

1 The City Council of the City of Seabrook and the Seabrook Planning & Zoning Commission met
2 in special joint teleconference session on Tuesday, August 4, 2020 at 6:00 p.m. to discuss, consider
3 and if appropriate, take action on the items listed below.
4

5 THOSE PRESENT WERE:
6

7 **CITY COUNCIL**

8 THOM KOLUPSKI

9 ED KLEIN

10 LAURA DAVIS

11 JEFF LARSON

12 NATALIE PICHA

13

14 BUDDY HAMMANN

15 JOE MACHOL

16

17 **PLANNING & ZONING**

18 GARY RENOLA

19 MIKE GIANGROSSO

20 GREG AGUILAR

21 ROSEBUD CARADEC

22 ROB HEFNER

23 DARRELL PICHA

24 SCOTT REYNOLDS

25

26 GAYLE COOK

27 SEAN LANDIS

28 STEVE WEATHERED

29 ROBIN LENIO

30

MAYOR

COUNCIL PLACE NO. 1

COUNCIL PLACE NO. 2

COUNCIL PLACE NO. 3

MAYOR PRO TEM

COUNCIL PLACE NO. 4

COUNCIL PLACE NO. 5

COUNCIL PLACE NO. 6

CHAIR

VICE CHAIR

COMMISSIONER

COMMISSIONER

COMMISSIONER

COMMISSIONER

COMMISSIONER

CITY MANAGER

DEPUTY CITY MANAGER

CITY ATTORNEY

CITY SECRETARY

31 Mayor Kolupski and PZ Chair, Gary Renola, called the meeting to order at 6:00 p.m. and
32 conducted roll call to establish a quorum of City Council member and Planning & Zoning
33 members.
34

35 **1. PUBLIC COMMENTS AND ANNOUNCEMENTS - none**

36
37 **2. SPECIFIC PUBLIC HEARING**

38
39 **2.1** Conduct a joint public hearing on a Request for approval of a Preliminary Planned Unit
40 Development (PUD) to create "Seabrook Mixed Use Development" comprising of a boutique
41 hotel, extended stay hotel, conference center and ballroom, approximately 25,000 square feet of
42 retail space, and approximately 260 unit luxury multi-family apartment complex located on
43 approximately 15.586 acre tract of land. *Sean Landis, Deputy City Manager*
44

45 **Applicant:** Rocky Romano, P.O. Box 607, Wimberly, Texas 78676

46 **Legal Description:** Being approximately a combined 15.586 acre tract out of the South end of Lot
47 6-A, Tract 5-A and Tract 4-A of the Repsdorph Partition of the Repsdorph Estate in the Ritson
48 Morris Survey, Abstract No. 52 in Harris County, Texas as recorded in map or plat thereof in
49 Volume 18, Page 63 of the Harris County Map Records, also being out of Lot 1 and Restricted
50 Reserve "A" out of Marker One Addition, as recorded in map or plat thereof in Film Code 513034
51 of the Harris County Map of Records.

52
53 **Location:** This property is located north of Clear Lake, south of NASA Road One and west of
54 Elam Street.

55
56 Mayor Kolupski opened the public hearing.

57
58 Jon Johns, 2514 Breaux Trace, asked about a water facing development with amenities on
59 the water.

60
61 Having no additional speakers come forward, Mayor Kolupski closed the public hearing.

62
63 A representative from Keith Carlton Architects presented as shown Attachment A.

64
65
66 Upon motion duly made and seconded, Mayor Kolupski adjourned the meeting at 6:52 p.m.

67
68 Approved this 18th day of August, 2020.

