

Exhibit B

SEABROOK PLAZA PLANNED UNIT DEVELOPMENT DISTRICT PLAN

Ordinance No. 2023-04

A. LEGAL BASIS/CONTENTS

This Planned Unit Development District Plan (PUD) is adopted pursuant to City of Seabrook Code Section 4.10 of and this document is the PUD Plan contemplated therein. This PUD Plan has been approved in accordance with that Section, after satisfying all requirements therein. Once the project is commenced, the project has vested rights in the PUD and PUD Plan, and the project may be completed without dissolution of the PUD.

This PUD includes the following Sections:

- Legal Basis / Contents
- General Provisions
- Permitted Land Uses
- Development Regulations
- Landscape and Pedestrian Circulation Regulations
- Signage
- Building Regulations
- Phasing

B. GENERAL PROVISIONS

1. The PUD approved herein must be constructed, developed, and maintained in compliance with this ordinance and other applicable ordinances of the City. The base zoning district for the PUD is WAD (Waterfront Activity District; if any provision or regulation of any City ordinance applicable in a WAD (Waterfront Activity District) zoning district (Base Zoning) is not contained in this ordinance, all the regulations contained in the Zoning and Subdivision ordinances applicable to the WAD zoning district in effect on the effective date of this ordinance apply to this PUD as though written herein except to the extent the City regulation or provision conflicts with a provision of this ordinance. However, any provision in this PUD Plan shall control over any conflicting provision in the base zoning categories, or other provisions of City Code.
2. Except as otherwise provided herein, the words used in this PUD have the meaning established by the Zoning ordinance. In this ordinance:

Accessory building means a building subordinate to a principal building and includes detached garages.

Common Open Space means a parcel or parcels of land or an area of water or a combination of land and water within the site designated PUD, designed for the use and enjoyment of the residents of the PUD. Common open space as defined herein includes both passively landscaped sites without improvements of any kind or complimentary structure and improvements as are necessary and appropriate for the benefit and enjoyment of the residents of the PUD. The Common Open Space is not a public park (nor grants a public easement for use or access) and access to the Common Open Space is at the discretion of the owner/operator of the various platted lots in the project. Members of the public may be excluded.

Not less than 20 percent of the land shall be reserved for “common open space” as defined above, the term “common open space,” as used herein, may include boardwalks, plaza, courtyards, activity decks and pools, and 20 percent of the parking areas. In calculating the minimum area required, the measurement may also include the area of all dedicated streets entirely within the site and one-half the area of the boundary streets.

PUD means the planned unit development district created by this ordinance.

PUD Plan means this document and its exhibits as the regulatory scheme for the PUD.

Shared/Common Driveway means a privately owned and maintained vehicular access way that provides access from a public street to residential or non-residential units.

Substantial compliance means the items conform with the essential design aesthetic and functionality of the project as described herein, including exhibits hereto, even if not literal in character. The intent of substantial compliance is to permit the developer reasonable discretion in the adaption of the project as described exhibits into to actual construction plans and specifications. The city understands that the typical value engineering process will result in certain changes, but those changes may not materially and adversely affect the aesthetic or functionality of the project. The determination of substantial compliance will be based upon a reasonable, objective consideration of the plans. The determination of substantial compliance shall be made by the Assistant City Manager. *Substantially comply* or *substantially compliant* mean the items are in substantial compliance.

3. The exhibits are not construction drawings, and the final construction drawings for the project approved by the City may differ in detail from the exhibits, so long as they substantially comply. – The location and dimensions of structures may vary, so long as the habitable buildings may not be in reduced in square footage and ii) continue to comply with performance standards and permitted uses herein. The final approved construction drawings shall control over the exhibits and, when approved, are deemed to substantially comply with the PUD Plan. The detail on the Exhibits is not regulatory, but conceptual, and the final construction plans need not mimic its detail, but its architectural character and style. Developer shall submit updated Exhibits with the construction drawings submitted for permit to the City, and if it and the construction drawings substantially comply with the PUD Plan and Exhibit, then the Assistant City Manager or the City Manager shall administratively approve the substitution of the new Exhibits. The issuance of certificates of occupancy for various buildings in the project shall be confirmation of substantial compliance with this PUD Plan. The following exhibits that are attached to and made part of this document:

