

The City Council of the City of Seabrook met in regular session on Tuesday, April 21, 2015 at 7:00 p.m. in Seabrook City Hall, 1700 First Street, Seabrook, Texas to discuss, consider and if appropriate, take action on the items listed below.

THOSE PRESENT WERE:

GLENN R. ROYAL	MAYOR
ROBERT LLORENTE – Ex. Abs.	COUNCIL PLACE NO. 1
MIKE GIANGROSSO – Ex. Abs.	COUNCIL PLACE NO. 2
GARY JOHNSON	MAYOR PRO TEM &
	COUNCIL PLACE NO. 3
MELISSA BOTKIN – Ex. Abs.	COUNCIL PLACE NO. 4
THOM KOLUPSKI	COUNCIL PLACE NO. 5
O. J. MILLER	COUNCIL PLACE NO. 6
GAYLE COOK	CITY MANAGER
SEAN LANDIS	ASSISTANT CITY MANAGER
STEVEN L. WEATHERED	CITY ATTORNEY
MICHELE L. GLASER	CITY SECRETARY

Mayor Royal called the meeting to order at 7:00 p.m. and led the audience in the United States and Texas Pledge of Allegiance.

1.0 PRESENTATIONS

1.1 Presentation reviewing the 2015 Lucky Trail Marathon in March 2015. (Sabban)

Mr. Robbie Saban and Mr. John Walk gave a post event report. There were 1,540 participants from 20 states who attended the two-day event.

1.2 Presentation of Quarterly Communications and Marketing Report. (Dearman)

LeaAnn Dearman, Director of Communications, presented measurable statistics concerning web site and social media traffic for last quarter.

2.0 PUBLIC COMMENTS AND ANNOUNCEMENTS

Erin Brush, Harbourcrest Drive requested that the city prohibit the sale of live animals by unlicensed persons.

Brittany Stanfield and Victoria Schneider, residents of Mystic Village Lane, expressed concerns about excessive speeding in their subdivision.

2.1 Mayor, City Council and/or members of the city staff may make announcements about city/community events. (Council)

Mayor Pro Tem Johnson announced several upcoming events.

3.0 CONSENT AGENDA

3.1 Approve an excused absence for Gary Johnson for the April 7, 2015 Council meetings. (Glaser)

3.2 Approve the April 7, 2015 joint Council/Planning and Zoning Commission meeting minutes. (Glaser)

3.3 Approve the April 7, 2015 regular City Council meeting minutes. (Glaser)

3.4 Approve a parade permit for Outloud Productions to conduct a cycling event on Sunday, August 2, 2015 from 7:30 a.m. until 9:30 a.m. on a portion of SH 146 and NASA Parkway. (Applicant)

3.5 Approve proposed Resolution No. 2015-12, "Denial of Rate Increase Request from CenterPoint Energy Houston Electric, LLC. (Cook)

A RESOLUTION OF THE CITY OF SEABROOK, TEXAS FINDING THAT CENTERPOINT HOUSTON ELECTRIC, LLC'S APPLICATION FOR APPROVAL OF A DISTRIBUTION COST RECOVERY FACTOR TO INCREASE DISTRIBUTION RATES WITHIN THE CITY SHOULD BE DENIED; FINDING THAT THE CITY'S REASONABLE RATE CASE EXPENSES SHALL BE REIMBURSED BY THE COMPANY; FINDING THAT THE MEETING AT WHICH THIS RESOLUTION IS PASSED IS OPEN TO THE PUBLIC AS REQUIRED BY LAW; REQUIRING NOTICE OF THIS RESOLUTION TO THE COMPANY AND LEGAL COUNSEL.

3.6 Approve second and final reading of proposed Ordinance No. 2015-08, "Procedure for Consideration of Preliminary PUD Plans." (Landis)

AN ORDINANCE AMENDING THE SEABROOK CODE OF ORDINANCES, APPENDIX A "COMPREHENSIVE Zoning", ARTICLE 4, "SPECIAL USE REGULATIONS", Section 4.10 "Planned Unit Developments" ("PUD"), BY UPDATING AND CLARIFYING PROCEDURES FOR CONSIDERATION OF PRELIMINARY PUD PLANS PURSUANT TO SUBSECTION 4.10.06 "PUD DESIGNATION PROCEDURE"; PROVIDING FOR A PENALTY IN AN AMOUNT NOT TO EXCEED \$2000.00 FOR VIOLATION OF ANY PROVISION HEREOF BY INCLUSION INTO THE CODE; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES INCONSISTENT OR IN CONFLICT HERewith; AND PROVIDING FOR SEVERABILITY, EFFECTIVE DATE AND NOTICE.

