



Agenda Briefing

Date of Meeting: October 15, 2020

Submitting Department: Planning and Permits

Date Submitted: October 8, 2020

Prepared By: Sean Landis

Presenter: Sean Landis

Will there be a guest/visitor presenter who is not an employee?: Yes No

What is this person's first and last name and affiliation to this item?: Riyaz
Maknojia

Subject: Request for a Conditional Use Permit to establish a "Hotel-Motel (Without Full Service Restaurant) and a Condominium Complex" at 3805-3813 NASA Road 1, Seabrook, TX 77586, as per the Seabrook City Code, Appendix A, Comprehensive Zoning, Article 4, "Special Use Regulations," Section 4.11, "Conditional use permit criteria and procedures."

Type of Item: Ordinance Resolution Contract/Agreement Public Hearing Discussion & Direction

Executive Summary:

Background/Issue (What prompted this need?):

Proposed use of the property is to be a mixture of uses "Hotel-Motel (Without Full Service Restaurant) and a Condominium Complex." The project is proposed to be 100 units with 20 units identified as a Hotel-Motel (Without Full Service Restaurant) and the remaining 80 units being constructed as a Condominium Complex with plans of incorporating a restaurant as part of the project. The mixed use development will be constructed as a mid-rise, the applicant is not requesting to build a high-rise structure.

Mid-rise buildings are defined as buildings that have between 5 to 12 floors. High-rise buildings are defined as buildings that have 13 floors or above.

High-rise buildings are defined as "buildings greater than 75 feet in height where the building height is measured from the lowest level of fire department vehicle access to the floor of the highest occupiable area of the structure.

The purpose and criteria for approval of a conditional use permit are listed below:

4.11.01. Purpose: The purpose of the conditional use permit process is to identify those land uses which may be appropriate within a zoning district but, due to either their location, function, or operation, could have a potentially harmful impact on adjacent properties or the surrounding area; and to provide for a procedure whereby such uses may be permitted by further restricting or conditioning them so as to mitigate or eliminate such adverse impacts.

4.11.05. Criteria for approval: The planning and zoning commission shall recommend denial of a conditional use if it finds that the proposed use:

- A. Does not conform with applicable regulations and standards established by this ordinance;
- B. Is not compatible with existing or permitted uses on abutting sites, in terms of use, building height, bulk and scale, setbacks and open spaces, landscaping, drainage, or access and circulation features;
- C. Potentially creates greater unfavorable effects or impacts on other existing or permitted uses on abutting sites than those which reasonably may result from the use of the site by a use permitted by right;
- D. Adversely affects the safety of vehicular and pedestrian circulation in the vicinity, including traffic reasonably expected to be generated by the proposed use and other uses reasonably anticipated in the area considering existing zoning and land uses in the area;
- E. Fails to reasonably protect persons and property from erosion, flood or water damage, fire, noise, glare, and similar hazards or impacts;
- F. Adversely affects traffic control or adjacent properties by inappropriate location, lighting, or types of signs;
- G. Fails to provide adequate off-street parking and loading facilities;
- H. Fails to conform with the objectives and the purpose of the zoning district in which the development is located;
- I. Will be detrimental to the public health, safety, or welfare, or materially injurious to properties or improvements in the vicinity, for reasons specifically articulated by the commission; or
- J. The premises or structure(s) are not suitable for the proposed use.

Budget Analysis/Funding Comments: N/A

Expenditure Required: \$N/A

Budgeted Amount: \$N/A **Source of Funds/Funding Account:** N/A

Not Budgeted: If approved, the following will be included in the next Budget Amendment and \$N/A will be added to Revenue Account: N/A and \$N/A added to Expenditure Account: N/A

1295 Form Required? Yes No

Name of Applicant (if applicable) : NEWCOR Ventures 3901 NASA Road 1, El Lago, TX 77586

Legal Description/Location (if applicable): 3805-3813 Nasa Road 1, Seabrook, TX 77586

Being a tract or parcel of Land containing 3.1069 Acres (35,359 square feet) of land and being Abstract 52 R Morris, Tract 16 and Tract 18.

