



**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





MEETING MINUTES
APRIL 7, 2026

SEABROOK CITY COUNCIL
SPECIAL JOINT MEETING OF CITY COUNCIL
AND PLANNING & ZONING COMMISSION

Mayor Jim Sweeney and Planning & Zoning Chair Gary Renola called the Seabrook Council Meeting to order at 5:03 p.m. in the Council Chambers in Seabrook City Hall. Present were City Councilmembers Jim Sweeney, Buddy Hammann, Tyler Kubena, Jared Sessum, Tom Tollett, Angela Cervantes, Summer Sanford. Planning & Zoning Commissioners Russ Rhodes, Gary Renola, Jared Justus, Scott Reynolds, Ed Klein, and Scott Mixon. Also in attendance were: City Secretary Rachel Lewis, and Deputy City Manager Sean Landis.

1. PUBLIC COMMENTS AND ANNOUNCEMENTS

There were no citizen comments.

2. NEW BUSINESS

2.1 Consider and take appropriate action on an amendment to the Seabrook Code of Ordinances revising Chapter 18, "Buildings and Building Regulations," Division 6, "Plumbing," to create Section 18-339, "Temporary Portable Restroom Units," establishing permitting, placement, maintenance, and enforcement regulations.

Deputy City Manager Sean Landis presented the amendment. Council members raised questions regarding the removal of structures during emergency weather situations, the definition of "emergency weather," and associated penalties. Deputy City Manager Landis indicated he would review these concerns and incorporate additional clarification on emergency weather provisions into the ordinance.

3. ADJOURN MEETING

A motion was raised and seconded by the Planning and Zoning Commission to adjourn. Commission Chair Renola adjourned the Planning & Zoning meeting at 5:49 p.m. Hearing no further business, Mayor Sweeney adjourned the meeting for City Council at 5:49 p.m.

APPROVED:

Jim Sweeney
Mayor

DATE: _____

ATTEST:

Rachel Lewis, TRMC
City Secretary

APPROVED: _____
Gary Renola
Planning & Zoning Commission Chair

DATE: _____

ATTEST: _____
Ranya Bostros, Administrative Assistant



**MEETING MINUTES
APRIL 7, 2026**

**SEABROOK CITY COUNCIL
REGULAR CITY COUNCIL MEETING**

Mayor Jim Sweeney called the Seabrook Council Meeting to order at 6:01 p.m. in the Council Chambers in Seabrook City Hall. Present were City Councilmembers Jim Sweeney, Buddy Hammann, Tyler Kubena, Jared Sessum, Tom Tollett, Angela Cervantes, Summer Sanford. Also in attendance were: City Manager Gayle Cook, City Secretary Rachel Lewis, and City Attorney David Olson. Pledges were conducted.

1. PUBLIC COMMENTS AND ANNOUNCEMENTS

Menno Homburg 1900 Shipyard Drive Traffic merging at NASA and SH 146

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

Councilmember Kubena made the following event announcements:

Seabrook Trail Adventure on April 18, 2026

Fleet Week Drone Show on April 20, 2026

Beginning of Early Voting on April 20, 2026

Election Day May 2, 2026

Councilmember Cervantes announced a Sexual Assault Awareness Walk on April 9, 2026

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.

City Manager Gayle Cook provided updates on the following:

Planning & Zoning Commission, Ethics Review Commission, Board of Adjustment, and Parks and Trails Committee meetings

EDC planning meeting

Tree Planting on Red Bluff Road

SH 146 project lane openings at Red Bluff to Spencer Road

Rail Removal project

East Meyer Avenue project status

Old Wastewater Plant demolition and leveling

Bayside Pool project concrete pour and awning installation

Fire Training Tower delivery the week of April 8, 2026

Street and pipe repair projects

Fleet Week Drone Show planning

2. PRESENTATIONS

2.1 Mayor Sweeney to present a proclamation to Bay Area Turning Point declaring April, 2026 as Sexual Assault Awareness Month in the City of Seabrook.

Mayor Sweeney presented a proclamation to Grace Kratochvil with Bay Area Turning Point declaring April, 2026 as Sexual Assault Awareness Month.

2.2 Mayor Sweeney to present a proclamation to the City of Seabrook Public Safety Telecommunicators, declaring the week of April 12, 2026 through April 18, 2026 as Public Safety Telecommunicators Week in the City of Seabrook.

Mayor Sweeney presented a proclamation to Valerie Steiger with the Seabrook Police Department declaring April 12 through April 18, 2026 as Public Safety Telecommunicators Week.

2.3 Presentation to the City of Seabrook Finance Department in recognition of the receipt of the Certificate of Achievement for Excellence in Financial Reporting from the Government Finance Officers Association (GFOA).

Mayor Sweeney presented the award to Kathryn Shannahan with the Seabrook Finance Department.

3. CONSENT AGENDA

3.1 Approve the minutes of the March 17, 2026 City Council Meeting.

Motion:	To Approve the Consent Agenda
Made By:	Mayor Pro Tem, At-Large Position 5 Hammann
Seconded By:	At-Large Position 6 Sanford
Vote:	Passed unanimously by all present

4. BID AWARDS

4.1 Consider and take all appropriate action on awarding CIP S-29 Lyman Street Reconstruction Project to Eitale Construction LLC with a base bid of \$320,305.15, making them the best value bidder for the project, and allow the City Manager to execute the contract.

