

The Seabrook Planning and Zoning Commission met in regular session on Thursday, May 18, 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 (exc. absence)	VICE - CHAIR
SCOTT REYNOLDS (exc. absence)	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 6:00 p.m. and stated there was a quorum present.

1.0 PUBLIC COMMENTS AND ANNOUNCEMENTS

None

2.0 SPECIFIC PUBLIC HEARINGS

2.1 Conduct a public hearing on a request for approval for the Minor Plat of Todville on the Bay 2 Lots – 1 Block.

Purpose: To create 2 single family residential lots.

Applicant: Benjamin Jauma, Action Surveying, 10210 Fuqua Street, Houston, Texas 77089

Owner: Andrew J. Rosenberg, 1214 Todville Road, Seabrook, Texas, 77586

Legal Description: Lots One (1), Two (2), Three (3), Nine (9), and Ten (10), in Block Sixteen (16), of Town of Seabrook, a subdivision in Harris County, Texas and the adjoining southwest 80 feet by 50 feet strip of Bath Avenue, according to the map or plat thereof, recorded in Volume 1, Page 50, of the Map Records of Harris County, Texas.

Location: This property is located at 1214 Todville Road, which is east of Todville Road, south of 1st Street and north of 2nd Street.

Agenda Item being pulled – No public hearing – Sean Landis explained to the board that the applicant was not ready.

2.2 Conduct a public hearing on a request for approval for the Re-plat of MiraMar Shopping Center

Purpose: To create 3 Reserves for commercial development.

Applicant: Gruller Surveying, LLC, 1244 N. Post Oak, Ste. 200, Houston TX 77055

Owner: Miramar Beltline GP, LLC, 2000 Bayport Blvd., Seabrook, TX 77586

Legal Description: 2000 Bayport Boulevard, **Tract 1:** Being all of Restricted Reserve "A", Amending Plat Miramar Shopping Center, a subdivision in Harris County, Texas, according to the map or plat thereof recorded in Film Code No. 687320 of the Map Records of Harris County, Texas. **Tract 2:** Being a 0.3135 acre tract of land situated in the Ritson Morris Survey, Abstract No. 52, Harris County, Texas.

Location: This property is located immediately east of Bayport Blvd, south of Hialeah Dive, north of Elmar Lane and west of Bahama Drive.

Sean Landis presentation:

The applicant is requesting the approval of a Replat to create Three Reserves. The property is currently zoned (146-M) 146 Main Commercial District. Staff has reviewed the Replat, and finds it to be compliant with the City's Subdivision and Zoning Ordinances. Staff recommends that the Commission approves the Replat.

2.3 Conduct a public hearing on a request for approval for the Replat of Lot 2 Final Plat of Kidd Estates.

Purpose of the Re-plat: To redefine the easement located to the rear of Lot 2

Applicant: Robert Kidd, P.O. Box 353, Seabrook, TX 77586

Owner: Marian P. Kidd, P.O. Box 353, Seabrook, TX 77586

Legal Description: Being all of Lot 2 of Kidd Estates, a subdivision in Harris County, Texas, according to the map or plat thereof, filed for record under Film Code No. 700151 of the Map Records of Harris County, Texas.

Location: This property is located at 1002 5th Street, which is west of Grunewald Avenue, and north of Fifth Street.

Sean Landis presentation:

The applicant is requesting to replat the property to redefine the easement at the rear of Lot 2A from a (UE) utility easement to a private subsurface easement for the sole use of Lot 1. Final Plat of Kidd Estates, and lot 2A. The property is currently zoned (OS) Old Seabrook District. Staff has reviewed the replat, and finds it to be compliant with the City's Subdivision and Zoning Ordinances. Staff recommends that the Commission approves the replat.

2.4 Conduct a public hearing on a request for a Conditional Use Permit to establish an "Open Air Market" at 1409 Main Street as per the Seabrook City Code, Appendix A, Comprehensive Zoning, Article 4, "Special Use Regulations," Section 4.11, "Conditional use permit criteria and procedures".

Applicant: Sarah Duncan, 1409 Main Street, Seabrook, TX 77586

Owner: Marian P. Kidd, P.O. Box 353, Seabrook, TX 77586

Legal Description: Lots 1 & 2 Block 25 of Seabrook

Location: 1409 Main Street, which is located south of Main Street, and east of E. Meyer Road.

Sean Landis presentation:

The applicant (Sarah Duncan) hopes, if the request is approved, to be hosting Market Days at Oleander Market, which is located at 1409 Main Street. Ms. Duncan states: "The property at 1409 Main Street has a large yard that she requests the ability to use for a small business market. The market will occur on the second Saturday of each month with the exception of October, not to interfere with the City's special event Celebration Seabrook". Ms. Duncan requests during the summer months the ability to have food trucks and inflatable's. Ms. Duncan's opinion is that the ability to operate the monthly "Open Air Market" is essential to the success of her small business. To date, the City of Seabrook has issued Ms. Duncan (4) four Special Events Permits to operate an "Open Air Market" at 1409 Main Street. During these events there have been no violations of any city code or ordinances.