- | | |
|--------------|---------------------------------------|
| Exhibit D-1: | <i>Location Map</i> |
| Exhibit D-2: | <i>Site Plan</i> |
| Exhibit D-3: | <i>Access Detail</i> |
| Exhibit D-4: | <i>Parking Plan</i> |
| Exhibit D-5: | <i>Open Space Plan</i> |
| Exhibit D-6: | <i>Conceptual Building Elevations</i> |
| Exhibit D-7: | <i>Sign Location and Details</i> |
| Exhibit D-8: | <i>Development Schedule</i> |

The exhibits are not construction drawings, and the final construction drawings for the project approved by the City may differ in detail from the exhibits, but the final approved construction drawings shall control

over the exhibits and, when approved, are deemed to substantially conform with the design intent of the PUD Plan. The detail on Exhibit D-7 is not regulatory, but conceptual, and the final construction plans need not mimic its detail, but its architectural character and style. The issuance of certificates of occupancy for various buildings in the project shall be confirmation of satisfaction with this PUD Plan.

4. As shown on [Exhibit D-1, Location Map](#), the PUD encompasses 11.096 acres located on the south side of Nasa Road 1 (FM 528) and Repsdorph Drive.
5. Multi-family residential development shall substantially conform to the general layout and design concepts illustrated on [Exhibit D-2, Site Plan](#).

Exterior refuse containers, not located in a parking or other structure, shall be screened from public view and waterfront views with masonry wall and can also be further screened by landscape and other devices. Trash areas and dumpster locations shall be permanently fenced or screened with enclosures so that trash container/dumpster shall not be visible from any public street.

The City shall provide written notice and reasonable opportunity (not less than 30 days) to cure any alleged violation under the PUD Plan. Violations are limited to the platted lot where the violation occurs. The violation by the owner of one platted lot shall not affect any other platted lot or the owner thereof.

6. 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.
7. [Exhibit B-8 Development Schedule](#) is a development schedule for the project. That schedule is subject to extension due to "Force Majeure." Force Majeure is defined as any matter beyond the reasonable control of owner/developer, such as, but not limited to acts of God; strikes, lockouts or other industrial disturbances; acts of public enemies, whether actual or threatened; orders of any kind of the government of the United States, the State of Texas, Harris County, Texas, the City or any other civil or military authority; insurrections; riots; epidemics; landslides, earthquakes, lightning, fires, hurricanes, storms, floods, washouts and other natural disasters; inability to procure or a general shortage of labor, equipment, facilities, materials or supplies in the open market, or failure or unavailability of transportation generally; the discovery of conditions at or in the project which materially and adversely affects the structural capacity of the land; and a party not receiving a governmental permit, license, approval or inspection in time within a reasonable period of time. The deadlines in the schedule are automatically extended, day for day, for Force Majeure events.
8. The City Manager is authorized to execute and deliver to any lender for any portion of the project, or any proposed purchaser of any platted lot a letter in reasonable form addressed to such party and confirming the following: validity of the PUD and PUD Plan, no violations of the PUD or PUD Plan, confirmation that the proposed development project financed by the lender/proposed for purchase by purchaser is compliant with

the PUD and PUD Plan, agreeing to provide a copy of any written notice of default under the PUD Plan to such party, and, for a lender, the opportunity to cure such violation within the timeframe provided to owner/developer, and such additional matters are reasonably requested, consistent with typical lender/purchaser practice. The City shall have no liability for errors or non-compliance.

C. PERMITTED LAND USES

1. Permitted land uses are listed below in [Table 1.0: Permitted Uses and Parking Requirements](#). Any use that is not expressly listed below but is (i) permitted in the WAD District, or (ii) cannot be reasonably categorized as falling within the definition or common English interpretation of a listed use, may be considered by the Seabrook Planning and Zoning Commission as a Conditional Use under City Code Section 4.11. If the uses are not defined in City Code of Ordinances, Appendix A (Zoning), then they will be given their normal meaning.
2. Permitted land uses may be mixed horizontally or vertically on a single property in accordance with the [Table 1.0: Permitted Uses and Parking Requirements](#).
3. Permitted Uses: The following table presents the permitted uses within the District. Certain land uses are permitted when developed under specific conditions as established in the Notes section of the [Table 1.0: Permitted Uses and Parking Requirements](#).

