



**SEABROOK CITY COUNCIL  
NOTICE OF MEETING  
TUESDAY, FEBRUARY 2, 2021 - 6:00 PM**

NOTICE IS HEREBY GIVEN THAT THE CITY COUNCIL WILL MEET ON **TUESDAY FEBRUARY 2, 2021 AT 6:00 PM** BY TELECONFERENCE TO **DISCUSS, CONSIDER, AND IF APPROPRIATE, TAKE ACTION** WITH RESPECT TO THE ITEMS LISTED BELOW.

DUE TO THE CONTINUED INCREASE IN COVID-19 POSITIVE CASES, **THIS MEETING WILL BE OPEN TO THE PUBLIC VIA REMOTE ACCESS THAT ALLOWS FOR TWO-WAY COMMUNICATIONS FOR THOSE DESIRING TO PARTICIPATE. MEMBERS OF THE PUBLIC MAY ATTEND THE MEETING BY REGISTERING AT THE FOLLOWING LINK: [www.seabrooktx.gov/public-mtg-020221](http://www.seabrooktx.gov/public-mtg-020221)**

*In order to view all exhibits during the meeting, members of the public can use a desktop PC, laptop, tablet, or iPad to enter the above address into the Google Chrome address bar to be taken directly into the meeting, or may download the GoToWebinar app on their Android or iPhone free of charge and use **Meeting ID: 658-192-635** when prompted.*

**MEMBERS OF THE PUBLIC MAY ACCESS THE AGENDA AND ATTACHMENTS ONLINE AT [WWW.SEABROOKTX.GOV/AGENDACENTER](http://WWW.SEABROOKTX.GOV/AGENDACENTER).**

**1. PUBLIC COMMENTS AND ANNOUNCEMENTS**

*At this time, we would like to listen to any member of the public who has registered to speak 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 unmute your device mic and state your name and address clearly before making your comments. Thank you.*

**2. CONSENT AGENDA**

**2.1** Consider and take all appropriate action on the recognition of a private sanitary sewer easement and private sewer to serve Lots 1-10, Block 10, Seabrook Addition, Harris County, Texas, according to the map or plat thereof recorded in Volume 1, Page 50 of the map records of Harris County, Texas". *Brian Craig, City Engineer and Assistant Director of Public Works*

**ATTACHMENTS:** [Agenda Briefing](#) [Agreement](#)

**2.2** Consider and take all appropriate action on Addendum 2020-2 to the EDC Agreement between the Seabrook Economic Development Corporation and KIWO for an extension of the deadline to December 1, 2021 for the relocation of KIWO's operations to Seabrook. This addendum was approved by the Board of Directors of the SEDC on January 14, 2021. *Paul Chavez, Director of Economic Development*  
**ATTACHMENTS:** [Agenda Briefing](#) [Addendum 2020-2](#) [Addendum 2019-1](#) [KIWO Agreement](#)

### **3. OLD BUSINESS**

**4.1** Approve on second reading Ordinance 2021-01, "Seabrook Town Center 'PUD' (Planned Unit Development)". Due to received written protest, as provided by Texas Local Government Code 211.006(d) and City Code, an affirmative vote of at least 3/4 of all members of City Council is required for approval. *Sean Landis, Deputy City Manger*  
**ATTACHMENTS:** [Ordinance 2021-01](#) [Survey\\_Metes and Bounds PUD Document](#) [Overlay District Text Modification](#)

AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE CITY OF SEABROOK, APPENDIX A, "COMPREHENSIVE ZONING MAP", ARTICLE 2, "ADMINISTRATION", SECTION 2.05, "OFFICIAL ZONING MAP", BY REZONING THREE TRACTS OF LAND, APPROXIMATELY 19.5355 ACRES SITUATED IN ABSTRACT 52 OF THE RITSON MORRIS SURVEY, IN SEABROOK, HARRIS COUNTY, TEXAS, GENERALLY LOCATED EAST OF LAKESIDE DRIVE, WEST OF STATE HIGHWAY 146, NORTH OF REPSDORPH ROAD, AND SOUTH OF OAK DALE WAY, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS IN EXHIBIT "A", FROM "C-2", MEDIUM COMMERCIAL DISTRICT, TO PLANNED UNIT DEVELOPMENT, "PUD", FOR A MIXED USE DEVELOPMENT COMPRISING A 320 UNIT MULTI-FAMILY APARTMENT COMPLEX, 37,000 SQ. FT. OF LEASABLE RETAIL/OFFICE SPACE, AN ENTERATINMENT PLAZA, AND PARKING; PROVIDING FOR AN AMENDMENT OF THE CITY'S OFFICIAL ZONING MAP; REVISING ARTICLE 4, "SPECIAL USE DISTRICTS", SECTION 4.16, THE SEABROOK TOWN CENTER COMMERCIAL DEVELOPMENT OVERLAY DISTRICT REGULATIONS, AS REFERENCED IN EXHIBIT "C"; 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

### **4. DISCUSSION**

**5.1** Discuss, consider, and if appropriate, take action on Spring 2021 events including Seabrook Lucky Trails scheduled for March 19-21, 2021 and the City of Seabrook Easter event scheduled for April 3, 2021. *LeaAnn Petersen, Director of Community and Visitor Relations*  
**ATTACHMENTS:** [Agenda Briefing](#) [Seabrook Lucky Trails Guidelines](#) [Easter Excursion Site Map](#)

### **5. ROUTINE BUSINESS**

**6.1** Update and report on various items that require no action,

including SH 146 Expansion Project, City of Seabrook CIP Projects, City of Seabrook Grant Administration, 2021 State Legislative Session, and May 1, 2021 General Election. *Gayle Cook, City Manager and Robin Lenio, City Secretary*

**6.2** Update and discuss report by City Manager on COVID related issues, including information regarding reopening timeline for Seabrook public meetings. *Gayle Cook, City Manager and Brad Goudie, Director of Emergency Services*

**6.3** Establish future meeting dates and agenda items. *City Council*

## **6. CLOSED EXECUTIVE SESSION**

**7.1** Conduct a Closed Executive Session to discuss potential financial incentive(s) and financial information received from a business prospect that the City seeks to have locate, stay, or expand for which the City is conducting economic development negotiations, as provided by Texas Government Code Section 551.087. *Gayle Cook, City Manager*

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 29, 2021 no later than 5:00 p.m. and that this notice will remain posted until the meeting has ended.

Robin Lenio, TRMC /RL/  
City Secretary