Applicant presentation:

- Sarah Duncan – applicant – business owner of Oleander Market located at 1409 Main Street*
- Special Events Permits – limited to four events per year*
- Vendor markets would be held on the second Saturday of each month*
- Offer free booths to The Backyard, Seabrook Sno and other local businesses*
- Flea market and garage sale type items not permitted on this type of market*
- Estimated 38 – 42 vendors for each event*
- Each vendor square is a 10x10 space*
- Parking – at front and also available behind Kidd properties and behind Merlion*
- Food trucks – one at a time*
- Hours of operation 9:00a.m. to 4:00p.m.*

Public Comments:

- Sue Ruthstrom – lives on Main Street – house is across the street from the Market – concerned about parking. All of parking is going to be taken up with vendors. There will be about 38-42 vendors that need a place to park. Where will customers park? – Street parking is becoming an issue. This is an already busy intersection on Saturdays and on weekends along Main Street. The stop sign at the intersection is overlooked. There is a lack of parking management and no police. Lack of sidewalks creates a safety issue. My home is across the street which is used for available parking. My home parking gets barricaded when I have family or guests over. Live music is also an issue.*
- Hank Kidd – 817 staples street – Main Street has parallel parking spots. The parking lot behind Merlion is also available. Alan's parking is also available. There is also a vacant lot at 802 Hardesty with 30,000 square feet lot of land available. Other tenants like The Backyard, Seabrook Waffle Company, Architect building, and Salon all have supported the vendor market. I am in support of the Conditional Use Permit (CUP) for the Vendor Market.*

Since there were no further comments, Gary Renola closed the Public Hearing at 6:26 p.m.

2.5 Conduct a public hearing on a request for Request for approval of a Final Planned Unit Development (Final PUD) to create "Residences at Highland Center Planned Unit Development"; a mixed used development consisting of a not to exceed 180 feet in height, 275 units, Class "A" Multi-Family Apartment Building; and a single story Restaurant Building; and an elevated Parking Garage.

Owner: Bill Neeson, Highland Resources, Inc., 1001 Fannin, Suite 4775, Houston, TX 77002.

Applicant: Katy Harris, LJA Engineering, 3600 W. Sam Houston Parkway, Suite 600, Houston, TX 77042.

Legal Description:

BEING a 3.091 acre tract of land located in the Ritson Morris Survey, Abstract No. 52, Harris County, Texas, being out of the called 3.18 acre tract conveyed unto PHCG Investments as recorded under Clerk's File No. P511078 of the Official Public Records of Real Property of Harris County.

This property is located at 3805 and 3813 NASA Road, which is south of NASA Road 1, east of Bayou View Drive, and west of Repsdorph Drive.

Sean Landis presentation:

The purpose of a Planned Unit Development (PUD) is to provide a flexible approach for development, allows a more flexible response to the market, encourage innovative mixed uses and site plan design.

The Planning and Zoning Commission at their regular scheduled meeting held on October 20, 2022 voted to recommend approval of the Highland Center Mixed Use Preliminary PUD. The City Council at their regular scheduled meeting held on November 15, 2022 voted to approve the Highland Center Mixed Use Preliminary PUD.

The applicant has stated "The goal for the development of Highland Center along NASA Road 1 in Seabrook is to develop a mixed-use center with an emphasis on new luxury hi-rise apartment living and a destination restaurant. The new apartment building will have state of the art amenities including a fitness center, yoga lawn, waterfront pool deck and accommodations for pets. The goal for the restaurant is to provide a three-meal destination food and beverage venue on the waterfront. The venue will also provide live entertainment and be available for events such as corporate dinners, social gatherings, receptions, and private dinners. The dock areas connected to the site are intended to be refurbished and provide dock access for residents and visitors to the restaurant. The building and garage structures are to be constructed of cast-in-place concrete, providing for a high-quality long-lasting project. The development will revitalize and transform the entry corridor to Seabrook".

"The primary benefits of a luxury rental project along NASA Road 1 are the impacts to construction spending, operations and ongoing maintenance investments and resident spending in the community. The proposed apartment building will cost more than \$70 million dollars to design and construct. This investment will drive local contractor bidding and increase jobs for skilled labor. According to the National Multifamily Housing Council (NMHC) economic calculator for impact of apartment projects on the local community, the economic impact of the proposed project in Seabrook would be in excess of \$100m. The ongoing impact from tax revenues is estimated to be in excess of \$5m from resident spending and operational expenditures. The total number of jobs Highland Center will support through construction,

operations, and resident spending within the metro economy is estimated to be in excess of 600 jobs."

