



**SEABROOK CITY COUNCIL
NOTICE OF REGULAR CITY COUNCIL MEETING
TUESDAY, NOVEMBER 19, 2024 - 6:00 PM**

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NOTICE IS HEREBY GIVEN THAT THE SEABROOK CITY COUNCIL WILL MEET ON **TUESDAY, NOVEMBER 19, 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 the Storm Ready Community designation to Seabrook Emergency Management Services by the National Weather Service. *Dan Riley National Weather Service*

2.2 Receive a presentation from Randall Scott Architects on the proposed design for a new Seabrook Police Station in consideration of a potential 2025 bond proposition, followed by an informational update from city staff on the existing Police Station. *Randall Scott, RS Architects; Gayle Cook, City Manager; Rolf Nelson, Chief of Police*

2.3 Presentation and post-event report for Celebration Seabrook 2024. *Amanda Alvarado, Public Affairs Director*

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

3. DISCUSSION

3.1 Receive a presentation from the City's Financial Advisor and discussion regarding the associated ad valorem tax implications, issuance and timing of a May 2025 Bond Election covering the reconstruction of the municipal pool and the construction of a new Police Station. *John Robuck, BOK Financial Securities, Inc.*

4. CONSENT AGENDA

4.1 Approve the minutes of the November 7, 2024 Joint Workshop Session and the November 7, 2024 Regular City Council meeting.

5. BOARDS AND COMMISSIONS

5.1 Consider and take all appropriate action on five appointments to the Seabrook Economic Development Corporation, with two members' terms to expire on January 1, 2026, and three members' terms to expire on January 1, 2027. *Rachel Lewis, City Secretary*

6. SPECIFIC PUBLIC HEARING

6.1 Conduct a Public Hearing on a request to amend the Code of the City of Seabrook Appendix A, "Comprehensive Zoning," Article 1, "In General" Section 1.10 "Definitions," by creating a definition for "Smoke and Head Shop." *Sean Landis, Deputy City Manager | Planning and Zoning Director*

6.2 Conduct a Public Hearing on a request to amend the Code of the City of Seabrook Appendix A, "Comprehensive Zoning," Article 1, "In General" Section 1.10 "Definitions," by creating a new definition for "(CBD) Cannabidiol Sales"; and consider amending the Code of the City of Seabrook Appendix A, "Comprehensive Zoning," Article 5, "Off-Street Parking, Loading, Ingress, and Egress," Section 5.04 "Comprehensive Parking Regulation Matrix," Table 5-C "Required Parking Spaces by Land Use Category" by adding "(CBD) Cannabidiol Sales," and creating new associated parking regulations. *Sean Landis, Deputy City Manager | Planning and Zoning Director*

6.3 Conduct a Public Hearing on a request to amend the Code of the City of Seabrook Appendix A, "Comprehensive Zoning," Article 1, "In General" Section 1.10 "Definitions," by creating a definition for "Vape Shop"; and consider amending the Code of the City of Seabrook Appendix A, "Comprehensive Zoning," Article 3, "Establishment of Zoning Districts and Associated Regulations," Section 3.15 "Comprehensive Land Use Regulation Matrix," by adding "Vape Shop" to Table 3-A "Uses Permitted by Right and Conditional Uses," determining permitted use by condition or by right within the "Land Use Activity"; and consider amending the Code of the City of Seabrook Appendix A, "Comprehensive Zoning," Article 5, "Off-Street

Parking, Loading, Ingress, and Egress,” Section 5.04 “Comprehensive Parking Regulation Matrix,” Table 5-C “Required Parking Spaces by Land Use Category” by adding “Vape Shop,” and creating new associated parking regulations. *Sean Landis, Deputy City Manager | Planning and Zoning Director*

6.4 Conduct a Public Hearing on a request to amend the Code of the City of Seabrook Appendix A, “Comprehensive Zoning,” Article 1, “In General” Section 1.10 “Definitions,” by creating a definition for “Mobile Vending”; and consider amending the Code of the City of Seabrook Appendix A, “Comprehensive Zoning,” Article 3, “Establishment of Zoning Districts and Associated Regulations,” Section 3.15 “Comprehensive Land Use Regulation Matrix,” by adding “Mobile Vending” to Table 3-A “Uses Permitted by Right and Conditional Uses,” determining permitted use by condition or by right within the “Land Use Activity”; and consider amending the Code of the City of Seabrook Appendix A, “Comprehensive Zoning,” Article 5, “Off-Street Parking, Loading, Ingress, and Egress,” Section 5.04 “Comprehensive Parking Regulation Matrix,” Table 5-C “Required Parking Spaces by Land Use Category” by adding “Mobile Vending,” and creating new associated parking regulations. *Sean Landis, Deputy City Manager | Planning and Zoning Director*