Motion:	To Approve
Made By:	Mayor Pro Tem, At-Large Position 5 Hammann
Seconded By:	At-Large Position 3 Tollett
Vote:	Passed unanimously by all present

5. NEW BUSINESS

5.1 Consider and take all appropriate action on Resolution No. 2026-05 accepting the Hazard Mitigation Grant Program (HMGP) Sub-Grant Award (DR-4781-0161) for the City of Seabrook Outdoor Warning Siren System.

Motion:	To Approve
Made By:	At-Large Position 2 Sessum
Seconded By:	Mayor Pro Tem, At-Large Position 5 Hammann
Vote:	Passed unanimously by all present

5.2 Consider and take all appropriate action on Resolution No. 2026-06 authorizing the submission of a Hazard Mitigation Grant Program (HMGP) application related to

Hurricane Beryl (DR-4798) for the expansion of the Outdoor Early Warning Siren System and installation of additional warning devices.

Emergency Management Coordinator Kevin Rodgers presented the resolution.

Motion:	To Approve
Made By:	At-Large Position 2 Sessum
Seconded By:	Mayor Pro Tem, At-Large Position 5 Hammann
Vote:	Passed unanimously by all present

5.3 Consider and take all appropriate action on the first and final reading of Ordinance No. 2026-12 amending the order for the May 2, 2026 General Election to designate April 21, 2026, as a “No Voting” day for Early Voting due to a state holiday.

Motion:	To Approve
Made By:	Mayor Pro Tem, At-Large Position 5 Hammann
Seconded By:	At-Large Position 3 Tollett
Vote:	Passed unanimously by all present

5.4 Consider and take all appropriate on the first 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.

Mayor Sweeney proposed amendments to the ordinance at the second reading to include:

In Sec. 65-23, definition of "Multi-Use Sidewalk," strike "Class 1 and Class 2 Electric Bicycles" and replace with "Electric Bicycles."

In Sec. 65-34, subsection (6), Electric Bicycle Use, strike items (1) and (2) in their entirety, and replace with the following:
"Bicycles and Electric Bicycles are permitted on hike and bike trails unless otherwise posted and shall be operated in accordance with the safety and operational requirements of this section."

In Sec. 65-34 (7)(b)(2), strike:"Electric or motor-driven devices exceeding 750 watts or capable of speeds greater than 28 miles per hour;"

And replace with:

"Any device that does not meet the definition of an Electric Bicycle under Texas law, including devices exceeding 750 watts or capable of speeds greater than 28 miles per hour, shall be considered a motor vehicle and is prohibited on trails and sidewalks."

In Sec. 65-34 (7)(c), strike:"Exceed the minimum speed of ten miles per hour for any motor-driven vehicles within the park." and replace with:

"No person shall operate a bicycle, electric bicycle, or other permitted device on a trail at a speed greater than 15miles per hour, or in a reckless manner.

On sidewalks and multi-use paths, operators shall ride in a safe and prudent manner, at a speed appropriate for conditions, and shall yield the right-of-way to pedestrians at all times."

In Sec. 65-34, add a new subsection (9) to read:"Micromobility devices, including

motor-assisted scooters, electric skateboards, and self-balancing devices, are prohibited on unpaved or crushed granite trails. Such devices may be operated on sidewalks and designated multi-use paths, except where otherwise posted, provided they are operated in a safe and prudent manner, at a speed appropriate for conditions, and shall yield the right-of-way to pedestrians at all times. Operators shall reduce speed and, where necessary, dismount when approaching pedestrians."

In Sec. 90-208(5), strike the existing sentence in its entirety and replace with: "A person must be at least 15 years of age to operate a Class 3 Electric Bicycle."

Motion:	To Approve
Made By:	Mayor Pro Tem, At-Large Position 5 Hammann
Seconded By:	At-Large Position 3 Tollett
Vote:	Passed unanimously by all present

Motion:	To Amend with the proposed revisions
Made By:	Mayor Jim Sweeney
Seconded By:	Mayor Pro Tem, At-Large Position 5 Hammann
Vote:	Passed unanimously by all present

5.5 Consider and take all appropriate action on renewal of the License Agreement between the City of Seabrook and Texas Markets for the continued use of City property located at 1209 Main Street, Seabrook, Texas.

City Manager Cook stated the only change was to extend the agreement for one year.

Motion:	To Approve
Made By:	Mayor Pro Tem, At-Large Position 5 Hammann
Seconded By:	At-Large Position 6 Sanford
Vote:	Passed with Councilmembers Kubena, Sanford, Hammann, Sweeney, Tollett, and Cervantes voting in favor, and Councilmember Sessum voting opposed.

6. ROUTINE BUSINESS

6.1 Establish future meeting dates and agenda items.

City Secretary Rachel Lewis informed Council their next Regular Meeting was scheduled for April 21, 2026 at the Public Works Building on Red Bluff Road.

Hearing no further business, Mayor Sweeney adjourned the meeting at 6:40 p.m.

APPROVED:

Jim Sweeney
Mayor

DATE: _____

ATTEST:

Rachel Lewis, TRMC
City Secretary

CITY OF SEABROOK

ORDINANCE 2026-09

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.

WHEREAS, the City Council finds that the increasing use of electric bicycles, motor-assisted scooters, and other electric motorized devices requires clear regulations;

WHEREAS, the City Council finds and determines that the passage of this ordinance is necessary to protect the public, health, safety and welfare; and

WHEREAS, the City Council finds and determines that the following regulations are necessary to promote safety and the proper use of certain electric bicycles, motor-assisted scooters, and other electric motorized devices in areas that could bring harm to pedestrians; and

WHEREAS, the City Council has determined that it is in the best interest to promote the well-being of the public and eliminate traffic and other safety hazards that result from unauthorized use of the aforementioned electronic motorized devices.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SEABROOK, TEXAS:

SECTION 1. That all the following premises and findings are found to be true for the incorporation into the body of this ordinance.