Applicant presentation:

- LJA Engineering
- Proposed development will combine a multi-family condominium-style building with a parking garage and one commercial building with surface parking and access to the adjacent parking garage.
- The condo-style development will have 275 units with balconies, a pool deck and amenity center on the 5th floor, a fitness center, green space for the residents, a lounge, and a mail room
- Parking garage will be provided to encourage residents and visitors to patronize the adjacent commercial/retail building that will also be located on-site
- The commercial building is anticipated to contain a restaurant with robust patio seating to take advantage of the lake views, however the retail end user is not finalized and is subject to change
- Zoned Waterfront Activity District (WAD) – overlay for PUD for flexibility for platting
- Development schedule – after the entitlement process is completed, there will be a nine-month design period, followed by a two-year construction period. The location and timing of development will be dependent upon market conditions and is subject to change. Estimated 2 years.
- Two to three driveways will be located on site off E. NASA Parkway to provide access to the site
- There will be a east/west access road at the front of the tract that will provide access to the parking garage, screened trash receptacles, loading bays, and resident drop off/pick up area.
- There will also be a north/south access road on the eastern side of the tract that will provide an additional garage entry, surface parking, and access to the commercial development closer to Clear Lake.
- All signage will meet the Seabrook Code of Ordinances. One sign shall be a multi-tenant sign for the residential and commercial development and the other shall be a "Welcome to Seabrook" style sign.

Board comments:

- *How to enter into the development? 3 ingresses into the property – 270 units plus restaurant – very crowded and congested on NASA – They are tentatively planned anticipating slight setback off road – plan is conceptual in nature not finalized at this time – next steps: TIA will be required after TXDOT reviews*
- *Are these condos or apartments? Condos will be rentals – intent is to be rentals and PUD will allow to go either way*
- *What is the size of the units? And who are you marketing to? 700 sq. ft. or less in Unit size - marketing to younger folks and empty nesters – section 8 housing is excluded – that is not the intent – high quality high cost living*
- *Plan has stayed the same – more specifics on guidelines – project has been the same since last time*

No public comments.

Gary Renola closed the public hearing at 6:43 p.m.

3.0 ROUTINE BUSINESS

3.1 Consider and take all appropriate action on a request for approval for the Minor Plat of Todville on the Bay 2 Lots – 1 Block.

Agenda item pulled.

3.2 Consider and take all appropriate action on a request for approval for the Re-plat of Miramar Shopping Center.

Motion made by Rhonda Thompson and seconded by Ed Klein.

To approve the Re-plat of Miramar Shopping Center as presented.

MOTION CARRIED BY UNANIMOUS CONSENT

3.3 Consider and take all appropriate action on a request for approval for the Replat of Lot 2 Final Plat of Kidd Estates.

Motion made by Ed Klein and seconded by Rhonda Thompson.

To approve Replat of Lot 2 Final Plat of Kidd Estates as presented.

MOTION CARRIED BY UNANIMOUS CONSENT

3.4 Consider and take all appropriate action on a request for a Conditional Use Permit to establish an "Open Air Market" at 1409 Main Street as per the Seabrook City Code, Appendix A, Comprehensive Zoning, Article 4, "Special Use Regulations," Section 4.11, "Conditional use permit criteria and procedures".

Motion made by Rosebud Caradec and seconded by Ed Klein.

To approve the Conditional Use Permit to establish an "Open Air Market" at 1409 Main Street as per the Seabrook City Code, Appendix A, Comprehensive Zoning, Article 4, "Special Use Regulations," Section 4.11, "Conditional use permit criteria and procedures".

MOTION CARRIED BY UNANIMOUS CONSENT

3.5 Consider and take all appropriate action on a request for approval of a Final Planned Unit Development (Final PUD) to create "Residences at Highland Center Planned Unit Development"; a mixed used development consisting of a not to exceed 180 feet in height, 275 units, Class "A" Multi-Family Apartment Building; and a single story Restaurant Building; and an elevated Parking Garage.

Motion made by Ed Klein and seconded by Rosebud Caradec.

To approve the (Final PUD) Final Planned Unit Development to create "Residences at Highland Center Planned Unit Development"; a mixed-use development consisting of a not to exceed 180 feet in height, 275 units, Class "A" Multi-Family Apartment Building; and a single story Restaurant Building; and an elevated Parking Garage.

MOTION CARRIED BY UNANIMOUS CONSENT

4.0 ROUTINE BUSINESS

4.1 Approve the minutes from the April 20, 2023 Joint P&Z meeting.

Motion made by Ed Klein and seconded by Guy Rodgers.

To approve the minutes as presented.

MOTION CARRIED BY UNANIMOUS CONSENT

4.2 Report from the Director of Planning and Community Development on the status of a list of actions taken by Planning & Zoning and sent to City Council for its action or review.

Sean Landis gave a brief report.

4.3 Establish future agenda items and meeting dates.

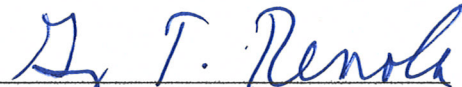
- June 22, 2023 at 6:00 p.m. – Regular P&Z meeting

Motion was made by Rhonda Thompson and seconded by Ed Klein.

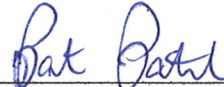
To adjourn the April 20, 2023 Planning & Zoning meeting.

Having no further business, the meeting adjourned at 6:56 p.m.

APPROVED THIS 22nd DAY OF June, 2023.



Gary T. Renola, Chairman



Pat Patel, Administrative Coordinator