Table 1.0 – Permitted Uses and Parking Requirements:

Land Uses Permitted		Required Parking	Notes
Residential Land Uses			
Dwelling, Multifamily/	X	1.33 sp./1 BR 1.66 sp./2 BR	Note 1
Condominium / One Particular Harbor	X	1 sp./unit	Note 6
Non-Residential Uses			
Conference Center / Event Center	X	1 sp. / 100 S.F. Ballroom	Note 2
Bar/ Pub	X	10 sp./1,000 S.F. of bar	Note 4

Land Uses Permitted		Required Parking	Notes
Barbers/beauty salons/day spa	X	1 sp. / 100 S.F.	
Boat rental	X	1 sp. / 300 s.f. of office + 1 sp./2,000 s.f. of outdoor display area	
Caterers	X	1 sp./300 S.F.	
Charter boat-service	X	1 sp./300 S.F.	
Cigar lounge	X	1 sp. / 200 S.F.	
Commercial automobile parking lot/garage	X	N/A	
Convenience stores (without fuel pumps)	X	1 sp./200 S.F.	
Fitness Gym	X	1 sp./100 S.F.	
Gift Shops including florist	X	1 sp./100 S.F.	
Hotels	X	1 sp. / room	5
Kiosk	X	1 sp./300 S.F.	
Limousine service	X	1 sp./300 S.F.	
Marina	X	1 sp./four slips.	
Office, professional	X	1 sp./300 S.F.	
Restaurant-full service	X	10 sp./1,000 S.F. of dining area, incl. outdoor dining	3

Land Uses Permitted		Required Parking	Notes
Retail, light	X	1 sp./300 S.F.	
Theatre	X	1 sp./three seats.	
Yacht/sailing club	X	1 sp./four slips	
Accessory Use			
Accessory Building	X	N/A	Note 7

Notes: Uses within the PD must be developed in compliance with the following conditions:

1. **Multi-Family** development is limited to a maximum of 300 units and other development regulations specified in Section D, Development Regulations, Page 10 of this document and illustrated on [Exhibit D-2: Site Plan](#).

Multi Family uses within the PD consists of 5 stories of residential units over the top of a 2-story parking structure. The areas between the multi-family building over the top of the parking structure shall be landscaped, "amenitized" for the use of the residents. Multi-Family uses shall be designed with units accessible to a temperature controlled interior corridor. No external corridors shall be permitted.

- a. Internal corridor means corridors located internal to the building complex and not along the building perimeter or adjacent to a public street or internal access easement.
- b. External corridor means a corridor that is located along the perimeter of the building complex and adjacent to a public street or internal access easement.
- c. On the ground floor, "exit ways" from an interior corridor shall be enclosed with doors with controlled access.
- d. Corridors and or "exit ways" on the upper levels that open to the adjacent public street or internal access easements shall be screened from public view by the use of a decorative screen that will limit the view of any stairs.
- e. Temperature in the corridors shall be controlled by the use of a mechanical ventilation system to include at a minimum ceiling fans installed at regular intervals not to exceed 40 feet on center, automatically activated by a thermostat.
- f. Internal corridors shall include at least the following minimum architectural finishes:
 - Decorative and or recessed lighting fixtures.
 - Door frames and base boards of a contrasting color.

- d. Corridors and or “exit ways” on the upper levels that open to the adjacent public street or internal access easements shall be screened from public view by the use of a decorative screen that will limit the view of any stairs.
- e. Temperature in the corridors shall be controlled by the use of a mechanical ventilation system to include at a minimum ceiling fans installed at regular intervals not to exceed 40 feet on center, automatically activated by a thermostat.
- f. Internal corridors shall include at least the following minimum architectural finishes:
 - Decorative and or recessed lighting fixtures.
 - Door frames and base boards of a contrasting color.
- g. Parking Ratio: 1 parking space per unit as listed in [Table 1.0: Permitted Uses and Parking Requirements](#). Also see [Exhibit D-4: Parking Plan](#).

7. Accessory uses: These uses include any uses which are subordinate to and incidental to the principal use, and are permitted even if not in the listing of permitted uses.

