

The City Council of the City of Seabrook met in regular session on Tuesday, February 21, 2017 at 7:00 p.m. in Seabrook City Hall, 1700 First Street, Seabrook, Texas to discuss, consider and if appropriate, take action on the items listed below.

THOSE PRESENT WERE:

GLENN R. ROYAL	MAYOR
ROBERT LLORENTE	COUNCIL PLACE NO. 1
MIKE GIANROSSO	COUNCIL PLACE NO. 2
GARY JOHNSON – Ex. Abs.	COUNCIL PLACE NO. 3
MELISSA BOTKIN	COUNCIL PLACE NO. 4
GLENN ADOVASIO	COUNCIL PLACE NO. 5
O.J. MILLER	MAYOR PRO TEM &
	COUNCIL PLACE NO. 6
GAYLE COOK	CITY MANAGER
SEAN LANDIS	DEPUTY CITY MANAGER
STEVE WEATHERED	CITY ATTORNEY
ROBIN HICKS	CITY SECRETARY

Mayor Royal called the meeting to order at 7:00 p.m. and led the audience in the United States and Texas Pledge of Allegiance.

1. PRESENTATIONS

1.1 Presentation of a Certificate of Appreciation to Bayway Homes, Inc. for recent tree donation. (Royal)

Mayor Royal presented the certificate of recognition and talked about the tree donation.

2. PUBLIC COMMENTS AND ANNOUNCEMENTS - None

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.

42
43 **2.1** Mayor, City Council and/or members of the city staff may make announcements
44 about city/community events. (Council)
45

46 Councilmember Giangrosso announced several events, including: Men Who
47 Cook; Tai Chi for beginners at Carothers; FY2017-2018 HOT special event sponsorship
48 applications; Seabrook Association Membership Drive; Basic Drawing for Kids at
49 Carothers; and the Seabrook Lucky Trail 5k and half Marathon.
50

51 **3. SPECIFIC PUBLIC HEARINGS**
52

53 **3.1** Conduct a Public Hearing on a request to change the zoning classification from the
54 current classification of C-2 (Commercial - Medium District) to R3 (Medium Density
55 Residential District). The property being located at 3802 Nasa Road One, and
56 being described as being a 1.100 acres tract, being out of a 3.2777 acre tract of land out
57 of a called 3.28 acre tract, as recorded in a deed in Harris County Clerks File No.
58 20070061149 and being the portion of the 3.2777 acre tract entirely within the City of
59 Seabrook, Harris County, Texas. This property is located immediately north of Nasa
60 Parkway, west of Repsdorph Road and is adjacent to the City of Seabrook city limits.
61 (Landis)
62

63 Mayor Royal opened the public hearing.
64

65 Sean Landis, Deputy City Manager, explained that Council is familiar with this
66 request. The apartments were constructed when they were still allowed by right in C-2,
67 and PZ and Council agreed to change the zoning to R-3 so that the apartment owners can
68 get financing because the apartments will not be grandfathered anymore. Only a small
69 portion is actually inside the City limits (see map). The Planning & Zoning Commission
70 unanimously recommended the rezone.
71

72 No speakers came forward to comment at the Public Hearing
73

74 The Mayor closed the Public Hearing.
75
76
77
78

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83
84 **3.2** Conduct a Public Hearing on proposed text changes to Appendix A,
85 "Comprehensive Zoning", Article 6 "Sign Standards", Section 6.04.02, "Exempt signs",
86 Subsection B, "Other on-premises real estate signs". (Landis)

87
88 Mayor Royal opened the public hearing.

89
90 Sean Landis, Deputy City Manager, stated that this is a request from the developer
91 along with a current City Council member. The allowance for real estate signs, if on a
92 large tract of property, is quite small, and the Planning & Zoning Commission
93 acknowledged that assessment.

94
95 The Planning & Zoning Commission unanimously recommended:

- 96
97
 - Placement is no closer than 25 ft from another free standing sign
 - Placement is 10ft from the front and side property lines
 - Up to 3 signs allowed on tracts of more than 5 acres
 - No more than 1 sign on tracts up to 5 acres in size
 - Signs are to be removed within 30 days of completion of construction or

102 sale of property

103
104 No speakers came forward to speak.

105
106 Mayor Royal closed the public hearing.

