IDENTIFIED; AND FINDING AVAILABLE UNENCUMBERED FUNDS FOR THE SUPPLEMENTAL APPROPRIATION AND/OR RESERVE REDUCTION.

Motion was made by Mayor Pro Tem Hammann and seconded by Councilmember Rasco to approve first and final reading of Ordinance 2023-06, "Amending the Budget for the Fiscal Year beginning October 1, 2022 and ending September 30, 2023 for City Department Encumbrances."

MOTION CARRIED BY UNANIMOUS CONSENT

6. OLD BUSINESS

6.1 Discuss, consider, and if necessary take all appropriate action on recording and broadcasting of City Council Meetings. *LeaAnn Petersen, Director of Public Affairs*

After much discussion regarding cost and details for each of the submission, shown in Attachment D,

Motion was made by Councilmember Rasco and seconded by Councilmember Machol to place an item on the next City Council agenda to discuss a comparison between the staff recommended Ford AV and Swagit, with all of the pertinent information included.

MOTION CARRIED BY UNANIMOUS CONSENT

7. ROUTINE BUSINESS

7.1 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, presented the updated items as shown in Attachment E.

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

A special meeting will be held on Tuesday, March 21, at 5:30pm at the Marcy Fryday Pelican Path to review the completed Eagle Scout Pelican Restoration Project, followed by a regular City Council meeting at 6:00pm in Council Chamber.

8. CLOSED EXECUTIVE SESSION

8.1 Section 551.087

Conduct a Closed Executive Session to discuss potential financial incentive(s) and financial information received from a business prospect that the City seeks to have locate, stay, or expand for which the City is conducting economic development negotiations, as provided by Texas Government Code Section 551.087. *Gayle Cook, City Manager*

At 7:00 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 551.087, Economic Development Negotiations.

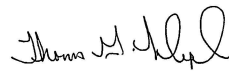
9. OPEN SESSION

Council will reconvene in Open Session to allow for possible action on any of the agenda items listed above under "Closed Executive Session".

At 7:40 p.m., Mayor Kolupski reconvened the meeting in open session and stated that item 8.1 had been discussed, but that no action had been taken in executive sessions.

Upon motion duly made and seconded, Mayor Kolupski adjourned the meeting at 7:40pm.

Approved this 21st day of March 2023.



Thomas G. Kolupski
Mayor



Robin Lenio, TRMC
City Secretary



Exhibit B

SEABROOK PLAZA PLANNED UNIT DEVELOPMENT DISTRICT PLAN

Ordinance No. 2023-__

A. LEGAL BASIS/CONTENTS

This Planned Unit Development District Plan (PUD) is adopted pursuant to City of Seabrook Code Section 4.10 of Appendix A and this document is the PUD Plan contemplated therein. This PUD Plan has been approved in accordance with that Section, after satisfying all requirements therein. Once the project is commenced, the project has vested rights in the PUD and PUD Plan, and the project may be completed without dissolution of the PUD.

This PUD includes the following Sections:

- Legal Basis / Contents
- General Provisions
- Permitted Land Uses
- Development Regulations
- Landscape and Pedestrian Circulation Regulations
- Signage
- Building Regulations
- Phasing

B. GENERAL PROVISIONS

1. The PUD approved herein must be constructed, developed, and maintained in compliance with this ordinance and other applicable ordinances of the City. The base zoning district for the PUD is WAD (Waterfront Activity District; if any provision or regulation of any City ordinance applicable in a WAD (Waterfront Activity District) zoning district (Base Zoning) is not contained in this ordinance, all the regulations contained in the Zoning and Subdivision ordinances applicable to the WAD zoning district in effect on the effective date of this ordinance apply to this PUD as though written herein except to the extent the City regulation or provision conflicts with a provision of this ordinance. However, any provision in this PUD Plan shall control over any conflicting provision in the base zoning categories, or other provisions of City Code.
2. Except as otherwise provided herein, the words used in this PUD have the meaning established by the Zoning ordinance. In this ordinance:

Accessory building means a building subordinate to a principal building and includes detached garages.

Common Open Space means a parcel or parcels of land or an area of water or a combination of land and water within the site designated PUD, designed for the use and enjoyment of the residents of the PUD. Common open space as defined herein includes both passively landscaped sites without improvements of any kind or complimentary structure and improvements as are necessary and appropriate for the benefit and enjoyment of the residents of the PUD. The Common Open Space is not a public park (nor grants a public easement for

use or access) and access to the Common Open Space is at the discretion of the owner/operator of the various platted lots in the project. Members of the public may be excluded.

Not less than 20 percent of the land shall be reserved for “common open space” as defined above, the term “common open space,” as used herein, may include boardwalks, plaza, courtyards, activity decks and pools, and 20 percent of the parking areas. In calculating the minimum area required, the measurement may also include the area of all dedicated streets entirely within the site and one-half the area of the boundary streets.

PUD means the planned unit development district created by this ordinance.

PUD Plan means this document and its exhibits as the regulatory scheme for the PUD.

Shared/Common Driveway means a privately owned and maintained vehicular access way that provides access from a public street to residential or non-residential units.

Substantial compliance means the items conform with the essential design aesthetic and functionality of the project as described herein, including exhibits hereto, even if not literal in character. The intent of substantial compliance is to permit the developer reasonable discretion in the adaption of the project as described exhibits into to actual construction plans and specifications. The city understands that the typical value engineering process will result in certain changes, but those changes may not materially and adversely affect the aesthetic or functionality of the project. The determination of substantial compliance will be based upon a reasonable, objective consideration of the plans. The determination of substantial compliance shall be made by the Assistant City Manager. *Substantially comply* or *substantially compliant* mean the items are in substantial compliance.

3. The exhibits are not construction drawings, and the final construction drawings for the project approved by the City may differ in detail from the exhibits, so long as they substantially comply. – The location and dimensions of structures may vary, so long as the habitable buildings may not be in reduced in square footage and ii) continue to comply with performance standards and permitted uses herein. The final approved construction drawings shall control over the exhibits and, when approved, are deemed to substantially comply with the PUD Plan. The detail on the Exhibits is not regulatory, but conceptual, and the final construction plans need not mimic its detail, but its architectural character and style. Developer shall submit updated Exhibits with the construction drawings submitted for permit to the City, and if it and the construction drawings substantially comply with the PUD Plan and Exhibit, then the Assistant City Manager or the City Manager shall administratively approve the substitution of the new Exhibits. The issuance of certificates of occupancy for various buildings in the project shall be confirmation of substantial compliance with this PUD Plan. The following exhibits that are attached to and made part of this document:

Exhibit D-1:	<i>Location Map</i>
Exhibit D-2:	<i>Site Plan</i>
Exhibit D-3:	<i>Access Detail</i>
Exhibit D-4:	<i>Parking Plan</i>
Exhibit D-5:	<i>Open Space Plan</i>
Exhibit D-6:	<i>Conceptual Building Elevations</i>
Exhibit D-7:	<i>Sign Location and Details</i>
Exhibit D-8:	<i>Development Schedule</i>

The exhibits are not construction drawings, and the final construction drawings for the project approved by the City may differ in detail from the exhibits, but the final approved construction drawings shall control over the exhibits and, when approved, are deemed to substantially conform with the design intent of the PUD Plan. The detail on Exhibit D-7 is not regulatory, but conceptual, and the final construction plans need not mimic its detail, but its architectural character and style. The issuance of certificates of occupancy for various buildings in the project shall be confirmation of satisfaction with this PUD Plan.

