

The Seabrook Planning and Zoning Commission met in special session on Tuesday, March 7, 2023 at 6:00 PM at Seabrook City Hall to consider and if appropriate, take action on the agenda items listed below:

THOSE PRESENT WERE:

GARY RENOLA	CHAIRMAN
DARRELL PICHA	VICE - CHAIR
SCOTT REYNOLDS	MEMBER
ROSEBUD CARADEC	MEMBER
GUY RODGERS	MEMBER
RHONDA THOMPSON	MEMBER
ED KLEIN	MEMBER
SEAN LANDIS	DIRECTOR OF COMMUNITY DEVELOPMENT
PAT PATEL	ADMINISTRATIVE COORDINATOR

Chairman Gary Renola called the meeting to order at 6:02 p.m. and stated there was a quorum present.

1.0 PUBLIC COMMENTS AND ANNOUNCEMENTS

None

2.0 NEW BUSINESS

2.1 Consider and take all appropriate action on a request for approval of a Final Planned Unit Development (Final PUD) to create "Seabrook Plaza Planned Unit Development" comprising of a boutique hotel, extended stay hotel, conference center and ballroom, approximately 52,000 square feet of commercial/retail space, and approximately 300 unit luxury multi-family apartment complex located on approximately 11.096 acre tract of land.

Applicant/Owner: Seabrook Plaza One, LP, 8125 N. Sam Houston Pkwy. W, Unit C., Houston, TX 77586

Legal Description:

BEING 6.962 acres (303,244 square feet) of land in the Ritson Morris Survey, Abstract Number 52, Harris County, Texas, being all of the called 1.8819 acre tract of land described in the deed from Marker 1, Ltd. to Endeavor Lofts Clear Lake LP recorded in File Number Z279237 of the Official Public Records of Harris County, Texas, the same being Restricted Reserve "A", Block 1 of MARKER 1 ADDITION, the plat thereof recorded in Film Code 513034 of the Harris County Map Records, further being all of the called 1.777 acre tract of land described in the deed from ENDEAVOR LOFTS CLEAR LAKE LP to LAMROCK 3/2001 LP recorded in File Number RP-2020-13580 of the Official Public Records of Harris County, Texas, further being all of the called 1.737 acre tract of land ("Tract I") and the called 1.587 acre tract of land ("Tract II") described in the deed from Celox, LLC to Lamrock 3/2001 LP recorded in File Number 20070130413 of the Official Public Records of Harris County, Texas.

BEING 3.303 acres (143,889 square feet) of land in the Ritson Morris Survey, Abstract Number 52, Harris County, Texas, being a portion of the called 5.7470 acre tract of land described in the deed from Endeavour Marina Clear Lake LP to Lamrock 3/2001 LP recorded in File Number 20070236698 of the Official Public Records of Harris County, Texas, and being a portion of the called 2.8408 acre tract of land described in the deed from ENDEAVOUR LOFTS CLEAR LAKE LP to Lamrock 3/2001 LP recorded in File Number RP-2020-130148 of the Official Public Records of Harris County, Texas, and being a portion of MARKER 1 ADDITION, the plat thereof recorded in Film Code 513034 of the Harris County Map Records.

BEING 0.8310 acre (36,198 square feet) of land in the Ritson Morris Survey, Abstract Number 52, Harris County, Texas, being a portion of Lot 2-A and a portion of the 60-foot road dedicated by REPSDORPH SUBDIVISION according to the plat thereof recorded under Volume 18, Page 63 of the Map Records of Harris County, Texas, said road dedication later released to Allen Repsdorph et al. under Volume 1482, Page 239 of the Deed Records of Harris County, Texas.

Location: This property is located north of Clear Lake, south of NASA Road One and west of Elam Street.

Director of Community Development Sean Landis explained to the board that Previously on January 17, 2023 a Joint Public Hearing was conducted by City Council and the Planning and Zoning Commission for a request to approve the Preliminary PUD for this item. Both Planning and Zoning and City Council approved the Preliminary PUD. The applicants request today is for the approval of a Final PUD. The project will comprise of the following:

- *Boutique 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.*
- *Extended Stay Hotel – This use is limited to a maximum of 100 units. Condo units may be individually rented in a rental pool operated by the Hotel. Rentals may be daily, weekly, or monthly.*
- *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 exceed 25,000 square feet of air-conditioned area including ballrooms, common public area and service area.*
- *Restaurant / Commercial Retail – Maximum height of structures, 3 stories over 2 story podium parking with a maximum height of 65 feet.*
- *Multi-family development is limited to a maximum of 300 units.*
- *The following is the proposed schedule: Fourth Quarter 2023: Design and plan review approval. First Quarter 2024: Begin on site construction. Fourth Quarter 2025: Construction complete. First Quarter 2026: Begin occupancy.*

Motion made by Ed Klein and seconded by Darrell Picha.

To approve with the following amendment(s):

- *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".

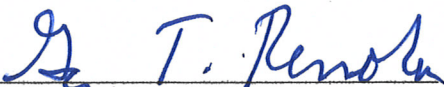
MOTION CARRIED BY UNANIMOUS CONSENT

Motion was made by Darrell Picha and seconded by Ed Klein.

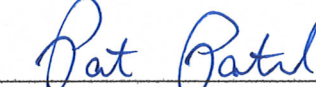
To adjourn the March 7, 2023 Planning & Zoning meeting.

Having no further business, the meeting adjourned at 6:20 p.m.

APPROVED THIS 20th DAY OF April, 2023.



Gary T. Renola, Chairman



Pat Patel, Administrative Coordinator