107
108 **4. CONSENT AGENDA**

109
110 **4.1** Approve on second reading proposed Ordinance 2017-05, "Truck Routes
111 Established." (Cook)

112
113 AN ORDINANCE AMENDING THE CODE OF THE CITY OF SEABROOK,
114 CHAPTER 90 "TRAFFIC AND VEHICLES", BY CREATING A NEW ARTICLE VIII,
115 ENTITLED "TRUCK ROUTES", PROVIDING FOR DEFINITIONS, DESIGNATED
116 ROUTES, COMPLIANCE, AND EXCEPTIONS; PROVIDING FOR A PENALTY IN
117 AN AMOUNT OF NOT MORE THAN TWO HUNDRED DOLLARS (\$200.00) FOR
118 VIOLATION OF ANY PROVISIONS HEREOF BY INCLUSION INTO THE CODE;
119 REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES INCONSISTENT
120 OR IN CONFLICT HERewith; PROVIDING FOR SEVERABILITY; AND
121 PROVIDING FOR NOTICE
122

123 **4.2** Approve on second reading proposed Ordinance 2017-07, "Seaside RV Resort and
124 Cabanas PUD". (Landis)

125
126 AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE CITY OF
127 SEABROOK, APPENDIX A, "COMPREHENSIVE ZONING", ARTICLE 2,
128 "ADMINISTRATION", SECTION 2.05, "OFFICIAL ZONING MAP", BY REZONING
129 APPROXIMATELY 8.822 ACRES TRACT, SITUATED IN ABSTRACT 52, OF THE
130 RITSON MORRIS SURVEY, IN SEABROOK, HARRIS COUNTY, TEXAS,
131 LOCATED IMMEDIATELY EAST OF OLD HIGHWAY 146 AND NORTH OF RED
132 BLUFF ROAD, BEING MORE PARTICULARLY DESCRIBED BY METES AND
133 BOUNDS IN EXHIBIT "A," FROM "C-2," MEDIUM COMMERCIAL DISTRICT, TO
134 PLANNED UNIT DEVELOPMENT, "PUD," FOR A RV PARK CONSISTING OF 90
135 "CLASS A" RV SITES AND 40 "RENTAL CABANAS"; PROVIDING FOR AN
136 AMENDMENT OF THE CITY'S OFFICIAL ZONING MAP; REPEALING ALL
137 ORDINANCES OR PARTS OF ORDINANCES INCONSISTENT OR IN CONFLICT
138 HERewith; PROVIDING FOR A PENALTY IN AN AMOUNT NOT TO EXCEED
139 \$2,000 FOR EACH DAY OF VIOLATION OF ANY PROVISION HEREOF BY
140 INCLUSION INTO THE CODE; AND PROVIDING FOR SEVERABILITY

141
142 **4.3** Approve proposed Resolution 2017-03, "Acceptance of a New 15' Drainage
143 Easements from Bayway Homes, Inc. in exchange for City Abandonment/Release to
144 Abutting Owner of Prior Drainage/Temporary Construction Easements". (Landis)

145
146 A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SEABROOK, TEXAS,
147 DETERMINING THAT ABANDONMENT/RELEASE OF PRIOR CITY
148 DRAINAGE/TEMPORARY CONSTRUCTION EASEMENTS TO ABUTTING
149 OWNER, IN EXCHANGE FOR ACCEPTANCE OF NEW EASEMENTS IS NOW
150 NECESSARY FOR THE PLACEMENT OF PUBLIC UTILITIES AND PUBLIC
151 IMPROVEMENT PROJECTS; APPROVING THE ACCEPTANCE OF SAID 15'
152 DRAINAGE EASEMENTS FROM BAYWAY HOMES, INC., PROPERTY OWNER
153 OF A TRACT OF LAND CONTAINING 0.0334 ACRES, AND 0.0128 ACRES,
154 BEING OUT OF RESERVE "A", AMENDING PLAT NO. 2, PARKER'S LAKE,
155 RECORDED IN FILM CODE NO. 658079 OF THE MAP RECORDS OF HARRIS
156 COUNTY, TEXAS, AS MORE PARTICULARLY DESCRIBED HEREIN AND
157 AUTHORIZING ABANDONMENT/RELEASE TO SAID ABUTTING OWNER OF
158 PRIOR CITY EASEMENTS IN EXCHANGE FOR NEW SUBJECT EASEMENTS

159
160 **4.4** Approve the Clear Lake Emergency Medical Corps (CLEMC) monthly report for
161 January 2017. (Hunter)

162
163 **4.5** Approve the Seabrook Volunteer Fire Department (SVFD) monthly report for
164 January 2017. (Gutaker)

165 4.6 Approve the Seabrook Police Department monthly report for January 2017.
166 (Wright)

167
168 4.7 Approve the Seabrook Building Department monthly report for January 2017.
169 (Landis)

170
171 4.8 Approve an excused absence for Melissa Botkin for the February 7, 2017 regular
172 City Council meeting. (Hicks)

173
174 4.9 Approve minutes of the January 17, 2017 regular City Council meeting. (Hicks)

175
176 4.10 Approve minutes of the February 7, 2017 regular City Council meeting. (Hicks)

177
178 ***END OF CONSENT AGENDA***

179
180 Motion was made by Councilmember Adovasio and seconded by Councilmember Miller

181
182 To approve the Consent Agenda as presented.