SECTION 2. That the City Council hereby revises Chapter 65, Parks, Recreation and Municipal Facilities; and Chapter 90, Traffic and Vehicles require amendments.

CHAPTER 65 – PARKS, RECREATION AND MUNICIPAL FACILITIES

ARTICLE I – IN GENERAL

Sec 65-1. Hiking, bike and BMX trails.

- (a) The city street naming and numbering map shall be amended to add to the map all sidewalks or paths officially designated by the city council as a ~~hiking and bike trail~~, public cart path, multi-use sidewalk, skateboard park, or BMX trail, and to designate the same as such on such map. Designation may be by ordinance or resolution.
- (b) ~~It is unlawful to operate any motorized vehicle, including motorcycles, motor bikes, or go carts or any motorized device with wheels, such as a motorized skateboard, on any sidewalk or path designated as a hiking, bike or BMX trail.~~

ARTICLE II – PARK GROUNDS AND FACILITIES

DIVISION 1. GENERALLY

Sec. 65-21. Purpose of article.

All city parks and trails exist for the benefit, use and enjoyment of the people of the city. This article is meant to maintain a pleasant appearance of the park grounds, trails and facilities as well as to control the condition of the park grounds, trails and facilities to a degree that is beneficial to the health and well-being of the citizens of the city.

Sec. 65-22. Park and trail rules.

Purpose. These rules are established as written requirements for the use of the city parks, trails, wildlife refuge and recreational facilities. These rules are intended to secure and preserve a pleasant appearance, as well as to control the condition of park grounds, trails and facilities to a degree that is beneficial to the health and well-being of the citizens of the city.

Applicability. These rules apply to and in all parks, wildlife refuge, trails and recreational facilities or related areas belonging to the city or managed by or under the authority of the city. These rules shall not apply to city, state, or federal agents or officials in performance of official duties.

Sec. 65-23. Definitions.

The following words, terms and phrases, when used in this article, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

BMX Trail. Unimproved trail areas intended for bicycle motocross riding.

Custodian means the natural or adoptive parent or court-appointed guardian or conservator of a child.

Electric Bicycle. A bicycle equipped with fully operable pedals and an electric motor of not more than 750 watts, and classified as follows:

(1) Class 1 Electric Bicycle. A bicycle equipped with a motor that provides assistance only when the bicyclist is pedaling and that ceases to provide assistance when the bicycle reaches a speed of 20 miles per hour.

(2) Class 2 Electric Bicycle. A bicycle equipped with a motor that may be used exclusively to propel the bicycle and that is not capable of providing assistance when the bicycle reaches a speed of 20 miles per hour.

(3) Class 3 Electric Bicycle. A bicycle equipped with a motor that provides assistance only when the bicyclist is pedaling and that ceases to provide assistance when the bicycle reaches a speed of 28 miles per hour.

Electric Motorized Device. Any device powered by a motor or engine, including but not limited to electric motor-assisted scooters, electric skateboards, minibikes, mopeds, or gas-powered bicycles. The term does not include a Class 1, Class 2, or Class 3 Electric Bicycles as defined earlier.

Group means an organization or association of individuals having a common interest or purpose and numbering ten or more persons.

Multi-Use Sidewalk. A concrete shared-use path designated for pedestrians, runners, and bicyclists, including ~~Class 1 and Class 2~~ Electric Bicycles unless otherwise posted.
(Amended at first reading 4-7-2026)

Off-Highway Vehicle means a vehicle as defined in Chapter 551A.001 of the Texas Transportation Code, as amended.

Park means land, and any improvements thereon, that are owned, administered, operated, or managed by the city for use by the general public for recreational purposes. The term includes city facilities such as, but not limited to, municipal swimming pool complex, municipal splash pads, recreational facilities, pavilions, cabanas, wildlife refuges, conservation areas, and open spaces managed by or under the control of the city.

Trail means the area facility as provided in this division for pedestrian hike and bike traffic owned and maintained by the City of Seabrook.

Public Cart Path shall mean an improved path designated by sign for the movement of a golf cart, UTV, RTV, or Electric Bicycle which is available for use by the general public.

DIVISION 2. REGULATIONS

Sec. 65-34. Prohibited acts.

The following conduct is prohibited in the City of Seabrook Parks and Trails:

(6) Electric Bicycle Use.

~~(1) — Class 1 and Class 2 Electric Bicycles are permitted on hike and bike trails unless otherwise posted.~~

~~(2) — Class 3 Electric Bicycles are prohibited on trails unless expressly authorized by posted signage.~~

Bicycles and Electric Bicycles are permitted on hike and bike trails unless otherwise posted and shall be operated in accordance with the safety and operational requirements of this section. (Amended at first reading 4-7-2026)

(d) BMX Activity Restrictions.

Bicycle motocross riding, including jumps, tricks, or stunt riding, is prohibited on hike and bike trails and pedestrian areas and is permitted only within BMX trails.

(e) Public Cart Paths.

(1) Public cart paths shall be used only by authorized golf carts or low-speed vehicles.

(2) Public cart paths are not considered pedestrian trails unless specifically designated.

(3) The city may designate and post shared-use areas where cart paths and pedestrian use overlap.

(f) Reclassification.