This property is located south of NASA Road 1, east of Bayou View Drive, and west of Repsdorph Drive.

Supporting Materials Attached:

1. Application
2. Site Location/Zoning Map
3. Public Hearing Notice
4. City Staff Presentation
- 5.
- 6.
- 7.
- 8.
- 9.
- 10.

Recommended Placement on Agenda: Specific Public Hearing/New Business

Recommended Action:

All requests must be submitted to the City Secretary's Office no later than 12:00 p.m. on the Monday, one week prior to the regular Tuesday Council Meeting. All required attachments are to be submitted with the request. Incomplete items cannot be placed on the agenda.

Reviewed by Department Director, if applicable

Reviewed by Finance Director, if applicable

Reviewed by City Attorney, if applicable

Reviewed by City Manager

Zoning: WAD District.

Hotels - motels (without full service restaurant)
Condominiums



Application for Land Development Permit

****Incomplete applications cannot be processed****

- Zoning Change Text Change Zoning Variance Planned Unit Development
 Conditional Use Permit Subdivision Plat Preliminary Final Amending

APPLICANT INFORMATION Check appropriate box(es)

Name: Newcor Ventures E-Mail: [REDACTED]
 Address: [REDACTED] Fax #: [REDACTED]
 City: [REDACTED]
 State: [REDACTED] Phone: [REDACTED]

Applicant is Owner of property Agent for Owner Agent for Purchaser Purchaser City of Seabrook

If Applicant is acting on behalf of Owner in this application, Owners signature below authorizes this application.

Owner(s): PHCG Investments Signature: [REDACTED]
 Date: 9-17-20 Signature: _____

Owner(s) Mailing address(es): Phone #: [REDACTED]
 Name: PHCG Investments Name: _____
 Address: [REDACTED] Address: _____
 City: [REDACTED] City: _____
 State: [REDACTED] State: _____ Zip _____

PROPERTY INFORMATION #3813

Property Address: 3805 Nasa Road 1
 Legal Description: Lot 3.11 acres Block _____
 Addition _____

(You may attached Metes & Bounds description from your Deed if available)

Current Zoning Classification: WAD (Available from Building Department)
 Current Use of Property: Storage/Parking (Be specific)
 Number of existing Driveways: 2
 General Dimensions of Property: Width: 333 Depth: 420 Land Area: 3.1 Sq. Feet: _____ Acres:
 Adjoining Uses: North Nasa Rd. 1 South Water
 East Restaurant West single family
 Adjacent Streets: North Nasa Rd. 1 South _____
 East _____ West _____

Is the property served with: City Water? Yes No City Sewer? Yes No

OWNER/AGENT AFFIDAVIT

I have read and understand this application. I have familiarized myself with the applicable regulations, ordinances, and procedures and submit this application and accompanying documentation for consideration by the Planning Commission, Board of Adjustment, or the City Council of the city. I certify that I am the legal owner or agent of the Owner and have written or other legal authority to make this application.

Signer: [REDACTED] Date: 9/14-20

**ALL FEES MUST BE PAID AT THE TIME APPLICATION IS SUBMITTED
FEES ARE NON-REFUNDABLE OR TRANSFERABLE**

CONDITIONAL USE PERMIT

Conditional Use Permit Request: Please specify the exact use proposed for the property and the hours of operation planned on the property.

Seller/buyer is requesting a conditional use to approximately 100 units. Build a mixture of condominium units and a portion of the units built for the hotel use (approximately 20 units) and incorporating a restaurant into the project. This mix use development will be built with the guideline of mid rise property, not a high rise.



