



CITY UPDATE

Friends of the Library
April 25, 2023





Thom Kolupski, Mayor

Jackie Rasco, Position 1

Rob Hefner, Position 2

Tom Tollett, Position 3

Michael Giangrosso, Position 4

Buddy Hammann, Mayor Pro Tem, Position 5

Joe Machol, Position 6



Is Construction Done
Yet!



SH 146 Project Status

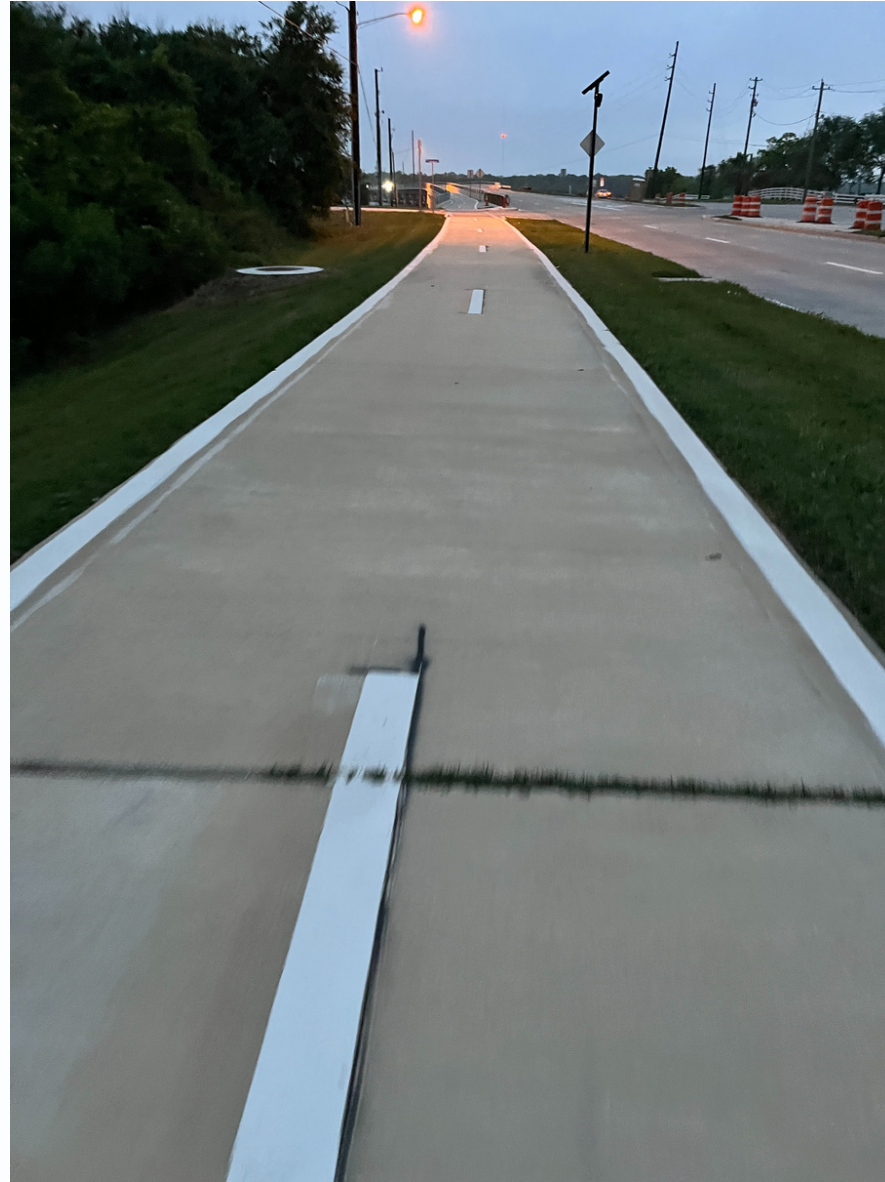
CURRENT ESTIMATED
COMPLETION: DECEMBER 2023

- Final Phases
- Green Ribbon Grant -
Landscaping, Bollards,
Reforestation, Paver
Substitute under NASA
- 2 Contractors will merge at
Red Bluff



