



**SEABROOK CITY COUNCIL  
NOTICE OF REGULAR CITY COUNCIL MEETING  
TUESDAY, JANUARY 15, 2019 - 6:30 PM**

For city information visit [www.seabrooktx.gov](http://www.seabrooktx.gov)  
For SH 146 updates visit [www.sh146.com](http://www.sh146.com)

NOTICE IS HEREBY GIVEN THAT THE SEABROOK CITY COUNCIL WILL MEET ON **TUESDAY JANUARY 15, 2019 AT 6:30 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.

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.

**PLEDGE OF ALLEGIANCE**

**1. PRESENTATIONS**

**1.1** A presentation of a proclamation recognizing January 20-26, 2019 as School Choice Week in the City of Seabrook. (Kolupski)

**1.2** A presentation of the quarterly report from the Open Space and Trails Committee. (Burton)

**2. 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 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.*

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

**3. SPECIFIC PUBLIC HEARINGS - 7:00pm**

**3.1** Conduct a public hearing on a request for a conditional use permit to establish a "Tattoo Parlor" at 2622 Nasa Road One, Suite H as per the Seabrook City Code, Appendix A, Comprehensive Zoning Article 4, "Special Use Regulations," Section 4.11, "Conditional use permit criteria and procedures."

**Applicant:** Greg Votaw - Atonement Tattoo

**Legal Description:** 2622 Nasa Road One, Suite H, Seabrook, TX 77586, TRS 21A, 21A, 21L, 31, 6A, and 7A BLK B, Lakeside Terrace, Lakeview U/R, Abstract 52, R. Morris Subdivision, Harris County Texas.

**Location:** This property is located immediately north of Nasa Road One, west of Lakeside Drive and east of Larrabee Street.

#### **4. CONSENT AGENDA**

**4.1** Approve the minutes of the December 4, 2018 regular City Council meeting. (Hicks)

**ATTACHMENT:** [December 4, 2018 minutes](#)

#### **5. NEW BUSINESS**

**5.1** Consider and take all appropriate action on proposed Resolution 2019-01, "Texas Park and Wildlife Department (TPWD) Grant Funding Application." (Padgett)

**ATTACHMENT:** [Agenda Briefing Resolution 2019-01](#)

A RESOLUTION PROVING THAT GRANT FUNDS IN THE AMOUNT OF \$200,000 SHALL BE PAID TO THE CITY OF SEABROOK FOR THE CONSTRUCTION OF A NEW .7 MILE, 5 FOOT WIDE CRUSHED GRANITE TRAIL AND NECESSARY FOOT BRIDGES AND DRAINAGE LINKING AND INTERCONNECTING EXISTING SEABROOK TRAIL SEGMENTS WITH TXDOT, HARRIS COUNTY, AND PORT OF HOUSTON HIKE AND BIKE TRAILS AND AUTHORIZING GAYLE COOK, CITY MANAGER TO ADMINISTER SUCH GRANT.

**5.2** Consider and take all appropriate action on funding of the Market and Feasibility Study for development within the Waterfront Activity (WAD). This is not a budgeted item and proposed funding of an amount not to exceed \$37,000.00 is recommended from Hotel Occupancy Tax Fund. (Cook)

**ATTACHMENT:** [Agenda Briefing DP Consulting Proposal](#)

**5.3** Consider and take all appropriate action on recommendations of the Public Safety Task Force for 2019 expenditures from the Public Safety Fund in the amount of \$92,900.00. (Galyean)

**ATTACHMENTS:** [Agenda Briefing 2019 Public Safety Fund Budget Summary of the Public Safety Fund Year to Date](#) [Requested Items](#)

**5.4** Consider and take all appropriate action on recommendation for

the Hazard Mitigation Grant Program (HMGP) Grant Application for City Hall. (Galyean)

ATTACHMENT: [Agenda Briefing](#) [Barrier Examples](#)

**5.5** Consider and take all appropriate action on designation of the Council representative to participate in the Economic Alliance Advocacy trip to Washington D.C. April 1-4, 2019. This is a budgeted item for one representative. (Kolupski)

**5.6** Consider and take all appropriate action on designation of the Council representative to the Citizens for Space Exploration visit to Washington D.C. May 20-23, 2019. This is a budgeted item for one representative. (Kolupski)

**5.7** Consider and take all appropriate action on first reading of proposed Ordinance 2019-01, "Issuance of conditional use permit to allow a "Tattoo Parlor" at 2622 Nasa Road One, Suite H in the C-2 Medium Commercial District." (Landis)

ATTACHMENTS: [Agenda Briefing](#) [Ordinance 2019-01](#) [Application](#) [Aerial Map](#) [Zoning Map](#) [Planning and Zoning Commission Official Report](#)

AN ORDINANCE AMENDING THE CODE OF THE CITY OF SEABROOK, APPENDIX "A", COMPREHENSIVE ZONING, ARTICLE 12, "TEMPORARY AND NONTEXT CHANGES," SECTION 12.03, "CONDITIONAL USE PERMITS GRANTED", BY ADDING A NEW PARAGRAPH TWENTY FIVE (25), GRANTING A CONDITIONAL USE PERMIT ALLOWING FOR A TATTOO PARLOR AT 2622 NASA ROAD ONE, SUITE H., WITHIN A C-2 (MEDIUM COMMERCIAL) DISTRICT OF THE CITY; PROVIDING A PENALTY IN AN AMOUNT NOT TO EXCEED \$2,000 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.

