



**SEABROOK CITY COUNCIL
NOTICE OF REGULAR CITY COUNCIL MEETING
TUESDAY, DECEMBER 5, 2017 - 7:00 PM**

**For city information visit www.seabrooktx.gov
For SH 146 updates visit www.sh146.com**

NOTICE IS HEREBY GIVEN THAT THE SEABROOK CITY COUNCIL WILL MEET ON **TUESDAY DECEMBER 5, 2017 AT 7:00 PM** IN THE CITY HALL CITY COUNCIL CHAMBERS, 1700 FIRST 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) 291-5600 OR FAX (281) 291-5690 FOR FURTHER INFORMATION.

PLEDGE OF ALLEGIANCE

1. PRESENTATIONS

1.1 Presentation of the Matching Mini Mural Grant check to the City of Seabrook from the San Jacinto Texas Historic District and the Economic Alliance Houston Port Region Quality of Life Task Force. (Dearman)

1.2 Presentation of the post event report for the 2017 Saltwater Derby. (Botkin)

1.3 Presentation of the post event report for the 2017 Celebration Seabrook Festival. (Dearman)

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 the city staff may make announcements about city/community events. (Council)

3. BID AWARDS

3.1 Consider and take all appropriate action on Bid Award for RFP 2018-04 to staff recommended H2O Partners, Austin, Texas for Disaster Recovery Services and Financial and Grant Management Support. (Cook / Gibbs / Galyean)

ATTACHMENT: [Agenda Briefing](#) [Proposal](#) [Matrix](#) [Staff Recommendation](#)

4. CONSENT AGENDA

4.1 Approve on second reading proposed Ordinance 2017-45, "The Commons at Seabrook Modified PUD". (Landis)

ATTACHMENT: [Ordinance 2017-45](#)

AN ORDINANCE AMENDING ORDINANCE 2013-23 APPROVING "THE COMMONS AT SEABROOK PUD" LOCATED AT 3300 BAYPORT BOULEVARD GENERALLY NORTH OF SEABROOK CIRCLE AND SOUTH OF BAYVIEW DRIVE, BEING SITUATED IN THE RITSON MORRIS SURVEY, ABSTRACT NUMBER 52, HARRIS COUNTY, TEXAS CONSISTING OF APPROXIMATELY 22.609 ACRES OUT OF THE RUGGLES SUBDIVISION, HARRIS COUNTY, TEXAS ACCORDING TO THE MAP/PLAT RECORDED IN VOLUME 5, PAGE 30 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS BY REVISING THE PLANNED UNIT DEVELOPMENT ("PUD") PLAN, REGULATIONS, RESTRICTIONS AND CONDITIONS ("PLAN") ONLY IN RELATION TO THE MODIFICATION TO "EXHIBIT E" PERMITTED LAND USES, TO ALLOW FUEL AND CONVENIENCE STORE AS AN ADDITIONAL PERMITTED LAND USE TO BE PERMITTED ONLY ON RESERVE "B", SUBJECT TO DETAILED DESIGN STANDARDS AND REGULATIONS FOR SUCH USE AS PROVIDED HEREIN; AND APPROVING MODIFICATION OF THE PREVIOUSLY APPROVED 30,000 SQ. FT RETAIL BUILDING LOCATED ON RESERVE "D" TO ALLOW DIVISION OF THE FOOTPRINT OF THE BUILDING INTO TWO INDIVIDUAL STRUCTURES, AS DEPICTED IN THE REVISED PLAN ATTACHED HERETO AS EXHIBIT "F"; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES INCONSISTENT OR IN CONFLICT HERewith; PROVIDING FOR A PENALTY IN AN AMOUNT NOT TO EXCEED \$2,000 FOR EACH DAY OF VIOLATION OF ANY PROVISION HEREOF BY INCLUSION INTO THE CODE; AND PROVIDING FOR SEVERABILITY

4.2 Approve on second reading proposed Ordinance 2017-46, "Issuance of Conditional Use Permit to Allow a Bar at 5735 Bayport Boulevard in the C-2 Medium Commercial District". (Landis)

ATTACHMENT: [Ordinance 2017-46](#)