4. As shown on [Exhibit D-1, Location Map](#), the PUD encompasses 11.096 acres located on the south side of Nasa Road 1 (FM 528) and Repsdorph Drive.
5. Multi-family residential development shall substantially conform to the general layout and design concepts illustrated on [Exhibit D-2, Site Plan](#).

Exterior refuse containers, not located in a parking or other structure, shall be screened from public view and waterfront views with masonry wall and can also be further screened by landscape and other devices. Trash areas and dumpster locations shall be permanently fenced or screened with enclosures so that trash container/dumpster shall not be visible from any public street.

6. The City shall provide written notice and reasonable opportunity (not less than 30 days) to cure any alleged violation under the PUD Plan. Violations are limited to the platted lot where the violation occurs. The violation by the owner of one platted lot shall not affect any other platted lot or the owner thereof.
7. The City Manager, for good cause and at any time prior to, during or after initial or subsequent construction, may issue variances from the terms of this PUD Plan (and any Exhibit) and review (and confirm or reverse, in whole or in part) any substantial compliance determination, by a written document signed by the City Manager, and filed in the Real Property Records. A variance is permitted, for changes which are substantially compliant with the terms of the PUD Plan, and are supportive of the success of the development, without material adverse impact on the public. The City Manager shall rule on the request variance/review within 30 days of receipt of written request setting forth the request and the basis therefore. The City Manager will meet with the developer within 14 days of receipt of the request to informally discuss it. Extension of the development schedule up to 90 days may be granted by variance. If the City Manager declines to issue the requested variance, then the owner/developer may seek a variance or other relief from the Board of Adjustment or seek a modification of the PUD Plan via rezoning.
8. [Exhibit B-8 Development Schedule](#) is a development schedule for the project. That schedule is subject to extension due to "Force Majeure." Force Majeure is defined as any matter beyond the reasonable control of owner/developer, such as, but not limited to acts of God; strikes, lockouts or other industrial disturbances; acts of public enemies, whether actual or threatened; orders of any kind of the government of the United States, the State of Texas, Harris County, Texas, the City or any other civil or military authority; insurrections; riots; epidemics; landslides, earthquakes, lightning, fires, hurricanes, storms, floods, washouts and other natural disasters; inability to procure or a general shortage of labor, equipment, facilities, materials or supplies in the open market, or failure or unavailability of transportation generally; the discovery of conditions at or in the project which materially and adversely affects the structural capacity of the land; and a party not receiving a governmental permit, license, approval or inspection in time within a reasonable period of time. The deadlines in the schedule are automatically extended, day for day, for Force Majeure events.
9. The City Manager is authorized to execute and deliver to any lender for any portion of the project, or any

proposed purchaser of any platted lot a letter in reasonable form addressed to such party and confirming the following: validity of the PUD and PUD Plan, no violations of the PUD or PUD Plan, confirmation that the proposed development project financed by the lender/proposed for purchase by purchaser is compliant with the PUD and PUD Plan, agreeing to provide a copy of any written notice of default under the PUD Plan to such party, and, for a lender, the opportunity to cure such violation within the timeframe provided to owner/developer, and such additional matters are reasonably requested, consistent with typical lender/purchaser practice. The City shall have no liability for errors or non-compliance.

C. PERMITTED LAND USES

1. Permitted land uses are listed below in [Table 1.0: Permitted Uses and Parking Requirements](#). Any use that is not expressly listed below but is (i) permitted in the WAD District, or (ii) cannot be reasonably categorized as falling within the definition or common English interpretation of a listed use, may be considered by the Seabrook Planning Commission as a Conditional Use under City Code Section 4.11. If the uses are not defined in City Code of Ordinances, Appendix A (Zoning), then they will be given their normal meaning.
2. Permitted land uses may be mixed horizontally or vertically on a single property in accordance with the [Table 1.0: Permitted Uses and Parking Requirements](#).
3. Permitted Uses: The following table presents the permitted uses within the District. Certain land uses are permitted when developed under specific conditions as established in the Notes section of the [Table 1.0: Permitted Uses and Parking Requirements](#).

Table 1.0 – Permitted Uses and Parking Requirements:

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 / One Particular Harbor	X	1 sp./unit	Note 5
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

Land Uses Permitted		Required Parking	Notes
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.	
Fitness Gym	X	1 sp./100 S.F.	
Gift Shops including florist	X	1 sp./100 S.F.	
Hotels	X	1 sp. / room	4
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.	
Restaurant-full service	X	10 sp./1,000 S.F. of dining area, incl. outdoor dining	3

Land Uses Permitted		Required Parking	Notes
Retail, light	X	1 sp./300 S.F.	
Theatre	X	1 sp./three seats.	
Yacht/sailing club	X	1 sp./four slips	
Accessory Use			
Accessory Building	X	N/A	Note 6

Notes: Uses within the PD must be developed in compliance with the following conditions:

1. **Multi-Family** development is limited to a maximum of 300 units and other development regulations specified in Section D, Development Regulations, Page 10 of this document and illustrated on [Exhibit D-2: Site Plan](#).

Multi Family uses within the PD will consists of six levels of residential units built over the top of a one story parking structure. The areas between the multi-family building over the top of the parking structure shall be landscaped, "amenitized" for the use of the residents. Multi-Family uses shall be designed with units accessible to a temperature controlled interior corridor. No external corridors shall be permitted.

- a. Internal corridor means corridors located internal to the building complex and not along the building perimeter or adjacent to a public street or internal access easement.
- b. External corridor means a corridor that is located along the perimeter of the building complex and adjacent to a public street or internal access easement.
- c. On the ground floor, "exit ways" from an interior corridor shall be enclosed with doors with controlled access.
- d. Corridors and or "exit ways" on the upper levels that open to the adjacent public street or internal access easements shall be screened from public view by the use of a decorative screen that will limit the view of any stairs.
- e. Temperature in the corridors shall be controlled by the use of a mechanical ventilation system to include at a minimum ceiling fans installed at regular intervals not to exceed 40 feet on center, automatically activated by a thermostat.
- f. Internal corridors shall include at least the following minimum architectural finishes:
 - Decorative and or recessed lighting fixtures.
 - Door frames and base boards of a contrasting color.