D. DEVELOPMENT REGULATIONS

1. **One Particular Harbor,** Maximum height of structures: 5-levels of residential units built over the top of a 2-story parking structure with a maximum height of 90 feet. The building shall maintain a minimum 10’ wide building setback from the east property line. The measurement shall be taken from the podium to the mean roof height except as follows: 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.
2. **Event Center / Convention Center:** Maximum height of structures, 3 stories over 2-story podium parking with a maximum height of 65 feet. Buildings over 40 feet in height shall abide by the special conditions listed in article 4, "Special Use Regulations" of the Code of Ordinance, Appendix A, Comprehensive Zoning. The measurement shall be taken from the podium to the mean roof height except as follows: 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.
3. **Restaurant / Commercial Retail:** Maximum height of structures, 3 stories over 2 story podium parking with a maximum height of 65 feet. Buildings over 40 feet in height shall abide by the special conditions listed in article 4, "Special Use Regulations " of the Code of Ordinance, Appendix A, Comprehensive Zoning. The measurement shall be taken from the podium to the mean roof height except as follows: 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.
4. **Multi-family residential:** shall conform to the (R-3) Medium Density Residential zoning district regulations with the following exceptions:

- (a) Density: A maximum not to exceed 300 units.
- (b) Height: Maximum height of structures: 5 stories of residential units over the top of a 2-story parking structure, but no more than 85 feet above podium level. The measurement shall be taken from the podium to the mean roof height except as follows: 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.
- (c) Other: Any other regulations herein which conflict with R-3 regulations shall control.

5. Area Regulations:

(a) *Street Setbacks:*

Land Use	Street Setback Criteria							
	Landscape Buffer and Parking Setbacks **				Building Setbacks			
	Front Abutting NASA Rd 1	Side	Rear	Rear / Abutting Clear Lake ⁴	Front Abutting NASA Rd. 1 ³	Side ¹ ,	Rear	Rear Abutting Clear Lake
One Particular Harbor	20'	5'	N/A	20'	25' ⁵	10''	10'	25'
Hotel	20'	5'	N/A	20'	25' ⁵	10'	10'	25'
Conf. Center / Event Center	20'	5'	N/A	20'	25' ⁵	10'	10'	25'
Restaurant / Commercial Retail	N/A	5'		20'	N/A	10'	10'	25'
Multi-Family	20'	5'	5' ²	N/A	25' ⁵	10'	10'	N/A
Podium Parking Structure	20'	5'	5'	10' ⁴	25' ⁵	10'	10'	10' ⁴

¹ For lots where buildings abut each other the building side setback and the landscape buffer setback (0') zero feet.

² For lots where the lot line runs in the middle of a driveway the landscape setback can be zero feet.

³ For buildings greater than forty feet (40') in height the setback shall increase by one-tenth (0.1') of a foot for every two feet (2') of height over forty feet, (40').

⁴ Walkways, Boardwalks, Patios, Plazas, Courtyards, bulkheads, retaining walls and similar structures will be permitted in the landscape buffer/setback area adjacent Clear Lake. Including covered parking and parking garage structures, (provided that parked cars are not visible from Clear Lake) and vertical retaining walls that support boardwalks, patios etc.

⁵ Building setback is measure from the right-of-way or property line.

(b) Lot size: A minimum site of 6,000 square feet in area is required.

(c) Lot width and depth: Minimum 6,000 square feet tracts can be subdivided without minimum public street frontage, or minimum depth, provided access is provided via a separately recorded driveway and access easement.

6. Multi-family resident and visitor access is limited to only the designated visitor parking areas and the gated entries located off Nasa Road 1.

7. Off-street parking:

a) Off-street parking shall be provided in compliance with the parking requirement listed in Table 1.0 and illustrated on [D-4, Parking Plan](#).

b) Required parking for multi-family uses will be provided in the parking garage and the surface parking located adjacent to the multi-family development only.

c) Designated reserved parking will be permitted for senior management, business owners, and resident owners of "condominium units" and may require a fee.

d) Compact parking spaces are permitted provided no more than ten percent, (10 %) of the total required parking may be compacts spaces, to be in groups of 5 contiguous spaces and be clearly identified as compact parking spaces.

8. Paving:

(a) All parking lots and vehicle use areas must be constructed of concrete.