Any device exceeding the definition of an electric bicycle, including exceeding 750 watts or capable of speeds greater than 28 miles per hour, shall be considered a motor vehicle and prohibited from trails.

~~(6)(7)~~ Motor-driven vehicles, Off-Highway Vehicles and Other Prohibited Devices:

a. Operation of any "motor-driven vehicle" defined as including, but not limited to, motorcycles, motorbikes, mini bikes, go-carts, "off highway vehicles," (as defined by V.T.C.A. Transportation Code, § 663.001), and similar vehicles, in, on or across any city park or trails except in those places established for public parking.

1. City officials, employees and members of the fire department or emergency medical service while conducting public business are expressly exempt from this section.

2. The city manager or designee may authorize motor-driven vehicles to drive or park in a park for trail on specific instance basis.

b. Prohibited Devices.

The following are expressly prohibited on all trails and park facilities:

1. Gas-powered vehicles;
- ~~2. Electric or motor-driven devices exceeding 750 watts or capable of speeds greater than 28 miles per hour;~~
2. Any device that does not meet the definition of an Electric Bicycle under Texas law, including devices exceeding 750 watts or capable of speeds greater than 28 miles per hour, shall be considered a motor vehicle and is prohibited on trails and sidewalks. (Amended at first reading 4-7-2026)
3. Off-road or modified vehicles not intended for trail use.

~~bc. Exceed the minimum speed of ten miles per hour for any motor-driven vehicles within the park.~~

c. No person shall operate a bicycle, electric bicycle, or other permitted device on a trail at a speed greater than 15 miles per hour, or at a speed that is unsafe for conditions.

On sidewalks and multi-use paths, operators shall ride in a safe and prudent manner, at a speed appropriate for conditions, and shall yield the right-of-way to pedestrians at all times. (Amended at first reading 4-7-2026)

ed. Parking along access roads, rights-of-way, nonpaved or grass areas.

de. Unattended or abandoned motor-driven vehicles in city parks' parking lots after posted hours or in unauthorized areas.

1. Motor-driven vehicles may be subject to towing and impoundment.

~~(7)~~(8) Glass containers:

- a. Glass containers on park grounds or trails.

~~(8)~~ Trail use:

- ~~a. Motor vehicles on trails or paths (as provided for and defined in subsection (6) "motor vehicles").~~
- ~~1. Bicyclists are allowed on all hike and bike trails but shall yield to joggers and/or walkers. Joggers shall yield to walkers.~~

(9) Micromobility Location

- a. Micromobility devices, including motor-assisted scooters, electric skateboards, and self-balancing devices, are prohibited on unpaved or crushed granite trails.

- b. Such devices may be operated on sidewalks and designated multi-use paths, except where otherwise posted, provided they are operated in a safe and prudent manner, at a speed appropriate for conditions, and shall yield the right-of-way to pedestrians at all times.
- c. Operators shall reduce speed and, where necessary, dismount when approaching pedestrians.”

(Amended at first reading 4-7-2026)

Sec. 65-35. Special rules for specific city parks.

The city may enact additional regulations specific to each park, which shall be conspicuously posted. Patrons shall comply with all such posted rules and regulations.

(1) *Skateboard park.*

- a. No person under the age of eight years of age may use the skateboard park.
- b. All participants use the facility at their own risk.
- c. All participants should wear protective equipment, which shall include, a helmet, elbow and kneepads and appropriate footwear. All protective gear and equipment should be in good condition.
- d. The city reserves the right to refuse anyone from using the skateboard park if his or her protective gear is not adequate or in good condition.
- e. No alcohol, tobacco products or drugs are permitted at skateboard park.
- f. No food or drink is allowed in the skateboard park.
- g. No swearing or foul language shall be permitted.
- h. The number of persons allowed in the skateboard park at any one time may be limited for safety reasons.
- i. No person shall cause damage to city property, personnel or equipment or to the property or equipment of other skateboard participants.
- j. No person shall operate any motor-driven vehicle, including motorcycles, motorbikes, or go-carts, or any motorized device with wheels, such as an electric bicycle, electric motorized devices, or motorized skateboard, within the skateboard park.

CHAPTER 90 – TRAFFIC AND VEHICLES

ARTICLE VII - REGULATION OF GOLF CARTS, ELECTRIC BICYCLES, ELECTRIC MOTORIZED DEVICES AND OTHER TYPES OF OFF-HIGHWAY VEHICLES

Sec. 90-2. Operation of motor-driven vehicles on public sidewalks.

Operation of any motor-driven vehicle including, but not limited to, motorcycles, motorbikes, minibikes, trailbikes, go-carts and similar vehicles, on a public sidewalk within the city limits is prohibited.

Sec. 90-208. Operation and prohibitions for Electric Bicycles and Other Electric Motorized Devices

- (1) It shall be unlawful for the operation of an electric motorized device of any type to collide with any pedestrian or cause any pedestrian to leave the sidewalk to avoid a collision with such device or vehicle.
- (2) It shall be unlawful for an operator on an electric motorized device of any type to wear headphones, earbuds ear plugs, or use wireless communication device while operating.
- (3) When operating an electric motorized device under the age of 16 the individual must wear a helmet.
- (4) It shall be unlawful for riders to operate their electric motorized device or vehicle at after sunset without a rear red reflector and a front facing lamp that emits a white light visible from a distance of at least 500 feet in front.
- ~~(5) It shall be unlawful for a child under the age of 15 to operate a Class 3 Electric Bicycle or electric motorized device where the speed limit exceeds 25 miles per hour.~~
- (5) A person must be at least 15 years of age to operate a Class 3 Electric Bicycle (Amended at first reading 4-7-2026)**
- (6) Before crossing a roadway, a person operating an electric motorized device must yield to motorists entering or exiting the driveway or road.
- (7) Class 1 and 2 Electric Bicycles are allowed on trails, sidewalks and multi-use sidewalks, but motor-driven vehicles are prohibited on them.

