



**SEABROOK CITY COUNCIL and SEABROOK PLANNING & ZONING COMMISSION  
NOTICE OF JOINT PUBLIC HEARING AND REGULAR CITY COUNCIL MEETING  
TUESDAY, MARCH 7, 2023 - 5:00 PM**

For city information visit [www.seabrooktx.gov](http://www.seabrooktx.gov)

For SH 146 updates visit [www.sh146.com](http://www.sh146.com)

For Seabrook Economic Development visit [www.seabrooktx.gov/463/SEDC](http://www.seabrooktx.gov/463/SEDC)

For Agenda Center visit [www.seabrooktx.gov/agendacenter](http://www.seabrooktx.gov/agendacenter)

NOTICE IS HEREBY GIVEN THAT THE SEABROOK CITY COUNCIL AND THE SEABROOK PLANNING & ZONING COMMISSION WILL MEET ON **TUESDAY, MARCH 7, 2023 AT 5:00 PM** IN THE CITY HALL CITY COUNCIL CHAMBERS, 1700 1ST STREET, SEABROOK, TEXAS, **TO DISCUSS, CONSIDER, AND IF APPROPRIATE, TAKE ACTION** WITH RESPECT TO THE ITEMS LISTED BELOW.

THIS FACILITY IS WHEELCHAIR ACCESSIBLE AND ACCESSIBLE PARKING SPACES ARE AVAILABLE. REQUESTS FOR OTHER ACCOMMODATIONS OR INTERPRETIVE SERVICES, MUST BE MADE, 48 HOURS PRIOR TO THIS MEETING. PLEASE CONTACT THE CITY SECRETARY'S OFFICE AT (281) 291-5663 OR CITYSEC@SEABROOKTX.GOV FOR FURTHER INFORMATION.

**PLEDGE OF ALLEGIANCE**

**1. PRESENTATIONS**

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

**2. JOINT PUBLIC HEARING**

- 2.1 Conduct a Joint Public Hearing on a Request for approval of a Final Planned Unit Development (Final PUD) to create "Seabrook Plaza Planned Unit Development" consisting of a boutique hotel, extended stay hotel, conference center and ballroom, approximately 52,000 sq. feet of commercial/retail space, and approximately 300 unit luxury multi-family apartment complex located on

approximately 11.096 acre tract of land. *Sean Landis, Deputy City Manager*

**ATTACHMENT(S):** [Agenda Briefing](#) [Exhibit B](#) [Public Hearing Notice](#)

### **3. PUBLIC COMMENTS AND ANNOUNCEMENTS**

*At this time we would like to listen to any member of the audience on any subject matter, whether or not that item is on the agenda. All comments are limited to a maximum of four minutes for each speaker, shall be limited to City business or City-related business or matters of general public interest, and shall not include any personal attacks. In accordance with the Texas Open Meetings Act, members may not discuss or take action on any item that has not been posted on the agenda. When your name is called, please come to the podium and state your name and address clearly into the microphone before making your comments. Thank you.*

**REGISTER ONLINE TO SPEAK *IN PERSON* DURING PUBLIC COMMENTS:**

[www.seabrooktx.gov/speaker-registration](http://www.seabrooktx.gov/speaker-registration)

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

**ATTACHMENT(S):** [Event Memo](#)

### **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*

**ATTACHMENT(S):** [Agenda Briefing](#) [Contract](#)

### **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*

**ATTACHMENT(S):** [Agenda Briefing](#) [Ordinance 2023-04](#) [Exhibit B](#)

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

**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*

**ATTACHMENT(S):** [Agenda Briefing](#) [Ordinance 2023-05](#) [Attachment A](#)

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.

**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*

**ATTACHMENT(S):** [Agenda Briefing](#) [Ordinance 2023-06](#) [Attachment A](#)

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.

## **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*

ATTACHMENT(S): [Agenda Briefing](#) [Cost Summary](#)

## **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*

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

ATTACHMENT(S): [Calendar](#)

## **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*

## **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".*

THE CITY COUNCIL RESERVES THE RIGHT TO HEAR ANY OF THE ABOVE DESCRIBED AGENDA ITEMS THAT QUALIFY FOR AN EXECUTIVE SESSION IN AN EXECUTIVE SESSION BY PUBLICLY ANNOUNCING THE APPLICABLE SECTION NUMBER OF THE OPEN MEETINGS

ACT, (CHAPTER 551 OF THE TEXAS GOVERNMENT CODE) THAT JUSTIFIES EXECUTIVE SESSION TREATMENT.

Pursuant to Texas Government Code Sec. 551. 127, on a regular, non -emergency basis, members may attend and participate in the meeting remotely by video conference. Should that occur, a quorum of the members will be physically present at the location noted above on this agenda.

I certify that this notice was posted on the bulletin board on or before Friday, March 3, 2023 no later than 5:00 p.m. and that this notice will remain posted until the meeting has ended.

~~Maria L. Oiler~~ Secretary

