



**SEABROOK CITY COUNCIL
NOTICE OF REGULAR CITY COUNCIL MEETING
TUESDAY, NOVEMBER 4, 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, NOVEMBER 4, 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 Mayor Sweeney to present a proclamation declaring the month of November 2025 as Diabetes Awareness Month in the City of Seabrook.

2.2 Presentation by Amy Skicki with Bay Area Houston Transportation Partnership

(BAYTRAN) on its programs and membership as a partner city.

2.3 Presentation of the quarterly report from the Seabrook Volunteer Fire Department. *Fire Chief Nathan Douglas*

3. CONSENT AGENDA

3.1 Approve the minutes of the October 21, 2025 City Council Meeting.

4. BOARDS AND COMMISSIONS

4.1 Consider and take all appropriate action on the reappointment of Debra Harper, Nehemiah Jackson, and David Popken to the Parks and Trails Committee, with terms to expire on December 31, 2028.

4.2 Consider and take all appropriate action on the appointment of members to the Planning and Zoning Commission for a term to expire on December 31, 2028.

5. SPECIFIC PUBLIC HEARING

5.1 Conduct a Public Hearing on a request for a Conditional Use Permit to establish an "Open Air Market" at 1208 North Meyer Road as per the Seabrook City Code, Appendix A, Comprehensive Zoning, Article 4, "Special Use Regulations," Section 4.11, "Conditional use permit criteria and procedures". *Sean Landis, Deputy City Manager | Planning and Zoning Director*

6. NEW BUSINESS

6.1 Consider and take all appropriate action on the first reading of Ordinance 2025-22 a request for a Conditional Use Permit to establish an "Open Air Market" at 1208 North Meyer Road as per the Seabrook City Code, Appendix A, Comprehensive Zoning, Article 4, "Special Use Regulations," Section 4.11, "Conditional use permit criteria and procedures". *Sean Landis, Deputy City Manager | Planning and Zoning Director*

AN ORDINANCE AMENDING THE SEABROOK CITY CODE, APPENDIX A, COMPREHENSIVE ZONING, ARTICLE 13, "TEMPORARY AND NONTEXT CHANGES," SECTION 13.03, BY ADDING A NEW PARAGRAPH (30) GRANTING A CONDITIONAL USE PERMIT FOR AN "OPEN AIR MARKET" TO BE LOCATED AT 1208 NORTH MEYER ROAD, WITHIN THE OS (OLD SEABROOK) ZONING DISTRICT AND ESTABLISHING ANY APPLICABLE CONDITIONS FOR THE OPERATION OF THE BUSINESS IN ACCORDANCE WITH LAW; PROVIDING A PENALTY IN AN AMOUNT OF NOT TO EXCEED \$2,000.00 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 AND PROVIDING FOR AN EFFECTIVE DATE.

6.2 Consider and take all appropriate action on the first reading of Ordinance 2025-23 adopting the optional Texas Public Information Act rules enshrined in Section 552.275 of the Texas Local Government Code. *Rachel Lewis, City Secretary*

AN ORDINANCE OF THE CITY OF SEABROOK, TEXAS ESTABLISHING A PUBLIC INFORMATION POLICY TO MANAGE EXCESSIVE, REPETITIVE, OR BURDENSOME REQUESTS FOR PUBLIC INFORMATION AND DESIGNATING A PUBLIC INFORMATION COORDINATOR PURSUANT TO THE TEXAS PUBLIC INFORMATION ACT; PROVIDING FOR AN EFFECTIVE DATE; AND PROVIDING FOR SEVERABILITY.

6.3 Consider and take all appropriate action on renewal and amendment of the License Agreement between the City of Seabrook and Texas Markets for the continued use of City property at 1209 Main Street, adding new provisions regarding vendor selection preferences, restroom requirements, and event frequency, including allowance for additional weekends. *Gayle Cook, City Manager*

6.4 Consider and take all appropriate action on the acceptance of a donation Special Warranty Deed for a 0.6904 acre tract of land associated with the Estate of Ruth Hanssen. *Gayle Cook, City Manager*

6.5 Consider and take all appropriate action on approval of a proposal with Kimley-Horn and Associates, Inc. for Bayside Park Expansion final design and construction drawings to proceed to the Seabrook Economic Development Corporation (SEDC) for funding consideration. *Gayle Cook, City Manager*

6.6 Consider and take all appropriate action on the first reading of Ordinance 2025-24 updating the City of Seabrook Master Fee Schedule.

AN ORDINANCE AMENDING THE CODE OF THE CITY OF SEABROOK, TO UPDATE "APPENDIX B", ENTITLED "MASTER FEE SCHEDULE" BY UPDATING AND AMENDING "CITY SECRETARY'S OFFICE FEES"; AND "EMERGENCY MEDICAL SERVICES FEES"; AND "MUNICIPAL COURT FEES"; AND "PARKS AND RECREATION FEES"; AND "SANITATION FEES" AND "POLICE FEES" MAKING FINDINGS OF FACT; REPEALING AND REPLACING ALL REFERENCES TO SUCH FEES AND CHARGES IN ALL ORDINANCES OR RESOLUTIONS IN CONFLICT WITH THIS ORDINANCE; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR NOTICE AND EFFECTIVE DATE.

7. ROUTINE BUSINESS

7.1 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, October 29, 2025, no later than 6:00 p.m. and that this notice will remain posted until the meeting has ended.

Rachel Lewis, TRMC