SECTION 3. PENALTY CLAUSE; INCLUSION INTO THE CODE.

This Ordinance is hereby incorporated into and made a part of the Seabrook City Code. Any person, or their custodian, who shall violate any provision of this Ordinance shall be deemed guilty of a misdemeanor and, upon conviction, shall be fined in an amount not more than Five Hundred Dollars (\$500.00) per offense or the maximum amount provided by law. Each day of violation shall constitute a separate offense.

SECTION 4. REPEAL OF CONFLICTING ORDINANCES.

All ordinances or parts of ordinances inconsistent or in conflict herewith are, to the extents of such inconsistency or conflict, hereby repealed.

SECTION 5. SEVERABILITY.

In the event any clause, phrase, provision, sentence, or any part of this Ordinance or the application of the same to any person or circumstances shall for any reason be adjudged invalid or held unconstitutional by a court of competent jurisdiction, it shall not affect, impair, or invalidate this Ordinance as a whole or any part or provision hereof other than the part declared to be invalid or unconstitutional; and the City Council of the City of Seabrook, Texas, declares that it would have passed each and every part of the same notwithstanding the omission of any such part thus declared to be invalid or unconstitutional, whether there be one or more parts.

SECTION 6. NOTICE BY PUBLICATION.

The City Secretary shall give notice of the enactment of this Ordinance by promptly publishing it or its descriptive caption and penalty after final passage in the official newspaper of the City; the Ordinance to take effect upon publication and posting of signs in accordance with law.

SECTION 7. NOTICE BY ERECTION OF SIGNS.

This Ordinance shall become effective upon appropriate erection of speed zone signage to establish and provide additional notice of the establishment of the subject school zones speed limit during school-designated times as provided for herein.

PASSED, APPROVED, AND ADOPTED on first reading with a quorum present, by an affirmative vote of a majority of Councilmembers present, in accordance with Seabrook City Charter Section 2.10 on this 7th day of April, 2026.

PASSED, APPROVED, AND ADOPTED, as revised on final reading with a quorum present, by an affirmative vote of a majority of Councilmembers present, in accordance with Seabrook City Charter Section 2.10 on this ____th day of ____, 2026

CITY OF SEABROOK, TEXAS

Jim Sweeney
Mayor

ATTEST:

Rachel Lewis
City Secretary

APPROVED AS TO FORM:

David W. Olson
City Attorney

Planning & Zoning Commission OFFICIAL REPORT

The Planning and Zoning Commission of the City of Seabrook met on March 19, 2026 to hold a meeting to consider:

Consider and take all appropriate action 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."

THE PLANNING & ZONING COMMISSION MADE THE FOLLOWING RECOMMENDATION:

APPROVAL ☒ **APPROVAL WITH AMENDMENTS/CONDITIONS (SEE BELOW)** ☐ **DENIAL** ☐
by a concurring vote of a majority of members of the Planning and Zoning Commission present at the meeting on March 19, 2026, as designated below and as certified by the signature of the Chairman.
This document is not valid unless signed by the Chairman/Presiding Commissioner.

<u>VOTE:</u>	<u>AYE</u>	<u>NAY</u>	<u>ABSTAINED</u>	<u>ABSENT</u>	<u>INITIAL</u>
Gary Renola	✓				ATR
Ed Klein		✓			OK
Jared Justus	✓				JA
Scott Mixon	✓				SM
Scott Reynolds				✓	
Russ Rhodes				✓	



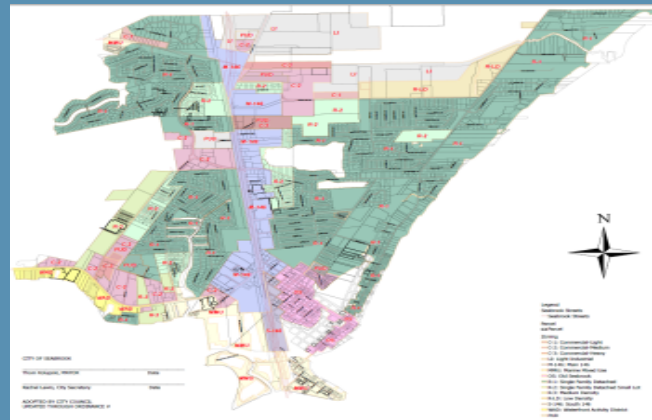
Gary T. Renola, Chairman
Planning & Zoning Commission

ATTEST:

