



**PLANNING AND ZONING COMMISSION  
NOTICE OF REGULAR MEETING  
TUESDAY, MARCH 7, 2023 AT 5:00 P.M.**

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

NOTICE IS HEREBY GIVEN THAT THE SEABROOK CITY COUNCIL AND THE PLANNING AND ZONING COMMISSION WILL JOINTLY MEET ON **TUESDAY, MARCH 7, 2023 AT 5:00 PM** AT SEABROOK CITY HALL, 1700 1<sup>ST</sup> STREET, TO DISCUSS, CONSIDER, AND IF APPROPRIATE, TAKE ACTION WITH RESPECT TO THE ITEMS LISTED BELOW. ALTHOUGH THIS IS NOT A SEABROOK CITY COUNCIL MEETING, MEMBERS OF THIS BODY MAY ATTEND AND A QUORUM OF THIS BODY MAY BE PRESENT.

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](mailto:CITYSEC@SEABROOKTX.GOV) FOR FURTHER INFORMATION.

MEMBERS OF THE PUBLIC MAY ACCESS THE AGENDA AT [WWW.SEABROOKTX.GOV/AGENDACENTER](http://WWW.SEABROOKTX.GOV/AGENDACENTER) TO VIEW AGENDA AND ATTACHMENTS.

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**1.0 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 Open Meetings Act, members may not discuss or take action on any item that has not been posted on the agenda. Names of those registered to speak will be called in the order in which they registered. When your name is called, please state your name and address clearly before making your comments. Thank you.*

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**2.0 NEW BUSINESS**

- 2.1 Consider and take all appropriate action on a Request for approval of a Final Planned Unit Development (Final PUD) to create "Seabrook Plaza Planned Unit Development" comprising of a boutique hotel, extended stay hotel, conference center and ballroom, approximately 52,000 square feet of commercial/retail space, and approximately 300 unit luxury multi-family apartment complex located on approximately 11.096 acre tract of land.**

**Applicant/Owner:** Seabrook Plaza One, LP, 8125 N. Sam Houston Pkwy. W, Unit C., Houston, TX 77586

**Legal Description:**

BEING 6.962 acres (303,244 square feet) of land in the Ritson Morris Survey, Abstract Number 52, Harris County, Texas, being all of the called 1.8819 acre tract of land described in the deed from Marker 1, Ltd. to Endeavor Lofts Clear Lake LP recorded in File Number Z279237 of the Official Public Records of Harris County, Texas, the same being Restricted Reserve "A", Block 1 of MARKER 1ADDITION, the plat thereof recorded in Film Code 513034 of the Harris County Map Records, further being all of the called 1.777 acre tract of land described in the deed from ENDEAVOR LOFTS CLEAR LAKE LP to LAMROCK 3/2001 LP recorded in File Number RP-2020-13580 of the Official Public Records of Harris County, Texas, further being all of the called 1.737 acre tract of land ("Tract I") and the called 1.587 acre tract of land ("Tract II") described in the deed from Celox, LLC to Lamrock 3/2001 LP recorded in File Number 20070130413 of the Official Public Records of Harris County, Texas.

BEING 3.303 acres (143,889 square feet) of land in the Ritson Morris Survey, Abstract Number 52, Harris County, Texas, being a portion of the called 5.7470 acre tract of land described in the deed from Endeavour Marina Clear Lake LP to Lamrock 3/2001 LP recorded in File Number 20070236698 of the Official Public Records of Harris County, Texas, and being a portion of the called 2.8408 acre tract of land described in the deed from ENDEAVOUR LOFTS CLEAR LAKE LP to Lamrock 3/2001 LP recorded in File Number RP-2020-130148 of the Official Public Records of Harris County, Texas, and being a portion of MARKER 1 ADDITION, the plat thereof recorded in Film Code 513034 of the Harris County Map Records.

BEING 0.8310 acre (36,198 square feet) of land in the Ritson Morris Survey, Abstract Number 52, Harris County, Texas, being a portion of Lot 2-A and a portion of the 60-foot road dedicated by REPSDORPH SUBDIVISION according to the plat thereof recorded under Volume 18, Page 63 of the Map Records of Harris County, Texas, said road dedication later released to Allen Repsdorff et al. under Volume 1482, Page 239 of the Deed Records of Harris County, Texas.

**Location:** This property is located north of Clear Lake, south of NASA Road One and west of Elam Street.

ATTACHMENT 1:      [Agenda Briefing](#)      [Ordinance No. 2023-04](#)      [Presentation Final PUD](#)

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THE PLANNING & ZONING COMMISSION 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.

**CERTIFICATE**

I certify that this notice was posted on the bulletin board at Seabrook City Hall on or before 5:00 p.m. Friday, March 3, 2023 and that it will remain posted until the meeting has ended. 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.

*Pat Patel*

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Pat Patel,  
Administrative Coordinator