



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

For city information visit www.seabrooktx.gov
For Agenda Center visit www.seabrooktx.gov/agendacenter

NOTICE IS HEREBY GIVEN THAT THE SEABROOK CITY COUNCIL WILL MEET ON **TUESDAY, AUGUST 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/publiccomment

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 update regarding the progress of the Trap-Neuter-Return (TNR) pilot program. *Rolf Nelson, Police Chief*

2.2 Presentation of a Lifesaving Award to Officer Jordan Tankersley for the lifesaving efforts he provided for a severely injured child on July 5, 2024. *Rolf Nelson, Police Chief*

2.3 Presentation and Quarterly Update of the Seabrook Volunteer Fire Department.
Chief Nathan Douglas

3. CONSENT AGENDA

3.1 Approve the minutes of the August 6, 2024 Joint Meeting and the August 6, 2024 Regular Meeting.

3.2 Consider and take all appropriate action on the Economic Development Corporation Administrative Services Agreement between the City of Seabrook and the Seabrook Economic Development Corporation for Fiscal Year 2024-2025.

3.3 Approve the quarterly investment report for the period of April 2024 through June 2024.

4. SPECIFIC PUBLIC HEARING

4.1 Conduct a Public Hearing on a request to change the zoning classification of land described below from the current classification of R-1 “Single-Family Detached Residential District” to R-2 “Single-Family Detached Residential District (Small Lots)”.
Sean Landis, Deputy City Manager | Planning and Zoning Director

4.2 Conduct a Public Hearing on a request for approval of a Final Planned Unit Development (PUD), to create, “5815 Old Hwy 146 Monroe Quiet Warehousing Project”, comprising of two 23,980 square-foot tilt wall constructed warehouses located on a 3.695-acre tract of land. *Sean Landis, Deputy City Manager | Planning and Zoning Director*

5. OLD BUSINESS

5.1 Consider and take all appropriate action on the second reading of Ordinance # 2024-17 a request for approval of a Final Planned Unit Development (Final PUD) to create a “World Class Freezer Facility Planned Unit Development” comprising a 134,632 square foot freezer warehouse, 84 vehicle parking spaces, and 19 tractor-trailer loading spaces located on approximately 7.19 acres tract of land. *Sean Landis, Deputy City Manager | Planning and Zoning Director*

AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE CITY OF SEABROOK, TEXAS APPENDIX A, “COMPREHENSIVE ZONING”, ARTICLE 2, “ADMINISTRATION”, SECTION 2.05, “OFFICIAL ZONING MAP”, BY REZONING 7.19 ACRES SITUATED IN ABSTRACT 52, OF THE RITSON MORRIS SURVEY, IN SEABROOK, HARRIS COUNTY, TEXAS, GENERALLY LOCATED WEST OF OLD STATE HIGHWAY 146, EAST OF STATE HIGHWAY 146, NORTH OF RED BLUFF ROAD, AND SOUTH OF PORT ROAD; AND BEING MORE PARTICULARLY DESCRIBED IN EXHIBIT “A”, FROM (C-2) “MEDIUM COMMERCIAL DISTRICT”, AND (LI) “LIGHT INDUSTRIAL DISTRICT”, TO (PUD) “PLANNED UNIT DEVELOPMENT”, FOR THE DEVELOPMENT OF A 134,632 SQUARE FOOT FREEZER WAREHOUSE, 84 VEHICLE PARKING SPACES, AND 19 TRACTOR-TRAILER LOADING SPACES; 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.

5.2 Hear a presentation, consider, and take all appropriate action on extending video recording and livestreaming to all boards & commissions. *Gayle Cook, City Manager*

6. NEW BUSINESS

6.1 Consider and take all appropriate action on the first reading of Ordinance # 2024-15 a request to change the zoning classification of land located at 4017 Todville Road, Seabrook, TX 77586 from the current classification of R-1 "Single-Family Detached Residential District" to R-2 "Single-Family Detached Residential District (Small Lots)".