AN ORDINANCE AMENDING THE CODE OF THE CITY OF SEABROOK, APPENDIX A, COMPREHENSIVE ZONING, ARTICLE 12, "TEMPORARY AND NONTEXT CHANGES," SECTION 12.03, BY ADDING A NEW PARAGRAPH TWENTY THREE (23), GRANTING A CONDITIONAL USE PERMIT ALLOWING FOR A BAR AT 5735 BAYPORT BOULEVARD WITHIN A C-2 (MEDIUM COMMERCIAL) DISTRICT OF THE CITY; PROVIDING A PENALTY IN AN AMOUNT NOT TO EXCEED \$2,000 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

4.3 Approve on second reading proposed Ordinance 2017-47, "Amendment to the Official Zoning Map to Rezone 7.0899 Acres of Lots 12, 13, 14, and 15 of Ruggles Subdivision, Abstract 52, Ritson Morris Survey, Harris County, Texas, located West of Lakeside Drive, immediately East of Seabrook City Limits and North of Seabrook Circle from R-1 to C-2". (Landis)

ATTACHMENT: [Ordinance 2017-47](#)

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF SEABROOK WHICH IS PART OF THE SEABROOK CITY CODE OF ORDINANCES, APPENDIX A, "COMPREHENSIVE ZONING", ARTICLE 2, "ADMINISTRATION", SECTION 2.05, "OFFICIAL ZONING MAP", BY REZONING THE PROPERTY LOCATED ON TRACT 31, BEING AN 7.0899 ACRES TRACT OF LAND SITUATED IN THE RITSON MORRIS SURVEY, ABSTRACT 52, HARRIS COUNTY, TEXAS, AND BEING OUT OF AND A PART OF LOTS 12, 13, 14, AND 15 OF RUGGLES SUBDIVISION AS RECORDED IN VOLUME 5 AT PAGE 30 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS, AS MORE SPECIFICALLY DESCRIBED IN EXHIBIT "A" ATTACHED HERETO AND INCORPORATED BY REFERENCE, FROM R-1 ("SINGLE-FAMILY DETACHED RESIDENTIAL DISTRICT") TO C-2 ("MEDIUM COMMERCIAL DISTRICT"); REQUIRING THAT THE ZONING MAP BE AMENDED TO REFLECT THIS REZONING; 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

4.4 Approve City inquiry to Harris County Appraisal District, and its response, in relation to HCAD's errors on the 2017 Certified Tax Roll, resulting in erroneous property assessments.

ATTACHMENTS: [Agenda Briefing](#) [HCAD letter](#)

4.5 Approve the minutes of November 21, 2017 regular City Council meeting. (Hicks)

ATTACHMENT: [November 21, 2017](#)

5. NEW BUSINESS

5.1 Consider and take all appropriate action on a request from the Gulf Coast Film & Video Festival for an additional \$2500 from Hotel Occupancy Tax funds allocated in the 2017-2018 Budget. The subsequent expenditure will directly enhance and promote tourism and the convention and hotel industry and promote the arts, as required by Texas Tax Code, Section 351.101. (Dearman / Wixon)

ATTACHMENT: [Funding Request](#) [2017_2018 Funding Application](#)

5.2 Consider and take all appropriate action on a Professional Services Agreement between the City of Seabrook and H2O Partners, Austin, Texas, with a term to extend until formally terminated, in an amount not to exceed \$50,000. Form 1295 has been completed and submitted. (Cook)

ATTACHMENT: [Agenda Briefing](#)

6. ROUTINE BUSINESS

6.1 Approve the Action Items Checklist which is attached and made a part of this Agenda. (Council)

ATTACHMENT: [Action Items Checklist](#)

6.2 Update on Hurricane Harvey expenses and claims, and all other associated items. (Gibbs / Garza)

6.3 Establish future meeting dates and agenda items. (Council)

7. EXECUTIVE SESSION

7.1 Section 551.072

Conduct a closed executive session to discuss the purchase, lease, exchange, and/or value of real property in closed session due to potential detrimental effect on City in negotiations with third party if conducted in open session, as provided by Section 551.072 of the Texas Government Code. (Cook)

8. OPEN SESSION

8.1 Consider and take all appropriate action on the purchase, lease, exchange, and/or value of real property as discussed in closed executive session. (Cook)

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, December 1, 2017 no later than 5:00 p.m. and that this notice will remain posted until the meeting has ended.

Robin Hicks, TRMC
City Secretary