(b) Driveways may be constructed of concrete, or paved with interlocking, multicolored pavers supported by a 6-inch reinforced concrete tray and a sub-grade per City design standards.

(c) Construction of paving and parking areas shall conform to the schedule illustrated on [Exhibit D-8, Development Schedule](#)

9. Supplementary Regulations:

- (a) No temporary structures, including recreational vehicles, construction trailers, or travel trailers may be used for on-site dwelling purposes.
- (b) Temporary structures for uses incidental to construction work on the premises which are removed upon completion or abandonment of construction work are allowed upon permit from the building official.
- (c) Utilities, including, but not limited to, electrical lines, gas lines, telephone lines, and cable television lines, shall be installed underground.
- (d) No trailer or semitrailer may be used for the storage of retail or wholesale merchandise on any property in the district for a period of time exceeding 24 hours, except during special events.
- (e) No trailer motor vehicle, semitrailer or shipping container may be used for the display, vending or retailer of any merchandise on any property in the district for a period of time exceeding 24 hours, except during special events.
- (f) Rooftop or ground level mechanical equipment shall be totally screen from view by either parapet walls at the same height of the mechanical units for rooftop mounts or by providing screening for ground mounted units.
- (g) Exterior dumpster/garbage/waste containers shall be placed a minimum of ten feet from any side or rear property line. Containers shall not project beyond the front building line of the principal structure. Containers shall be fully screened so not to be visible from off the property. Each exterior trash container enclosure shall be constructed of impervious material with a gate.
- (h) Loading docks are prohibited between the street right-of-way and any building façade fronting a street right-of-way. Loading docks shall be situated toward the rear of structures. Loading docks may not be used for any type of long-term storage. Any vehicle, trailer or material left standing in a loading dock for more than a 48-hour period shall be deemed a violation of this ordinance.

E. LANDSCAPE AND PEDESTRIAN CIRCULATION REGULATIONS

- 1. Sidewalks: All sidewalks shall be paved with concrete and be a minimum of four (4) feet wide and conform to the City of Seabrook standards.
- 2. Landscaping: Shall conform to the City of Seabrook standards as stated in Article 7, Landscaping and Buffering Requirements of the Seabrook Code of Ordinance.

F. SIGNAGE as shown on [Exhibit D-7, Sign Location and Details](#)

Signage identifying the overall development will be unique to the PD and will have alternative standards from the overall city signage ordinances. Such signage shall be submitted for approval by the Director prior to installation. Separate signage is permitted for each separate use/platted lot.

1. One digital/ electronic project sign is permitted, 16' wide x 25' high, sign area 300 square feet per sign face, in the subject location shown on [Exhibit D-7, Sign Location and Details](#). Sign permit package to be submitted to city for review and permitting.
2. A Digital/ electronic project sign utilizing digital message technology, capable of changing the static message or copy on the sign electronically. Shall contain static messages only, and shall not have animation, movement or the appearance or optical illusion of movement. Each static message shall not include flashing, scintillating lighting or the varying of light intensity.



Example of a digital / electronic project sign.

Additional signage for separate pad sites, businesses and uses that comply with the regulations in Article 6. SIGN STANDARDS, will be permitted without amendment of this PD, subject to City review and approval.

G. BUILDING REGULATIONS

1. All buildings shall comply with the following regulations: These design standards will be made part of the deed restrictions and a POA or other similar entity will be created to enforce them.

- (a) Color palette shall be uniform throughout the development.
- (b) Primary exterior finishes are limited to brick, stone (natural, cast, or cultured-textured), textured concrete panels, glass, fiber cement siding, cement plaster, and cementitious stucco and shall comprise at least 70% of each façade.
- (c) Secondary exterior finishes are limited to wood, ceramic tiles, and concrete masonry units (indented, hammered, or split face concrete), and shall comprise no more than 30% of each façade.
- (d) Architectural Metals may be used for canopies, parapet walls, roof systems, and miscellaneous trim work.
- (e) Roofing materials shall be limited to the following:
 - i. Slope roof – dimensional composite shingles, metal, tile
 - ii. Flat roof – shall meet the requirements as required by the IBC

