



**SEABROOK CITY COUNCIL and SEABROOK PLANNING & ZONING COMMISSION  
NOTICE OF JOINT PUBLIC HEARING AND REGULAR CITY COUNCIL MEETING  
TUESDAY, JANUARY 17, 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 JANUARY 17, 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 a Proclamation to recognize January 9, 2023 as National Law Enforcement Appreciation Day. *Thom Kolupski, Mayor*

**ATTACHMENT(S):** [Proclamation](#)

**2. JOINT PUBLIC HEARING**

2.1 Conduct a Joint Public Hearing on a Request for approval of a Preliminary Planned Unit Development (Preliminary PUD) to create "Seabrook Plaza Planned Unit Development" consisting of a boutique hotel, extended stay hotel, conference center and ballroom, approximately 25,000 sq. ft. of retail space,

and a luxury mutli-family apartment complex of approximately 260 units located on an approximately 11.096 acre tract of land. *Sean Landis, Deputy City Manager*

**ATTACHMENT(S):** [Agenda Briefing](#) [Public Hearing Notice](#)  
[Presentation](#) [Application](#)

### **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. CLOSED EXECUTIVE SESSION**

#### **4.1 Section 551.071**

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

### **5. 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".*

### **6. BID AWARDS**

**6.1** Consider and take all appropriate action on Bid Award to and contract with Greenscape Six, LLC for removal, disposal and replacement of sidewalk, sidewalk ramps and curbs throughout the City of Seabrook for FY2022-2023.

*Kevin Padgett, Director of Public Works and Brian Craig, City Engineer & Assistant Director of Public Works*

**ATTACHMENT(S):** [Agenda Briefing](#) [Notice to Bidders](#) [Bid](#)  
[Publication Nov 3](#) [Bid Publication Nov 10](#) [Contract](#)

## **7. CONSENT AGENDA**

7.1 Approve the minutes of the January 3, 2023 Regular City Council Meeting.

*Robin Lenio, City Secretary*

ATTACHMENT(S): [January 3, 2023 minutes](#)

## **8. DISCUSSION**

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

## **9. NEW BUSINESS**

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

ATTACHMENT(S): [Agenda Briefing](#) [Resolution 2023-01](#)

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SEABROOK, TEXAS AMENDING RESOLUTION 2022-34, ESTABLISHING AN AD HOC COMMITTEE FOR THE PURPOSE OF REVIEWING ELECTRICAL SUBSTATION MITIGATION IMPROVEMENTS IN RED OAK ACRES SUBDIVISION FROM CENTERPOINT ENERGY BY PROVIDING FOR AN EXTENSION; AND RELATED MATTERS

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

ATTACHMENT(S): [Agenda Briefing](#) [Presentation](#) [Application](#)

## **10. ROUTINE BUSINESS**

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

of Seabrook CIP Projects, and any City of Seabrook Grant Administration.  
*Gayle Cook, City Manager*

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

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

**ATTACHMENT(S):** [Calendar](#)

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.

I certify that this notice was posted on the bulletin board on or before Friday, January 13, 2023 no later than 5:00 p.m. and that this notice will remain posted until the meeting has ended.

~~Marla V. Oiler~~ Secretary