Quick Search

ADDRESS SEARCH			
Tax Year	Street No.	Street Name	
2020	3805	NASA Road 1	Search

Tax Year: 2020

HARRIS COUNTY APPRAISAL DISTRICT
 REAL PROPERTY ACCOUNT INFORMATION
0410080080016

E-mail

Ownership History | Fiduciary Information

Owner and Property Information

Owner Name & Mailing Address: **PHCG INVESTMENTS ET AL
 642 YALE ST
 HOUSTON TX 77007-2553**

Legal Description: **TR 16
 ABST 52 R MORRIS**
 Property Address: **3805 NASA ROAD 1
 SEABROOK TX 77586**

State Class Code	Land Use Code	Building Class	Total Units
F1 -- Real, Commercial	8001 -- Land Neighborhood Section 1	E	0
Land Area	Net Rentable Area	Market Area	Map Facet
49,772 SF	0	5019 -- Clear Lake	6149B
Building Area	Neighborhood		Key Map®
2,048	9950		619R

Value Status Information

Value Status	Notice Date	Hearing Status	Shared CAD
Noticed	4/3/2020	Meeting option : On-Site Informal : 4/15/2020 8:00:00 AM Formal : 10/8/2020 4:00:00 PM	Yes

Exemptions and Jurisdictions

Exemption Type	Districts	Jurisdictions	Exemption Value	ARB Status	2019 Rate	2020 Rate	Online Tax Bill
None	027	CLEAR CREEK ISD		Not Certified	1.310000		
	040	HARRIS COUNTY		Not Certified	0.407130		
	041	HARRIS CO FLOOD CNTRL		Not Certified	0.027920		
	042	PORT OF HOUSTON AUTHY		Not Certified	0.010740		
	043	HARRIS CO HOSP DIST		Not Certified	0.165910		
	044	HARRIS CO EDUC DEPT		Not Certified	0.005000		
	076	CITY OF SEABROOK		Not Certified	0.551983		

Texas law prohibits us from displaying residential photographs, sketches, floor plans, or information indicating the age of a property owner on our website. You can inspect this information or get a copy at [HCAD's information center at 13013 NW Freeway](#).

Valuations

	Value as of January 1, 2019		Value as of January 1, 2020		Appraised
	Market	Appraised	Market	Appraised	
Land	597,264		597,264		
Improvement	61,440		74,546		
Total	658,704	658,704 Total	671,810	671,810	671,810

5-Year Value History

Land



Quick Search

Search By Account Search By Address Search By Owner Name

ADDRESS SEARCH			
Tax Year	Street No.	Street Name	
2020	3813	NASA Road 1	Search

Tax Year: 2020

HARRIS COUNTY APPRAISAL DISTRICT
 REAL PROPERTY ACCOUNT INFORMATION
0410080080019

Print E-mail

Owner Services Similar Owner Name Nearby Addresses Same Street Name Related Map 6149B

Ownership History | Fiduciary Information

Owner and Property Information

Owner Name & Mailing Address: **PHCG INVESTMENTS ET AL
 642 YALE ST
 HOUSTON TX 77007-2553**

Legal Description: **TR 18
 ABST 52 R MORRIS**
 Property Address: **3813 NASA ROAD 1
 SEABROOK TX 77586**

State Class Code	Land Use Code	Building Class	Total Units
F1 -- Real, Commercial	8001 -- Land Neighborhood Section 1	E	0
Land Area	Net Rentable Area	Market Area	Map Facet
85,587 SF	0	5019 -- Clear Lake	6149B
Building Area	Neighborhood		Key Map®
0	9950		619R

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	043	HARRIS CO HOSP DIST		Not Certified	0.165910		
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	Value as of January 1, 2019		Value as of January 1, 2020		Appraised
	Market	Appraised	Market	Appraised	
Land	1,027,044	1,027,044	1,027,044	1,027,044	
Improvement	50,000	78,281	78,281	78,281	
Total	1,077,044	1,077,044	1,105,325	1,105,325	1,105,325