- g. **Parking Ratio:** 1.33 spaces per 1 bedroom and/or 1.66 spaces per 2 bedrooms as listed in [Table 1.0: Permitted Uses and Parking Requirements](#). Also see [Exhibit D-4: Parking Plan](#).
- 2. **Conference Center / Event Center:** This term is defined as a building, facility, room, or portion thereof, which is rented, leased, or otherwise made available to any person or group for a private or public event function, , whether or not a fee is charged. This use also includes meeting halls for civic organizations or social groups. Maximum size may not to exceed 25,000 square feet, and the minimum size of the ballroom may not be less than 10,000 square feet
 - a. **Parking Ratio:** 1 parking space per 100 square feet of ballroom as listed in [Table 1.0: Permitted Uses and Parking Requirements](#). Also see [Exhibit D-4: Parking Plan](#).
- 2. **Commercial / Retail:** The PUD will 52,000 S.F. of commercial / retail space including outdoor patio space. Uses include restaurant, bars, and other non-residential uses listed on [Table 1.0: Permitted Uses and Parking Requirements](#). All uses will be horizontally integrated into the development and will orient toward the hotel, conference center and Clear Lake, as opposed to being oriented on NASA Road 1, as shown on [Exhibit D-2: Site Plan](#).
 - a. Required parking will be provided depending on the square footage of each use per the parking ratios listed in [Table 1.0: Permitted Uses and Parking Requirements](#).
- 3. **Bars:** Each Bar is limited to a maximum of 15,000 square feet gross leasable area per establishment (including patio). A maximum 29,700 square feet of bar and dining area is permitted within the “commercial space” shown on [Exhibit D-2: Site Plan](#).
 - a. **Parking Ratio:** 10 parking spaces per 1,000 square feet of bar as listed in [Table 1.0: Permitted Uses and Parking Requirements](#). Also see [Exhibit D-4: Parking Plan](#).
- 4. **Hotel:** This use is limited to a maximum 200 guest rooms offered at nightly rates only. and contains or is adjacent to event facilities, swimming pool and fitness center. No more than 10 percent of the total number of guest rooms may contain cooking facilities, other than a microwave oven and/or coffeemaker. The total square footage of the hotel must be greater than 80,000 square feet but no more than 100,000 square feet.
 - a. **Parking Ratio:** 1 parking space per room as listed in [Table 1.0: Permitted Uses and Parking Requirements](#). Also see [Exhibit D-4: Parking Plan](#).
- 5. **One Particular Harbor:** This use is limited to a maximum of 100 units. Condominium units may be individually rented in a rental pool operated by the Hotel. Rentals may be daily, weekly, or monthly. Units shall be accessible to a temperature controlled interior corridor. No external corridors shall be permitted.
 - a. Internal corridor means corridors located internal to the building complex and not along the building perimeter or adjacent to a public street or internal access easement.
 - b. External corridor means a corridor that is located along the perimeter of the building complex and adjacent to a public street or internal access easement.
 - c. On the ground floor, “exit ways” from an interior corridor shall be enclosed with doors with controlled access.

- d. Corridors and or “exit ways” on the upper levels that open to the adjacent public street or internal access easements shall be screened from public view by the use of a decorative screen that will limit the view of any stairs.
- e. Temperature in the corridors shall be controlled by the use of a mechanical ventilation system to include at a minimum ceiling fans installed at regular intervals not to exceed 40 feet on center, automatically activated by a thermostat.
- f. Internal corridors shall include at least the following minimum architectural finishes:
 - Decorative and or recessed lighting fixtures.
 - Door frames and base boards of a contrasting color.
- g. Parking Ratio: 1 parking space per unit as listed in [Table 1.0: Permitted Uses and Parking Requirements](#). Also see [Exhibit D-4: Parking Plan](#).

6. **Accessory uses:** These uses include any uses which are subordinate to and incidental to the principal use, and are permitted even if not in the listing of permitted uses.

D. DEVELOPMENT REGULATIONS

1. **One Particular Harbor,** Maximum height of structures: 6 stories over 1 story podium parking with a maximum height of 90 feet. The building shall maintain a minimum 10’ wide building setback from the east property line.
2. **Event Center / Convention Center:** Maximum height of structures, 3 stories over 2 story podium parking with a maximum height of 65 feet. Buildings over 40 feet in height shall abide by the special conditions listed in article 4, "Special Use Regulations" of the Code of Ordinance, Appendix A, Comprehensive Zoning.
3. **Restaurant / Commercial Retail:** Maximum height of structures, 3 stories over 2 story podium parking with a maximum height of 65 feet. Buildings over 40 feet in height shall abide by the special conditions listed in article 4, "Special Use Regulations " of the Code of Ordinance, Appendix A, Comprehensive Zoning.
4. **Multi-family residential:** shall conform to the (R-3) Medium Density Residential zoning district regulations with the following exceptions:
 - (a) Density: A maximum not to exceed 300 units.
 - (b) Height: Maximum height of structures: 7 stories, but no more than 85 feet above ground level. The measurement shall be taken from the finished ground elevation to the mean roof height except as follows: Chimneys, ornamental tower spires, cooling towers, elevator bulkheads, fire towers, stacks, roof gables, parapet walls, and mechanical equipment may extend an additional Height not to exceed 15 feet above the maximum Height allowed for the Structure to which it is affixed.
 - (c) Other: Any other regulations herein which conflict with R-3 regulations shall control.

5. Area Regulations:

(a) *Street Setbacks:*

Land Use	Street Setback Criteria							
	Landscape Buffer and Parking Setbacks **				Building Setbacks			
	Front Abutting NASA Rd 1	Side	Rear	Rear / Abutting Clear Lake ⁴	Front Abutting NASA Rd. 1 ³	Side ^{1,}	Rear	Rear Abutting Clear Lake
One Particular Harbor	20'	5'	N/A	20'	25' ⁵	10''	10'	25'
Hotel	20'	5'	N/A	20'	25' ⁵	10'	10'	25'
Conf. Center / Event Center	20'	5'	N/A	20'	25' ⁵	10'	10'	25'
Restaurant / Commercial Retail	N/A	5'		20'	N/A	10'	10'	25'
Multi-Family	20'	5'	5' ²	N/A	25' ⁵	10'	10'	N/A
Podium Parking Structure	20'	5'	5'	10' ⁴	25' ⁵	10'	10'	10' ⁴

¹ For lots where buildings abut each other the building side setback and the landscape buffer setback (0') zero feet.