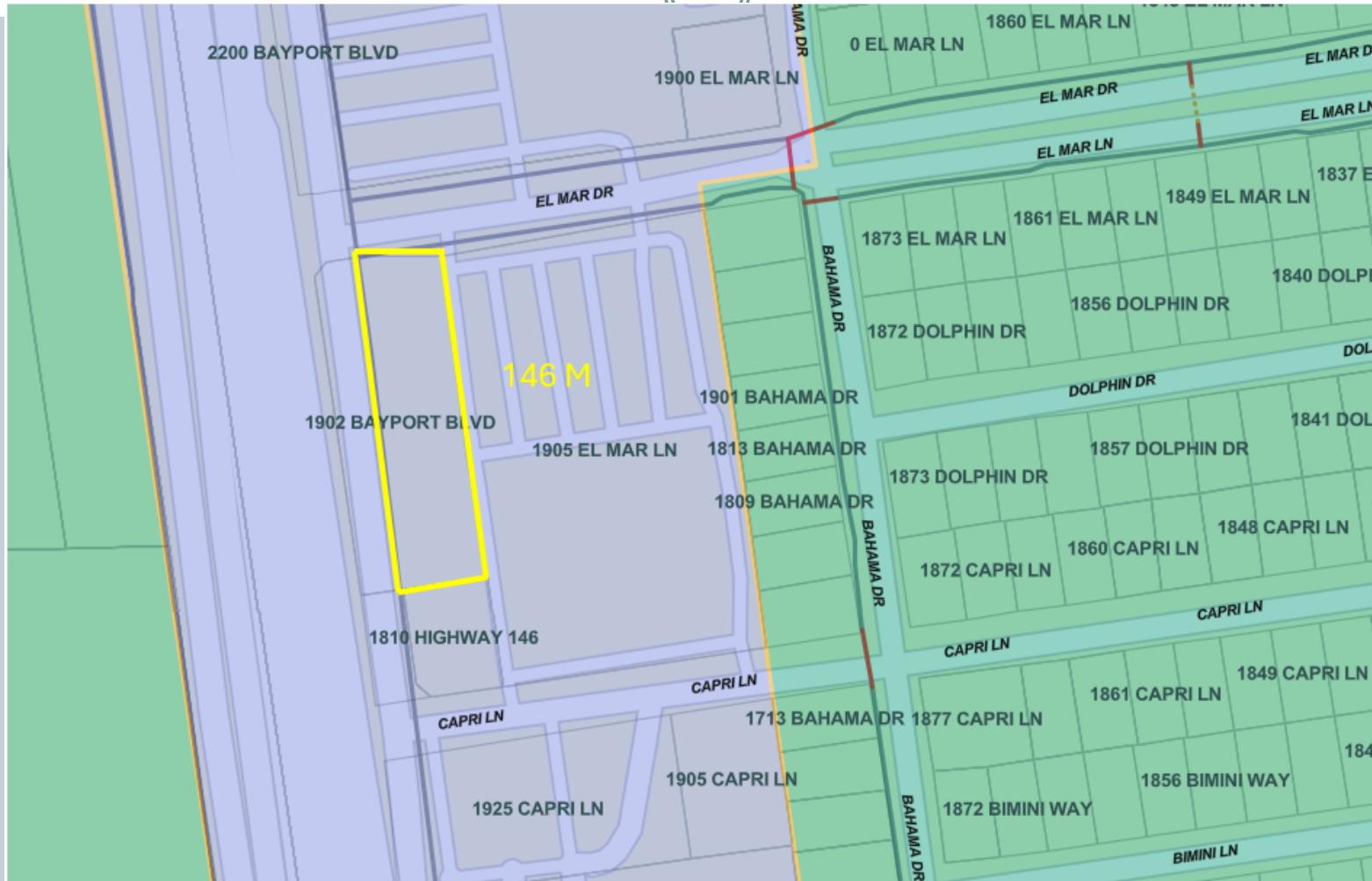

Ranya Botros
Community & Economic Development
Coordinator

City of Seabrook City Council

April 21, 2026



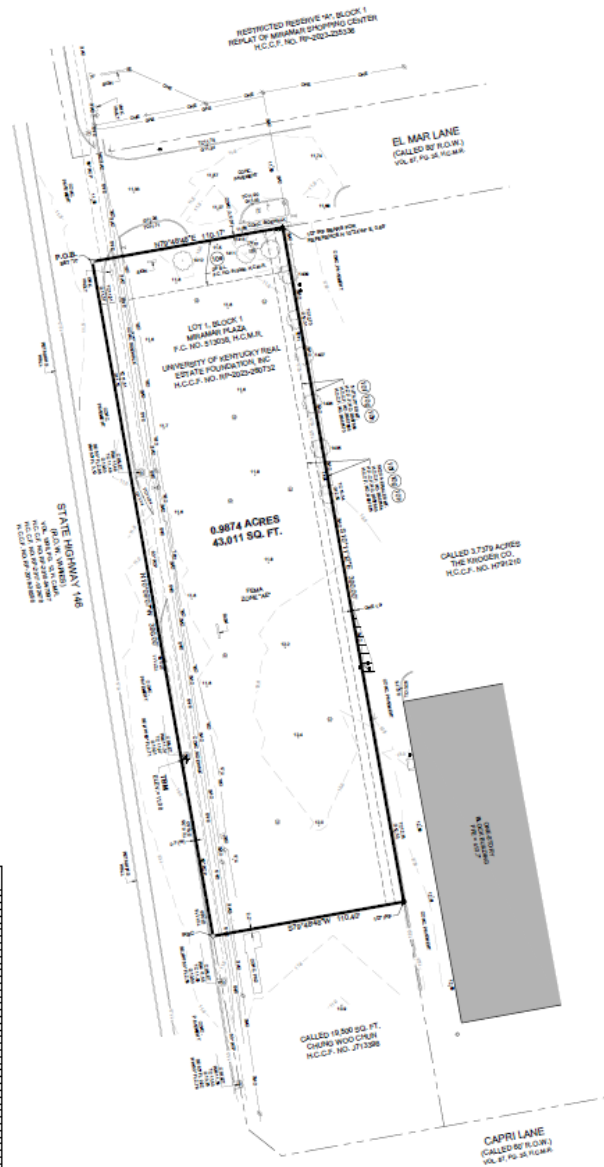
Location/Zoning Map



Location Aerial

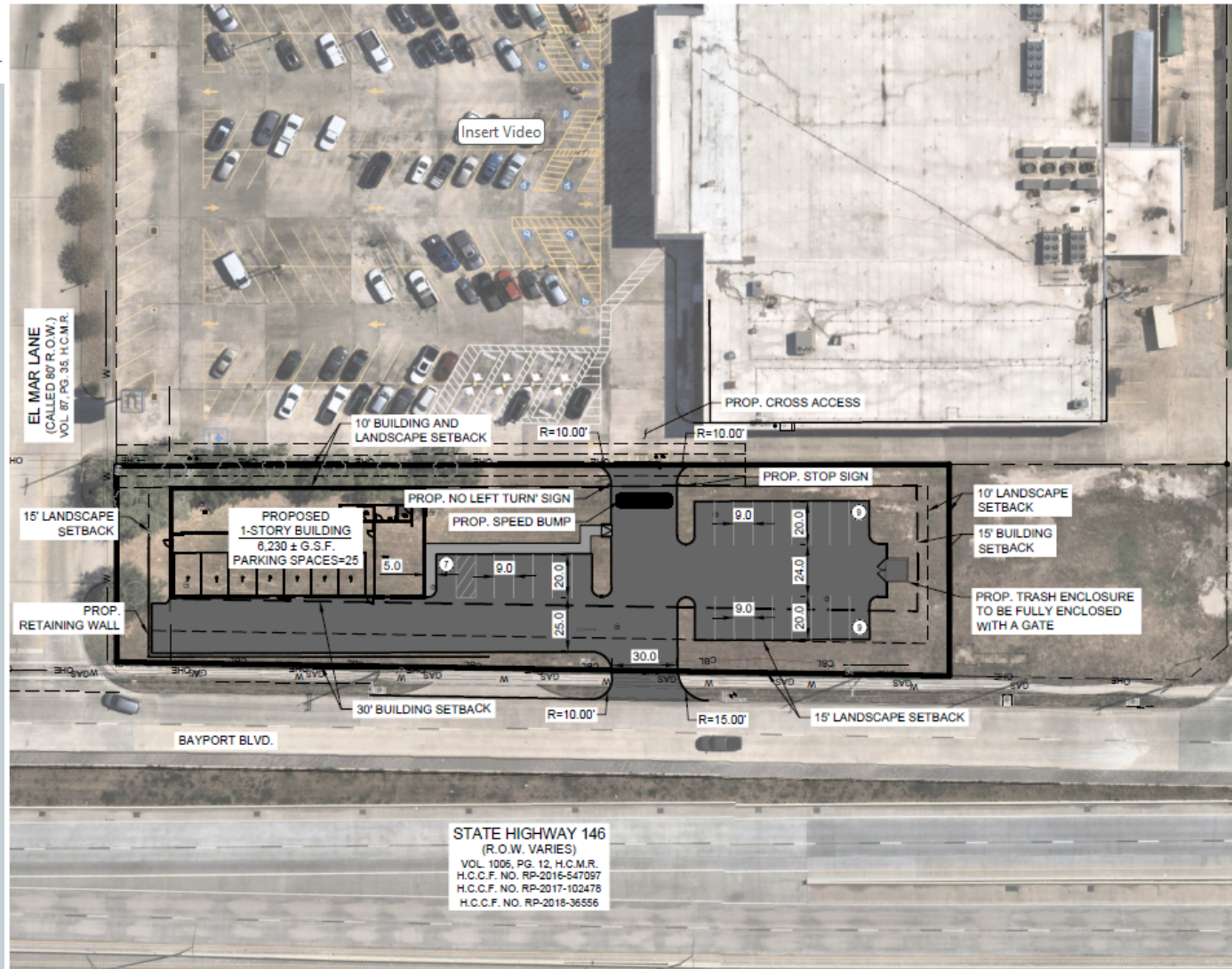


LEGEND			
A	Abuse of power	U	Unethical behavior
B	Bribe	V	Violence
C	Confidentiality	W	Waste of resources
D	Discrimination	X	Sexual harassment
E	Employment practices	Y	Yielding to peer pressure
F	Fraud	Z	Zero tolerance
G	Gifts	AA	Accountability
H	Harassment	AB	Abuse of authority
I	Integrity	AC	Acceptance of responsibility
J	Justice	AD	Adherence to rules
