



**SEABROOK CITY COUNCIL
NOTICE OF REGULAR CITY COUNCIL MEETING
TUESDAY, FEBRUARY 20, 2024 - 6:00 PM**

For city information visit www.seabrooktx.gov
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NOTICE IS HEREBY GIVEN THAT THE SEABROOK CITY COUNCIL WILL MEET ON **TUESDAY, FEBRUARY 20, 2024 AT 6:00 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.

PLEDGE OF ALLEGIANCE

1. 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 Texas 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.

REGISTER ONLINE TO SPEAK IN PERSON DURING PUBLIC COMMENTS:
[www.seabrooktx.gov/speaker - registration](http://www.seabrooktx.gov/speaker-registration)

1.1 Mayor, City Council and/or members of the City staff may make announcements about City/Community events. City Council

2. SPECIFIC PUBLIC HEARING

2.1 Conduct a public hearing on a request to take all appropriate action on a request for approval of a Preliminary Planned Unit Development (PUD), to create, "5815 Old Hwy 146 Monroe Quiet Warehousing Project", comprising of two 23,980 square feet tilt wall constructed warehouses located on a 3.695-acre tract of land. *Sean Landis, Deputy City Manager | Planning and Zoning Director*

2.2 Conduct a public hearing on a request to amend the Code of Ordinances of the City of Seabrook, Appendix A, "Comprehensive Zoning", Article 4, "Special Use Regulation", by creating a new Section 4.27 entitled "Portable On-Demand Storage Container" to establish associated regulations. *Sean Landis, Deputy City Manager | Planning and Zoning Director*

2.3 Conduct a public hearing on a request to amend the Seabrook City Code of Ordinance by revising Chapter 18 "Building and Building Regulations", more specifically, Section 18-121 "Building Code-Adoption", Section 18-122 "Same-Amendments", Subsection Ten (10) "Windstorm Standard"; and Section 18-123 "One-Family and Two Family Dwelling Code-Adopted", Section 18-124 "Same-Amendments", Subsection Six (6) "Windspeed", by modifying, the wind design standard from 155 miles per hour (Ultimate Design Wind Speed), to 150 miles per hour (Ultimate Design Wind Speed). *Sean Landis, Deputy City Manager | Planning and Zoning Director*

2.4 Conduct a public hearing on a request to an amendment to the Seabrook City Code, Appendix A, "Comprehensive Zoning", Article 3, "Establishment of Zoning Districts and Associated Regulations", Section 3.02 "R-LD Low Density Single-Family Residential District", Section 3.03 "R-1 Single-Family Detached Residential District", Section 3.04 "R-2 Single-Family Detached Residential District (Small Lots)", Section. 3.05 "R-3 Medium Density Residential District", and Section 3.12 "OS Old Seabrook District" by creating a new Section titled "Outside Storage", establishing regulations concerning the outside placement of an item within the front yard of a residential use for a period more than seventy-two (72) hours during a twelve-month period. *Sean Landis, Deputy City Manager | Planning and Zoning Director*

3. BOARDS AND COMMISSIONS

3.1 Consider and take all appropriate action on reappointment of three members to the Ethics Review Commission, for terms to expire January 1, 2025.

4. PRESENTATIONS

4.1 Presentation of the quarterly report by the Open Space and Trails Committee. - *Monica Comeaux/Chair*

4.2 Public Safety Annual Report for 2023 *Rolf Nelson, Police Chief*

4.3 Hear a presentation on an update for the Planned Unit Development (PUD) to create "Seabrook Plaza Planned Unit Development" consisting of a boutique hotel, extended stay hotel, conference center and ballroom, approximately 25,000 sq. ft. of retail space, and a luxury multi-family apartment complex of approximately 260 units located on an approximately 11.096 acre tract of land. *Gayle Cook, City Manager*

5. CONSENT AGENDA

5.1 Approve the minutes of the December 16, 2021, February 7, 2024, and February 13, 2024 City Council meetings.

5.2 Consider and take all appropriate action on the approval of Resolution 2024-07 Denial of CenterPoint's Statement of Intent Filing to Change Rates

6. NEW BUSINESS

6.1 Consider and take all appropriate action on a request for approval of a Preliminary Planned Unit Development (PUD), to create, "5815 Old Hwy 146 Monroe Quiet Warehousing Project", comprising of two 23,980 square feet tilt wall constructed warehouses located on a 3.695-acre tract of land. *Sean Landis, Deputy City Manager | Planning and Zoning Director*

6.2 Consider and take all appropriate action on a request to amend the Code of Ordinances of the City of Seabrook, Appendix A, "Comprehensive Zoning", Article 4, "Special Use Regulation", by creating a new Section 4.27 entitled "Portable On-Demand Storage Container" to establish associated regulations. *Sean Landis, Deputy City Manager | Planning and Zoning Director*

AN AMENDMENT TO SEABROOK CODE OF ORDINANCE, APPENDIX A, "COMPREHENSIVE ZONING", ARTICLE IV, "SPECIAL USE REGULATIONS". BY CREATING A NEW SECTION 4.27 ENTITLED "PORTABLE ON-DEMAND STORAGE CONTAINER" ESTABLISHING ASSOCIATED REGULATIONS; 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.