3.7 Approve second and final reading of proposed Ordinance No. 2015-09, "Amendment to the Official Zoning Map to Rezone 8.52 Acres of Land at 2800 NASA Parkway from C-2 to R-3." (Applicant)

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 THE PROPERTY LOCATED ON 2800 NASA PARKWAY, TRACT 13, BEING AN 8.52 ACRES TRACT OF LAND SITUATED IN ABSTRACT 52 IN THE RITSON MORRIS SURVEY, HARRIS COUNTY, TEXAS, FROM C-2 COMMERCIAL-MEDIUM DISTRICT TO R-3 RESIDENTIAL-MEDIUM DENSITY DISTRICT; REQUIRING THAT THE ZONING MAP BE AMENDED TO REFLECT THIS AMENDMENT; MAKING SPECIFIC FINDINGS RELATING TO REZONING OF SUCH TRACT; 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 SEVERABILITY.

3.8 Approve second and final reading of proposed Ordinance No. 2015-10, Final Approval of the El Mar Village Townhomes Planned Unit Development (PUD). (Applicant)

AN ORDINANCE AMENDING THE SEABROOK CODE OF ORDINANCES, APPENDIX A, "COMPREHENSIVE ZONING", ARTICLE 2, "ADMINISTRATION," SECTION 2.05, "OFFICIAL ZONING MAP", BY REZONING APPROXIMATELY 2.1640 ACRES OF LAND IN THE RITSON MORRIS SURVEY, ABSTRACT 52 SEABROOK, HARRIS COUNTY, TEXAS, DESCRIBED AS TRACT 1, RECORDED UNDER HARRIS COUNTY CLERK'S FILE NO. N004071, BEING A PORTION OF THE UNRESTRICTED RESERVE IN BLOCK 5 OF MIRAMAR SECTION 3, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 148, PAGE 93 OF THE HARRIS COUNTY MAP RECORDS, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS IN EXHIBIT "A," FROM "R-1" ("SINGLE FAMILY DETACHED, TO ("PUD)," PLANNED UNIT DEVELOPMENT FOR A SINGLE FAMILY USE OF TOWNHOMES CONSISTING OF 18 UNITS; PROVIDING FOR AN AMENDMENT OF THE CITY'S OFFICIAL ZONING MAP; 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.

3.9 Approve second and final reading of proposed Ordinance No. 2015-11, "Final Approval of the Chesapeake Bay Senior Apartments Planned Unit Development (PUD)". (Applicant)

AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE CITY OF SEABROOK, APPENDIX A, "COMPREHENSIVE ZONING", ARTICLE 2, "ADMINISTRATION", SECTION 2.05, "OFFICIAL ZONING MAP", BY REZONING APPROXIMATELY 11.7127 ACRES OF LAND, COMPRISING TRACT 1 - 0.2327 ACRES, H.C.C.F. NO. 20070629538, REMAINDER OF 0.2248 ACRES; TRACT 2A - 1.2 ACRES, H.C.C.F. NO. T539938, REMAINDER OF 1.16 ACRE; TRACT 2B - 1.2 ACRES, H.C.C.F. NO. T539938, REMAINDER OF 1.16 ACRES; TRACT 3 - 3.360 ACRES H.C.C.F. NO. U067284, REMAINDER 3.244 ACRES; AND TRACT 4 - 5.72 ACRES OUT OF 10.501 ACRES, H.C.C.F. NO. P969328, REPSDORPH PARTITION, ABSTRACT 52 IN THE RITSON MORRIS SURVEY, HARRIS COUNTY TEXAS, LOCATED BETWEEN

WEST REPSDORPH ROAD TO THE WEST, HUCKLEBERRY FINN COVE TO THE EAST, LOT 1 REPSDORPH PARTITION TO THE SOUTH AND PEBBLE BROOK DRIVE TO THE NORTH, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS IN EXHIBIT "A," FROM "C-2," MEDIUM COMMERCIAL DISTRICT, TO PLANNED UNIT DEVELOPMENT, "PUD;" FOR A USE OF A SENIORS ONLY COMPLEX CONSISTING OF 259 MULTI-FAMILY LIVING UNITS; PROVIDING FOR AN AMENDMENT OF THE CITY'S OFFICIAL ZONING MAP; 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.