2. One Particular Harbor and commercial buildings shall comply with the following regulations:

- (a) The building's architectural features and treatment shall be applied to all sides of buildings. Building details, including roof forms, windows, doors, trim, and siding materials, shall reflect the architectural style of the building. All sides of a commercial building shall display a similar level of quality and architectural detailing.
- (b) Any wall that faces a street, connecting pedestrian walkway and that exceeds 30 feet in length shall include a minimum of two, (2) of the following within successive 30-foot section or fraction thereof. Change in wall plane, such as projections or recesses, having a depth of at least three percent of the length of the façade and extending at least ten percent of the length of the façade.
 - Change in texture or pattern.
 - Windows.
 - Covered walkways or entrances.
 - Canopies;
 - An equivalent element that subdivides the wall into human-scale proportions.
 - Tri-partite architecture
- (c) All primary exterior building materials shall be durable, economically maintained, and of a high quality that will retain its appearance over time. The following material are allowed as primary exterior building materials:
 - Brick and materials identical in appearance
 - Sandstone or natural or synthetic stone
 - Tinted and textured concrete masonry units

- Wood and composite material identical in appearance. Wood may include horizontal boards and board-and-batten
- Cast stone
- Cementitious stucco

(d) *Prohibited Primary Building Exterior Materials*

- Smooth-faced concrete block
- Smooth-faced tilt-up concrete panels
- Prefabricated metal panels, galvanized tin or other metals
- Vinyl

(e) Screening walls, wing walls, columns, and similar building extensions and supports shall be of complementary architectural design, color and materials as the building or structure to which they are attached.

(f) Building canopies:

- Canopies shall be provided at all street facing building entrances intended for pedestrians.
- Canopies may be structural extensions of the building or constructed of fabric attached to the building.
- An individual canopy shall cover a ground area of at least 20 square feet.

(g) Service and Equipment Areas, as shown on below.

- Service and Equipment Areas must be oriented toward service drives and away from the public right-of-way unless adequately screened.
- Service and Equipment Areas must be visually and acoustically screened from public streets, pedestrian gathering areas, and within 50 feet of building entrances.
- Screening shall consist of wing walls, landscape screens, changes in building orientation, and/or other architectural elements that provide sufficient barrier.
- Screening shall extend a minimum of 12 inches above the object being screened.
- Screening walls, wing walls, columns, and similar building extensions and supports shall be of complementary architectural design, color and materials as the building or structure to which they are attached.



VISUAL BARRIER



LANDSCAPE SCREENING



BLENDED INTO FACADE MATERIALS

(h) Mechanical and Utility Equipment

- i. Mechanical and Utility equipment must be placed in the most inconspicuous location possible.
 - ii. Mechanical and Utility equipment shall be located internally within rear access drives and alongside rear-facing facades not consistent with the primary building façade or pedestrian access points.
 - iii. Ground-mounted mechanical equipment must be hidden from public view or screened with architecturally integral wing walls and/or landscape planting, or another acceptable screening device.
 - iv. Where building mounted utility equipment cannot be placed behind screens or other barriers and is visible from the public right-of-way, it must be treated such that it blends into the context of the adjacent façade materials.
- (i) Utility boxes taller than 2 feet may not be placed in an intersection clear vision area or interfere with the use of streets, sidewalks or other pedestrian or vehicular paths.

H. Phasing

The project contains multiple platting lots with different uses on different lots. The project may be developed in separate phases, provided that the Phase I of the project shall include construction of the Hotel and Event Center / Convention Center. Thereafter, the other phases may include the Retail, the Multi-Family and/or the One Particular Harbor. The Multi-Family may not commence construction until the Hotel has commenced construction, but the building and other development permits for the Multi-Family may be submitted at any time and shall be issued in the normal course of business by the City. The construction of the Hotel must be weathered in before occupancy of the Multi-Family will be permitted. The separate lots are anticipated to be owned by separate legal entities, subject to a master declaration of covenants, conditions, and restrictions to provide for the comprehensive and consistent development of operation of the project.

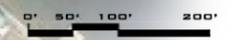
A copy of the covenants and restrictions will be submitted to the City with the submittal of the preliminary re-plat of the subject tract(s).

