



**NOTICE OF REGULAR MEETING  
SEALY CITY COUNCIL  
W. E. HILL COMMUNITY CENTER  
1000 MAIN STREET  
SEALY, TX 77474  
TUESDAY MARCH 21, 2023  
6:00 P.M.**

Notice is hereby given of a Meeting of the City Council of Sealy to be held on the abovementioned date, time, and location for the purpose of considering the following agenda items. All agenda items are subject to action. The City Council reserves the right to meet in a closed session on any agenda item should the need arise and if applicable pursuant to authorization by Title 5, Chapter 551, of the Texas Government Code.

**A. Call to Order**

**B. Invocation and Pledges of Allegiance**

**C. Roll Call and Certification of a Quorum**

**D. Public Comments and Petition(s)**

*In the interest of maintaining the decorum of the meeting, and in accordance with Sections 2-35 and 2-36 of the Code of Ordinances, only those individuals who have registered to speak may speak on any agenda item. Individuals may register prior to the start of the meeting on the form at the entrance of the council chamber or by contacting the City Secretary. Comments may not be addressed to or at individuals and are limited to five minutes per speaker; however, if a large quantity of individuals has registered to speak, the time may be reduced. Speakers may not poll the council members or attendees.*

*(Comments made under this agenda item are limited to five minutes per person; however, if a large quantity of individuals has registered to speak, the time may be reduced. In accordance with the Texas Open Meetings Act and Section 2-36(5) k. 7 of the Code of Ordinances, the city council will not discuss or consider any item addressed during this agenda item. However, the mayor and the city manager may make statements of fact, for example, identifying the procedure for reporting an issue or referring the speaker to the cognizant agency or individual.)*

**E. Proclamation**

- Fair Housing for the Month of April

**F. Consent Agenda**

(In accordance with Sec. 2-35. (1) of the Code of Ordinances, "Routine matters thought to require little or no deliberation by city council may be placed on a consent agenda, which shall be treated as one agenda item." At any time prior to the call for a vote on the consent agenda, any council member may request that one or more items may be removed from the consent agenda and handled separately in the same manner as a regular agenda item.)

- February 21, 2023 Regular Meeting minutes
- February 27, 2023 Special Meeting minutes
- March 7, 2023 Regular Meeting minutes

**G. Presentation**

- Irene LeBlanc Pool Status
- Spring Clean-up Day
- Upcoming Beautification and Maintenance Projects
- Update regarding Capital Improvement Advisory Committee comments for 2023-01
- Ordinance 2019-09 No Engine Brakes Status

**H. Business**

1. Discussion and possible action regarding variance application from Steinhauser's to install a 15-foot fence along the East property line located at 400 East Main Street in Sealy, Texas to approve, disapprove, or approve with conditions.
2. Discussion and possible action regarding variance application from META Planning + Design for lot lengths in Westward Pointe Subdivision to approve, disapprove, or approve with conditions.
  - a) Section 4 Block 1 Lot 53
  - b) Section 4 Block 1 Lot 54
  - c) Section 4 Block 1 Lot 58
  - d) Section 4 Block 1 Lot 59
3. Discussion and possible action to approve, disapprove, approve with conditions, or grant an extension for a Final Plat for Cane Crossing Subdivision.
4. Discussion and possible action regarding variance application from AJS Construction, LLC regarding building setbacks located at 622 2<sup>nd</sup> Street in Sealy, Texas to approve, disapprove, or approve with conditions.
5. Discussion and possible action regarding Greater Sealy Little League Opening Day on March 25, 2023.
6. Discussion and possible action regarding Electricity Use Agreement with Municipal Utility District No. 1.
7. Discussion and possible action regarding No Thru Trucks Ordinance.  
(Second of two readings)
8. Discussion and possible action regarding Off-Site Detention regulations under Chapter 27.
9. Discussion and possible action regarding the Naming and Donation Policy.
10. Discussion and possible action regarding amending Ordinance Chapter 28 – Townhouse, Patio Homes, and Multi-Family.  
(Second of two readings)
11. Discussion and possible action regarding amending Ordinance – Variance Procedures for:
  - a) Chapter 14 – Landscape Requirements for Residential, Commercial, Institutional, and Industrial Development
  - b) Chapter 28 – Development Rules, Regulations and Standards
  - c) Chapter 29 - Downtown Preservation District
  - d) Chapter 80 - Signs  
(First of two readings)
12. Discussion and possible action regarding Ordinance to amend Economic Development Corporation (EDC) Fiscal Year 2022-2023 Budget.

13. Discussion and possible action regarding adopting a Resolution to Designate Authorized Signatories for the 2022 Texas CDBG Program, Grant agreement NO. CDV21-0400.
  14. Discussion and possible action regarding a Resolution adopting required CDBG Civil Rights Policies.
  15. Discussion and possible action regarding Financial Report.
  16. Discussion and possible action regarding changing the May 2, 2023 City Council meeting to May 9, 2023.
- I. **EXECUTIVE SESSION: A closed meeting will be held concerning the following items(s):**
- a) **Texas Government Code, Section 551.071, Consultation with Attorney:** A governmental body may conduct a private consultation with its attorney when the governmental body seeks the advice of its attorney about pending or contemplated litigation; or a settlement offer, or on a matter in which the duty of the attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with Chapter 551 of the Texas Government Code.
    - **Highten Capital Memorandum of Understanding**
    - **Bullinger Creek Subdivision**
    - **Electricity Contract**
  - b) **Texas Government Code, Section 551.087,** Deliberation regarding Economic Development Negotiations; Closed Meeting. This chapter does not require a governmental body to conduct an open meeting: (1) to discuss or deliberate regarding commercial or financial information that the governmental body has received from a business prospect that the governmental body seeks to have locate, stay, or expand in or near the territory of the governmental body and with which the governmental body is conducting economic development negotiations; or (2) to deliberate the offer of a financial or other incentive to a business prospect described by Subdivision (1).
    - **Highten Capital Memorandum of Understanding**
    - **Bullinger Creek Subdivision**
17. Reconvene into regular session and consider action, if any, on items discussed in Executive Session.
  18. Discussion and possible action regarding contracts for Electricity Providers and Rates.
- J. **Future agenda items, comments, and announcements.**
19. Adjournment

CERTIFICATION

*I, Sandra Vrabec, City Secretary of the City of Sealy, do hereby certify that the above notice of meeting of the City of Sealy, Texas, City Council was posted in a place convenient to the general public in compliance with Chapter 551, of the Texas Government Code, and remained posted for at least 72 continuous hours preceding the scheduled time of said meeting.*



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Sandra Vrabec, City Secretary