² For lots where the lot line runs in the middle of a driveway the landscape setback can be zero feet.

³ For buildings greater than forty feet (40') in height the setback shall increase by one-tenth (0.1') of a foot for every two feet (2') of height over forty feet, (40').

⁴ Walkways, Boardwalks, Patios, Plazas, Courtyards, bulkheads, retaining walls and similar structures will be permitted in the landscape buffer/setback area adjacent Clear Lake. Including covered parking and parking garage structures, (provided that parked cars are not visible from Clear Lake) and vertical retaining walls that support boardwalks, patios etc.

⁵ Building setback is measure from the right-of-way or property line.

(b) Lot size: A minimum site of 6,000 square feet in area is required.

(c) Lot width and depth: Minimum 6,000 square feet tracts can be subdivided without minimum public street frontage, or minimum depth, provided access is provided via a separately recorded driveway and access easement.

6. Multi-family resident and visitor access is limited to only the designated visitor parking areas and the gated entries located off Nasa Road 1.

7. Off-street parking:

a) Off-street parking shall be provided in compliance with the parking requirement listed in Table 1.0 and illustrated on [D-4, Parking Plan](#).

b) Required parking for multi-family uses will be provided in the parking garage and the surface parking located adjacent to the multi-family development only.

c) Designated reserved parking will be permitted for senior management, business owners, and resident owners of "condominium units" and may require a fee.

d) Compact parking spaces are permitted provided no more than ten percent, (10 %) of the total required parking may be compacts spaces, to be in groups of 5 contiguous spaces and be clearly identified as compact parking spaces.

8. Paving:

(a) All parking lots and vehicle use areas must be constructed of concrete.

(b) Driveways may be constructed of concrete, or paved with interlocking, multicolored pavers supported by a 6-inch reinforced concrete tray and a sub-grade per City design standards.

(c) Construction of paving and parking areas shall conform to the schedule illustrated on [Exhibit D-8, Development Schedule](#)

9. Supplementary Regulations:

(a) No temporary structures, including recreational vehicles, construction trailers, or travel trailers may be used for on-site dwelling purposes.

(b) Temporary structures for uses incidental to construction work on the premises which are removed upon completion or abandonment of construction work are allowed upon permit from the building official.

- (c) Utilities, including, but not limited to, electrical lines, gas lines, telephone lines, and cable television lines, shall be installed underground.
- (d) No trailer or semitrailer may be used for the storage of retail or wholesale merchandise on any property in the district for a period of time exceeding 24 hours, except during special events.
- (e) No trailer motor vehicle, semitrailer or shipping container may be used for the display, vending or retailer of any merchandise on any property in the district for a period of time exceeding 24 hours, except during special events.
- (f) Rooftop or ground level mechanical equipment shall be totally screen from view by either parapet walls at the same height of the mechanical units for rooftop mounts or by providing screening for ground mounted units.
- (g) Exterior dumpster/garbage/waste containers shall be placed a minimum of ten feet from any side or rear property line. Containers shall not project beyond the front building line of the principal structure. Containers shall be fully screened so not to be visible from off the property. Each exterior trash container enclosure shall be constructed of impervious material with a gate.
- (h) Loading docks are prohibited between the street right-of-way and any building façade fronting a street right-of-way. Loading docks shall be situated toward the rear of structures. Loading docks may not be used for any type of long-term storage. Any vehicle, trailer or material left standing in a loading dock for more than a 48-hour period shall be deemed a violation of this ordinance.

E. LANDSCAPE AND PEDESTRIAN CIRCULATION REGULATIONS

- 1. Sidewalks: All sidewalks shall be paved with concrete and be a minimum of four (4) feet wide and conform to the City of Seabrook standards.
- 2. Landscaping: Shall conform to the City of Seabrook standards as stated in Article 7, Landscaping and Buffering Requirements of the Seabrook Code of Ordinance.

F. SIGNAGE as shown on [Exhibit D-7, Sign Location and Details](#)

Signage identifying the overall development will be unique to the PD and will have alternative standards from the overall city signage ordinances. Such signage shall be submitted for approval by the Director prior to installation. Separate signage is permitted for each separate use/platted lot.

- 1. One digital/ electronic project sign is permitted, 16' wide x 25' high, sign area 300 square feet per sign face, in the subject location shown on [Exhibit D-7, Sign Location and Details](#). Sign permit package to be submitted to city for review and permitting.
- 2. A Digital/ electronic project sign utilizing digital message technology, capable of changing the static message or copy on the sign electronically. Shall contain static messages only, and shall not have animation, movement or the appearance or optical illusion of movement. Each static message shall not include flashing, scintillating lighting or the varying of light intensity.



Example of a digital / electronic project sign.

Additional signage for separate pad sites, businesses and uses that comply with the regulations in Article 6. SIGN STANDARDS, will be permitted without amendment of this PD, subject to City review and approval.

G. BUILDING REGULATIONS

1. All buildings shall comply with the following regulations: These design standards will be made part of the deed restrictions and a POA or other similar entity will be created to enforce them.
 - (a) Color palette shall be uniform throughout the development.
 - (b) Primary exterior finishes are limited to brick, stone (natural, cast, or cultured-textured), textured concrete panels, glass, fiber cement siding, cement plaster, and cementitious stucco and shall comprise at least 70% of each façade.

- (c) Secondary exterior finishes are limited to wood, ceramic tiles, and concrete masonry units (indented, hammered, or split face concrete), and shall comprise no more than 30% of each façade.
- (d) Architectural Metals may be used for canopies, parapet walls, roof systems, and miscellaneous trim work.
- (e) Roofing materials shall be limited to the following:
 - i. Slope roof – dimensional composite shingles, metal, tile
 - ii. Flat roof – shall meet the requirements as required by the IBC

2. One Particular Harbor and commercial buildings shall comply with the following regulations:

- (a) The building's architectural features and treatment shall be applied to all sides of buildings. Building details, including roof forms, windows, doors, trim, and siding materials, shall reflect the architectural style of the building. All sides of a commercial building shall display a similar level of quality and architectural detailing.
- (b) Any wall that faces a street, connecting pedestrian walkway and that exceeds 30 feet in length shall include a minimum of two, (2) of the following within successive 30-foot section or fraction thereof. Change in wall plane, such as projections or recesses, having a depth of at least three percent of the length of the façade and extending at least ten percent of the length of the façade.
 - Change in texture or pattern.
 - Windows.
 - Covered walkways or entrances.
 - Canopies;
 - An equivalent element that subdivides the wall into human-scale proportions.
 - Tri-partite architecture
- (c) All primary exterior building materials shall be durable, economically maintained, and of a high quality that will retain its appearance over time. The following material are allowed as primary exterior building materials:
 - Brick and materials identical in appearance
 - Sandstone or natural or synthetic stone
 - Tinted and textured concrete masonry units
 - Wood and composite material identical in appearance. Wood may include horizontal boards and board-and-batten
 - Cast stone
 - Cementitious stucco

(d) *Prohibited Primary Building Exterior Materials*

- Smooth-faced concrete block
- Smooth-faced tilt-up concrete panels
- Prefabricated metal panels, galvanized tin or other metals
- Vinyl

(e) Screening walls, wing walls, columns, and similar building extensions and supports shall be of complementary architectural design, color and materials as the building or structure to which they are attached.

