



**SEABROOK CITY COUNCIL  
NOTICE OF REGULAR CITY COUNCIL MEETING  
TUESDAY, MARCH 5, 2024 - 6:00 PM**

For city information visit [www.seabrooktx.gov](http://www.seabrooktx.gov)  
For Agenda Center visit [www.seabrooktx.gov/agendacenter](http://www.seabrooktx.gov/agendacenter)

NOTICE IS HEREBY GIVEN THAT THE SEABROOK CITY COUNCIL WILL MEET ON **TUESDAY MARCH 5, 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.

**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. PRESENTATIONS**

**2.1** Presentation of Quarterly Update of the Seabrook Volunteer Fire Department. *Chief Nathan Douglas*

**3. CONSENT AGENDA**

**3.1** Approve the minutes of the February 20, 2024 meeting.

**3.2** Consider and take all appropriate action on Resolution 2024-08 Authorizing a Grant Application to the Harris County Precinct 2 Partnership 2024 Program.

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SEABROOK, AUTHORIZING THE SUBMISSION OF APPLICATION TO 2024 HARRIS COUNTY PRECINCT 2 PARTNERSHIP PROJECTS PROGRAM**

**3.3** Consider and take all appropriate action on the second reading of Ordinance 2024-04, 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).

**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.**

**3.4** Consider and take all appropriate action on the second reading of Ordinance 2024-01, 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.

**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.**

**3.5** Consider, and take all appropriate action on the second reading of Ordinance 2024-05, 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.

**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.**

#### **4. NEW BUSINESS**

**4.1** Consider and take all appropriate action on a recommendation by the Open Space and Trails Committee for the addition of Solar Lighting at Meador Park to the City's Capital Improvement Program under Park Projects, with an estimated project cost of \$77,000.00. *Gayle Cook, City*

Manager

## **5. OLD BUSINESS**

**5.1** Discuss, consider and take all appropriate action on establishing a new annual amount in the City's budget for Carothers Community Garden project from the City's Fiscal Year 2024 General Fund, including this as an item within the Operating and Management Agreement between the City of Seabrook and 501(c)(3) *Carothers Coastal Gardens*, and consideration of its uses. *Jackie Rasco, At-Large Position 1*

**5.2** Discuss, consider and take all appropriate action on expanding the Carothers Community Garden to include the use of 502 Pine Gully, Carothers Guest House (Insurance TML# 118 Property and Contents), consideration of including this as an item within the Operating and Maintenance Agreement between the City of Seabrook and 501(c)(3), *Carothers Coastal Gardens*, for covered properties and contents, and consideration of its uses, days and times for the volunteers and the public, and any expenditures for bringing structure to code. *Jackie Rasco, At-Large Position 1*

**5.3** Discuss, consider and take all appropriate action on expanding the Carothers Community Garden project area to include the entire use of 502A Pine Gully, Yellow Parks Building (Insurance TML#231 Property and Contents), consideration of including this as an item within the Operating and Maintenance Agreement between the City of Seabrook and 501(c)(3), *Carothers Coastal Gardens*, and consideration of insurance coverage for contents and any limitations to city coverage requirements. *Jackie Rasco, At-Large Position 1*

**5.4** Discuss, consider and take all appropriate action on replacing a section of wooden fence with chain-link fence at 502A Pine Gully, within the Community Garden project and consider source of funding. *Jackie Rasco, At-Large Position 1*

**5.5** Discuss, consider and take all appropriate action on the approval and cost of installation of new fiber internet directly to 502A Pine Gully, Yellow Parks Building (Insurance TML#231), for Carothers Community Garden project for 501(c)(3), *Carothers Coastal Gardens* to develop and lead classes. *Jackie Rasco, At-Large Position 1*

**5.6** Discuss, consider and take all appropriate action on any and all requests from 501(c)(3), *Carothers Coastal Garden*, for amending the Operation and Maintenance Agreement previously heard by City Council on February 20, 2024.

1. Section 8a – Citizen Gardening Plots
2. Section 8b – Public Access to Community Garden
3. Section 8i – Facility Maintenance Responsibility
4. Section 8l – Facility Utilities Responsibility
5. Section 8r – Background Requirements for Volunteers

*Gayle Cook, City Manager*

**5.7** Consider and take all appropriate action on the approval of a Carothers Community Garden Operations and Maintenance Agreement between the City of Seabrook and Carothers Coastal Gardens 501(c)(3) with consideration of inclusion of previously heard items. This item was previously heard on February 20, 2024. *Buddy Hammann, Mayor Pro Tem, At-Large Position 5*

## **6. DISCUSSION**

**6.1** Discussion and possible action regarding the appointment of a Charter Review Commission for recommendations to be considered by Council in 2024. *Gayle Cook, City Manager*

**6.2** Discussion and possible action regarding flying the existing PVC pole American flags all year long on Main Street at the Bay Area Veterans Memorial. *Joe Machol, At-Large Position 6*

**6.3** Discussion and possible action regarding raising the concrete sign at the Bay Area Veterans Memorial. *Joe Machol, At-Large Position 6*

## **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, Economic Development Updates, and any City of Seabrook Grant Administration.

**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](mailto:CITYSEC@SEABROOKTX.GOV) FOR FURTHER INFORMATION.

I certify that this notice was posted on the bulletin board on or before Friday, March 1, 2024 no later than 6:00 p.m. and that this notice will remain posted until the meeting has ended.

Rachel Lewis, TRMC