69
70 CITY COUNCIL

PLANNING & ZONING COMMISSION

71
72
73
74
75 _____
76 Thomas G. Kolupski
77 Mayor

75 _____
76 Gary Renola
77 Chair

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79
80
81
82
83 _____
84 Robin Lenio, TRMC
City Secretary

82
83 _____
84 Pat Patel
Administrative Assistant

Section 4.10 – Planned Unit Developments

4.10.06 PUD Designation Procedure:

A. Preliminary PUD Plan:

1. **Name, address and telephone number of the landowner:**

John Preston Fischer
Endeavour Marina Clear Lake LP
3101 Nasa Parkway
Seabrook, TX 77586
(832) 864-4000

2. **Preliminary Planning and Zoning submittal date:**

3. **Project Name:** Seabrook Plaza

4. **The names and addresses of adjoining property owners within 500 feet of the proposed project site:** See Exhibit A

5. **Key Map:** See Exhibit B

6. **All existing streets, drives, buildings, watercourses, and bodies of water:**

The property is located on the south side of Nasa Road One (FM 528) and Repsdorff Drive. The site is composed of parcel 1 and parcel 2, and contains 15.57 acres. The property is divided by a 30' wide county drainage easement from Repsdorff to Clear Lake.

Gas, water, power, and telephone utilities are located adjacent to Nasa Road One. A two-story office structure, four story boat storage buildings, and a two-story restaurant/meeting room structure are existing improvements.

7. **The location and size of existing utilities within or adjacent to the proposed project site:**

Adjacent to Nasa Road One are the following:

- a. Water line easement –None- 8"/12" waterlines fronts property along ROW of Nasa Road One
- b. Gas line easement –None apparent; gas line fronts property along ROW of Nasa Road One
- c. Telephone easement TBD
- d. Power line easement -Aerial power fronts property along ROW of Nasa Road One, two existing service supply easements inset into property but will be abandoned with establishment of new power service
- e. Sanitary service is located adjacent to property along Nasa Road One via existing manhole locations, which are serviced by a 15" gravity trunk line located on the north side of Nasa Road One.
- f. Drainage easement: 60' wide Repsdorff Road existing easement to be abandoned by Harris County. Replacement easement for drainage, 20' wide parallel to Nasa Road One for 800-feet to the west of the intersection with Repsdorff Road, then turn south extending 700-feet to Clear Lake along western property boundary.

8. **The proposed location, type and size of the following:**

a. **Building and Structure:**

1. A concrete podium containing required site parking 420 cars one level
2. Boutique Hotel containing five levels 170 guestrooms, ±98,650 square feet.
3. Extended Stay building containing five levels 76 guest suites and a spa/exercise facility ±118,500 square feet

4. Conference Center containing Ballroom, 2 levels, Jr. Ballroom, Prefunction, and support areas ±21,500 square feet (airconditioned area), 4,000 square feet of covered deck space on the third floor and 4,150 square feet of water-facing open deck.
 5. Retail buildings, one level containing 4 to 6 food beverage leases, ±24,850 square feet.
 6. A proposed multi-family apartment building containing ±260 residential units five levels, ±288,500 square feet over a parking structure containing ±399 cars, two levels, ±128,000 square feet.
- b. **Streets, drives, alleys, and curbs:**
1. One public main ±40' entry/exit drive at the Nasa Road One, Repsdorph intersection.
 2. One 30' entry/exit drive on the west property line for multi-family and retail buildings.
 3. One 20' existing entry/exit drive, ±240 east of the Nasa Road One, Respdorph Drive intersection.
- c. **Off-street parking areas with parking spaces individually drawn and counted:**
- Total Parking Spaces: 640 spaces
Podium Parking: 420 spaces
Existing Parking: 220 spaces
- Parking Ratio:
1. Hotel / Extended Stay: $170 + 76 = 246$ parking spaces. One space per room.
 2. Conference parking – 1 per 200 sq.ft. of Ballroom space estimated = 70 spaces
 3. Retail parking ±170,200 square feet, 10 cars per 1,000 square feet of restaurant space + 1 car per 2 employees = 257 parking spaces
- d. **Sidewalks:** See Master Plan, conform to City of Seabrook Standards
- e. **Landscaping:** See Master Plan, conform to City of Seabrook Standards
- f. **Common open space and amenities sites:**
- g. **Sites for solid waste containers:** To be coordinated with City of Seabrook waste provider. Enclosed and screened pick-up areas
- h. **Signs:** To be determined as defined in previous site Seabrook Plaza commercial site overlay district provisions

