



**SEABROOK CITY COUNCIL
NOTICE OF REGULAR CITY COUNCIL MEETING
TUESDAY, JANUARY 20, 2026 - 6:00 PM**

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NOTICE IS HEREBY GIVEN THAT THE SEABROOK CITY COUNCIL WILL MEET ON **TUESDAY, JANUARY 20, 2026 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 Receive announcements from the Mayor, City Council Members, and/or City staff concerning City and community events and City Council liaison updates. *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 the financial report for November and December, 2025. *Michael Gibbs, Director of Finance*

3. CONSENT AGENDA

3.1 Approve the minutes of the January 6, 2026 Joint meeting with the Planning and Zoning Commission and the January 6, 2026 Regular City Council meeting.

3.2 Approval of the Seabrook Police Department analysis of incident-based data related to motor vehicle stops.

3.3 Consider and take all appropriate action on the second reading of Ordinance 2026-02, an ordinance authorizing the sale to Bay Vista Property Owner's Association all the right-of-way generally located within the Gay Vista Subdivision, known as Bay Vista Drive, originally platted as Palm Drive and Flamingo Lane; providing for the determination and payment of fair market value; authorizing conveyance by limited warranty deed; providing conditions precedent; and containing other related provisions.

AN ORDINANCE AUTHORIZING THE SALE TO BAY VISTA PROPERTY OWNER'S ASSOCIATION ALL OF THE RIGHT-OF-WAY GENERALLY LOCATED WITHIN THE GAY VISTA SUBDIVISION, KNOWN AS BAY VISTA DRIVE, ORIGINALLY PLATTED AS PALM DRIVE AND FLAMINGO LANE; PROVIDING FOR THE DETERMINATION AND PAYMENT OF FAIR MARKET VALUE; AUTHORIZING CONVEYANCE BY LIMITED WARRANTY DEED; PROVIDING CONDITIONS PRECEDENT; AND CONTAINING OTHER RELATED PROVISIONS.

4. SPECIFIC PUBLIC HEARING

4.1 Conduct a Public Hearing on a request to amend Appendix A, "Comprehensive Zoning," Article III, "Establishment of Zoning Districts and Associated Regulations," by adding supplementary provisions for fencing within Sections 3.02.13 (R-LD), 3.03.13 (R-1), 3.04.11 (R-2), 3.05.11 (R-3), 3.06.13 (C-1), 3.07.13 (C-2), 3.08.13 (C-3), 3.09.12 (146-S), 3.10.13 (WAD), 3.11.10 (MMU), 3.12.03(H) (OS), 3.13.13 (MH), 3.14.14 (LI), and 3.16.12 (146-M), all under the subtitle "Supplementary Regulations."

Sean Landis, Deputy City Manager | Planning and Zoning Director

5. NEW BUSINESS

5.1 Consider and take all appropriate action on the first reading of Ordinance No. 2026-03 an amendment to Appendix A, "Comprehensive Zoning," Article III, "Establishment of Zoning Districts and Associated Regulations," by adding supplementary provisions for fencing within Sections 3.02.13 (R-LD), 3.03.13 (R-1), 3.04.11 (R-2), 3.05.11 (R-3), 3.06.13 (C-1), 3.07.13 (C-2), 3.08.13 (C-3), 3.09.12 (146-S), 3.10.13 (WAD), 3.11.10 (MMU), 3.12.03(H) (OS), 3.13.13 (MH), 3.14.14 (LI), and 3.16.12 (146-M), all under the subtitle "Supplementary Regulations." *Sean Landis, Deputy City Manager | Planning and Zoning Director*