5-Year Value History

Land





ABOUT 3805 NASA PKWY, EL LAGO, TX 77586



La Quinta In
City W C

Pelican Reef Apartments

Apollo Tire & Wheel
Tire shop

Joe Winter Investigations

Inspection

Hand Car
Detailing

Bayou View Dr

E NASA Pkwy

NASA Road 1

E NASA Pkwy

NASA Road 1

E NASA Pkwy

Beacon Hill Bed
and Breakfast

Seagate Ov
Associ

3805 East Nasa Parkway

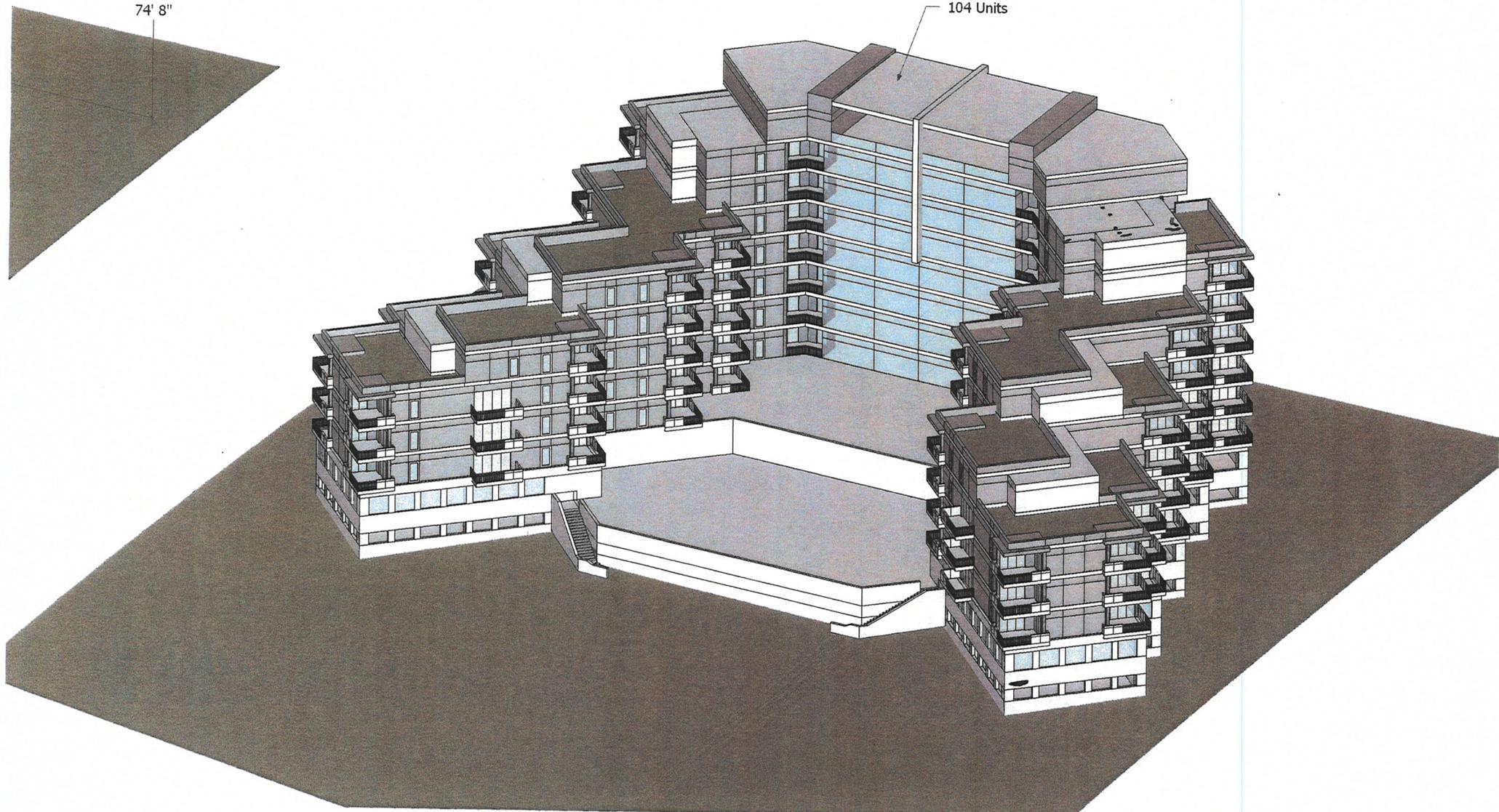
Waters Edge

Google

Map

74' 8"

104 Units



PUBLIC HEARING NOTICE
SEABROOK PLANNING & ZONING COMMISSION
THURSDAY, OCTOBER 15, 2020 – 6:00 P.M.

NOTICE IS HEREBY GIVEN THAT THE PLANNING AND ZONING COMMISSION OF THE CITY OF SEABROOK WILL HOLD A PUBLIC HEARING BY TELECONFERENCE ON THURSDAY, OCTOBER 15, 2020 AT 6:00 P.M.

DUE TO THE CONTINUED INCREASE IN COVID-19 POSITIVE CASES, THIS PUBLIC HEARING WILL ONLY BE OPEN TO THE PUBLIC VIA REMOTE ACCESS THAT ALLOWS FOR TWO-WAY COMMUNICATIONS FOR THOSE DESIRING TO PARTICIPATE.

MEMBERS OF THE PUBLIC MAY ATTEND AND PARTICIPATE IN THE PUBLIC HEARING BY REGISTERING FOR THE GOTO WEBINAR USING THIS LINK:

<https://global.gotomeeting.com/join/717640045>

MEMBERS OF THE PUBLIC MAY ACCESS THE AGENDA AND ATTACHMENTS ONLINE AT WWW.SEABROOKTX.GOV/AGENDACENTER.