**5.8** Consider and take all appropriate action on first reading of proposed Ordinance 2019-02, "Amendment to the Zoning Code of the City of Seabrook, deleting in its entirety Section 3.09 "C-S Commercial Special District" creating and replacing such section for creation of a newly created zoning district "SH 146 South Commercial District" revising the Official Zoning Map and Land Use Matrix for such purpose. (Landis)

ATTACHMENTS: [Agenda Briefing](#) [Ordinance 2019-02](#) [Proposed Zoning Map](#) [Proposed Land Use Matrix](#) [Proposed SH 146 South Commercial District Ordinance Language](#)

AN ORDINANCE AMENDING THE CODE OF THE CITY OF SEABROOK, APPENDIX A, "COMPREHENSIVE ZONING", ARTICLE 3, "ESTABLISHMENT OF ZONING DISTRICTS AND ASSOCIATED REGULATIONS", REPEALING IN ITS ENTIRETY SECTION 3.09 "C-S COMMERCIAL SPECIAL DISTRICT" AND REPLACING THE TITLE FOR SAID SECTION FOR A NEW ZONING DISTRICT ENTITLED "146-S SH146 SOUTH COMMERCIAL DISTRICT," SUCH DISTRICT BEING LOCATED ON BOTH THE EAST AND WEST SIDES OF HWY 146, STARTING AT HWY 146 AND 10TH STREET HEADING NORTH TO THE NASA PARKWAY/MAIN STREET INTERSECTION AS REFERENCED IN EXHIBIT "A" ATTACHED HERETO AND INCORPORATED BY REFERENCE, WITH CORRESPONDING AMENDMENTS TO SECTION 3.01, "ESTABLISHMENT OF ZONING DISTRICTS AND

ASSOCIATED REGULATIONS", AND SECTION 3.15 "COMPREHENSIVE LAND USE MATRIX", TABLE 3-A "USES PERMITTED BY RIGHT AND CONDITIONAL USES" FOR SUCH DISTRICT, AS PROVIDED HEREIN; REQUIRING THAT THE ZONING MAP BE AMENDED TO REFLECT THIS NEW REZONING DISTRICT; MAKING SPECIFIC FINDINGS RELATING TO REZONING OF SUCH PROPERTY; 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.

**5.9** Consider and take all appropriate action on first reading of proposed Ordinance 2019-03, "Amendment to the Zoning Code of the City of Seabrook, creating new zoning district 'SH 146 Main Commercial District', revising the Official Zoning Map and Land Use Matrix for such purpose." (Landis)

ATTACHMENTS: [Agenda Briefing Ordinance 2019-03](#) [Proposed Zoning Map](#)  
[Proposed Land Use Matrix](#) [Proposed SH 146 Main Commercial District](#)  
[Ordinance Language](#)

AN ORDINANCE AMENDING THE CODE OF THE CITY OF SEABROOK, APPENDIX A, "COMPREHENSIVE ZONING", ARTICLE 3, "ESTABLISHMENT OF ZONING DISTRICTS AND ASSOCIATED REGULATIONS", CREATING A NEW SECTION 13.6 ENTITLED "146-M SH 146 MAIN COMMERCIAL DISTRICT,' SUCH DISTRICT BEING LOCATED ON THE EAST SIDE OF HWY 146, STARTING AT THE NASA PARKWAY/MAIN STREET INTERSECTION HEADING NORTH TO BAYVIEW DRIVE, ON THE WEST SIDE ONLY, STARTING AT SEABROOK SHIPYARD HEADING NORTH AND ENCOMPASSING ALL OF THE COMMERCIAL PROPERTY FROM ELEVENTH STREET TO HWY 146 TO THE NORTHERN SEABROOK CITY LIMITS AS REFERENCED IN EXHIBIT "A" ATTACHED HERETO AND INCORPORATED BY REFERENCE, WITH CORRESPONDING AMENDMENTS TO SECTION 3.01, "ESTABLISHMENT OF ZONING DISTRICTS AND ASSOCIATED REGULATIONS", AND SECTION 3.15 "COMPREHENSIVE LAND USE MATRIX", TABLE 3-A "USES PERMITTED BY RIGHT AND CONDITIONAL USES" FOR SUCH DISTRICT, AS PROVIDED HEREIN; REQUIRING THAT THE ZONING MAP BE AMENDED TO REFLECT THIS NEW REZONING DISTRICT; MAKING SPECIFIC FINDINGS RELATING TO REZONING OF SUCH PROPERTY; 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.