3.10 Approve Public Safety Report for month of March. (Wright)

3.11 Approve Monthly Building Report for March 2015. (Landis)

Motion was made by Councilor Kolupski and seconded by Councilor Johnson

To approve the Consent Agenda as presented.

MOTION CARRIED BY UNANIMOUS CONSENT.

END OF CONSENT AGENDA

4.0 NEW BUSINESS

4.1 Consideration of recommendation of Seabrook Economic Development Corporation to proceed with proposed Demolition Grant Guidelines for a new Project, to be associated with Neighborhood Empowerment Zones, and requesting the City Attorney prepare a resolution for two readings authorizing this Project by City Council. (Cook)

EDC Director, Paul Chavez, explained that the grant money will be used to assist in the demolition of derelict or substandard buildings in the empowerment zones in order to encourage new development.

Motion was made by Councilor Kolupski and seconded by Councilor Johnson

To approve the demolition grant guidelines and request that the city attorney prepare a resolution for this project.

MOTION CARRIED BY UNANIMOUS CONSENT.

4.2 Consider approval of the Neighborhood Empowerment Zone Plan for a new zone NEZ#4. If approved tonight, a resolution will be prepared for formal acceptance. (Chavez)

Mayor Royal asked if he should recuse himself as he is in the process of purchasing a home in Old Seabrook. Mr. Weathered stated that Zone NEZ#4 refers to commercial properties only. Mayor Royal did not recuse himself.

Mr. Chavez stated that staff recommended a change in wording in the application guidelines.

~~[Waive up to one hundred percent (100%) of the application fee for the Seabrook demolition grant.]~~ **Applicants may apply for the Seabrook Demolition Grant.**

Mr. Weathered stated that this change is considered a correction of a clerical error and is not considered a significant change.

Motion was made by Councilor Miller and seconded by Councilor Kolupski

To approve the Empowerment Zone NEZ #4 with guidelines changes and request that the city attorney prepare a resolution for formal acceptance.

MOTION CARRIED BY UNANIMOUS CONSENT.

5.0 ROUTINE BUSINESS

5.1 Approve the Action Items Checklist which is attached and made a part of this agenda. (Council)

Mrs. Cook gave updates on the following:

1. No additional news from TxDOT on SH 146.
2. Fiber optics study had higher quotes than anticipated so city will ask for modifications to reduce costs.
3. Signage will be placed at locations to be improved by the bonds.
4. Splash pad at swimming pool complex should be complete soon. The splash pad at Monroe Fields may not be complete until September.

Motion was made by Councilor Kolupski and seconded by Councilor Johnson

To approve the Action Items Checklist as presented.

MOTION CARRIED BY UNANIMOUS CONSENT.

5.2 Establish future meeting dates and agenda items. (Council)

A special meeting to interview city secretary candidates will be held on Monday, May 4 at 6:00 p.m. A joint Council, Planning and Zoning Commission, Comprehensive Master Plan Review Commission and Economic Development Corporation meeting on the Master Plan will take place on Thursday, May 14 at 6:30 p.m. A special Crime Control and Prevention District meeting will take place on Tuesday, May 5 at 7:20 p.m. with the regular Council meeting to follow at 7:30 p.m. The later starting time is due to early voting which will end at 7:00 p.m.

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237 Upon a motion duly made and seconded, Mayor Royal adjourned the meeting at 8:16 p.m.
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241 Approved this 5th day of May 2015.
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246 _____
247 Glenn R. Royal, Mayor

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249 _____
250 Michele L. Glaser, TRMC
251 City Secretary