183
184 MOTION CARRIED BY UNANIMOUS CONSENT

185
186 **5. NEW BUSINESS**

187
188 5.1 Consider and take all appropriate action on first reading of proposed Ordinance
189 2017-09, "Amendment to the Official Zoning Map to Rezone 1.100 Acres of Land
190 situated North of Nasa Parkway, West of Repsdorph Road, and Adjacent to the City of
191 Seabrook City Limits From C-2 (Commercial-Medium) to R-3 (Residential-Medium
192 Density)". (Landis)

193
194 AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF
195 SEABROOK WHICH IS PART OF THE SEABROOK CITY CODE OF
196 ORDINANCES, APPENDIX A, "COMPREHENSIVE ZONING", ARTICLE 2,
197 "ADMINISTRATION", SECTION 2.05, "OFFICIAL ZONING MAP", BY REZONING
198 THE PROPERTY LOCATED AT 3802 NASA ROAD ONE, 1.100 ACRES, BEING
199 OUT OF A 3.2777 ACRE TRACT OF LAND OUT OF A CALLED 3.28 ACRE
200 TRACT, AS RECORDED IN A DEED IN HARRIS COUNTY CLERKS FILE NO.
201 20070061149 AND BEING THE PORTION OF THE 3.2777 ACRE TRACT
202 ENTIRELY WITHIN THE CITY OF SEABROOK, HARRIS COUNTY, TEXAS, AS
203 MORE PARTICULARLY DESCRIBED IN EXHIBIT "A", INCORPORATED BY
204 REFERENCE, FROM C-2 COMMERCIAL-MEDIUM DISTRICT TO R-3
205 RESIDENTIAL-MEDIUM DENSITY DISTRICT; REQUIRING THAT THE ZONING
206 MAP BE AMENDED TO REFLECT THIS AMENDMENT; MAKING SPECIFIC

FINDINGS RELATING TO REZONING OF SUCH TRACT; PROVIDING A PENALTY IN AN AMOUNT OF NOT MORE THAN \$2,000.00 FOR VIOLATION OF ANY PROVISIONS HEREOF BY INCLUSION INTO THE CODE; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES INCONSISTENT OR IN CONFLICT HEREWITH; AND PROVIDING FOR SEVERABILITY

Motion was made by Councilmember Miller and seconded by Councilmember Giangrosso

To approve on first reading of proposed Ordinance 2017-09, "Amendment to the Official Zoning Map to Rezone 1.100 Acres of Land situated North of Nasa Parkway, West of Repsdorph Road, and Adjacent to the City of Seabrook City Limits From C-2 (Commercial-Medium) to R-3 (Residential-Medium Density)".

MOTION CARRIED BY UNANIMOUS CONSENT

5.2 Consider and take all appropriate action on first reading of proposed Ordinance 2017-10, "Updating and Amending the Sign Standards". (Landis)

AN ORDINANCE AMENDING THE CODE OF THE CITY OF SEABROOK APPENDIX A, COMPREHENSIVE ZONING, ARTICLE 6, "SIGN STANDARDS", SECTION 6.04 "EXEMPT SIGNS", BY AMENDING SUBSECTION 6.04.02 (B) "OTHER ON-PREMISES REAL ESTATE SIGNS"; 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

Motion was made by Councilmember Giangrosso and seconded by Councilmember Adovasio

To approve on first reading of proposed Ordinance 2017-10, "Updating and Amending the Sign Standards".