- Current Phase 3:
 - Main Lanes; Entrance/Exit Ramps
 - Widening of Arterial Bridge, Finish Express Bridge
 - Northbound Frontage Road in Kemah

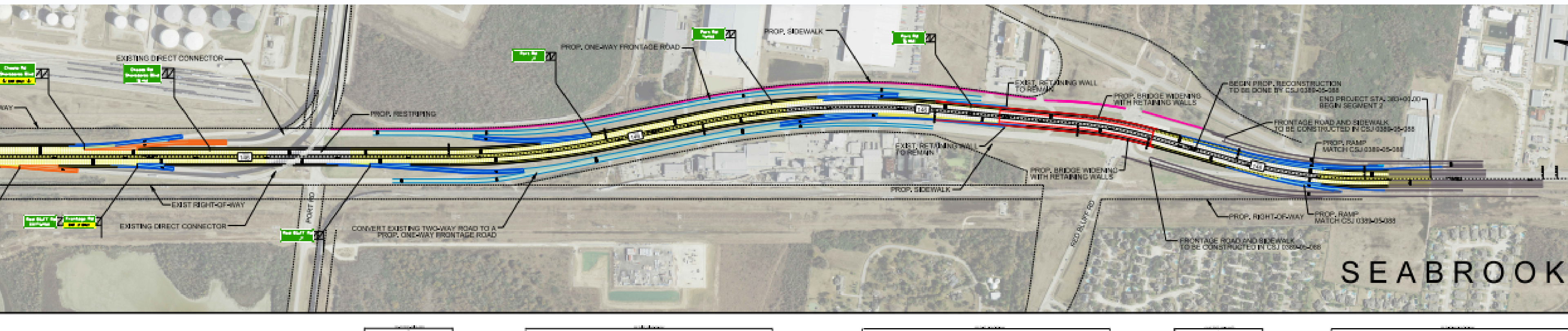
RED BLUFF EXPANSION AND PORT RAIL SPUR



- Red Bluff Expansion is complete
- Asphalt Transition and Future Concrete Project for Rail Spur
- Port of Houston Project - Rail Spur
 - Last phase for connection
 - Projected to go live in 2024