6.5 Conduct a Public Hearing on a request to amend the Code of the City of Seabrook Appendix A, “Comprehensive Zoning,” Article 1, “In General” Section 1.10 “Definitions,” by creating a definition for “Mobile Food Vendor”; and consider amending the Code of the City of Seabrook Appendix A, “Comprehensive Zoning,” Article 3, “Establishment of Zoning Districts and Associated Regulations,” Section 3.15 “Comprehensive Land Use Regulation Matrix,” by adding “Mobile Food Vendor” to Table 3-A “Uses Permitted by Right and Conditional Uses,” determining permitted use by condition or by right within the “Land Use Activity”; and consider amending the Code of the City of Seabrook Appendix A, “Comprehensive Zoning,” Article 5, “Off-Street Parking, Loading, Ingress, and Egress,” Section 5.04 “Comprehensive Parking Regulation Matrix,” Table 5-C “Required Parking Spaces by Land Use Category” by adding “Mobile Food Vendor” and creating new associated parking regulations. *Sean Landis, Deputy City Manager | Planning and Zoning Director*

6.6 Conduct a Public Hearing on a request to update the City of Seabrooks Official Zoning Map. *Sean Landis, Deputy City Manager | Planning and Zoning Director*

7. BID AWARDS

7.1 Approve the rejection of Bid Project 2024-11, Carothers Grading and Drainage Project as no bids were received. *Gayle Cook, City Manager*

8. NEW BUSINESS

8.1 Consider and take all appropriate action on the first reading of Ordinance # 2024-27 a request to amend the Code of Ordinance of the City of Seabrook, by creating a definition for “Smoke and Head Shop”. *Sean Landis, Deputy City Manager | Planning and Zoning Director*

AN ORDINANCE AMENDING THE CODE OF THE CITY OF SEABROOK APPENDIX A, “COMPREHENSIVE ZONING”, ARTICLE 1, “IN GENERAL” SECTION 1.10 “DEFINITIONS”, BY CREATING A DEFINITION FOR “SMOKE AND

HEAD SHOP”; 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 AND NOTICE.

8.2 Consider and take all appropriate action on the first reading of Ordinance 2024-28 a request to amend the Code of the City of Seabrook, by creating a new definition for “(CBD) Cannabidiol Sales”, and creating new associated parking regulations.
Sean Landis, Deputy City Manager | Planning and Zoning Director

AN ORDINANCE AMENDING THE CODE OF THE CITY OF SEABROOK APPENDIX A, “COMPREHENSIVE ZONING”, ARTICLE 1, “IN GENERAL” SECTION 1.10 “DEFINITIONS”, BY CREATING A NEW DEFINITION FOR “(CBD) CANNABIDIOL SALES”; AND CONSIDER AMENDING THE CODE OF THE CITY OF SEABROOK APPENDIX A, “COMPREHENSIVE ZONING”, ARTICLE 5, “OFF-STREET PARKING, LOADING, INGRESS, AND EGRESS”, SECTION 5.04 “COMPREHENSIVE PARKING REGULATION MATRIX”, TABLE 5-C “REQUIRED PARKING SPACES BY LAND USE CATEGORY” BY ADDING “(CBD) CANNABIDIOL SALES”, AND CREATING NEW ASSOCIATED PARKING REGULATIONS”; 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 AND NOTICE.

8.3 Consider and take all appropriate action on the first reading of Ordinance # 2024-29 a request to amend the Code of the City of Seabrook, by creating a definition for “Vape Shop”, adding “Vape Shop” to Table 3-A “Uses Permitted by Right and Conditional Uses, and creating new associated parking regulations. *Sean Landis, Deputy City Manager | Planning and Zoning Director*

