



SEABROOK CITY COUNCIL  
NOTICE OF REGULAR CITY COUNCIL MEETING  
TUESDAY, MARCH 21, 2023 - 6:00 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 WILL MEET ON **TUESDAY MARCH 21, 2023 AT 6:00 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. 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)

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

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

## 2. SPECIFIC PUBLIC HEARING

2.1 Conduct a public hearing on a request for a Conditional Use Permit to establish a "Music Venue" at 2623 Nasa Rd. 1, as per the Seabrook City Code, Appendix A, Comprehensive Zoning, Article 4, "Special Use Regulations," Section 4.11, "Conditional use permit criteria and procedures." *Sean Landis, Deputy City Manager*

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

## 3. CONSENT AGENDA

3.1 Approve on second reading proposed Ordinance 2023-04, "Seabrook Plaza (PUD) "Planned Unit Development." *Sean Landis, Deputy City Manager*

ATTACHMENT(S): [Ordinance 2023-04](#) [Exhibit A](#)

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

3.2 Approve the minutes of the January 24, 2023 Regular City Council Meeting. *Robin Lenio, City Secretary*

ATTACHMENT(S): [January 24 Minutes](#)

3.3 Approve the minutes of the February 21, 2023 Regular City Council Meeting. *Robin Lenio, City Secretary*

ATTACHMENT(S): [February 21 Minutes](#)

3.4 Approve the minutes of the March 7, 2023 Regular City Council Meeting. *Robin Lenio, City Secretary*

ATTACHMENT(S): [March 7 Minutes](#)

#### **4. NEW BUSINESS**

4.1 Consider and take all appropriate action on first reading of Ordinance 2023-08, "Issuance of a Conditional Use Permit to Allow for a "Music Venue" at 2623 Nasa Road 1 in the MMU Zoning District. *Sean Landis, Deputy City Manager*

ATTACHMENT(S): [Agenda Briefing](#) [Ordinance 2023-08](#) [Staff Presentation](#)

AN ORDINANCE AMENDING THE SEABROOK CITY CODE, APPENDIX A, COMPREHENSIVE ZONING, ARTICLE 13, "TEMPORARY AND NONTEXT CHANGES," SECTION 13.03, BY ADDING A NEW PARAGRAPH (29) GRANTING A CONDITIONAL USE PERMIT FOR A "MUSIC VENUE" TO BE LOCATED AT 2623 NASA ROAD 1, WITHIN THE MMU (MARINE ORIENTED MIXED USE) ZONING DISTRICT AND ESTABLISHING ANY APPLICABLE CONDITIONS FOR THE OPERATION OF THE BUSINESS IN ACCORDANCE WITH LAW; PROVIDING A PENALTY IN AN AMOUNT OF NOT TO EXCEED \$2,000.00 FOR VIOLATION OF ANY PROVISIONS HEREOF BY INCLUSION INTO THE CODE; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES INCONSISTENT OR IN CONFLICT HEREWITH; AND PROVIDING FOR SEVERABILITY AND PROVIDING FOR AN EFFECTIVE DATE.

4.2 Consider and take all appropriate action on a six month extension request from WMF Investments "Retail at the Commons" extending the project completion date from May 18, 2023 to November 18, 2023, approved by EDC on March 13, 2023. *Paul Chavez, Economic Development Director*

ATTACHMENT(S): [WMF Incentive Agreement](#) [Extension Letter](#)  
[Addendum 2022-1](#) [Addendum 2023-1](#)

#### **5. OLD BUSINESS**

5.1 Discuss, consider, and if necessary take all appropriate action on rescinding the City Council action of February 21, 2023, for the allocation of the

proceeds from the Celebration Seabrook 2022 Event of \$12,785.00 in equal portion of \$3,196.00 to Seabrook Animal Shelter, Bay Area Veterans Memorial, Seabrook Share Your Christmas and Hotel Occupancy Reserve. *Buddy Hammann, Mayor Pro Tem*

**5.2** Discuss, consider, and if necessary take all appropriate action on reconsideration of Baywood Drive as a no parking zone per Ordinance 2023-02, "Amending Section 90-80 of the Code of Ordinances of the City of Seabrook to add additional streets (E. Meyer and Baywood) as no parking zones." *Rob Hefner, Council at Large Position 2*

**ATTACHMENT(S):** [Memo](#) [Exhibit A](#) [Exhibit B](#) [Aerial](#) [Section](#)

**5.3** Discuss, consider, and take all appropriate action on Council Chamber Audio/Visual Project and any applicable phases and authorize City Manager to prepare any required agreements for approval, if needed. *LeaAnn Peretsen, Director of Public Affairs*

## **6. ROUTINE BUSINESS**

**6.1** 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, Port of Houston Rail Spur, Gulf Coast Protection District, City of Seabrook CIP Projects, and any City of Seabrook Grant Administration. *Gayle Cook, City Manager*

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

**6.3** 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.

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 17, 2023 no later than 5:00 p.m. and that this notice will remain posted until the meeting has ended.

Marion A. White Secretary