THIS HEARING IS OPEN TO THE PUBLIC AND EVERYONE ATTENDING WILL HAVE THE OPPORTUNITY TO SPEAK FOR OR AGAINST THESE REQUESTS IN ACCORDANCE WITH THE PROCEDURES OF THE COMMISSION. ALL REQUIRED DOCUMENTS REGARDING THESE REQUESTS ARE AVAILABLE FOR REVIEW AT CITY HALL IN THE COMMUNITY DEVELOPMENT DEPARTMENT WEEKDAYS FROM 8:00 A.M. TO 5:00 P.M. PLEASE CALL (281) 291-5705 IF YOU HAVE QUESTIONS.

SPECIFIC PUBLIC HEARINGS

Request for a Conditional Use Permit to establish a “Hotel-Motel (Without Full Service Restaurant) and a Condominium Complex” at 3805-3813 NASA Road 1, Seabrook, TX 77586, as per the Seabrook City Code, Appendix A, Comprehensive Zoning, Article 4, “Special Use Regulations,” Section 4.11, “Conditional use permit criteria and procedures”.

Owner: PHCG Investments, 642 Yale Street, Houston, TX 77007

Applicant: NEWCOR Ventures 3901 NASA Road 1, El Lago, TX 77586

Legal Description: Being a tract or parcel of Land containing 3.1069 Acres (35,359 square feet) of land and being Abstract 52 R Morris, Tract 16 and Tract 18.

Location: This property is located south of NASA Road 1, east of Bayou View Drive, and west of Repsdorph Drive.