SH 146 from Red Bluff Road to Spencer Highway



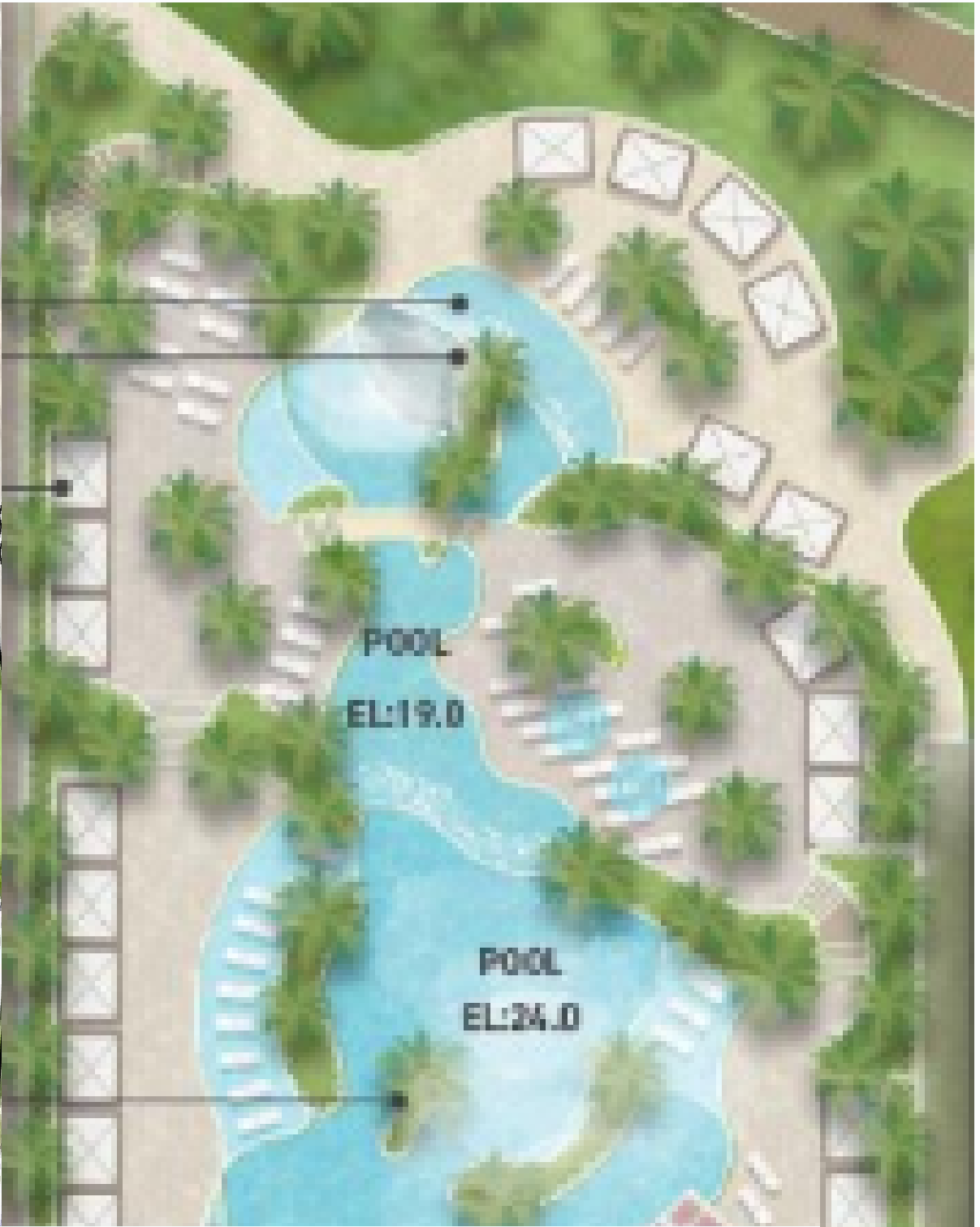
BOAT RAMP



2017



2022

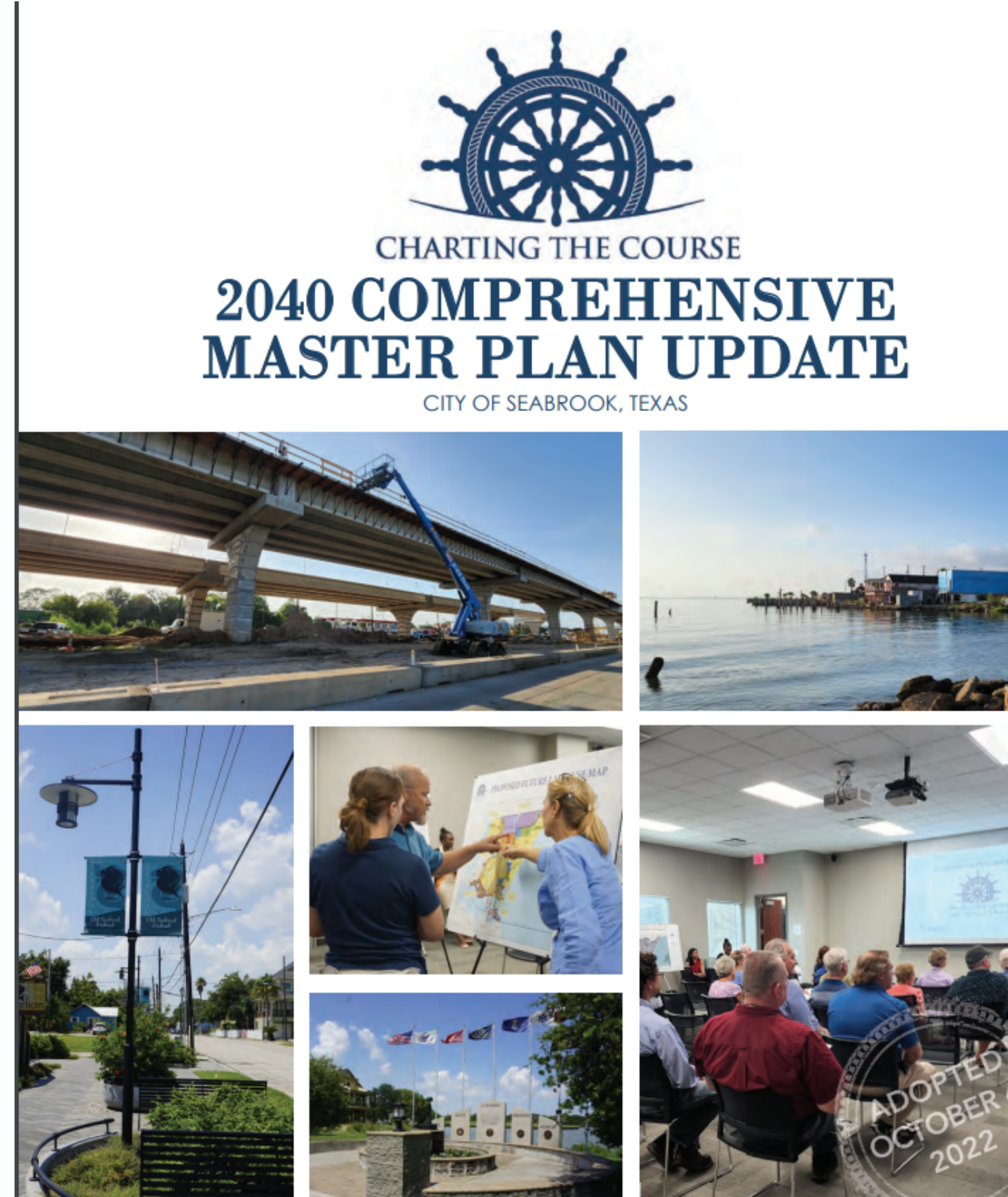


DEVELOPMENT

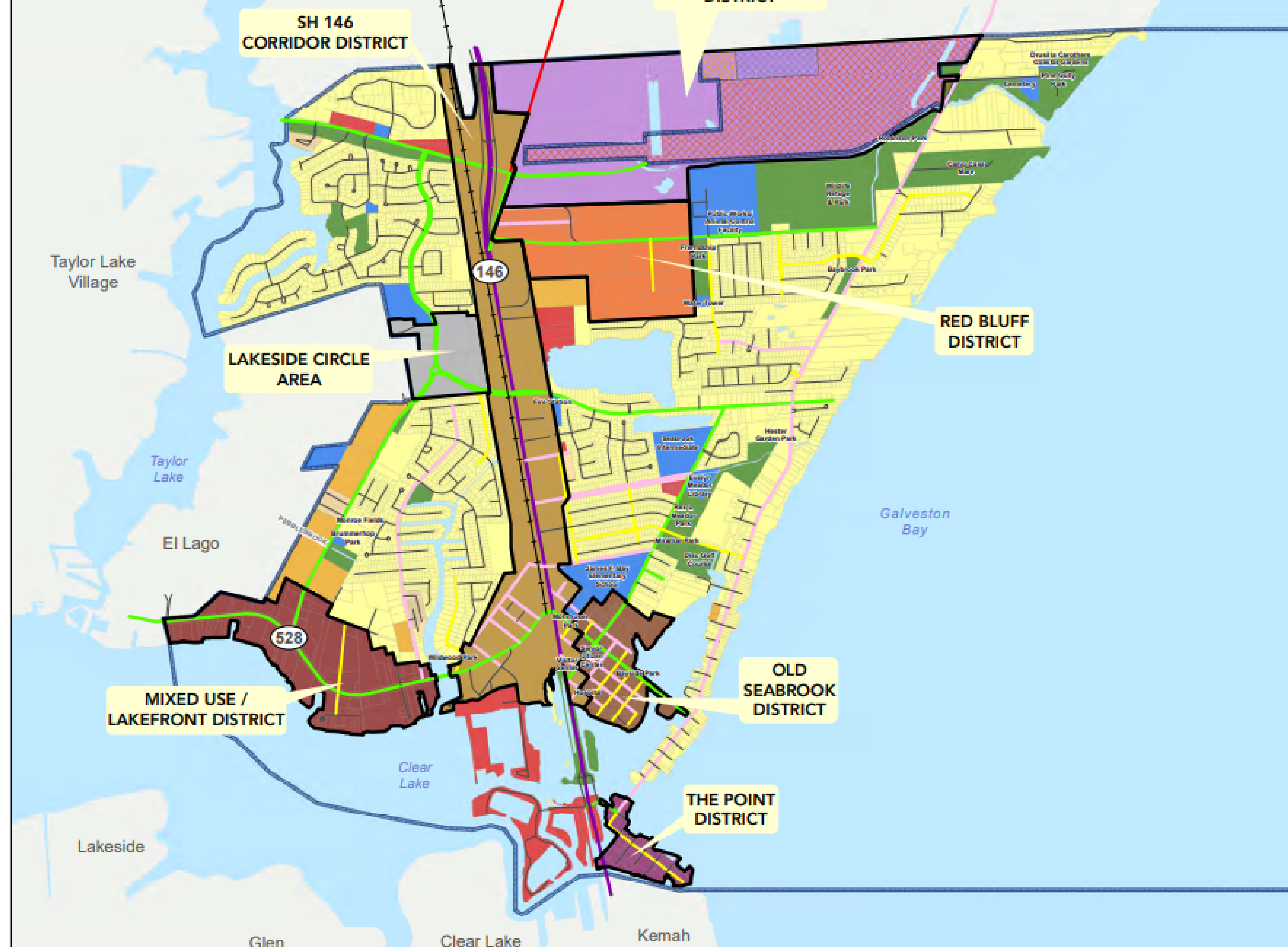
Comprehensive Plan for the City completed its update.

Available on the City's Website

- SH 146 Corridor
- Lakeside Circle Area
- Lakefront District



MAP 2.2 FUTURE LAND USE



- Low Density Residential
- Medium Density Residential
- High Density Residential
- Retail/Commercial
- Parks and Open Space
- Public/Semi-Public
- SH 146 Corridor District
- Red Bluff District
- Office Warehouse District
- Lakeside Circle Area
- Mixed Use Lakefront District
- Old Seabrook District
- The Point District
- Industrial District 1
- Industrial District 2
- Industrial District 3
- Controlled Access Facility
- Principal Arterial
- Minor Arterial
- Collector
- Industrial Street
- Local Street
- Seabrook City Limits

Note:
A comprehensive plan shall not constitute zoning regulations or establish zoning district boundaries.

Seabrook Plaza

Planned Unit Development

- 170 Room Compass by Margaritaville
- 10,000 sf + Event Center
- 76 Hotel/Condo Extended Stay
- 20,000 sf Restaurants facing Clear Lake



