



**SEABROOK CITY COUNCIL  
NOTICE OF REGULAR CITY COUNCIL MEETING  
TUESDAY, SEPTEMBER 17, 2019 - 7:00 PM**

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 WILL MEET ON **TUESDAY SEPTEMBER 17, 2019 AT 7:00 PM** IN THE CITY HALL CITY COUNCIL CHAMBERS, 1700 1ST STREET, SEABROOK, TEXAS, TO DISCUSS, CONSIDER, AND IF APPROPRIATE, TAKE ACTION WITH RESPECT TO THE ITEMS LISTED BELOW.

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 FOR FURTHER INFORMATION.

**PLEDGE OF ALLEGIANCE**

**1. PRESENTATIONS**

**1.1** Presentation of a Certificate of Appreciation to the Seabrook Rotary Club for the donation of funds for the Bay Area Veterans' Memorial Flag Project. (Council / Cook)

**2. 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. When your name is called, please come to the podium and state your name and address clearly into the microphone before making your comments. Thank you.*

**2.1** Mayor, City Council, and/or members of City staff may make announcements about City/Community events. (Council)

**ATTACHMENT:** [Events Memo](#)

**3. SPECIFIC PUBLIC HEARINGS**

**3.1** Conduct a Public Hearing on adding "Restaurant-Fast Food" to Article 3, "Establishment of Zoning Districts and Associated Regulations", Section 3.15, "Comprehensive Land Use Regulation Matrix". (Landis)

**ATTACHMENT:** [Public Hearing Notice](#)

**3.2** Conduct a Public Hearing on proposed text changes to Appendix A, "Comprehensive Zoning", Article 3, "Establishment of Zoning Districts and Associated Regulations", Section 3.09, "SH 146 South Commercial District (146S)", Section 3.09.13 "Architectural Standards". (Landis)

**ATTACHMENT:** [Public Hearing Notice](#)

**3.3** Conduct a Public Hearing on proposed text changes to Appendix A, "Comprehensive Zoning", Article 3, "Establishment of Zoning Districts and Associated Regulations", Section 3.16, "SH 146 Main Commercial District (146M)", Section 3.16.13, "Architectural Standards". (Landis)

**ATTACHMENT:** [Public Hearing Notice](#)

**3.4** Conduct a Public Hearing to present the proposed FY 2019/20 Crime Control and Prevention District Budget. (Wright)

**ATTACHMENT:** [Public Hearing Notice](#)

**3.5** Conduct a Public Hearing to present the proposed FY 2019/20 Seabrook Economic Development Corporation Budget. (Chavez)

**ATTACHMENT:** [Public Hearing Notice](#)

**3.6** Conduct a Public Hearing to present the proposed FY 2019/20 General, Enterprise, and Special Funds Budgets. (Cook / Gibbs)

**ATTACHMENT:** [Public Hearing Notice](#)

**3.7** Conduct a Public Hearing to present the 2019 Tax Year Proposed Property Tax Rate for the City of Seabrook. (Cook / Gibbs)

**ATTACHMENT:** [Public Hearing Notice](#)

#### **4. CONSENT AGENDA**

**4.1** Approve on second reading proposed Ordinance 2019-19, "Amending the City of Seabrook City Code of Ordinances to Update 'Appendix B' 'Master Fee Schedule'". (Lenio)

**ATTACHMENTS:** [Ordinance 2019-19](#) [Appendix B Master Fee Schedule](#)

AN ORDINANCE AMENDING THE CODE OF THE CITY OF SEABROOK, TO UPDATE "APPENDIX B", ENTITLED, "MASTER FEE SCHEDULE" BY ADDING EMERGENCY MEDICAL SERVICES FEES AND NOTARY PUBLIC SERVICES FEES; UPDATING AND AMENDING FEES FOR PUBLIC INFORMATION RECORDS, PARKS FACILITY RENTALS, PARK ENTRANCE, COMMUNITY DEVELOPMENT, RESIDENTIAL/COMMERCIAL CONSTRUCTION, CONTRACTOR REGISTRATION, BUILDING DEPARTMENT ADMINISTRATIVE, PLAN REVIEW, PUBLIC WORKS - STREETS, SANITATION/GARBAGE COLLECTION AND UTILITY;

MAKING FINDINGS OF FACT; REPEALING AND REPLACING ALL REFERENCES TO SUCH FEES AND CHARGES IN ALL ORDINANCES OR RESOLUTIONS IN CONFLICT WITH THIS ORDINANCE; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR NOTICE AND EFFECTIVE DATE

**4.2** Approve the August 20, 2019 regular City Council minutes.  
(Lenio)

**ATTACHMENT:** [August 20, 2019 minutes](#)

**4.3** Approve the September 3, 2019 regular City Council minutes.  
(Lenio)

**ATTACHMENT:** [September 3, 2019 minutes](#)

## **5. NEW BUSINESS**

**5.1** Consider and take all appropriate action on first reading of proposed Ordinance 2019-20, "Restaurant-Fast Food" (Landis)