**5.10** Consider and take all appropriate action on first reading of proposed Ordinance 2019-04, "Amendment to the **code of the City of Seabrook**, Comprehensive Zoning Ordinance, repealing in its entirety current provisions for Off-Street Parking, Loading, Ingress and Egress, Landscaping and Safety Requirements and providing for a new title." (Landis)

ATTACHMENTS: [Agenda Briefing Ordinance 2019-04](#) [Proposed Article 5 Parking Ordinance Language](#)

AN ORDINANCE AMENDING THE CODE OF THE CITY OF SEABROOK, APPENDIX A, "COMPREHENSIVE ZONING", ARTICLE 5, "OFF-STREET PARKING, LOADING, INGRESS AND EGRESS; AND LANDSCAPING AND

SAFETY REQUIREMENTS " TO REPLACE IN ITS ENTIRETY AND PROVIDE NEW COMPREHENSIVE REQUIREMENTS UNDER A REVISED TITLE "OFF-STREET PARKING, LOADING, INGRESS AND EGRESS"; 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; AND PROVIDING FOR NOTICE AND SEVERABILITY.

**5.11** Consider and take all appropriate action on first reading of proposed Ordinance 2019-05, "Amendment to the code of the City of Seabrook, Comprehensive Zoning Ordinance, deleting landscaping and buffering requirements from Article 5, "Off-Street Parking, Loading, Ingress and Egress" and recodifying such requirements by creation of a new Article 7 entitled "Landscaping and Buffering Requirements." (Landis)

ATTACHMENTS: [Agenda Briefing Ordinance 2019-05](#) [Proposed Article 7 Landscaping Language](#)

AN ORDINANCE AMENDING THE CODE OF THE CITY OF SEABROOK, APPENDIX A, "COMPREHENSIVE ZONING", REPEALING IN ITS ENTIRETY THE PROVISIONS PERTAINING TO LANDSCAPING AND BUFFERING REQUIREMENTS SECTIONS 5.05 AND 5.06, CONTAINED IN ARTICLE 5, "OFF-STREET PARKING, LOADING, INGRESS AND EGRESS, AND LANDSCAPING AND SAFETY REQUIREMENTS", AND REPLACING SUCH PROVISIONS IN A NEW ARTICLE 7, ENTITLED "LANDSCAPING AND BUFFERING REQUIREMENTS" TO PROVIDE FOR NEW UPDATED AND COMPREHENSIVE REGULATIONS OF THIS SUBJECT MATTER; 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; AND PROVIDING FOR NOTICE AND SEVERABILITY.

## **6. OLD BUSINESS**

**6.1** Consider and take all appropriate action on a Second Amendment Addendum to the contract for the sale of property of approximately 2.0514 acres out of the Ritson Morris Survey, Abstract 52. The location of this property is generally located on Lakeside Drive and adjacent to the City of Seabrook's Water Facility.

ATTACHMENTS: [Agenda Briefing](#) [Second Amendment](#) [Resolution 2018-19](#)

## **7. DISCUSSION ITEM**

**7.1** Discussion and direction on the FY2018-19 Strategic Plan accomplishments and updates.

ATTACHMENTS: [Agenda Briefing](#) [Strategic Plan 2018-19](#) [Strategic Plan Update FY19 Q1](#)

## **8. ROUTINE BUSINESS**

**8.1** Report on and review of the Seabrook Volunteer Fire Department (SVFD) monthly report for December 2018. (White)

ATTACHMENT: [Monthly Report](#)

**8.2** Report on and review of the Clear Lake Emergency Medical Corps (CLEMC) monthly report for December 2018. (Hunter)

ATTACHMENT: [Monthly Report Delay Response Time Report](#)

**8.3** Review of the Seabrook Police Department monthly report for December 2018. (Wright)

ATTACHMENT: [Monthly Report](#)

**8.4** Review of the Seabrook Building Department monthly report for December 2018. (Landis)

ATTACHMENT: [Monthly Report](#)

**8.5** Review of the Seabrook Communications Department monthly reports for December 2018. (Petersen)

ATTACHMENT: [Monthly report](#)

**8.6** Approve the Action Items Checklist which is attached and made a part of this Agenda. (Council)

ATTACHMENT: [Action Items Checklist](#)

**8.7** Establish future meeting dates and agenda items, including Charter Review Commission appointments. (Council)

## **9. CLOSED EXECUTIVE SESSION**

### **9.1 Section 551.074**

Conduct a closed executive session to deliberate the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of the Municipal Court Judge. (Kolupski)

### **9.2 Section 551.087**

Conduct a closed executive session to discuss commercial information the City has received from a business prospect that it seeks to have located, stay or expanded in the City and which the City is conducting economic development negotiations, including deliberation of a financial offer or incentive. (Cook)

## **10. OPEN SESSION**

*Council will reconvene in open session to allow for possible action on any of the agenda items listed above under "Closed Executive Session".*

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.

I certify that this notice was posted on the bulletin board on or before Friday, January 11, 2019 no later than 7:00 p.m. and that this notice will remain posted until the meeting has ended.

/s/ Robin Hicks

Robin Hicks  
City Secretary