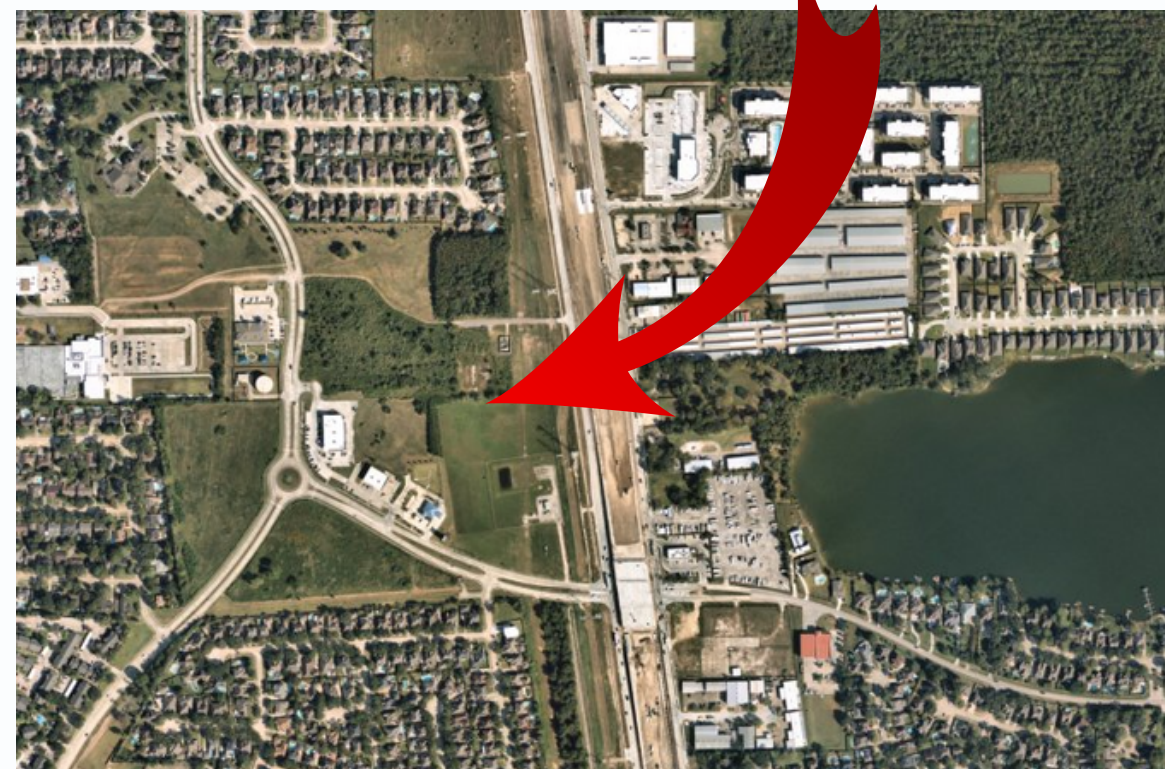
SEABROOK — PLAZA —

COMING SOON





EDGE AT SEABROOK TOWN CENTRE



- Multi-family unit of approximately 300 units
- 56,000 square feet of Retail Space
- Large Retail/Restaurant Sites on SH 146
- Pedestrian Path Interconnect
- Public Plaza and Greenspace with Golfcart Parking Lot



Highland Center

Proposed Planned Unit Development

- 200 + units
- Retail Space for a Restaurant





North Elevation Along Nasa Road 1



HIGHLAND RESOURCES, INC.

SHOPS AT THE COMMONS

- 28,600 square feet of new retail
- SH 146 Frontage



Residential Developments

313 new units
Luxury apartment homes
Seabrook Town Center
\$1000 – \$1600 / month
Ongoing project

75 new units
Single family homes
Bayway Homes
\$250k – \$400k
Ongoing project

48 units
Single family homes
Ellis Cove
\$250k – \$400k
Ongoing project

10 new units
Single family homes
Oak Alley Estates
\$250k – \$400k
Ongoing project

88 new units
Single family homes
Old Seabrook Village
\$250k – \$300k
Ongoing project

13 new unit
Single family homes
Ashley Ryann Subdivision
\$300k – \$400k

92 units
55+ affordable housing
Seaside Lodge - Phase 4
Under \$1000 / month
Under construction