**ATTACHMENTS:** [Agenda Briefing](#) [Ordinance 2019-20](#) [Land Use Matrix](#) [PZ Report](#)

AN ORDINANCE AMENDING THE CODE OF THE CITY OF SEABROOK APPENDIX A, "COMPREHENSIVE ZONING", ARTICLE 3, "ESTABLISHMENT OF ZONING DISTRICTS AND ASSOCIATED REGULATIONS", SECTION 3.15 "COMPREHENSIVE LAND USE REGULATION MATRIX", BY ADDING "RESTAURANT-FAST FOOD" AS A "PERMITTED" USE WITHIN THE FOLLOWING LAND USE DISTRICTS: "MEDIUM COMMERCIAL (C-2)", "HEAVY COMMERCIAL (C-3)", "SH 146 SOUTH COMMERCIAL (146-S)", "SH146 MAIN COMMERCIAL (146-M)", "LIGHT INDUSTRIAL (LI)", "SEABROOK TOWN CENTER OVERLAY DISTRICT (STCOD)" AND AS A "CONDITIONAL USE" WITHIN THE FOLLOWING LAND USE DISTRICTS: "LIGHT COMMERCIAL (C-1)", "WATERFRONT ACTIVITY (WAD)", "MARINE ORIENTED MIXED USE (MMU)"; PROVIDING A PENALTY IN AN AMOUNT NOT TO EXCEED \$2000 FOR VIOLATION OF ANY PROVISION HEREOF BY INCLUSION INTO THE CODE; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES INCONSISTENT OR IN CONFLICT HEREWITH; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE

**5.2** Consider and take all appropriate action on first reading of proposed Ordinance 2019-21, "SH 146 S - deleting architectural standards" (Landis)

**ATTACHMENTS:** [Agenda Briefing](#) [Ordinance 2019-21](#) [Exhibit SH 146S](#) [PZ Report](#)

AN ORDINANCE AMENDING THE CODE OF THE CITY OF SEABROOK APPENDIX A, COMPREHENSIVE ZONING, ARTICLE 3, "ESTABLISHMENT OF ZONING DISTRICTS AND ASSOCIATED REGULATIONS", SECTION 3.09 "SH 146 SOUTH COMMERCIAL DISTRICT (146-S)", BY DELETING SECTION 3.09.13 "ARCHITECTURAL STANDARDS"; PROVIDING A PENALTY IN AN

AMOUNT NOT TO EXCEED \$2000 FOR VIOLATION OF ANY PROVISION HEREOF BY INCLUSION INTO THE CODE; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES INCONSISTENT OR IN CONFLICT HEREWITH; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE

**5.3** Consider and take all appropriate action on first reading of proposed Ordinance 2019-22, "SH 146 M - deleting architectural standards". (Landis)

**ATTACHMENTS:** [Agenda Briefing](#) [Ordinance 2019-22](#) [Exhibit SH 146M](#) [PZ Report](#)

AN ORDINANCE AMENDING THE CODE OF THE CITY OF SEABROOK APPENDIX A, COMPREHENSIVE ZONING, ARTICLE 3, "ESTABLISHMENT OF ZONING DISTRICTS AND ASSOCIATED REGULATIONS", SECTION 3.16 "SH 146 MAIN COMMERCIAL DISTRICT (146-M)", BY DELETING SECTION 3.16.13 "ARCHITECTURAL STANDARDS"; PROVIDING A PENALTY IN AN AMOUNT NOT TO EXCEED \$2000 FOR VIOLATION OF ANY PROVISION HEREOF BY INCLUSION INTO THE CODE; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES INCONSISTENT OR IN CONFLICT HEREWITH; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE

**5.4** Consider and take all appropriate action on first and final reading of proposed Ordinance 2019-23, "Seabrook Crime Control and Prevention District Budget for FY 2019/20." (Wright)

**ATTACHMENT:** [Ordinance 2019-23](#) [CCPD Budget](#)

**5.5** Consider and take all appropriate action on first and final reading of proposed Ordinance 2019-24, "Seabrook Economic Development Corporation Budget for FY 2019/20." (Chavez)

**ATTACHMENT:** [Ordinance 2019-24](#) [EDC Budget](#)

**5.6** Update of the City of Seabrook General, Enterprise, and Special Funds Budgets for FY 2018/19 and consider and take all appropriate action on first and final reading of proposed Ordinance 2019-25, "City of Seabrook General, Enterprise, and Special Funds Budgets for FY 2019/20". (Cook / Gibbs)

**ATTACHMENT:** [Ordinance 2019-25](#) [Operating Budget](#)

**5.7** Consider and take all appropriate action on proposed Resolution 2019-20, " Adoption of the City's Investment Policy". (Gibbs)

**ATTACHMENT:** [Resolution 2019-20](#)

**5.8** Consider and take all appropriate action on proposed Resolution 2019-21, "Nomination of a Candidate for the Board of Directors of the Harris County Appraisal District", to be submitted to HCAD no later than October 15, 2019. (Council)

**ATTACHMENTS:** [Letter from HCAD](#) [Resolution 2019-21](#)

**5.9** Consider and take all appropriate action on a Master Service Agreement between the City of Seabrook and the Center for Toxicology and Environmental Health (CTEH), LLC for as needed air quality monitoring, in the amount for labor and materials as seen in the attached Schedule of Professional Fees. (Galyean)

**ATTACHMENTS:** [Agenda Briefing](#) [Master Service Agreement](#)

## **6. ROUTINE BUSINESS**

**6.1** Update and report on various items that require no action, including SH 146 Expansion Project, City of Seabrook CIP Projects, City of Seabrook Grant Administration, and Legislative Updates. (Cook)

**6.2** Update on the 2019 Celebration Seabrook Festival. (Petersen)

**6.3** Update on the Contract between the City of Seabrook and the Clear Lake Emergency Medical Corps. (Goudie / Cook)

**6.4** Establish future meeting dates and agenda items. (Council)

THE CITY COUNCIL 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.

I certify that this notice was posted on the bulletin board on or before Friday, September 13, 2019 no later than 5:00 p.m. and that this notice will remain posted until the meeting has ended.

Stephanie Martinez  
Executive Administrative Assistant