6.3 Consider and take all appropriate action on a request to amend the Seabrook City Code of Ordinance by revising Chapter 18 "Building and Building Regulations", more specifically, Section 18-121 "Building Code-Adoption", Section 18-122 "Same-Amendments", Subsection Ten (10) "Windstorm Standard"; and Section 18-123 "One-Family and Two Family Dwelling Code-Adopted", Section 18-124 "Same-Amendments", Subsection Six (6) "Windspeed", by modifying, the wind design standard from 155 miles per hour (Ultimate Design Wind Speed), to 150 miles per hour (Ultimate Design Wind Speed). *Sean Landis, Deputy City Manager | Planning and Zoning Director*

AN ORDINANCE AMENDING THE SEABROOK CITY CODE OF ORDINANCE BY REVISING CHAPTER 18 "BUILDINGS AND BUILDING REGULATIONS", MORE SPECIFICALLY, SECTION 18-121 "BUILDING CODE – ADOPTED", SECTION 18-122 "SAME - AMENDMENTS", SUBSECTION TEN (10) "WINDSTORM STANDARD"; AND SECTION 18-123 "ONE-FAMILY AND TWO FAMILY DWELLING CODE – ADOPTED", SECTION 18-124 "SAME – AMENDMENTS", SUBSECTION SIX (6) "WINDSPEED", BY MODIFYING, THE WIND DESIGN STANDARD FROM 155 MILES PER HOUR (ULTIMATE DESIGN WIND SPEED), TO 150 MILES PER HOUR (ULTIMATE DESIGN WIND SPEED); 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.

6.4 Discuss, consider, and take all appropriate action relating to an amendment to the Seabrook City Code, Appendix A, "Comprehensive Zoning", Article 3, "Establishment of Zoning Districts and Associated Regulations", Section 3.02 "R-LD Low Density Single-Family Residential District", Section 3.03 "R-1 Single-Family Detached Residential District, Section 3.04 "R-2 Single-Family Detached Residential District (Small Lots)", Section. 3.05 "R-3 Medium Density Residential District", and Section 3.12 "OS Old Seabrook District" by creating a new Section titled "Outside Storage", establishing regulations concerning the outside placement of an item within the front yard of a residential use for a period more than seventy-two (72) hours during a twelve-month period. *Sean Landis, Deputy City Manager | Planning and Zoning Director*

AN AMENDMENT TO SEABROOK CODE OF ORDINANCE, APPENDIX A, "COMPREHENSIVE ZONING", ARTICLE III, "ESTABLISHMENT OF ZONING DISTRICTS AND ASSOCIATED REGULATIONS", SECTION 3.02 "R-LD LOW DENSITY SINGLE-FAMILY RESIDENTIAL DISTRICT", SECTION 3.04 "R-2 SINGLE FAMILY DETACHED RESIDENTIAL DISTRICT (SMALL LOTS)", SECTION 3.05 "R-3 MEDIUM DENSITY RESIDENTIAL DISTRICT", AND SECTION 3.12 "OS OLD SEABROOK DISTRICT", BY CREATING, A NEW SECTION TITLED "OUTSIDE STORAGE", ESTABLISHING REGULATIONS CONCERNING THE OUTSIDE PLACEMENT OF AN ITEM WITHIN THE FRONT YARD OF A RESIDENTIAL USE FOR A PERIOD OF MORE THAN SEVENTY-TWO (72) HOURS DURING A TWELVE (12) MONTH PERIOD; 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.

6.5 Consider and take all appropriate action to authorize the City Manager or her designee to participate in an interlocal cooperative pricing arrangement with the Buyboard Purchasing System for the purchase of an Enforcer Pumper 2nd Generation, large fire apparatus replacement, in the amount of \$1,237,466.00. This purchase is with the 2023 Bond Program. *Gayle Cook, City Manager*

6.6 Consider and take all appropriate action on a Carothers Community Garden Operations Agreement between the City of Seabrook and Carothers Coastal Gardens 501(c)(3). *Gayle Cook, City Manager*

6.7 Consider and take all appropriate action on an Interlocal Cooperation Agreement for Automatic EMS Assistance between the City of Seabrook and Galveston Area Ambulance Authority and the City of Kemah, Texas *Gayle Cook, City Manager*

6.8 Hear a presentation by staff and consider and take all appropriate action on a Trap-Neuter-Return ("TNR") Pilot Program *Gayle Cook, City Manager*

6.9 Consider and take all appropriate action on the approval of Task Order No. 2024-1 for Professional Engineering Services under the Master Professional Services Agreement between the City of Seabrook and Cobb Fendley & Associates, Inc. for the Main Street Wastewater Treatment Plant Demolition in an amount not to exceed \$98,200.00 *Kevin Padgett, Public Works Director*

6.10 Consider and take all appropriate action on an Ambient Sound Level Survey with Behrens & Associates, Inc in an amount not to exceed \$8,350.00. This is an unbudgeted item and will require a budget amendment. *Gayle Cook, City Manager*

7. ROUTINE BUSINESS

7.1 City Manager update and report to City Council on various items that require no action, including Seabrook Boards and Commissions, SH 146 Expansion Projects, Port of Houston Rail Spur, City of Seabrook CIP Projects, Short-Term Rentals, and any City of Seabrook Grant Administration. *Gayle Cook, City Manager*

7.2 Establish future meeting dates and agenda items.

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.

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.

I certify that this notice was posted on the bulletin board on or before Friday, February 16, 2024 no later than 6:00 p.m. and that this notice will remain posted until the meeting has ended.

Rachel Lewis, TRMC

