



**SEABROOK CITY COUNCIL
NOTICE OF REGULAR CITY COUNCIL MEETING
TUESDAY, OCTOBER 7, 2025 - 6:00 PM**

For city information visit www.seabrooktx.gov
For agendas visit www.seabrooktx.gov/agendas

NOTICE IS HEREBY GIVEN THAT THE SEABROOK CITY COUNCIL WILL MEET ON **TUESDAY, OCTOBER 7, 2025 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.

PLEDGE OF ALLEGIANCE

1. 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 or abusive language.

All public remarks shall be addressed to the Chair. Comments shall not be directed toward individual Councilmembers, City staff, or other members of the public.

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/publiccomment

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

1.2 City Manager update and report to City Council on various items that require no action, including Seabrook Boards and Commissions, Transportation Projects, and City of Seabrook CIP Projects.

2. PRESENTATIONS

2.1 Presentation of a Life Saving Award for assisting in a water rescue to the Seabrook Volunteer Fire Department (SVFD), Assistant Fire Chief, Seabrook Police and Communications Officers.

2.2 Mayor Sweeney to present a proclamation declaring the week of October 5, 2025 through October 11, 2025 as Fire Prevention Week in the City of Seabrook, Texas.

2.3 Mayor Sweeney to present a proclamation declaring the month of October, 2025 as Domestic Violence Awareness month in the City of Seabrook.

2.4 Hear a presentation from Driver & Rescue, LLC on the agreement between the City of Seabrook and Driver & Rescue Club LLC, lessee of the property located at 2613 1/2 NASA Parkway (operating as 'The Yard' at Barge295) for temporary conditional exceptions to codes and ordinances due to Hurricane Beryl damage to the primary structure of the Barge.

3. SPECIFIC PUBLIC HEARING

3.1 Conduct a public hearing to consider a request to amend the Seabrook Code of Ordinances, Appendix A, "Comprehensive Zoning," Article 2, "Administration," Section 2.03.5, "Prohibited Uses," to modify the ordinance adoption process by reducing the required number of readings and to create a special exception permitting the use of shipping/storage containers in the construction of above-ground and below-ground swimming pools. *Sean Landis, Deputy City Manager | Planning and Zoning Director*

3.2 Conduct a public hearing to consider a request to amend the Seabrook Code of Ordinances, Chapter 18, Division 9, "Swimming Pools," to adopt the 2021 Edition of the International Swimming Pool and Spa Code and to create an amendment allowing an alternative construction method using shipping/storage containers for above-ground and below-ground swimming pools, including all related regulations and amendments. *Sean Landis, Deputy City Manager | Planning and Zoning Director*

4. CONSENT AGENDA

4.1 Approve the minutes of the September 16, 2025 and September 25, 2025 City Council Meetings.

4.2 Consider and take all appropriate action on the approval of Resolution 2025-18, Authorizing the City of Seabrook to Participate in the National Opioid Settlement for Secondary Manufacturer's Settlement and its Affiliated Debtors and authorizing the City Manager to execute related documents.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SEABROOK, TEXAS, ELECTING TO PARTICIPATE WITH THE STATE OF TEXAS, THROUGH THE OFFICE OF THE ATTORNEY GENERAL, IN RESOLVING OPIOID-RELATED CLAIMS AGAINST SECONDARY MANUFACTURER'S IN THE TEXAS STATE-WIDE OPIOID SETTLEMENT AGREEMENT; AUTHORIZING THE CITY MANAGER TO EXECUTE ALL NECESSARY DOCUMENTS IN CONNECTION WITH THE SAME; AND DECLARING AN EFFECTIVE DATE.

4.3 Consider and take all appropriate action on Resolution 2025-25, Investment Policy correcting the Resolution number.

A RESOLUTION ADOPTING THE INVESTMENT POLICY FOR THE CITY OF

SEABROOK IN ACCORDANCE WITH STATE LAW AND THE PUBLIC FUNDS INVESTMENT ACT (PFIA).

5. BOARDS AND COMMISSIONS

5.1 Consider and take all appropriate action on the appointment of members to the Ethics Review Commission, with terms to expire on October 15, 2027. *Buddy Hammann, Mayor Pro Tem, At-Large Position 5, Tyler Kubena, At-Large Position 1*

6. NEW BUSINESS

6.1 Consider and take all appropriate action on the Supplement to the Agreement Between the City of Seabrook and Morgan Southwest Land Company, and Driver & Rescue Club LLC, lessee of the property located at 2613 ½ NASA Parkway (operating as 'The Yard' at Barge295).

