



SEABROOK CITY COUNCIL
NOTICE OF REGULAR CITY COUNCIL TELECONFERENCE MEETING
TUESDAY, AUGUST 4, 2020 - 6:30 PM

For city information visit www.seabrooktx.gov
For SH 146 updates visit www.sh146.com

NOTICE IS HEREBY GIVEN THAT THE SEABROOK CITY COUNCIL WILL MEET ON **TUESDAY AUGUST 4, 2020 AT 6:30 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 VIA TELEPHONE BY CALLING (877) 568-4106 AND ENTERING ACCESS CODE 930-520-389 OR BY USING THE FOLLOWING LINK: <https://www.gotomeet.me/SeabrookTX/public-meeting>

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 GoToMeeting app on their Android or iPhone free of charge and use Meeting ID: 930-520-389 when prompted.

MEMBERS OF THE PUBLIC MAY ACCESS THE AGENDA AND ATTACHMENTS ONLINE AT WWW.SEABROOKTX.GOV/AGENDACENTER.

THOSE PERSONS WISHING TO SPEAK DURING THE PUBLIC COMMENTS PORTION OF THE AGENDA MUST REGISTER NO LATER THAN 3:00 P.M. ON TUESDAY, AUGUST 4, BY SENDING AN EMAIL TO RLENIO@SEABROOKTX.GOV AND PROVIDING YOUR NAME, ADDRESS, AND PHONE NUMBER.

1. PRESENTATIONS

1.1 Presentation of the Post Event Report for the Bay Area Houston Ballet and Theatre events for 2019-2020. *Jill Reason, Executive Director, BAHBT*

ATTACHMENT: [Post Event Report](#)

1.2 Recognition of Judge Dick Gregg, III for an award of 2020 Jurist of the Year by the Texas Municipal Courts Association. *Thom Kolupski, Mayor*

2. 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.

3. BOARDS, COMMISSIONS, AND TASK FORCES

3.1 Interview candidates for four positions to be filled by members of the public to serve on the Carothers Coastal Gardens Task Force II. *City Council*

ATTACHMENTS: [Breedon](#) [Businelle](#) [Greenwell](#) [Jackson](#) [Jones](#)
[Lawrence](#) [Lunsford](#) [Nelson](#) [Ormsby](#) [Thompson](#)

3.2 Interview candidates for a position on the Board of Adjustment / Building Standards Commission to fill a vacancy left by Rob Hefner, for a term to expire January 1, 2022. *City Council*

ATTACHMENTS: [Moore](#) [Ngo](#)

3.3 Consider and take all appropriate action on the appointment of four members of the public to serve on the Carothers Coastal Gardens Task Force II for a term of twelve (12) months with a potential six (6) months extension or as otherwise determined by City Council, as required by Resolution 2020-12 approved by City Council on July 21, 2020. *City Council*

3.4 Consider and take all appropriate action on the appointment of a member to the Board of Adjustment / Building Standards Commission to fill a vacancy left by Rob Hefner, for a term to expire January 1, 2022. *City Council*

4. CONSENT AGENDA

4.1 Approve on second reading proposed Ordinance 2020-17, "Miramar Shopping Center (2000-2100 Block of State Highway 146) Master Sign Plan". *Sean Landis, Deputy City Manager*

ATTACHMENTS: [Agenda Briefing](#) [Ordinance 2020-17](#) [Application Sign Plan](#) [PZ Report](#)

AN ORDINANCE APPROVING, PURSUANT TO APPENDIX A, "COMPREHENSIVE ZONING", ARTICLE 6, "SIGN STANDARDS", SECTION 6.06, "MASTER SIGN PLAN", A MASTER SIGN PLAN FOR THE PROPERTY LOCATED AT THE 2000 TO 2100 BLOCK OF STATE HWY 146, "MIRAMAR SHOPPING CENTER", LOCATED IMMEDIATELY EAST OF STATE HIGHWAY 146, NORTH OF HIALEAH DRIVE, SOUTH OF EL MAR LANE, AND WEST OF BAHAMA DRIVE; 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 VIOLATION OF ANY PROVISION HEREOF BY INCLUSION INTO THE CODE; AND PROVIDING FOR A

SAVINGS CLAUSE AND SEVERABILITY

4.2 Approve the minutes of the July 21, 2020 regular City Council meeting. *Robin Lenio, City Secretary*

ATTACHMENT: [July 21 2020 regular minutes](#)