SEABROOK PLAZA

Location Map

Developed By:

Seabrook Plaza One, LP



SCALE: 1"=200'
DATE: 08.2022

SEABROOK PLAZA

Site Plan

Developed By:
Seabrook Plaza One, LP

LAND USE TABLE			
MULTI-FAMILY		Maximum not to exceed: 300 Units	
Level	1-BR	2-BR	Subtotal
Level 3	37	7	44
Level 4	44	10	54
Level 5	44	10	54
Level 6	44	10	54
Level 7	44	10	54
TOTAL	213	47	260
%	82%	18%	
Total GFA	128,000 SF		

COMMERCIAL	
C1	Commercial Space 1 ±5,500 SF
C2	Commercial Space 2 ±6,450 SF
C3	Commercial Space 3 ±6,450 SF
C4	Commercial Space 4 ±6,450 SF
Maximum Not to Exceed 45,000 SF	
Patio Areas	
P1	Commercial Space 1 Patio ±2,700 SF
P2	Commercial Space 2 Patio ±2,000 SF
P3	Commercial Space 3 Patio ±1,000 SF
P4	Commercial Space 4 Patio ±1,000 SF
Maximum Not to Exceed 7,000 SF	

EVENT CENTER (Minimum 10,000 SF)	
Level 2	±10,000 SF
Level 3	±6,000 SF
Not to Exceed 25,000 SF	
Level 2 Open Deck	±3,200 SF
Level 3 Open Deck	±950 SF
Level 3 Covered Deck	±4,000 SF
Maximum Not to Exceed 10,000 SF	

ONE PARTICULAR HARBOR	
Spa	±8,950 SF
Fitness Gym	±9,950 SF
Level 2	±21,300 SF
Level 3	±24,300 SF
Level 4	±24,300 SF
Level 5	±24,300 SF
Level 6	±24,300 SF
Total	120,000 SF
(Maximum Not to Exceed 100 Units)	

HOTEL (Minimum 80,000 SF)	
Level 2	±13,850 SF
Level 3	±21,200 SF
Level 4	±21,200 SF
Level 5	±21,200 SF
Level 6	±21,200 SF
Total	100,000 SF
(Maximum Not to Exceed 200 Rooms)	



SEABROOK PLAZA

Parking Plan

Developed By:

Seabrook Plaza One, LP



Multi-Family			
PARKING PROVIDED		PARKING REQUIRED*	
	No. Spaces	Multi-Family Units	
● Garage Parking	359	1-BR 1.33 SP/Unit	±213 Units (283 SP)
● Open Parking - MF	9	2-BR 1.66 SP/Unit	±47 Units (78 SP)
TOTAL MF PROVIDED: ±368**		TOTAL MF REQUIRED: ±361 SPACES	

Minimum parking requirement may change based on unit count

Hotel, One Particular Harbor, Event Center, Retail/ Restaurant			
PARKING PROVIDED		PARKING REQUIRED*	
	No. Spaces		
● Plaza Parking	±55	Hotel	1 SP/ Unit (175 SP)
● Podium Parking	±354	One Particular Harbor	1 SP/ Unit (80 SP)
● Lower Ground Parking	±400	Event Center	1 SP/ 100 SF (140 SP)
TOTAL MIN.PROVIDED: ±809**		Spa	5 SP/ 1,000 SF (45 SP)
		Retail/ Rest.	1 SP/100 SF
		TOTAL REQUIRED: ±801 SPACES	

TOTAL PROVIDED 1,177 SP

TOTAL REQUIRED 1,170 SP*

** Subject to change based on the final site plan.

* Final parking count to comply with requirements on Exhibit B Section D.4

NORTH



02.2023

SEABROOK PLAZA

Open Space Plan

Developed By:

Seabrook Plaza One, LP

Open Space Provided:	
● General Open Space	3.1 Acres
Open Space Required:	
10.7 Ac. x 20% =	2.7 Acres



SCALE: 1"=200'
DATE: 02.2023

SEABROOK PLAZA

Elevations

Developed By:

Seabrook Plaza One, LP

The graphics, elevations and designs shown hereon are conceptual in nature and are subject to change.