AN ORDINANCE AMENDING THE CODE OF THE CITY OF SEABROOK APPENDIX A, “COMPREHENSIVE ZONING”, ARTICLE 1, “IN GENERAL” SECTION 1.10 “DEFINITIONS”, BY CREATING A DEFINITION FOR “VAPE SHOP”; AND CONSIDER AMENDING THE CODE OF THE CITY OF SEABROOK APPENDIX A, “COMPREHENSIVE ZONING”, ARTICLE 3, “ESTABLISHMENT OF ZONING DISTRICTS AND ASSOCIATED REGULATIONS”, SECTION 3.15 “COMPREHENSIVE LAND USE REGULATION MATRIX”, BY ADDING “VAPE SHOP” TO TABLE 3-A “USES PERMITTED BY RIGHT AND CONDITIONAL USES”, DETERMINING PERMITTED USE BY CONDITION OR BY RIGHT WITHIN THE “LAND USE ACTIVITY”; AND CONSIDER AMENDING THE CODE OF THE CITY OF SEABROOK APPENDIX A, “COMPREHENSIVE ZONING”, ARTICLE 5, “OFF-STREET PARKING, LOADING, INGRESS, AND EGRESS”, SECTION 5.04 “COMPREHENSIVE PARKING REGULATION MATRIX”, TABLE 5-C “REQUIRED PARKING SPACES BY LAND USE CATEGORY” BY ADDING “VAPE SHOP”, AND CREATING NEW ASSOCIATED PARKING REGULATIONS; 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 AND

NOTICE.

8.4 Consider and take all appropriate action on the first reading of Ordinance 2024-32 a request to amend the Code of the City of Seabrook, by creating a definition for “Mobile Vending”, adding “Mobile Vending” to Table 3-A “Uses Permitted by Right and Conditional Uses”, and creating new associated parking regulations. *Sean Landis, Deputy City Manager | Planning and Zoning Director*

AN ORDINANCE AMENDING THE CODE OF THE CITY OF SEABROOK APPENDIX A, “COMPREHENSIVE ZONING”, ARTICLE 1, “IN GENERAL” SECTION 1.10 “DEFINITIONS”, BY CREATING A DEFINITION FOR “MOBILE VENDING”; AND CONSIDER AMENDING THE CODE OF THE CITY OF SEABROOK APPENDIX A, “COMPREHENSIVE ZONING”, ARTICLE 3, “ESTABLISHMENT OF ZONING DISTRICTS AND ASSOCIATED REGULATIONS”, SECTION 3.15 “COMPREHENSIVE LAND USE REGULATION MATRIX”, BY ADDING “MOBILE VENDING” TO TABLE 3-A “USES PERMITTED BY RIGHT AND CONDITIONAL USES”, DETERMINING PERMITTED USE BY CONDITION OR BY RIGHT WITHIN THE “LAND USE ACTIVITY”; AND CONSIDER AMENDING THE CODE OF THE CITY OF SEABROOK APPENDIX A, “COMPREHENSIVE ZONING”, ARTICLE 5, “OFF-STREET PARKING, LOADING, INGRESS, AND EGRESS”, SECTION 5.04 “COMPREHENSIVE PARKING REGULATION MATRIX”, TABLE 5-C “REQUIRED PARKING SPACES BY LAND USE CATEGORY” BY ADDING “MOBILE VENDING”, AND CREATING NEW ASSOCIATED PARKING REGULATIONS; 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 AND NOTICE.

8.5 Consider and take all appropriate action on the first reading of Ordinance # 2024-30 a request to amend the Code of the City of Seabrook, by creating a definition for “Mobile Food Vendor”, adding “Mobile Food Vendor” to Table 3-A “Uses Permitted by Right and Conditional Uses”, and creating new associated parking regulations. *Sean Landis, Deputy City Manager | Planning and Zoning Director*

AN ORDINANCE AMENDING THE CODE OF THE CITY OF SEABROOK APPENDIX A, “COMPREHENSIVE ZONING”, ARTICLE 1, “IN GENERAL” SECTION 1.10 “DEFINITIONS”, BY CREATING A DEFINITION FOR “MOBILE FOOD VENDOR”; AND CONSIDER AMENDING THE CODE OF THE CITY OF SEABROOK APPENDIX A, “COMPREHENSIVE ZONING”, ARTICLE 3, “ESTABLISHMENT OF ZONING DISTRICTS AND ASSOCIATED REGULATIONS”, SECTION 3.15 “COMPREHENSIVE LAND USE REGULATION MATRIX”, BY ADDING “MOBILE FOOD VENDOR” TO TABLE 3-A “USES PERMITTED BY RIGHT AND CONDITIONAL USES”, DETERMINING PERMITTED USE BY CONDITION OR BY RIGHT WITHIN THE “LAND USE ACTIVITY”; AND CONSIDER AMENDING THE CODE OF THE CITY OF SEABROOK APPENDIX A, “COMPREHENSIVE ZONING”, ARTICLE 5, “OFF-STREET PARKING, LOADING, INGRESS, AND EGRESS”, SECTION 5.04 “COMPREHENSIVE PARKING REGULATION MATRIX”, TABLE 5-C “REQUIRED PARKING SPACES BY LAND USE CATEGORY” BY ADDING “MOBILE FOOD VENDOR” AND CREATING NEW ASSOCIATED PARKING REGULATIONS.