5. NEW BUSINESS

5.1 Consider and take all appropriate action on a Request for approval of a Preliminary Planned Unit Development (PUD) to create "Seabrook Mixed Use Development" comprising of a boutique hotel, extended stay hotel, conference center and ballroom, approximately 25,000 square feet of retail space, and approximately 260 unit luxury multi-family apartment complex located on approximately 15.586 acre tract of land. *Sean Landis, Deputy City Manager*

Applicant: Rocky Romano, P.O. Box 607, Wimberly, Texas 78676
Legal

Description: Being approximately a combined 15.586 acre tract out of the South end of Lot 6-A, Tract 5-A and Tract 4-A of the Repsdorph Partition of the Repsdorph Estate in the Ritson Morris Survey, Abstract No. 52 in Harris County, Texas as recorded in map or plat thereof in Volume 18, Page 63 of the Harris County Map Records, also being out of Lot 1 and Restricted Reserve "A" out of Marker One Addition, as recorded in map or plat thereof in Film Code 513034 of the Harris County Map Records.

Location: This property is located north of Clear Lake, south of NASA Road One and west of Elam Street.

ATTACHMENTS: [Agenda Briefing](#) [Application](#) [Submittal](#)

5.2 Consider and take all appropriate action on first and final reading of Ordinance 2020-19, "Ordering a Special City Charter Amendment Election to be held on November 3, 2020". *Robin Lenio, City Secretary*

ATTACHMENTS: [Ordinance 2020-19](#) [Ordinance 2020-07](#) [Secretary of State Election Advisory](#)

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SEABROOK, CALLING AND ESTABLISHING PROCEDURES FOR A SPECIAL ELECTION, TO BE HELD ON NOVEMBER 3, 2020, TO CONSIDER NINETEEN (19) CHARTER AMENDMENTS RECOMMENDED BY THE SEABROOK CHARTER REVIEW COMMISSION AND DETERMINED FOR SUBMISSION BY CITY COUNCIL; MAKING PROVISION FOR THE CONDUCT OF A JOINT ELECTION; AND RESOLVING OTHER MATTERS AND MAKING OTHER PROVISIONS INCIDENT AND RELATED TO THIS ELECTION

5.3 Consider and take all appropriate action on a Joint Election Agreement between the City of Seabrook and Harris County for administration of a Special Joint Election to consider Nineteen (19) Charter Amendments to be held on November 3, 2020, in an amount currently estimated at \$22,741.40, with costs of ballot coding fees to be assessed after submission of all entities' election information, and pursuant to a Proclamation issued by Texas Governor Greg Abbott on

March 18, 2020, for postponement of the May 2, 2020 City Election to the next available uniform election date of November 3, 2020. *Robin Lenio, City Secretary*

ATTACHMENT: [Joint Election Agreement](#)

5.4 Consider and take all appropriate action on Resolution 2020-13, "Authorizing for Calculation of 8% Voter Approval Tax Rate". *Gayle Cook, City Manager and Michael Gibbs, Director of Finance*

ATTACHMENTS: [Agenda Briefing](#) [Resolution 2020-13](#) [Senate Bill 2 \(SB2\)](#)

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SEABROOK, TEXAS DIRECTING THE DIRECTOR OF FINANCE OF THE CITY OF SEABROOK TO CALCULATE THE VOTER-APPROVAL TAX RATE OF THE CITY OF SEABROOK IN THE MANNER PROVIDED FOR A SPECIAL TAXING UNIT BY USING AN 8% THRESHOLD FOR NEW REVENUE INSTEAD OF 3.5% AS AUTHORIZED BY TEXAS TAX CODE SECTION 26.04(C-1) DUE TO THE GOVERNOR'S STATE-WIDE DECLARATION OF DISASTER IN RESPONSE TO THE COVID-19 PANDEMIC; AND DECLARING AN EFFECTIVE DATE

6. ROUTINE BUSINESS

6.1 Update and report on various items that require no action, including SH 146 Expansion Project, City of Seabrook CIP Projects, and City of Seabrook Grant Administration. *Gayle Cook, City Manager*

6.2 Update and discuss report by City Manager on COVID related issues. *Gayle Cook, City Manager and Brad Goudie, Director of Emergency Services*

6.3 Establish future meeting dates and agenda items. *City 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, July 31, 2020, no later than 5:00 p.m., and that this notice will remain posted until the meeting has ended.

Stephanie Guerrero /SG/
Executive Administrative Assistant