(f) Building canopies:

- Canopies shall be provided at all street facing building entrances intended for pedestrians.
- Canopies may be structural extensions of the building or constructed of fabric attached to the building.
- An individual canopy shall cover a ground area of at least 20 square feet.

(g) Service and Equipment Areas, as shown on below.

- Service and Equipment Areas must be oriented toward service drives and away from the public right-of-way unless adequately screened.
- Service and Equipment Areas must be visually and acoustically screened from public streets, pedestrian gathering areas, and within 50 feet of building entrances.
- Screening shall consist of wing walls, landscape screens, changes in building orientation, and/or other architectural elements that provide sufficient barrier.
- Screening shall extend a minimum of 12 inches above the object being screened.
- Screening walls, wing walls, columns, and similar building extensions and supports shall be of complementary architectural design, color and materials as the building or structure to which they are attached.



(h) Mechanical and Utility Equipment

- i. Mechanical and Utility equipment must be placed in the most inconspicuous location possible.
 - ii. Mechanical and Utility equipment shall be located internally within rear access drives and alongside rear-facing facades not consistent with the primary building façade or pedestrian access points.
 - iii. Ground-mounted mechanical equipment must be hidden from public view or screened with architecturally integral wing walls and/or landscape planting, or another acceptable screening device.
 - iv. Where building mounted utility equipment cannot be placed behind screens or other barriers and is visible from the public right-of-way, it must be treated such that it blends into the context of the adjacent façade materials.
- (i) Utility boxes taller than 2 feet may not be placed in an intersection clear vision area or interfere with the use of streets, sidewalks or other pedestrian or vehicular paths.

H. Phasing

The project contains multiple platting lots with different uses on different lots. The project may be developed in separate phases, provided that the 1st phase must include the Hotel. Thereafter, the other phases may include the Retail, the Multi-Family and/or the One Particular Harbor. The Multi-Family may not commence construction until the Hotel has commenced construction, but the building and other development permits for the Multi-Family may be submitted at any time and shall be issued in the normal course of business by the City. The construction of the Hotel must be weathered in before occupancy of the Multi-Family will be permitted. The separate lots are anticipated to be owned by separate legal entities, subject to a master declaration of covenants, conditions, and restrictions to provide for the comprehensive and consistent development of operation of the project.

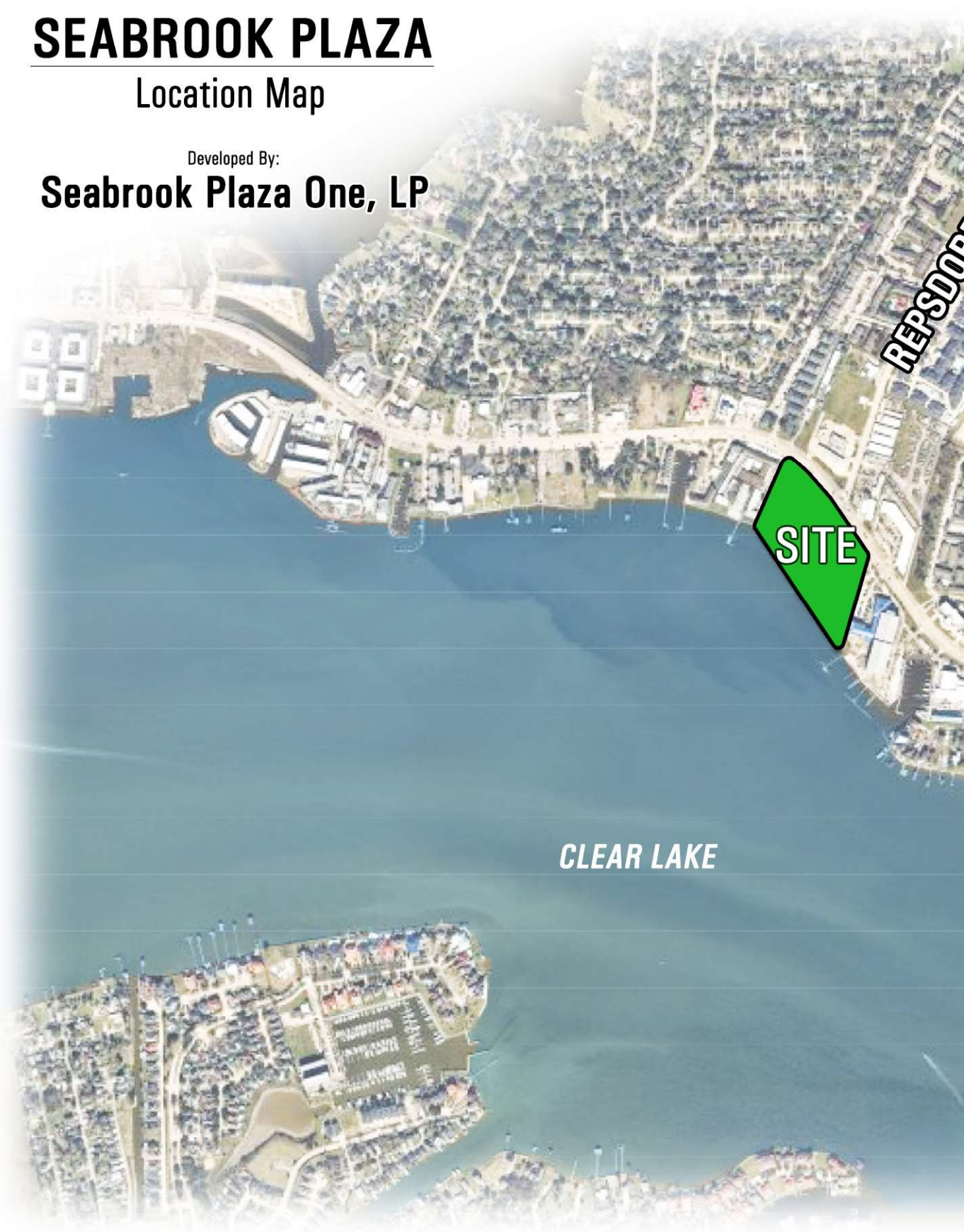
A copy of the covenants and restrictions will be submitted to the City with the submittal of the preliminary re-plat of the subject tract(s).

