



**SEABROOK CITY COUNCIL
NOTICE OF REGULAR CITY COUNCIL MEETING
TUESDAY, DECEMBER 3, 2024 - 6:00 PM**

For city information visit www.seabrooktx.gov
For agendas visit www.seabrooktx.gov/agendas

NOTICE IS HEREBY GIVEN THAT THE SEABROOK CITY COUNCIL WILL MEET ON **TUESDAY, DECEMBER 3, 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 a Partnership Proposal between the City of Seabrook and Space Center Houston as a Hotel Occupancy Tax (HOT) advertising project. *Eric Redecker, Brian Hayes*

2.2 Presentation requesting the city abandon Bay Vista Drive for the purpose of creating a private, gated street as prescribed in the City Code of Ordinance, Section 75-29: Closing Streets and Alleys. *Steve Belmonte, President, Bay Vista Property Owners Association*

2.3 Presentation by the Open Space and Trails Committee regarding their recommended action for the City Council to approve the start of construction for CIP

P19 Carothers Community Gardens Phase 2 Orchards during FY 2025. *Jesse Jones, OST Member*

3. CONSENT AGENDA

3.1 Approve the minutes of the November 19, 2024 City Council Meeting.

3.2 Consider and take all appropriate action on the second 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.

3.3 Consider and take all appropriate action on the second 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.

3.4 Consider and take all appropriate action on the second 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.

3.5 Consider and take all appropriate action on the second 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.

3.6 Consider and take all appropriate action on the second 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.

3.7 Consider and take all appropriate action on the second 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.

3.8 Consider and take all appropriate action on the second 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.

3.9 Consider and take all appropriate action on the approval of the second 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.

3.10 Consider and take all appropriate action on a recommendation to approve authorizing the City of Seabrook to participate in the Kroger Settlement Agreement related to opioid claims. *Gayle Cook, City Manager*

4. OLD BUSINESS

4.1 Consider and take all appropriate action on the second 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.

4.2 Hear a report and take any appropriate action on the Seabrook Water Supply Feasibility project. *Kerry Lackey, PE, Cobb, Fendley & Associates, Inc.*

4.3 Consider and take all appropriate action on the approval of appointments of members to the Hotel Occupancy Tax (HOT) Advisory Board including 2 Council Members, 2 Lodging Facility Owners or Business Owners and 2 Citizens. *Gayle Cook, City Manager*

4.4 Consider and take all appropriate action to approve or provide direction regarding an alternative researched site for a new Police Station, and determine whether it should replace the currently proposed site. *Gayle Cook, City Manager*

5. NEW BUSINESS

5.1 Consider and take all appropriate action to authorize the Bay Vista Property Owners Association (POA) and City Staff to proceed with the abandonment of Bay Vista Drive in accordance with the City Code of Ordinance, Section 75-29: Closing Streets and Alleys. *Sean Landis, Deputy City Manager | Planning and Zoning Director*

5.2 Consider and take all action to establish a Stakeholder Committee for the Bayside Park expansion project at the Main Street Wastewater Treatment Plant site, defining its composition to include representatives from the Open Space and Trails

Committee, Economic Development Corporation, City Council, Old Seabrook businesses, Old Seabrook residents, City staff, and an outside consultant, as part of the Professional Services Agreement with Kimley Horn. *Buddy Hammann, Mayor Pro Tem, At-Large Position 5*

5.3 Consider and take all appropriate action on the continuation of the annual Celebration Seabrook event hosted by the City, and consideration of an alternate organization to host the event. *Buddy Hammann, Mayor Pro Tem, At-Large Position 5*

5.4 Consider and take all appropriate action on a recommendation from the Seabrook Open Space and Trails Committee for the City Council to approve the start of construction for CIP P19 Carothers Community Gardens Phase 2 Orchards during FY 2025. *Sean Landis, Deputy City Manager | Planning and Zoning Director*

5.5 Consider and take all appropriate action to provide direction to city staff regarding the removal of temporary signs following the near completion of State Highway 146. Examples of this type of signage include bandit signs, wind-driven signs, and off-premise advertising. *Sean Landis, Deputy City Manager | Planning and Zoning Director*

5.6 Consider and take all appropriate action on approval of the nautical bollards installed in the SH 146 corridor. *Gayle Cook, City Manager*

6. DISCUSSION

6.1 Discussion regarding a proposal from Space Center Houston for Advertising and Partnership Opportunity for 2025 at a total investment of \$100,000.00 from the Hotel Occupancy Tax (HOT) Fund. *Amanda Alvarado, Public Affairs Director*

6.2 Discussion regarding the lighting installation at Meador Park, including the cost and direction of the lights. *Joe Machol, At-Large Position 6*

6.3 Discussion regarding the new road signs and the orientation of each sign. *Joe Machol, At-Large Position 6*

6.4 Discussion and possible action on the Public Comments directive at the

beginning of Council meetings directed at the public. *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, Transportation Projects, and City of Seabrook CIP Projects.

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, 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

