



SEABROOK CITY COUNCIL  
NOTICE OF REGULAR CITY COUNCIL MEETING  
TUESDAY, APRIL 4, 2023 - 6:00 PM

For city information visit [www.seabrooktx.gov](http://www.seabrooktx.gov)

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

For Seabrook Economic Development visit [www.seabrooktx.gov/463/SEDC](http://www.seabrooktx.gov/463/SEDC)

For Agenda Center visit [www.seabrooktx.gov/agendacenter](http://www.seabrooktx.gov/agendacenter)

NOTICE IS HEREBY GIVEN THAT THE SEABROOK CITY COUNCIL WILL MEET ON **TUESDAY APRIL 4, 2023 AT 6:00 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) 291-5663 OR CITYSEC@SEABROOKTX.GOV FOR FURTHER INFORMATION.

**PLEDGE OF ALLEGIANCE**

**1. PRESENTATIONS**

1.1 Presentation of the Saltwater Derby Post Event Report. *Dr. Melissa Everett*

1.2 Presentation of a Proclamation to recognize April 23-29, 2023 as National Library Week and receive a report and update on Evelyn Meador Library Activities. *Thom Kolupski, Mayor and Milagros Andrada-Tanega, Library Branch Manager*

**ATTACHMENT(S):** [Proclamation](#)

1.3 Presentation of a Proclamation to recognize April 9-15, 2023 as National

Public Safety Telecommunicator Week. *Thom Kolupski, Mayor*

**ATTACHMENT(S):** [Proclamation](#)

1.4 Presentation of a Proclamation to recognize April 9-15, 2023 as National Animal Control Officer Appreciation Week. *Thom Kolupski, Mayor*

**ATTACHMENT(S):** [Proclamation](#)

1.5 Presentation of a Proclamation to recognize April 16-22, 2023 as National Volunteer Week. *Thom Kolupski, Mayor*

**ATTACHMENT(S):** [Proclamation](#)

## **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 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 come to the podium and state your name and address clearly into the microphone before making your comments. Thank you.*

**REGISTER ONLINE TO SPEAK IN PERSON DURING PUBLIC COMMENTS:**  
[www.seabrooktx.gov/speaker-registration](http://www.seabrooktx.gov/speaker-registration)

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

**ATTACHMENT(S):** [Event Memo](#)

## **3. SPECIFIC PUBLIC HEARING**

3.1 Conduct a public hearing to consider and take all appropriate action relating to an amendment to the Seabrook City Code, Appendix A, "Comprehensive Zoning", Article 3, "Establishment of Zoning Districts and Associated Regulations", Section 3.15 "Comprehensive Land Use Regulation Matrix" by changing "Gasoline" Service Station/Convenience Store" from a "Use by Right" to a "Conditional Use" within the following zoning districts: "Medium Commercial District" (C-3), "The Seabrook Town Center Commercial Development Overlay District" (STCOD), and "Light Industrial District" (LI).  
*Sean Landis, Deputy City Manager*

**ATTACHMENT(S):** [Agenda Briefing](#) [Public Hearing Notice](#)

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

4.1 Approve the minutes of the March 21, 2023 Regular City Council Meeting.  
*Robin Lenio, City Secretary*

**ATTACHMENT(S):** [March 21 Minutes](#)

4.2 Approve the minutes of the March 28, 2023 Special City Council Meeting.  
*Robin Lenio, City Secretary*

**ATTACHMENT(S):** [March 28 Minutes](#)

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

5.1 Consider and take all appropriate action on first reading of Ordinance 2023-07, "Add the Use of "Gasoline Service Stations/Convenience Stores" to the Comprehensive Land Use Matrix as a Conditional Use." *Sean Landis, Deputy City Manager*