90 units
55+ community
Chesapeake Bay - Phase 3
\$1000 – \$1600 / month
Under construction

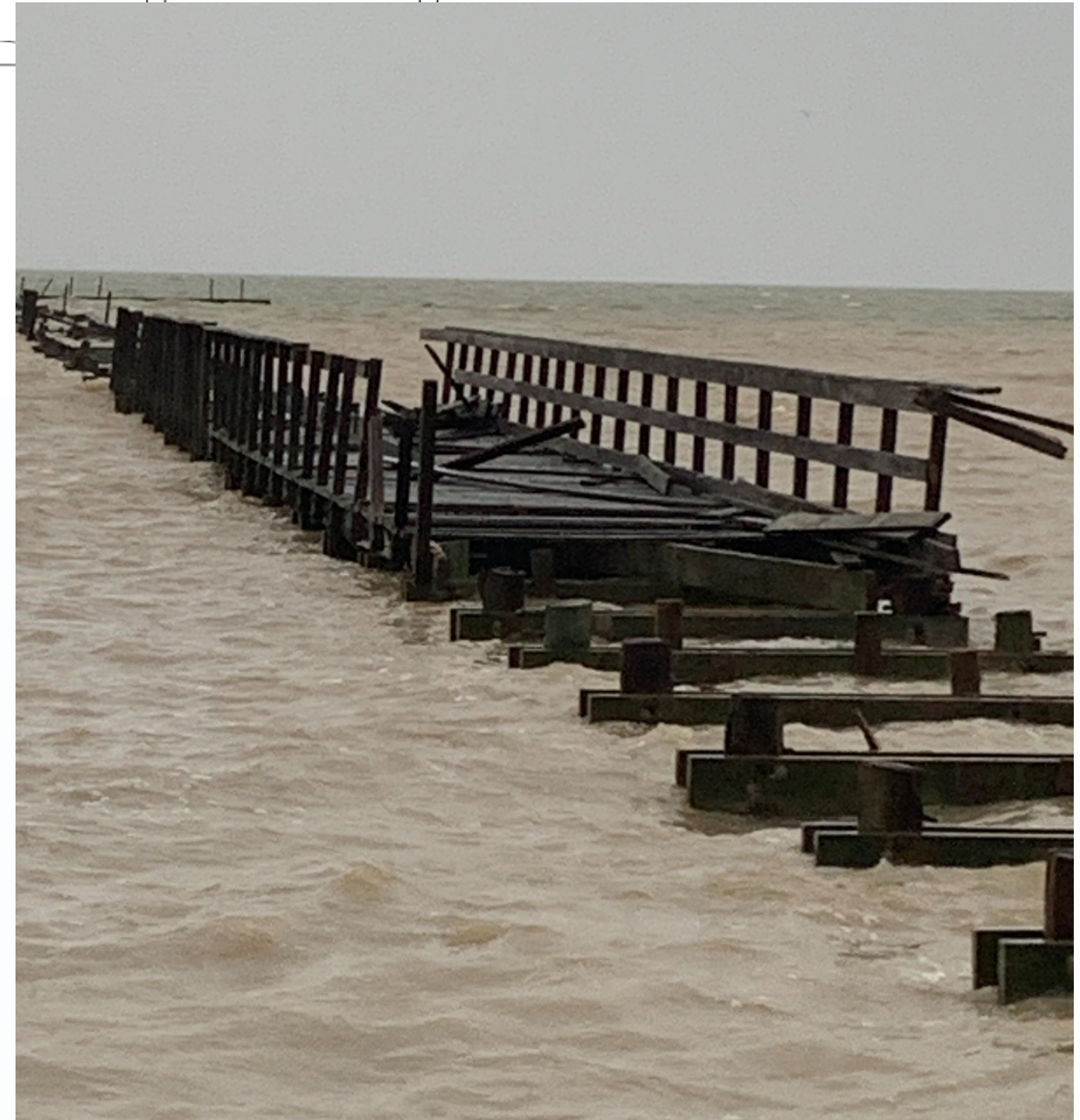
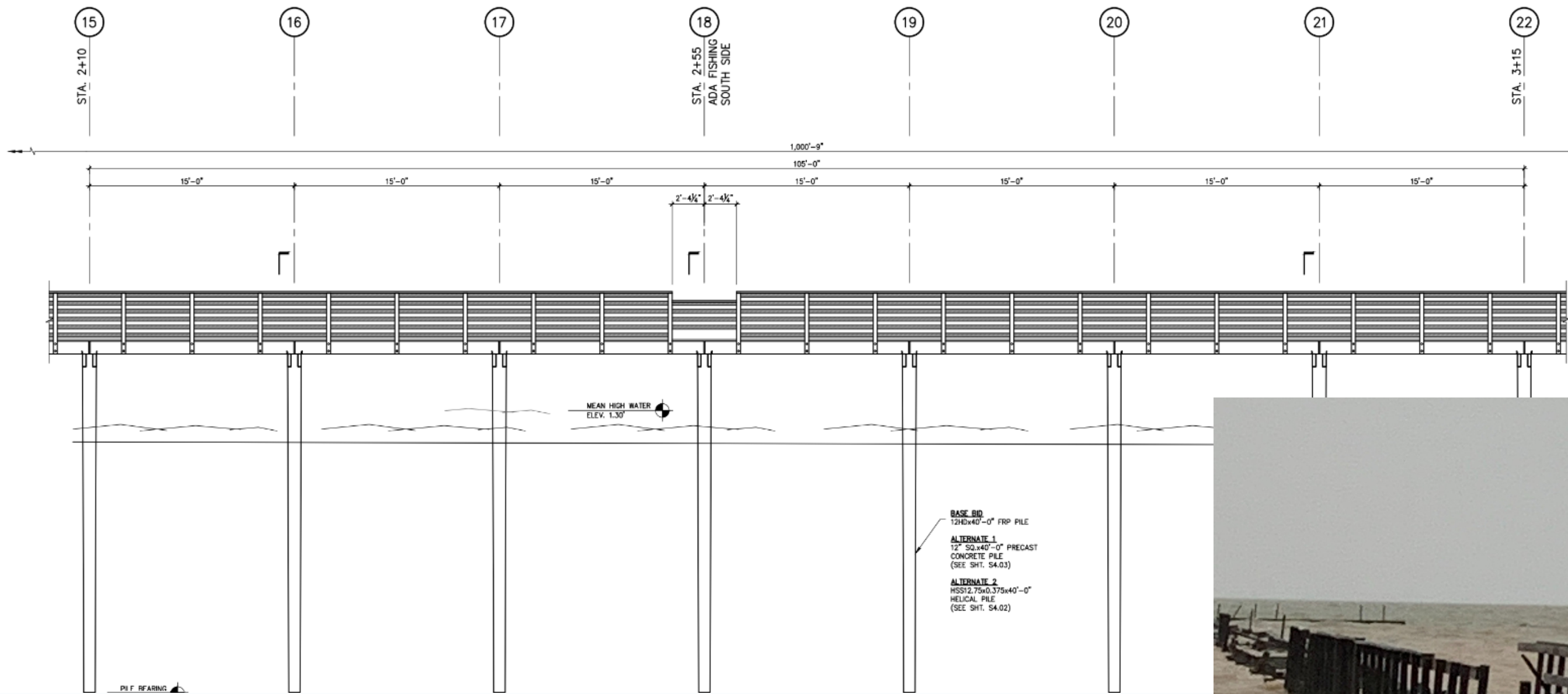


Wastewater Treatment Plant Retrofit

CONSTRUCTION PHASE IN PROGRESS



Parks and Open Space



Pine Gully Pier

- Fully designed
- Out for Bid Currently - Est \$2 million
- Harris County Grant \$500k
- Additional Funding Still Needed

Berm Trail



Thank You

QUESTIONS