SEABROOK PLAZA

Location Map

Developed By:

Seabrook Plaza One, LP



QUIDDITY
ENGINEERING

SEABROOK PLAZA

Site Plan

Developed By:

Seabrook Plaza One, LP

LAND USE TABLE			
MULTI-FAMILY		Maximum not to exceed: 300 Units	
Level	1-BR	2-BR	Subtotal
Level 3	37	7	44
Level 4	44	10	54
Level 5	44	10	54
Level 6	44	10	54
Level 7	44	10	54
TOTAL	213	47	260
%	82%	18%	
Total GFA	128,000 SF		

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)	



QUIDDITY
ENGINEERING

SEABROOK PLAZA

Access Detail

Developed By:

Seabrook Plaza One, LP

LEGEND



Indicates access points.



Indicates fire lane

CLEAR LAKE



QUIDDITY
ENGINEERING

SEABROOK PLAZA

Parking Plan

Developed By:

Seabrook Plaza One, LP

Multi-Family			
PARKING PROVIDED		PARKING REQUIRED*	
	No. Spaces	Multi-Family Units	
Garage Parking	359	1-BR 1.33 SP/Unit ±213 Units	(283 SP)
Open Parking - MF	9	2-BR 1.66 SP/Unit ±47 Units	(78 SP)
TOTAL MF PROVIDED: ±368**		TOTAL MF REQUIRED: ±361 SPACES	

Minimum parking requirement may change based on unit count

Hotel, One Particular Harbor, Event Center, Retail/ Restaurant			
PARKING PROVIDED		PARKING REQUIRED*	
	No. Spaces		
Plaza Parking	±55	Hotel 1 SP/ Unit	(175 SP)
Podium Parking	±354	One Particular Harbor 1 SP/ Unit	(80 SP)
Lower Ground Parking	±400	Event Center 1 SP/ 100 SF	(140 SP)
TOTAL MIN.PROVIDED:	±809**	Spa 5 SP/ 1,000 SF	(45 SP)
		Retail/ Rest. 1 SP/100 SF	
		TOTAL REQUIRED: ±801 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 D.4



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SEABROOK PLAZA

Open Space Plan

Developed By:

Seabrook Plaza One, LP

Open Space Provided:

● General Open Space 3.1 Acres

Open Space Required:

10.7 Ac. x 20% = 2.7 Acres

CLEAR LAKE



QUIDDITY
ENGINEERING

SEABROOK PLAZA

Elevations

Developed By:

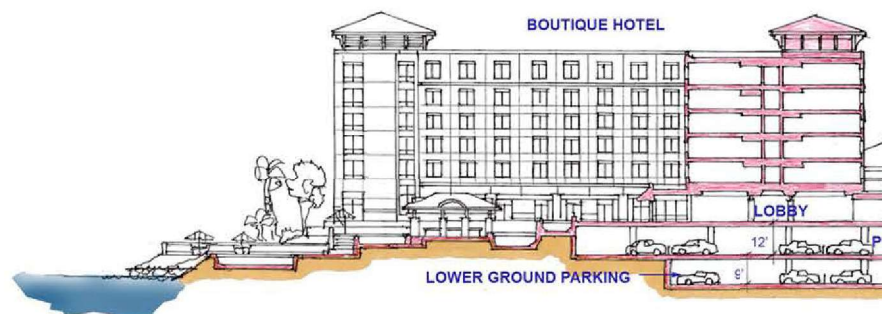
Seabrook Plaza One, LP



NASA PARK



WATERFRONT



CONCEPT



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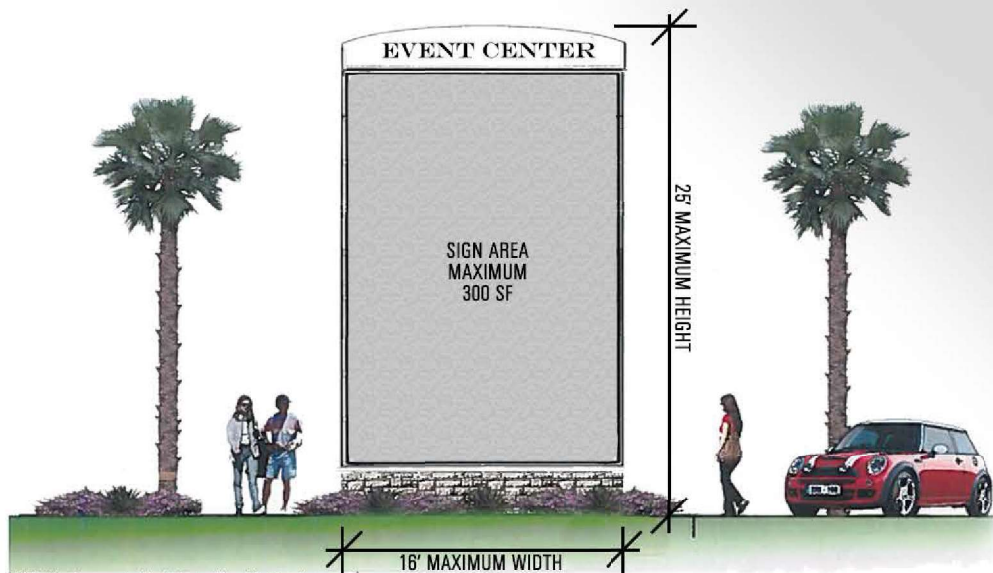
SEABROOK PLAZA

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



NOTE: Sign is conceptual in design and is subject to change.



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ENGINEERING

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.



To: Seabrook City Council
From: LeaAnn Dearman Petersen
CC: Robin Lenio, Gayle Cook
Date: March 7, 2023

Re: Upcoming Events & Happenings

Please mention the upcoming City of Seabrook hosted or sponsored events during the meeting.

- **State of the City Address** – March 8th - 11:30am-1:30pm – Lakewood Yacht Club
- **Daylight Savings Time** – Sunday March 12th
- **CCISD Spring Break** – March 13-17
- **Seabrook Lucky Trails sponsored by the City of Seabrook** - March 17th through the 19th at Meador Park
- **29th Annual Trash Bash** – March 25th at Bay Elementary.

The following are Special Event Permits that have been submitted. This is for Council's information.