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, 16.479 ACRES OF LAND SITUATED IN THE RITSON MORRIS SURVEY, ABSTRACT NO. 52, CITY OF SEABROOK, HARRIS COUNTY, TEXAS, LOCATED AT 4017 TODVILLE ROAD, WHICH IS LOCATED WEST OF TODVILLE ROAD, SOUTH OF W. FLAMINGO DRIVE, AND NORTH OF MYSTIC VILLAGE LANE; BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS IN EXHIBIT "A", FROM (R-1) "SINGLE-FAMILY DETACHED RESIDENTIAL DISTRICT" TO (R-2) "SINGLE-FAMILY DETACHED RESIDENTIAL DISTRICT (SMALL LOTS)" FOR THE DEVELOPMENT OF A SINGLE-FAMILY DETACHED RESIDENTIAL DEVELOPMENT; 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.

6.2 Consider and take all appropriate action on the first reading of Ordinance # 2024-11 a request for approval of a Final 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

AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE CITY OF SEABROOK, TEXAS APPENDIX A, "COMPREHENSIVE ZONING", ARTICLE 2, "ADMINISTRATION", SECTION 2.05, "OFFICIAL ZONING MAP", BY REZONING 3.695 ACRES SITUATED IN ABSTRACT 52, OF THE RITSON MORRIS SURVEY, IN SEABROOK, HARRIS COUNTY, TEXAS, GENERALLY LOCATED EAST OF OLD STATE HIGHWAY 146, NORTH OF RED BLUFF ROAD, AND SOUTH OF PORT ROAD; AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS IN EXHIBIT "A", FROM (C-2) "MEDIUM COMMERCIAL DISTRICT", TO (PUD) "PLANNED UNIT DEVELOPMENT", FOR THE DEVELOPMENT OF TWO (TILT WALL WAREHOUSES) EACH CONTAINING APPROXIMATELY 24,000 SQUARE FEET OF FLOOR SPACE; 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.

6.3 Consider and take all appropriate action on the approval of Resolution 2024-19, Seabrook Economic Development Bylaws Amendment, amending the term and allowing for staggered terms of directors. *Gayle Cook, City Manager*

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SEABROOK, TEXAS,
ADOPTING REVISIONS AND AMENDMENTS TO THE BYLAWS FOR THE
SEABROOK ECONOMIC DEVELOPMENT CORPORATION**

6.4 Consider and take all appropriate action on the approval of an engagement letter for auditing services with Crowe. The contract extension is for auditing and reporting on the City's financial statements for the year ending September 30, 2024. The amount not to exceed is \$58,500. *Michael Gibbs, Director of Finance*

6.5 Consider and take all appropriate action on the approval of a three (3) year Interlocal Governmental Agreement from 2024-2027 for School Crossing Guards between the City of Seabrook and Clear Creek Independent School District (CCISD) for Crossing Guard services for a flat fee of \$12,500.00 a year for two (2) guards. *Gayle Cook, City Manager*

6.6 Discussion and possible action regarding LifeVac choking systems for police and emergency vehicles. *Joe Machol, At-Large Position 6*

7. DISCUSSION

7.1 Discussion of rules of procedure and/or a code of conduct for City Council and all boards and commissions for the City of Seabrook. *Rachel Lewis, City Secretary*

7.2 Discussion of the code enforcement activities for the properties located at 3805 and 3813 NASA Road, Seabrook, Texas, particularly regarding violations of the city's nuisance codes. *Joe Machol, At-Large Position 6*

8. ROUTINE BUSINESS

8.1 City Manager update and report to City Council on various items that require no action, including Post Hurricane Beryl Recovery efforts, Seabrook Boards and Commissions, Transportation Projects, and City of Seabrook CIP Projects.

8.2 Monthly Financial Report for July, 2024.

8.3 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, August 16, 2024 no later than 6:00 p.m. and that this notice will remain posted until the meeting has ended.

Rachel Lewis, TRMC