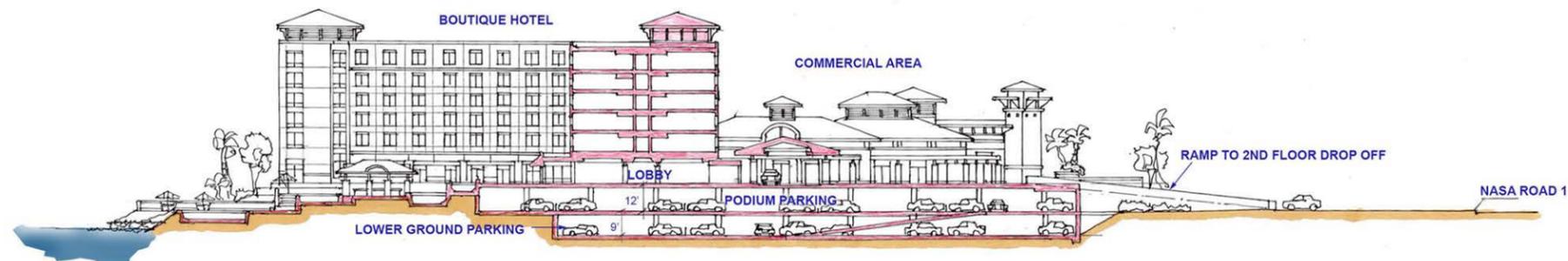
NASA PARKWAY (NORTH) ELEVATION

SCALE: 3/64" = 1'-0"



WATERFRONT (SOUTH) ELEVATION

SCALE: 3/64" = 1'-0"



CONCEPTUAL CROSS SECTION

SCALE: 3/64" = 1'-0"



SCALE: 1"=200'
DATE: 02.2023

SEABROOK PLAZA

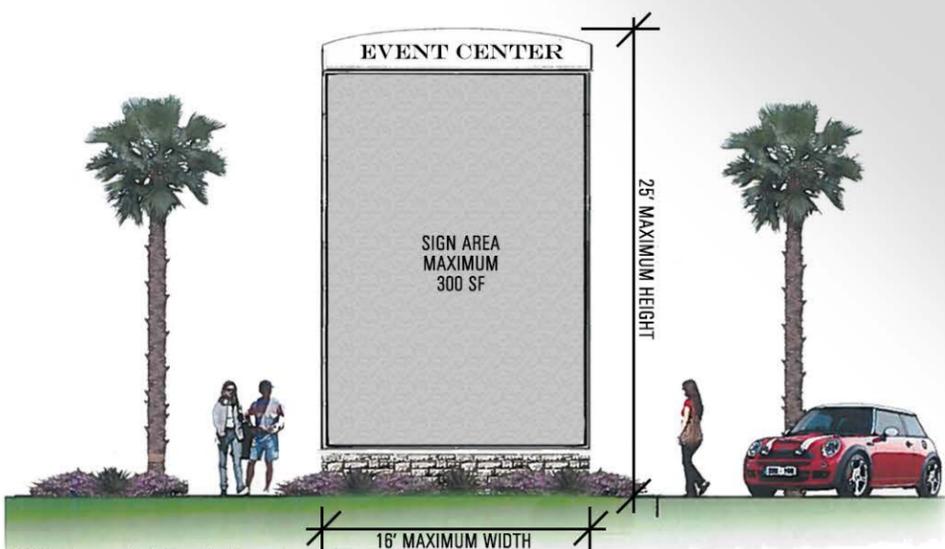
Sign Location and Details

Developed By:

Seabrook Plaza One, LP

● INDICATES SIGNAGE, UNIQUE TO THE PD, IDENTIFYING THE OVERALL DEVELOPMENT

● INDICATES POSSIBLE ADDITIONAL SIGNS COMPLYING WITH REGULATIONS IN ARTICLE 6: SIGN STANDARDS



NOTE: Sign is conceptual in design and is subject to change.



SCALE: 1"=200'
DATE: 02.2023

EXHIBIT B-8

**SEABROOK PLAZA
PLANNED UNIT DEVELOPMENT
PRELIMINARY DEVELOPMENT SCHEDULE**

PHASE 1: Multi-Family, Hotel, Event Center – Commercial and All Paving:

The following is an estimate based on favorable market conditions and project leasing:

- A. Fourth Quarter 2023: Design and plan review and approval
- B. First Quarter 2024: Begin on site construction.
- C. Fourth Quarter 2025: Construction complete. Construction of the Hotel and the Conference /Event Center must be at least 25% complete before occupancy of the multi-family will be permitted.
- D. First Quarter 2026: Begin occupancy.