- **APPROVED - Lucky Trails** – March 17-19 – Will require brief road closures on North Meyer and East Meyer at the start of the events on Saturday and Sunday. Races begin and end at Meador Park – Race along Seabrook Trails with Officers located at crossing intersections for traffic assistance.
- **APPROVED - Bayside Little League Opening Day Parade** – March 25th – Will require road closures El Mar and North Meyer between 7am to 9am.
- **CONDITIONAL PERMIT APPROVED - Crawl for the Cure** – March 25th – Barge 295 Concert featuring Jamie Bergeron

VISIT SEABROOKTX.GOV FOR A FULL CALENDAR LISTING AND VISIT US OUT ON SOCIAL MEDIA

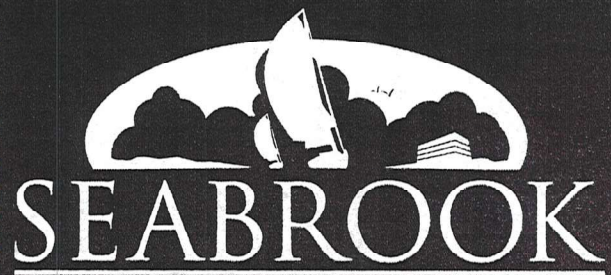
ATTACHMENT C

Exhibit A

Planning and Zoning Commission recommends approval with the following amendment:

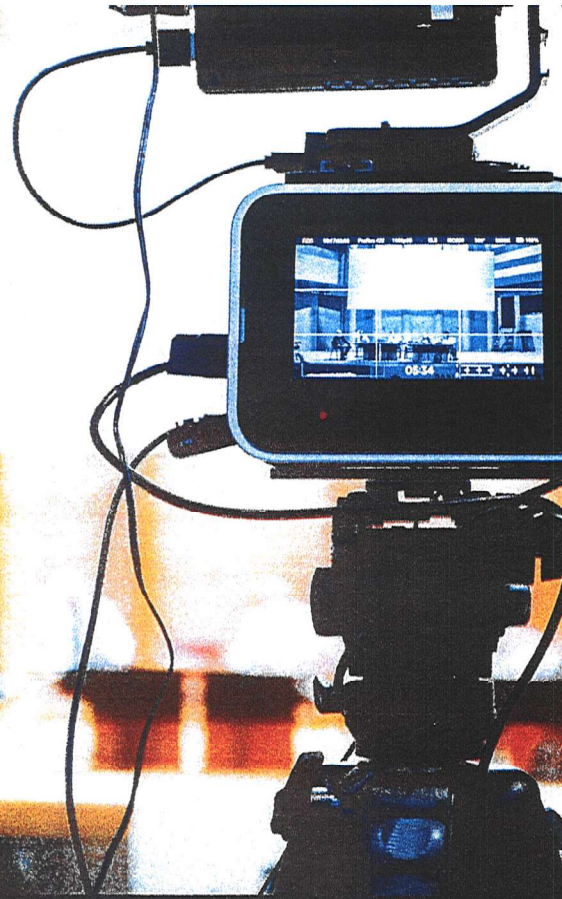
1. Correct the following:

- In section C under notes, re-number the notes. Note 2 appears twice.
- In section C under the 2nd Note 2, “consist of” is missing just before 52,000 S.F.
- In section C under note 4, “of” is missing after the word “maximum”.
- Page 4 Sec C 1 - Refers to Seabrook Planning Commission, correct to state “Seabrook Planning and Zoning Commission”.
- Page 15 - Phasing - Correct to state that “Phase One” of the project shall include construction of the Hotel and Event center/Convention Center.
- Modify Section C. Permitted Land Uses to state that One Particular Harbor consists of five levels of residential units built over the top of a two story parking structure.
- Modify Section D. Development Regulations to state that the Multi-Family consists of five levels of residential units built over the top of a two story parking structure.
- Modify Section D Development Regulations to include the measurements of Chimneys, ornamental tower spires, cooling towers, elevator bulkheads, fire towers, stacks, roof gables, parapet walls, and mechanical equipment may extend an additional Height not to exceed 15 feet above the maximum Height allowed for the Structure to which it is affixed.
- Modify Section B General Provisions to state: “The City Manager, for good cause and at any time prior to, during or after initial or subsequent construction, may issue administrative relief from the terms of this PUD Plan by a written document signed by the City Manager. Administrative relief is permitted, for changes which are substantially compliant with the terms of the PUD Plan, and are supportive of the success of the development, without material adverse impact on the public. The City Manager shall rule on a request for administrative relief within 30 days of receipt of written request setting forth the request and the basis therefore. The City Manager may meet with the developer within 14 days of receipt of the request to informally discuss it. Extension of the development schedule up to 90 days may be granted as part of the request for administrative relief. If the City Manager declines to issue the request for administrative relief, then the owner/developer may seek a variance or other relief from the Board of Adjustment or seek a modification of the PUD plan via rezoning”.



Video Recording

Next Steps... Funding... Policy...



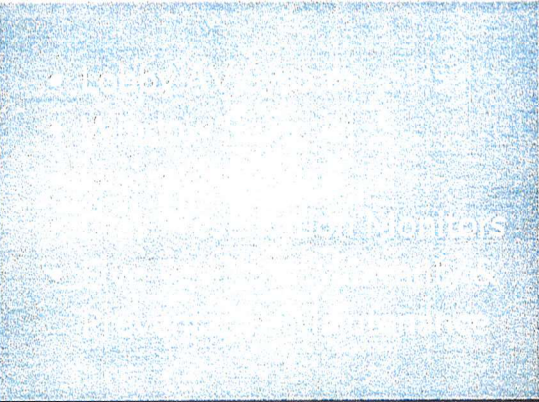
PROJECT UPDATES

- August 2022 Council directed staff to collect bids for project
- Staff researched, reached out to other municipalities and polled professional AV groups to help develop the IFP.
- December the IFP was issued through Texas BuyBoards
- Preconference meeting was held on January 11, 2023.
- Four bids were received on February 17, 2023.
- AV Advisory Committee reviewed and graded bids on February 23, 2023.