Prepared by:

Keith Carlson



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Houston, TX 77098
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SEABROOK PLAZA SITE DATA

CONFERENCE			
Level		Estimated Gross Area	
Airconditioned Areas			
Second Floor			
Ballroom		10,000	
Common Public Area, incl. Prefunction		4,700	
Service Area		800	
Subtotal		15,500	
Third Floor			
Balroom		4,000	
Common Public Area, incl. Prefunction		2,000	
Subtotal		6,000	
Subtotal of a/c areas		21,500	
Covered Deck			
Third Floor			
		4,000	
Subtotal		4,000	sq.ft.
Open Deck			
Second Floor			
		3,200	
Third Floor			
		950	
Subtotal		4,150	sq.ft.
HOTEL			
		170	Guestrooms
Level		Estimated Gross Area	
Second Floor			
Hotel Amenities		8,750	
Back of House		5,100	
Subtotal		13,850	
Third Floor			
Hotel		21,200	
Subtotal		21,200	
Fourth Floor			
		21,200	
Fifth Floor			
		21,200	
Sixth Floor			
		21,200	
Total		98,650	sq.ft.
EXTENDED STAY			
		76	Suites
Level		Estimated Gross Area	
Second Floor	Incl Spa / Fitness Gym	21,300	
Third Floor			
		24,300	
Fourth Floor			
		24,300	
Fifth Floor			
		24,300	
Sixth Floor			
		24,300	
		118,500	sq.ft.
RENTABLE AREAS			

Airconditioned Spaces			
Spa	(Under Extended Stay)	8,950	
Fitness Gym	(Under Extended Stay)	9,950	
Commercial Space 1		5,500	
Commercial Space 2		6,450	
Commercial Space 3		6,450	
Commercial Space 4		6,450	
	Subtotal	43,750	sq.ft.
Patio Areas			
Commercial Space 1 Patio		2,700	
Commercial Space 2 Patio		2,000	
Commercial Space 3 Patio		1,000	
Commercial Space 4 Patio		1,000	
	Subtotal	6,700	sq.ft.
PARKING COUNT			
1 Level Podium Parking		170,200	sq.ft.
	Occupancy	Parking Ratio	Parking Spaces Required
Hotel		1 per unit	170
Extended Stay		1 per unit	76
Conference		1 per 200 sq.ft.	70
		1/100 sq.ft. of customer space incl. Patio Dining	241
Retail		1 per 2 employees	16
Spa / Fitness		Incl. in Hotel	
	Total Parking Required		573 spaces
Podium Parking			420
Existing Open Parking			220
	Total Parking Provided		640 spaces
MULTIFAMILY			
Total Gross Floor Area		288,500	sq.ft.
	Level	2 BR	1 BR
			Subtotal
Third Floor		7	37
Fourth Floor		10	44
Fifth Floor		10	44
Sixth Floor		10	44
Seventh Floor		10	44
	Subtotal	47	213
			260

PARKING COUNT			
Total Gross Floor Area		128,000	sq.ft.
Unit Type	Parking Ratio	Parking Spaces Required	
2 BR	1.66 per unit	78	
1 BR	1.33 per unit	283	
	Total Parking Required	361	
Open Parking		9	
Detached Parking		359	
	Total Parking Provided	368	spaces



PROPOSED SEABROOK MIXED-USE DEVELOPMENT

NASA PARKWAY, SEABROOK, TX

ARCHITECTURE • PLANNING • INTERIORS
 3221A WEST ALABAMA • HOUSTON, TEXAS 77098
 Office 713-522-1054 • Fax 713-522-4496 • info@mcshouston.com





GROUND FLOOR PLAN

SCALE: 1" = 40'

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2020 06 30



TYPICAL UPPER FLOOR PLAN

SCALE: 1" = 40'

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2020 06 30



NASA PARKWAY (NORTH) ELEVATION
SCALE: 3/64" = 1'-0"



WATERFRONT (SOUTH) ELEVATION
SCALE: 3/64" = 1'-0"

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