

SEABROOK CITY COUNCIL  
NOTICE OF SPECIAL CITY COUNCIL MEETING  
TUESDAY, MARCH 29, 2016 - 7:00 PM

NOTICE IS HEREBY GIVEN THAT THE SEABROOK CITY COUNCIL WILL MEET ON **TUESDAY MARCH 29, 2016 AT 7:00 PM** IN THE CITY HALL, CITY COUNCIL CHAMBERS, 1700 FIRST 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) 291-5600 OR FAX (281) 291-5710 FOR FURTHER INFORMATION.

**1.0 PRESENTATIONS**

1.1 Present the audit for FY 2014/15 to the City Council. (Lab/Auditors)

**2.0 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. 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)

**3.0 CONSENT AGENDA**

All consent agenda items are considered by the City Council to be routine and will be enacted by one motion. There will be no separate discussion of these items unless a council member, city manager, city attorney or city secretary so requests, in which event the item will be removed from the Consent Agenda and considered immediately following the Consent Agenda.

3.1 Accept Audit and Comprehensive Annual Financial Report (CAFR) for FY 14-15. (Lab)

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.

**CERTIFICATE**

I certify that this notice was posted on the bulletin board on or before Thursday, March 24, 2016, no later than 5:00 p.m. and that this notice will remain posted until the meeting has ended.

Robin Hicks  
City Secretary

SEABROOK CITY COUNCIL  
NOTICE OF REGULAR CITY COUNCIL MEETING  
TUESDAY, MARCH 1, 2016 - 7:00 PM

NOTICE IS HEREBY GIVEN THAT THE SEABROOK CITY COUNCIL WILL MEET  
ON **TUESDAY MARCH 1, 2016 AT 7:00 PM** IN THE SEABROOK CITY HALL  
COUNCIL CHAMBERS, 1700 FIRST 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) 291-5600 OR FAX (281) 291-5710 FOR FURTHER INFORMATION.

PLEDGE OF ALLEGIANCE

**1.0 PRESENTATIONS**

1.1 Presentation of Seabrook Volunteer Fire Department (SVFD) quarterly report. (Gutacker)

1.2 Presentation and bi-annual status report on the Chesapeake Bay Senior Living Community Planned Unit Development (PUD), as provided by Section 4.10.10, "Development Schedule," Appendix A, Seabrook Code of Ordinances. (Landis/Fredricks)

**2.0 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. 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)

### **3.0 SPECIFIC PUBLIC HEARING(S)**

3.1 Proposed Ordinance 2016-06, "Issuance of Conditional Use Permit to allow a Hotel without a full service restaurant". (Landis)

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 (22) GRANTING A CONDITIONAL USE PERMIT FOR A "HOTEL (WITHOUT FULL SERVICE RESTAURANT)" TO BE LOCATED AT 2710 NASA PARKWAY, WITHIN THE C-2 (COMMERCIAL - MEDIUM) ZONING DISTRICT AND ESTABLISHING ANY APPLICABLE CONDITIONS FOR THE OPERATION OF THE BUSINESS IN ACCORDANCE WITH LAW; PROVIDING A PENALTY IN AN AMOUNT NOT TO EXCEED \$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.

4.0 CONSENT AGENDA - Council will discuss, consider and if appropriate, take action on the items listed below.

All consent agenda items are considered by the City Council to be routine and will be enacted by one motion. There will be no separate discussion of these items unless a council member, city manager, city attorney or city secretary so requests, in which event the item will be removed from the Consent Agenda and considered immediately following the Consent Agenda.

4.1 Approve a special event permit for the annual Seabrook Lucky Trail Marathon on Friday, March 18, Saturday, March 19, and Sunday, March 20, 2016. The event will begin on Friday at 6:30 p.m. and on Saturday and Sunday at 7:00 a.m. at Meador Park and continue along the Seabrook trails to Pine Gully Park and back to Meador Park. The applicant is also requesting permits for temporary signs and alcohol in the park. (Applicant)

4.2 Approve a parade permit for the Bayside Area Little League Opening Day Parade on Saturday, April 2, 2016, starting at 8:00 a.m., from Miramar Shopping Center, down El Mar, then right on Meyer to the Bayside Baseball Complex. All required documentation has been submitted and approved. A waiver of the fees is being requested. (Hicks)