AV COMMITTEE

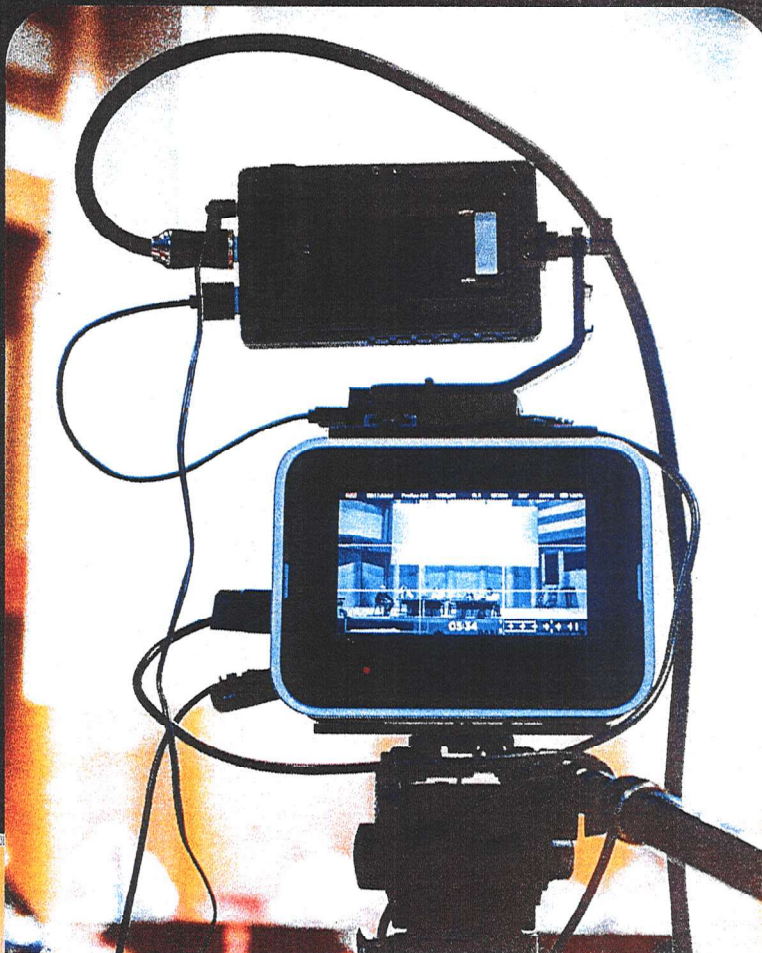
- Director of Public Affairs - LeaAnn Petersen, Public Aff
- Multimedia Producer - Michelle Barnabo, Public Affairs
- IT Director - George Szakacs, IT
- Network Administrator, Jimmy Kinateder, IT
- Purchasing Coordinator, Gerald Pierce, Finance
- Accounting Manager, Kathryn Shannahan, Finance
- City Manager, Gayle Cook

Cost Considerations

BASE	BASE PLUS	BASE +
\$90,470	\$131,226	\$141,39
• Complete Video System with Four 4K Wall Mounted Cameras • Updated Audio System • AV Control System & Equipment • Media Control Room • Equipment Racks & Storage • Integration • 3-Year Warranty & PM		• Fresh painting of Council Chamber • Refurbishing and the Council dias



Next Steps



COUNCIL DISCUSSION

- Discuss and consider the v recording of Council Meet Meetings will be recorded broadcast to Channel 16 a posted online to seabrook
- If in agreement to record, broadcast and post Council meetings a budget limit w to be determined for the p of equipment and installat

Staff recommends developing an AV P should Council move forward with

DESIGN/BUILD OF CITY COUNCIL CHAMBER AUDIO/VISUAL PROJECT**2023-01****GRADING/EVALUATION FORM****AV COMMITTEE: LEAANN, MICK, GERALD, GAYLE, GEORGE, JIMMY, KATHRYN**

Respondant:	FORD AV	SWAGIT	WAV AUDIO & VISUAL	DIGITAL RESOURCES, INC.
Date:	2/23/2023	2/23/2023	2/23/2023	2/23/2023
Reviewer:	AV COMMITTEE	AV COMMITTEE	AV COMMITTEE	AV COMMITTEE

CRITERIA

Background (max 15)	15.00	15.00	12.00	15.00
Recommended Solution (max 35)	35.00	15.00	25.00	30.00
Technical Competence & Experience (max 30)	30.00	15.00	20.00	20.00
References (max 10)	10.00	10.00	8.00	5.00
Proposed Cost (max 10)	7.00	2.00	10.00	2.00
Total	97.00	57.00	75.00	72.00

*Confidential until bid is awarded***Additional notes:****SWAG IT:**

INSTALLATION OF CAMERAS ONLY
STREAMING SERVICES AND RECORDING ANNUAL COST
BROADCASTING EQUIPMENT WOULD STILL NEED TO BE
PURCHASED

DIGITAL RESOURCES:

NAME BRAND COMPONENTS
NO BASE COST, ONLY ENHANCED AV SETUP/CONFIGURATION
EXPENSE

WAVE AUDIO & VISUAL

BASE COST AND ENHANCED OPTIONS INCLUDED
BOTH PROPOSALS INCLUDE LOBBY ENHANCEMENTS
PROPOSAL COST METRICS MET

FORD AV

MOST COMPREHENSIVE PROPOSAL
SELECTION ORIENTED WITH DETAILED SOLUTION(S)
HOUSTON SUPPORT AND SERVICE OFFICE

FORD AV

PROPOSED	BASE ONLY	BASE W/OPT ONLY	BASE W/OPT & WISH
CITY COUNCIL BASE	90,470.00	90,470.00	90,470.00
OPTIONAL			
LOBBY AUDIO VIDEO		12,520.50	12,520.50
COUNCIL HOUSE LIGHTING		9,388.00	9,388.00
EXTENDED WARRANTY & PM		13,455.22	13,455.22
ON-DAIS VIDEO DISPLAY		5,392.00	5,392.00
OPTIONAL TOTAL	-	40,755.72	40,755.72
WISH LIST			
CHAMBER PAINTING			5,398.00
DIAS RE-STAIN			4,768.00
WISH LIST TOTAL	-	-	10,166.00
ALL-IN TOTAL	90,470.00	131,225.72	141,391.72

Confidential until bid is awarded

WAV AUDIO & VISUAL

		BASE W/OPT ONLY
PROPOSED	BASE ONLY	
CITY COUNCIL BASE	38,468.85	38,468.85
OPTIONAL		
TOUCHSCREEN CONTROLLERS		3,339.51
VIDEO ENDPOINTS		5,196.00
UPDATED LOUDSPEAKER		757.22
ENHANCED CAMERAS		11,241.24
INTEGRATION UPGRADE		3,000.00
PROGRAMMING UPGRADE		100.00
EUPDATED EQUIPMENT		4,174.13
OPTIONAL TOTAL	-	27,808.10
WISH LIST		
CHAMBER PAINTING		
DIAS RE-STAIN		
WISH LIST TOTAL	-	-
ALL-IN TOTAL	38,468.85	66,276.95

Confidential until bid is awarded

ATTACHMENT E



RECAP BOARDS A

ECONOMIC DEVELOPMENT CORP 3-2-2023

- Seabrook Shipyard Agreement
- Incentive Policy/Notice
- Extension on Commons Retail

CIVIL SERV COMMISS 3-6-202

Set new round
testing for Po
Officer posit
4-15-2023





Thank You

QUESTIONS