AN AMENDMENT TO APPENDIX A, "COMPREHENSIVE ZONING", ARTICLE III. "ESTABLISHMENT OF ZONING DISTRICTS AND ASSOCIATED REGULATIONS", BY ADDING ADDITIONAL SUPPLEMENTARY PROVISIONS FOR FENCING BY REVISING SECTIONS 3.02.13 ("R-LD"), 3.03.13 ("R-1"), 3.04.11 ("R-2"), 3.05.11 ("R-3"), 3.06.13 ("C-1"), 3.07.13 ("C-2"), 3.08.13 ("C-3"), 3.09.12 ("146-S"), 3.10.13 ("WAD"), 3.11.10 ("MMU"), 3.12.03 (H) ("OS"), 3.13.13 ("MH"), 3.14.14 ("LI"), AND

3.16.12 (“146-M”) ALL UNDER THE SUBTITLE “SUPPLEMENTARY REGULATIONS” TO SUCH SECTIONS, TO CREATE PROHIBITION OF THE USE OF HAZARDOUS MATERIALS FOR FENCING CONSTRUCTION AS PROVIDED HEREIN, TO INCLUDE, BUT NOT LIMITED TO, BARBED WIRE, CONCERTINA WIRE, RAZOR WIRE, ELECTRICALLY CHARGED WIRE, AND/OR ANY OTHER MATERIALS DESIGNED OR CAPABLE OF CAUSING UNREASONABLE HARM TO PERSONS OR ANIMALS; 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 Amendment No. 1 to the Capital Improvement Program FY2026. *Gayle Cook, City Manager*

5.3 Consider and take all appropriate action on a Job Order Contract (JOC) with Red Oak Construction in an amount of \$182,179.27 for the renovations of the Seabrook Community House main area through OMNIA Partners Purchasing Cooperative Contract #04-29 and authorize the City Manager to execute the contract. This contract amount exceeds the budgeted capital line item and would require a budget amendment. *Gayle Cook, City Manager*

6. OLD BUSINESS

6.1 Consider and take all appropriate action on the second reading of Ordinance 2026-01 a request for approval of amendments to Ordinance NO. 2024-11 Quiet Warehouse Planned Unit Development (PUD). *Sean Landis, Deputy City Manager | Planning and Zoning Director*

AN ORDINANCE AMENDING ORDINANCE 2024-11 FOR UPDATE REVISIONS TO “QUIET WAREHOUSING (PUD) “PLANNED UNIT DEVELOPMENT”, CONSISTING OF 3.695 ACRES SITUATED IN ABSTRACT 52, OF THE RITSON MORRIS SURVEY, IN SEABROOK, HARRIS COUNTY, TEXAS, GENERALLY LOCATED EAST OF OLD STATE HIGHWAY 146, NORTH OF RED BLUFF ROAD, AND SOUTH OF PORT ROAD; BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS IN EXHIBIT “A”, ATTACHED HERETO, BY REVISING THE EXISTING PLANNED UNIT DEVELOPMENT (“PUD”) PLAN REGULATIONS, RESTRICTIONS, TERMS AND CONDITIONS, (“PLAN”), MORE PARTICULARLY DESCRIBED IN EXHIBIT “B”; ATTACHED HERETO; 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 DAY OF VIOLATION OF ANY PROVISION HEREOF BY INCLUSION INTO THE CODE; AND PROVIDING FOR SEVERABILITY AND NOTICE.

7. DISCUSSION

7.1 Discussion and update on the Seabrook Fleet Week activities and events for 2026. *Gayle Cook, City Manager*

7.2 Discussion regarding the implementation of a Code of Conduct for elected

officials. *Jim Sweeney, Mayor of Seabrook, Buddy Hammann, Mayor Pro Tem, At-Large Position 5*

8. EXECUTIVE SESSION

8.1 Conduct a closed session pursuant to Texas Government Code

Section 551.074

Personnel Matters - Discuss City Manager Evaluation and Severance Agreement.

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".

9.1 Consider and take all appropriate action on a severance agreement in the event of separation of employment between the City of Seabrook, Texas and the City Manager Gayle Cook.

10. ROUTINE BUSINESS

10.1 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 Tuesday, January 13, 2026, no later than 6:00 p.m. and that this notice will remain posted until the meeting has ended.

Rachel Lewis, TRMC