4.3 Approve an excused absence for Glenna Adovasio for the February 02, 2016 regular City Council meeting. (Hicks)

4.4 Approve an excused absence for Melissa Botkin and Gary Johnson for the February 16, 2016 regular City Council meeting. (Hicks)

- 4.5 Approve the minutes of the January 19, 2016 regular City Council meeting. (Hicks)
- 4.6 Approve the minutes of the February 02, 2016 regular City Council meeting. (Hicks)
- 4.7 Approve the minutes of the February 16, 2016 regular City Council meeting. (Hicks)

END OF CONSENT AGENDA

5.0 NEW BUSINESS - Council will discuss, consider and if appropriate, take action on the items listed below.

5.1 Consider approval on first reading of Proposed Ordinance 2016-06, "Issuance of Conditional Use Permit to allow a Hotel without a full service restaurant". (Landis)

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 (22) GRANTING A CONDITIONAL USE PERMIT FOR A "HOTEL (WITHOUT FULL SERVICE RESTAURANT)" TO BE LOCATED AT 2710 NASA PARKWAY, WITHIN THE C-2 (COMMERCIAL - MEDIUM) ZONING DISTRICT AND ESTABLISHING ANY APPLICABLE CONDITIONS FOR THE OPERATION OF THE BUSINESS IN ACCORDANCE WITH LAW; PROVIDING A PENALTY IN AN AMOUNT NOT TO EXCEED \$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.

5.2 Consider approval on first reading of Ordinance 2016-10, "Acceptance of traffic study by TXDOT and agreement with increasing speed limits on State Highway 146." (Cook)

AN ORDINANCE AMENDING THE CODE OF THE CITY OF SEABROOK, CHAPTER 90, "TRAFFIC AND VEHICLES", ARTICLE II, "SPEED RESTRICTIONS," SECTION 90-31, "ENUMERATION OF LIMITS" BY ALTERING THE PRIMA FACIE SPEED LIMITS ESTABLISHED FOR VEHICLES UNDER THE PROVISIONS OF SECTION 545.356, TEXAS TRANSPORTATION CODE, UPON BASIS OF AN ENGINEERING AND TRAFFIC INVESTIGATION, WITHIN THE CORPORATE LIMITS OF THE CITY OF SEABROOK, ALONG SH 146, FRONTAGE ROAD NORTH AND SOUTH OF RED BLUFF ROAD, AND SEABROOK CIRCLE, AS SET OUT IN THIS ORDINANCE; AND PROVIDING FOR A PENALTY OF A FINE NOT TO EXCEED TWO HUNDRED DOLLARS (\$200.00) 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.

5.3 Consider approval on first and final reading of Ordinance 2016-11, "Ordinance Updating Hotel Occupancy Tax Delinquent Tax Interest Rate." (Lab)

AN ORDINANCE AMENDING CHAPTER 85 OF THE CODE OF ORDINANCES OF

THE CITY OF SEABROOK, ENTITLED "TAXATION AND FINANCE, " ARTICLE II, ENTITLED "HOTEL OCCUPANCY TAX," SECTION 85-32 "FAILURE TO PAY; REMEDIES," BY AMENDING SUCH SECTION TO CLARIFY THE INTEREST RATE OF 15%; PROVIDING A PENALTY IN AN AMOUNT NOT TO EXCEED \$500 FOR VIOLATION OF ANY PROVISION HEREOF, TOGETHER WITH RELATED PENALTIES AND REMEDIES AS SPECIFIED HEREIN, BY INCLUSION INTO THE CODE OF ORDINANCES; PROVIDING FOR NOTICE, REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES INCONSISTENT OR IN CONFLICT HEREWITH; AND PROVIDING FOR SEVERABILITY.

5.4 Consideration and approval of the purchase of a vehicle from \_\_\_\_\_, in the total amount of \$ \_\_\_\_\_ to replace an older model vehicle in the Public Works fleet. (Cook)

6.0 ROUTINE BUSINESS - Council will discuss, consider and if appropriate, take action on the items listed below.

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

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

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.

#### CERTIFICATE

I certify that this notice was posted on the bulletin board on or before Friday, January 26, 2016 no later than 5:00 p.m. and that this notice will remain posted until the meeting has ended.

Robin Hicks  
City Secretary