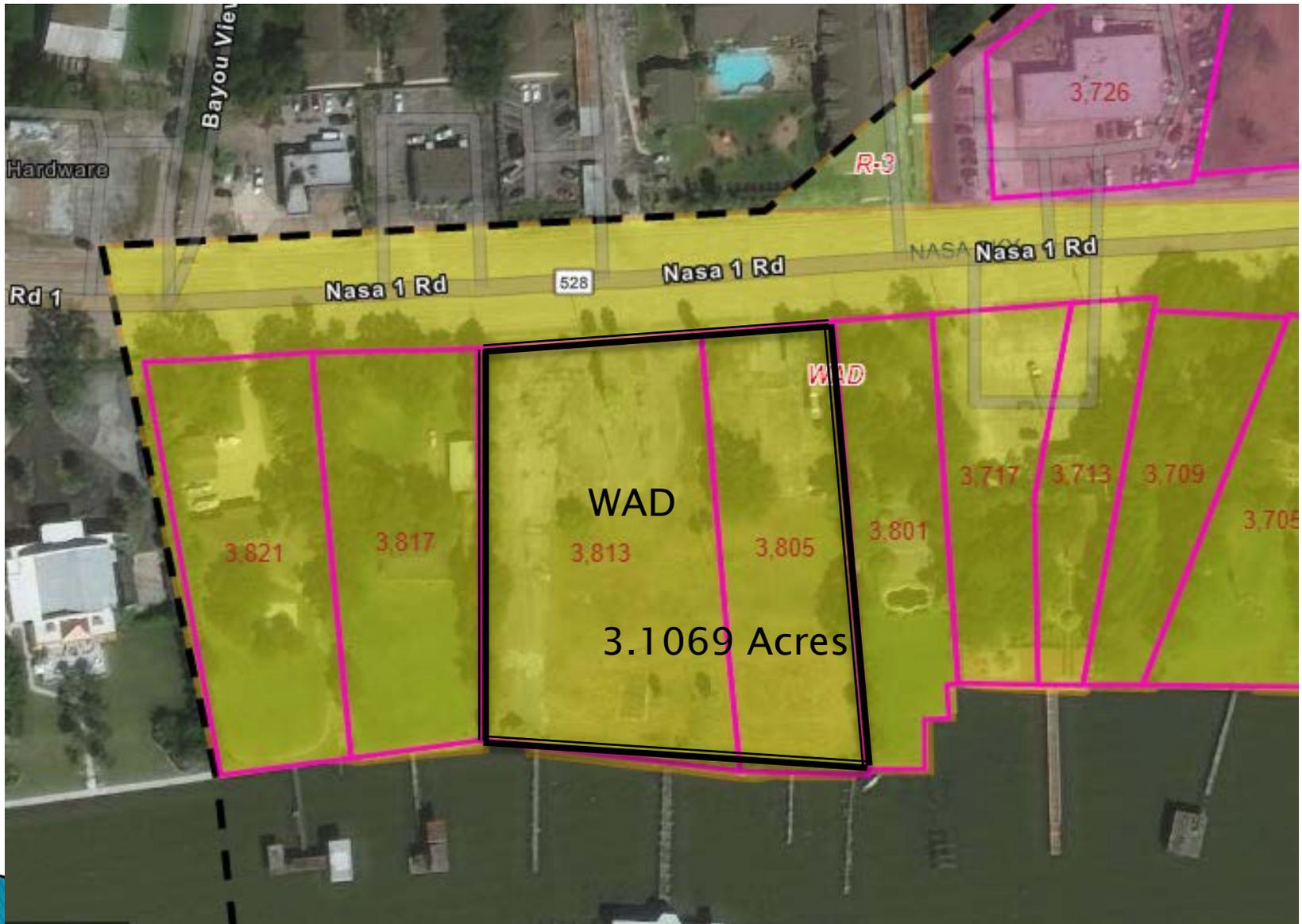
CERTIFICATE

I certify that this notice was posted on the bulletin board at Seabrook City Hall on or before 5:00 p.m., Thursday, September 24, 2020 and that it will remain posted until after completion of the hearing.

/s/ Pat Patel, Administrative Assistant

Planning and Zoning Meeting

October 15, 2020



74' 8"

104 Units

