



**SEABROOK CITY COUNCIL
NOTICE OF REGULAR CITY COUNCIL MEETING
TUESDAY, APRIL 21, 2026 - 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, APRIL 21, 2026 AT 6:00 PM** AT THE PUBLIC WORKS BUILDING, 1100 RED BLUFF ROAD, 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, Capital Projects, and other city projects.

2. CONSENT AGENDA

2.1 Approve the minutes of the April 7, 2026 Joint Meeting of the Planning & Zoning Commission and City Council.

2.2 Approve the minutes of the April 7, 2026 Regular City Council Meeting.

2.3 Consider and take all appropriate on the second reading of Ordinance 2026-09, Amending Chapter 65, Parks, Recreation and Municipal Facilities and Chapter 90, Traffic and Vehicles, to make rules applicable to electric bicycles and scooters.

AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE CITY OF SEABROOK, CHAPTER 65, "PARKS, RECREATION AND MUNICIPAL FACILITIES," ARTICLE I "IN GENERAL" SECTION 65-1 AND ARTICLE II, "PARKS GROUNDS AND FACILITIES", DIVISION 2, "REGULATIONS"; SECTION 65-23, 65-34 AND 65-35; BY AMENDING AND UPDATING PROVISIONS REGULATING RESTRICTION CERTAIN ELECTRIC BICYCLES, MOTOR-ASSISTED SCOOTER, OR OTHER ELECTRIC MOTORIZED DEVICES; PROVIDING FOR A PENALTY IN AN AMOUNT OF NOT MORE THAN \$500.00 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.

3. SPECIFIC PUBLIC HEARING

3.1 Conduct a public hearing on a request for a Conditional Use Permit to establish a "Tire Dealer and Service" at 1902 Bayport Blvd, Seabrook, Texas 77586 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*

3.2 Conduct a public hearing on a request for a Conditional Use Permit to establish a "Vape Shop" at 2900 E. Nasa Parkway Ste 280, Seabrook, TX 77586 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*

4. NEW BUSINESS

4.1 Consider and take all appropriate action on the first reading of Ordinance 2026-11 a request for a Conditional Use Permit to establish a "Tire Dealer and Service" at 1902 Bayport Blvd, Seabrook, Texas 77586 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 THIRTY-TWO (32) GRANTING A CONDITIONAL USE PERMIT FOR A "TIRE DEALER AND SERVICE" TO BE LOCATED AT 1902 BAYPORT BLVD., WITHIN THE (146-M) SH 146 MAIN COMMERCIAL 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.

4.2 Consider and take all appropriate action on the first reading of Ordinance 2026-10 a request for a Conditional Use Permit to establish a "Vape Shop" at 2900 E. Nasa Parkway Ste 280, Seabrook, TX 77586 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 THIRTY-ONE (31) GRANTING A CONDITIONAL USE PERMIT FOR A "VAPE SHOP" TO BE LOCATED AT 2900 E. NASA PARKWAY STE 280, WITHIN THE C-2 (MEDIUM COMMERCIAL) 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.

4.3 Consider and take all appropriate action on acceptance of the water, sanitary sewer, storm sewer and streets within the Lake Mija Section 4 subdivision. *Brian Craig, Director of Public Works | City Engineer*

5. EXECUTIVE SESSION

5.1 THE CITY COUNCIL WILL CONDUCT AN EXECUTIVE SESSION ACCORDING TO THE GOVERNMENT CODE AS AUTHORIZED BY THE TEXAS GOVERNMENT CODE SECTIONS:

551.074 Personnel Matters

551.087 Deliberation Regarding Economic Development Negotiations

551.071 Consultation with Attorney

6. 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".

6.1 Consider and take all appropriate action for the confirmation per the Seabrook City Charter, Section 5.01(a), of Sahib Rao as Director of Finance, as appointed by the City Manager.

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, April 15, 2026 no later than 6:00 p.m. and that this notice will remain posted until the meeting has ended.

Rachel Lewis, TRMC