6.2 Consider and take all appropriate action on the first reading of Ordinance 2025-09 a request to amend the Seabrook Code of Ordinances, Appendix A, "Comprehensive Zoning," Article 2, "Administration," Section 2.03.5, "Prohibited Uses," to modify the ordinance adoption process by reducing the required number of readings and to create a special exception permitting the use of shipping/storage containers in the construction of above-ground and below-ground swimming pools.
Sean Landis, Deputy City Manager | Planning and Zoning Director

AN ORDINANCE AMENDING THE SEABROOK CITY CODE OF ORDINANCES, APPENDIX A, COMPREHENSIVE ZONING, "ARTICLE 2, "ADMINISTRATION", SECTION 2.03.5, "PROHIBITED USES", BY REVISING THE ORDINANCE ADOPTION PROCESS BY REDUCING THE REQUIRED NUMBER OF READINGS; AND CREATE A SPECIAL EXCEPTION PERMITTING THE USE OF SHIPPING/STORAGE CONTAINERS IN THE CONSTRUCTION OF ABOVE-GROUND AND BELOW-GROUND SWIMMING POOLS; PROVIDING A PENALTY NOT TO EXCEED \$2,000 FOR VIOLATION OF ANY PROVISION HEREOF; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HERewith; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

6.3 Consider and take all appropriate action on the first reading of Ordinance 2025-14 a request to amend the Seabrook Code of Ordinances, Chapter 18, Division 9, "Swimming Pools," to adopt the 2021 Edition of the International Swimming Pool and Spa Code and to create an amendment allowing an alternative construction method using shipping/storage containers for above-ground and below-ground swimming pools, including all related regulations and amendments. *Sean Landis, Deputy City Manager | Planning and Zoning Director*

AN ORDINANCE AMENDING THE SEABROOK CITY CODE OF ORDINANCES, CHAPTER 18, "BUILDINGS AND BUILDING REGULATIONS", DIVISION 9, "SWIMMING POOLS", BY REVISING SECTION 18-356, "SWIMMING POOL CODE – ADOPTED", TO ADOPT THE 2021 EDITION OF THE INTERNATIONAL SWIMMING POOL AND SPA CODE; AND BY AMENDING SECTION 18-357, "AMENDMENTS", TO CREATE AN ALTERNATIVE CONSTRUCTION METHOD ALLOWING THE USE OF SHIPPING OR STORAGE CONTAINERS FOR ABOVE-

GROUND AND BELOW-GROUND SWIMMING POOLS; PROVIDING A PENALTY NOT TO EXCEED \$2,000 FOR VIOLATION OF ANY PROVISION HEREOF; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HERewith; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

6.4 Consider and take all appropriate action on approval on the first reading of Ordinance 2025-21 updating Section 2-47 "Agenda; establishing" to reflect changes enacted by voters in the 2025 Special Charter Election, as well as new requirements by the State of Texas. *Rachel Lewis, City Secretary*

AN ORDINANCE AMENDING SECTION 2-47 OF THE CODE OF ORDINANCES OF THE CITY OF SEABROOK, TEXAS, ENTITLED "AGENDA; ESTABLISHING," BY REVISING SUCH SECTION TO REQUIRE THE PLACING OF ITEMS ON THE AGENDA TO COMPLY WITH NEW TEXAS LAW AND APPLICABLE CITY CHARTER PROVISIONS; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES INCONSISTENT OR IN CONFLICT HERewith; PROVIDING FOR SEVERABILITY; PROVIDING FOR NOTICE; AND PROVIDING FOR OPEN MEETINGS ACT COMPLIANCE.

6.5 Consider and take all appropriate action on Resolution 2025-23, Nominating a Candidate or Candidates to the Board of Directors for Harris Central Appraisal District (HCAD).

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SEABROOK, TEXAS, NOMINATING A CANDIDATE OR CANDIDATES TO BE PLACED ON THE BALLOT FOR A POSITION ON THE BOARD OF DIRECTORS OF THE HARRIS CENTRAL APPRAISAL DISTRICT

6.6 Consider and take all appropriate action on submission of the official ballot for the election of the Region 14 Director of the TML Board of Directors.

6.7 Consider and take all appropriate action on Resolution 2025-17 designating Around the Bay News as the official newspaper of the City of Seabrook. *Rachel Lewis, City Secretary*

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SEABROOK, TEXAS DESIGNATING THE CITY'S OFFICIAL NEWSPAPER, PURSUANT TO SECTION 11.12 OF THE CHARTER OF THE CITY OF SEABROOK, FOR PUBLICATION OF ALL ORDINANCES, NOTICES, AND OTHER MATTERS.

6.8 Consider and take all appropriate action on waiving or modifying the City fees for the electronic message board for use by Ed White Elementary PTA and Bay Elementary PTA for their school fall festivals. *Angela Cervantes, At-Large Position 4, Jared Sessum, At-Large Position 2*

6.9 Consider and take all appropriate action on the approval of a proposal to construct and install a fire training tower with burn room at the Fire Training Grounds

on 1200 Red Bluff in an amount of \$499,892.70 with WHP Training Towers through a cooperative purchasing contract with Sourcewell, and authorizing the City Manager to execute any and all necessary documents. *Gayle Cook, City Manager*

7. DISCUSSION

7.1 Discuss potential amendments to the Seabrook Code of Ordinances regarding trailered restrooms, portable toilets, and portalets, and provide direction to staff on drafting ordinance language for future Council consideration. *Summer Sanford, At-Large Position 6, Tom Tollett, At-Large Position 3*

8. ROUTINE BUSINESS

8.1 Establish future meeting dates and agenda items.

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.

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.

I certify that this notice was posted on the bulletin board on or before Wednesday, September 30, 2025 no later than 6:00 p.m. and that this notice will remain posted until the meeting has ended.

Rachel Lewis, TRMC