**ATTACHMENT(S):** [Agenda Briefing](#) [Ordinance 2023-07](#) [Exhibit A P&Z Report](#)

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 REQUIRING WITHIN THE "MEDIUM COMMERCIAL DISTRICT" (C-2) , "HEAVY COMMERCIAL DISTRICT" (C-3), "THE SEABROOK TOWN CENTER COMMERCIAL DEVELOPMENT OVERLAY DISTRICT" (STCOD), AND "LIGHT INDUSTRIAL DISTRICT" (LI), A CONDITIONAL USE PERMIT FOR "GASOLINE SERVICE STATIONS/CONVENIENCE STORES" USES; 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 Ordinance 2023-09, "Removing Baywood Drive No Parking Zone". *Rob Hefner, Council At Large Position 2*

**ATTACHMENT(S):** [Agenda Briefing](#) [Ordinance 2023-09](#)

AN ORDINANCE REMOVING THE NO PARKING ZONE ON BAYWOOD DRIVE; AUTHORIZING THE REMOVAL OF SIGNS; AMENDING CHAPTER 90 OF THE

CODE OF ORDINANCES OF THE CITY OF SEABROOK, TEXAS, ENTITLED "TRAFFIC AND VEHICLES," ARTICLE III, "STOPPING, STANDING, AND PARKING," DIVISION 1, "GENERALLY," SECTION 90-80, "SCHEDULE I: NO PARKING ZONES"; PROVIDING FOR A PENALTY IN AN AMOUNT OF NOT MORE THAN 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; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR NOTICE.

**5.3** Consider and take all appropriate action on the contribution of an amount not to exceed \$5,000.00 to Bay Area Coastal Protection Alliance (BACPA) toward a preliminary study for an Arch Gate design into the Coastal Barrier Project. *Thom Kolupski, Mayor*

**ATTACHMENT(S):** [Agenda Briefing](#) [Concept Arch Gate](#) [Concept 2 Arch Gate](#)

**5.4** Consider and take all appropriate action on designation of a Council representative to the Citizens for Space Exploration visit to Washington D.C. May 22-24, 2023. This trip is not budgeted and will be expensed out of the Councilmember's stipend for FY22-23. *Council*

## **6. DISCUSSION**

**6.1** Discuss, consider, and if appropriate, take action on amending Article VII "Regulation of Golf Carts" of the Seabrook Municipal Code of Ordinances by adding new definitions, regulations, and sections related to Off-Highway Vehicles and where such operation of such vehicles on certain roadways or pathways could be authorized. *Jackie Rasco, Council At Large Position 1*

**ATTACHMENT(S):** [City of Seabrook - Traffic and Vehicles](#)  
[City of Seabrook Code - Golf Cart Regulations](#)  
[Sample Ordinance City of Lindsay](#)  
[State Code governing Off-Highway Vehicles](#)  
[Unique Vehicles Defined by the State](#)  
[ROV and UTV](#)  
[Aerial Map - White Elem.](#)  
[Trail Picture](#)

## **7. ROUTINE BUSINESS**

**7.1** City Manager update and report to City Council on various items that require

no action, including Recap for Seabrook Boards and Commissions, SH 146 Expansion Projects, Port of Houston Rail Spur, Gulf Coast Protection District, City of Seabrook CIP Projects, Legislative Update, and any City of Seabrook Grant Administration. *Gayle Cook, City Manager*

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

## **8. CLOSED EXECUTIVE SESSION**

### **8.1 Section 551.071**

Conduct a closed executive session to consult with attorney on legal matters subject to the attorney-client privilege. *Olson & Olson LLP*

### **8.2 Section 551.071**

Conduct a closed executive session to consult with attorney on legal issues associated with CenterPoint Substation. *Lloyd Gosselink*

## **9. 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.

Pursuant to Texas Government Code Sec. 551. 127, on a regular, non -emergency basis, members may attend and participate in the meeting remotely by video conference. Should that occur, a quorum of the members will be physically present at the location noted above on this agenda.

I certify that this notice was posted on the bulletin board on or before Friday, March 31, 2023 no later than 5:00 p.m. and that this notice will remain posted until the meeting has ended.

Maria Lawler  
Deputy City Secretary