8.6 Consider and take possible action on the first reading of Ordinance 2024-31 a request to update the City of Seabrook Official Zoning Map. *Sean Landis, Deputy City Manager | Planning and Zoning Director*

AN ORDINANCE WHICH REPLACES THE CURRENT OFFICIAL CITY OF SEABROOK ZONING MAP DATED THE 2nd DAY OF APRIL, 2019; 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 NOTICE AND SEVERABILITY.

8.7 Consider and take all appropriate action regarding the approval of an agreement between the City of Seabrook Police Department and the State of Texas to acquire Department of Defense (DoD) equipment for criminal justice and emergency preparedness purposes through the Texas LESO Program and authorize the City Manager and Chief of Police to execute all associated documents.

Rolf Nelson, Police Chief

8.8 Consider and take all appropriate action on the first reading of Ordinance 2024-33, Amending the Park Regulations for changes in the Park Hours *Gayle Cook, City Manager*

AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE CITY OF SEABROOK, CHAPTER 65, "PARKS, RECREATION AND MUNICIPAL FACILITIES," ARTICLE II, "PARKS GROUNDS AND FACILITIES", DIVISION 2, "REGULATIONS"; SECTION 65-33; BY AMENDING AND UPDATING VARIOUS PARK HOURS; PROVIDING FOR A PENALTY IN AN AMOUNT OF NOT MORE THAN \$500.00 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.

8.9 Consider and take all appropriate action on the first reading of Ordinance 2024-34, modifying and continuing a Civil Service Classification System to approve a program for Lateral Police Officers. *Yesenia Garza, Director of Human Resources*

AN ORDINANCE MODIFYING AND CONTINUING A CIVIL SERVICE CLASSIFICATION SYSTEM CONSISTING OF CLASSES, POSITIONS, PAY GRADES AND COMPENSATION LEVELS IN THE CLASSIFIED SERVICE OF THE SEABROOK POLICE DEPARTMENT AND TO PROVIDE FOR AND RECOGNIZE A LATERAL ENTRY PROGRAM; PROVIDING FOR A REPEAL WITH LIMITED EXTENSION; PROVIDING A SEVERABILITY CLAUSE, AN EFFECTIVE DATE, CONTAINING OTHER PROVISIONS RELATING TO THE SUBJECT AND REPLACING PREVIOUSLY ADOPTED ORDINANCES 2024-10.

8.10 Consider and take all appropriate action on the approval of a Professional Services Agreement of Kimley Horn for the Expansion of Bayside Park (CIP P28) at the Main Street Wastewater Treatment Plant site in an amount not to exceed \$83,000.00 and designate the funding source. *Gayle Cook, City Manager*

8.11 Consider and take all appropriate action on the approval of the first reading of Ordinance 2024-35, Update to Speed Limits and Zones, and establishing speed limits on State Highway 146 Frontage Roads in the City limits of the City of Seabrook until Texas Department of Transportation (TxDOT) completes engineering and traffic study. *Rolf Nelson, Police Chief*

AN ORDINANCE AMENDING THE CODE OF THE CITY OF SEABROOK, COMPLETELY UPDATING CHAPTER 90 "TRAFFIC AND VEHICLES" ARTICLE II, "SPEED RESTRICTIONS", BY ESTABLISHING NEW PROVISIONS, SPEED ZONES AND LIMITS, PROVIDING FOR A PENALTY OF A FINE NOT TO EXCEED TWO HUNDRED DOLLARS (\$200.00) OR THE MAXIMUM AMOUNT PROVIDED BY LAW 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.

8.12 Consider and take all appropriate action on a Proposal from Alsay Incorporated to make repairs to Water Well #3 in an amount not to exceed \$88,000.00. This is under the contract pricing of Bid Project 2020-03-324 and the approved agreement. *Brian Craig, City Engineer*

8.13 Consider and take all appropriate action for approval to proceed with project recommendations and action needed for the 2025 Bond Program and May 2025 Election for the construction of a Police Station and a Municipal Pool. *Gayle Cook, City Manager*

9. ROUTINE BUSINESS

9.1 City Manager update and report to City Council on various items that require no action, including Seabrook Boards and Commissions, Transportation Projects, and City of Seabrook CIP Projects.

9.2 Monthly Financial Report for October, 2024.

9.3 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, May 12, 2023 no

later than 6:00 p.m. and that this notice will remain posted until the meeting has ended.

Rachel Lewis, TRMC