MOTION CARRIED BY UNANIMOUS CONSENT

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248 **5.3** Consider and take all appropriate action on staff's recommendation to reject the
249 current bids for the Pool Management RFP Project No. 2017-01. The bid received
250 exceeded the funds available for the project. (Padgett)
251

252 Kevin Padgett, Assistant Director of Public Works, stated that staff recommends
253 rejection of the current bid because it exceeded what is in the budget for this line item.
254 The only bid received came in at \$91,000 and there is around \$63,000 in the budget for
255 pool staffing. Bids went out so that staff could see what was available for pool
256 management and staffing, as sometimes filling temporary summer positions can be an
257 issue. A Management company would have the resources to pull applicants from other
258 job pools in other areas. The budget is lower than actual costs because four years ago the
259 City was able to hire a management company for \$54,000. The last 3 years have been
260 managed in house, and this year, 2017, will also be managed in house.
261

262 Motion was made by Councilmember Giangrosso and seconded by Councilmember
263 Botkin
264

265 To approve staff's recommendation to reject the current bids for the Pool Management
266 RFP Project No. 2017-01.
267

268 MOTION CARRIED BY UNANIMOUS CONSENT
269

270 **6. ROUTINE BUSINESS** 271

272 **6.1** Reports and announcements concerning items of community interest. No discussion
273 or action will be taken by Council.
274

275 Council Liaisons: (put the names of the representatives on each report)
276

277 a. **Bay Area Houston Convention & Visitors Bureau** – The Board went through the
278 RFP process for a marketing company, and 11 RFP's were submitted. The Board
279 narrowed down the submissions to four (4) and agreed on one (1). Once in place, the
280 selected company will do all the marketing and everything for the CVB.
281

282 b. **Bay Area Houston Economic Partnership** – BAHEP hosted the annual banquet
283 February 3, and Senator Larry Taylor was honored with the 2017 Quasar Award.
284

285 c. **Bay Area Transportation Partnership** –\$50 billion has been invested in this
286 region in the last 5 years and this year all the industrial plants are coming online, which
287 will bring heavy haul issues to the area. It is a big win that TXDOT is investing in this
288 entire region with several road construction projects, including the Hwy 146 expansion.
289

d. **Clear Lake Emergency Medical Corps** – The Board is conducting a review of the employees procedure manual at this time and watching the budget carefully. Some employees have been laid off; however, the overall financial picture is good right now. If customers/patients pay on time, there should not be additional financial problems. At some point, CLEMC will have to leave the current building, so the Board is in ongoing preliminary negotiations with Webster.

e. **Economic Alliance, Port Region** – see the report for Bay Area Transportation Partnership above.

f. **Galveston Bay Foundation** –The Foundation has agreed to continue support to dredge out the San Jacinto river, with following up with the EPA.

g. **Hotel Tax Liaison Committee** – no report

h. **Houston-Galveston Area Council** – no report

6.2 Approve the Action Items Checklist which is attached and made a part of this Agenda.

TXDOT – Gayle Cook, City Manager, stated that the Economic Development Department held a meeting this morning with Seabrook businesses (40 business were represented), two TXDOT relocation agents, and a representative from Cobb Fendley who handles ROW acquisition. The City is working with TXDOT to schedule hearings at City Hall so that property owners do not have to drive to Houston. Popeye's, Valentine's, Whataburger, Autozone, and Tookie's Hamburgers are scheduled for hearings through June. As of today over 15 properties have closed (in addition to those going to hearing) and 80% of the negotiations is completed on the East side. The relocation agents were the most powerful in the meeting and explained the benefits available to the businesses for relocation assistance. Many questions were answered, and overall the meeting was successful. Staff also attended a kickoff meeting today regarding utility line relocates. The City has water and sewer lines in the Hwy 146 right-of-way that will have to be relocated for this project. Union Pacific has now signed an agreement with TXDOT and all funding is now available, so all the pieces are in place. Moving pipelines will be a tremendous undertaking. Next year will be a race for TXDOT to get this work completed. TXDOT is at 30% design. August will be 60% design, all hydraulics. January 2018 is supposed to be at 90% (so all agreements will be signed by that date). Council complimented Ms. Cook on a nice job today.

Project updates – Ms. Cook explained that the City has received lots of questions regarding the move of the water tank. There will still be more to come after the completion of the move with landscaping and improvements to the exterior of the tank. questions, The new Public Works complex is still moving along and the anticipated completion is April. It's a tremendous facility; Everything is going well out there. Hester Gully project bids are being reviewed. The Todville work is at the engineering phase and there is no start date at this point. It is a very difficult project and the elevation is difficult.

Motion was made by Councilmember Botkin and seconded by Councilmember Miller

To approve the Action Items Checklist.

MOTION CARRIED BY UNANIMOUS CONSENT

6.3 Establish future meeting dates and agenda items.

February 28 will be a joint meeting with EDC to hear a presentation by SWA

March 21 will be a joint meeting with P&Z for two public hearings on two different PUDs.

Upon motion duly made and seconded, Mayor Royal adjourned the meeting at 7:35p.m.

Approved this 21st day of March 2017.



Robin Hicks, TRMC
City Secretary


O.J. Miller
Mayor Pro Tem