



**SEABROOK CITY COUNCIL  
NOTICE OF REGULAR CITY COUNCIL MEETING  
TUESDAY, OCTOBER 16, 2018 - 7:00 PM**

For city information visit [www.seabrooktx.gov](http://www.seabrooktx.gov)  
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NOTICE IS HEREBY GIVEN THAT THE SEABROOK CITY COUNCIL WILL MEET ON **TUESDAY OCTOBER 16, 2018 AT 7:00 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.

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) 291-5690 FOR FURTHER INFORMATION.

**PLEDGE OF ALLEGIANCE**

**1. PRESENTATIONS**

- 1.1 Introduction of the new Seabrook Volunteer Fire Department Fire Chief, Robby White. (Cook)
- 1.2 Presentation on the activities and work at the Casa Mare Girl Scout Camp located at 4810 Todville Road, Seabrook, Texas. (Mary Vitek, CEO, Girl Scouts of San Jacinto Council)
- 1.3 Presentation of the post event report on the 2018 Texas Outlaw Challenge event. (Robinson)
- 1.4 Presentation of the Quarterly Report by 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 interests, 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 state your name and address clearly before

making your comments. Thank you.

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

### **3. SPECIFIC PUBLIC HEARINGS**

**3.1** Conduct a Public Hearing on a request for text changes to Appendix A, "Comprehensive Zoning", Article 3, "Establishment of Zoning Districts and Associated Regulations", Section 3.15, "Comprehensive Land Use Regulation Matrix", to add an allowance to the land use matrix for a Tattoo Parlor as a Conditional Use. (Landis)

**ATTACHMENTS:** [Agenda briefing](#) [Ordinance 2018-29](#) [PZ report](#)  
[Zoning District](#) [Ordinance 2012-15](#) [August 21, 2012 minutes](#) [August 7, 2018 minutes](#) [September 20, 2018 minutes](#)

**3.2** Conduct a Public Hearing on a request for a conditional use permit to establish a "Boat Sales Use" at 2000 Larrabee Street as per the Seabrook City Code, Appendix A, "Comprehensive Zoning", Article 4, "Special Use Regulations", Section 4.11, "Conditional Use Permit criteria and procedures". (Landis)

**ATTACHMENTS:** [Agenda briefing](#) [Ordinance 2018-28](#) [CUP](#)  
[Application](#) [Plat](#) [Aerial Map](#) [Zoning](#) [PZ report](#) [PZ minutes](#)

### **4. CONSENT AGENDA**

**4.1** Approve the City of Seabrook Strategic Plan for Fiscal Year 2018-2019. (Cook)

**ATTACHMENTS:** [Agenda Briefing](#) [Strategic Plan](#)

**4.2** Approve the acceptance of the extension of 131 feet of public six inch gravity sanitary sewer to serve Lots 6-8, Block 43, at Staples Avenue, 4th Street, and Bryan Avenue. (Craig)

**ATTACHMENTS:** [Agenda Briefing](#) [Engineer's Certificate of Completion](#)  
[Record Drawing](#) [Maintenance Bond](#)

**4.3** Approve the minutes of the October 2, 2018 regular City Council meeting. (Hicks)

**ATTACHMENT:** [October 2, 2018 minutes](#)

### **5. NEW BUSINESS**

**5.1** Consider and take all appropriate action on first reading of proposed Ordinance 2018-29, "Add the Use of 'Tattoo Parlor' to the Comprehensive Land Use Matrix as a Conditional Use". (Landis)

**ATTACHMENTS:** [Agenda briefing](#) [Ordinance 2018-29](#) [PZ report](#)  
[Zoning District](#) [Ordinance 2012-15](#) [August 21, 2012 minutes](#) [August 7, 2018 minutes](#) [September 20, 2018 minutes](#)

AN ORDINANCE 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 "TATTOO PARLOR" AS A CONDITIONAL USE WITHIN A "MEDIUM COMMERCIAL" (C-2) ZONING DISTRICT; 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; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE

**5.2** Consider and take all appropriate action on first reading of proposed Ordinance 2018-28, "Issuance of Conditional Use Permit to Allow Boat Sales at 2000 Larrabee Street in the C-2 Medium Commercial District". (Landis)

**ATTACHMENTS:** [Agenda briefing](#) [Ordinance 2018-28](#) [CUP Application](#) [Plat](#) [Aerial Map](#) [Zoning](#) [PZ report](#) [PZ minutes](#)

AN ORDINANCE AMENDING THE CODE OF THE CITY OF SEABROOK, APPENDIX A, "COMPREHENSIVE ZONING", ARTICLE 12, "TEMPORARY AND NONTEXT CHANGES", SECTION 12.03, BY ADDING A NEW PARAGRAPH TWENTY FOUR (24), GRANTING A CONDITIONAL USE PERMIT ALLOWING FOR BOAT SALES AT 000 LARRABEE STREET 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

**5.3** Consider and take all appropriate action on funding for Architectural Services, in an amount not to exceed \$9,500.00, for a proposed design to remodel City Hall. This is not a budgeted item. (Landis)

**ATTACHMENT:** [Agenda briefing](#)

## **6. ROUTINE BUSINESS**

**6.1** Review the Clear Lake Emergency Medical Corps (CLEMC) breakdown report for September 2018. (Hunter)

**ATTACHMENTS:** [Breakdown report](#)

**6.2** Review the Seabrook Volunteer Fire Department monthly report for September 2018. (Gutacker)

**ATTACHMENT:** [Monthly report](#)

**6.3** Review the Seabrook Police Department report for September 2018. (Wright)

**ATTACHMENT:** [Monthly report](#)

**6.4** Review the Seabrook Building Department report for September 2018. (Landis)

**ATTACHMENT:** [Monthly report](#)

**6.5** Approve the Action Items Checklist which is attached and made a part of this agenda. (Cook)

**ATTACHMENT:** [Action Items Checklist](#)

**6.6** 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.

I certify that this notice was posted on the bulletin board on or before Friday, October 12, 2018 no later than 5:00 p.m. and that this notice will remain posted until the meeting has ended.

Robin Hicks, TRMC  
City Secretary