K	Knowledge	AE	Acceptance of consequences
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M	Management	AG	Acceptance of feedback
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O	Organizational culture	AI	Acceptance of change
P	Power	AJ	Adherence to law
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		CS	Acceptance of diversity
		CT	Adherence to policy
		CU	Acceptance of risk
		CV	Adherence to procedure
		CW	Acceptance of responsibility
		CX	Adherence to standards
		CY	Acceptance of feedback
		CZ	Adherence to ethics
		DA	Acceptance of change
		DB	Adherence to law
		DC	Acceptance of diversity
		DD	Adherence to policy
		DE	Acceptance of risk
		DF	Adherence to procedure
		DG	Acceptance of responsibility
		DH	Adherence to standards
		DI	Acceptance of feedback
		DJ	Adherence to ethics
		DK	Acceptance of change
		DL	Adherence to law
		DM	Acceptance of diversity
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		DO	Acceptance of risk
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		DQ	Acceptance of responsibility
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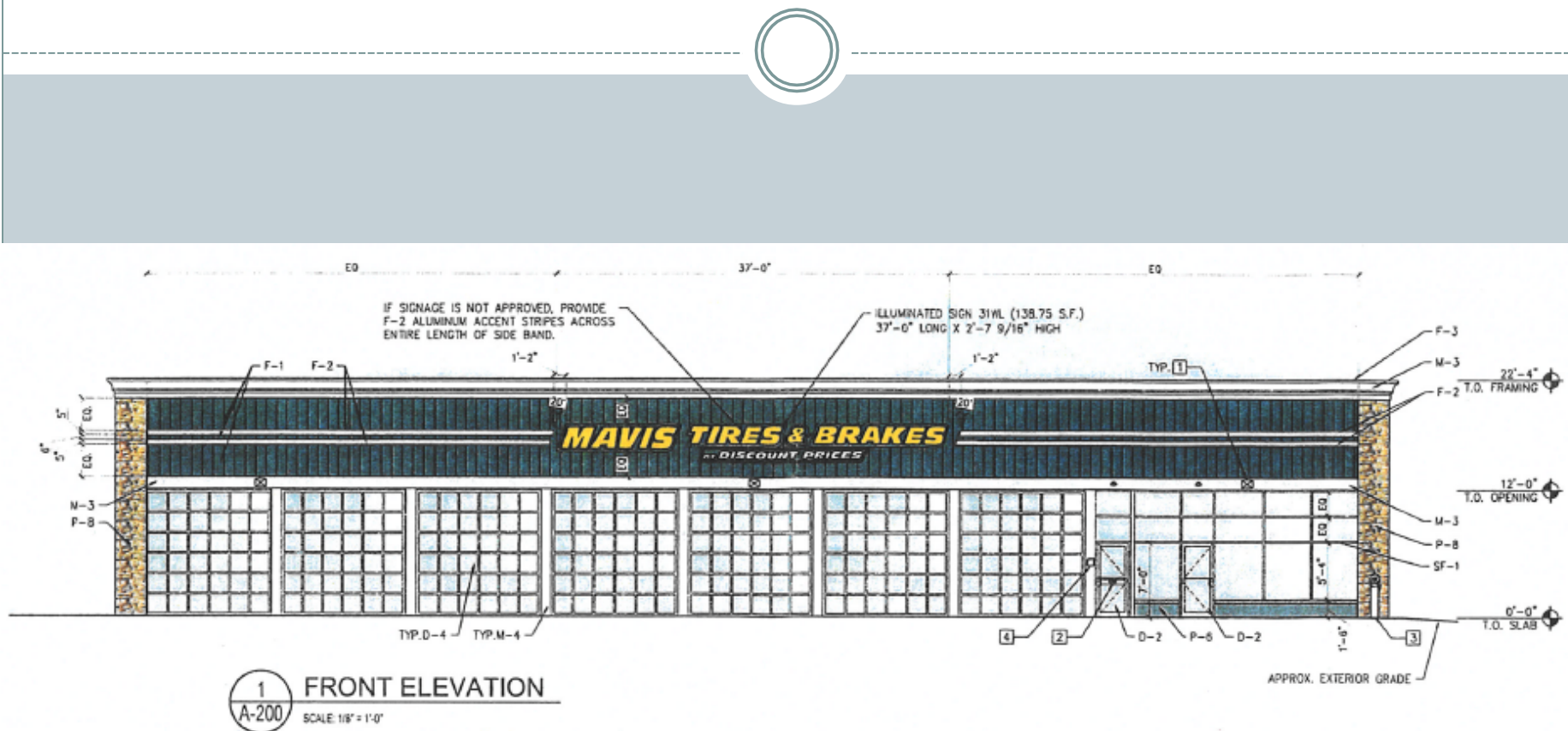


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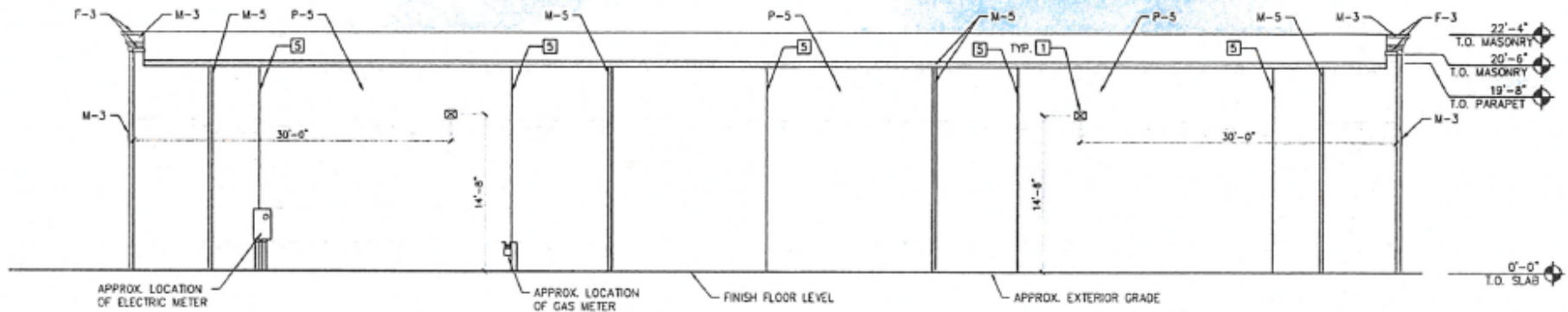
Site Layout Exhibit



Façade Exhibit



Façade Exhibit

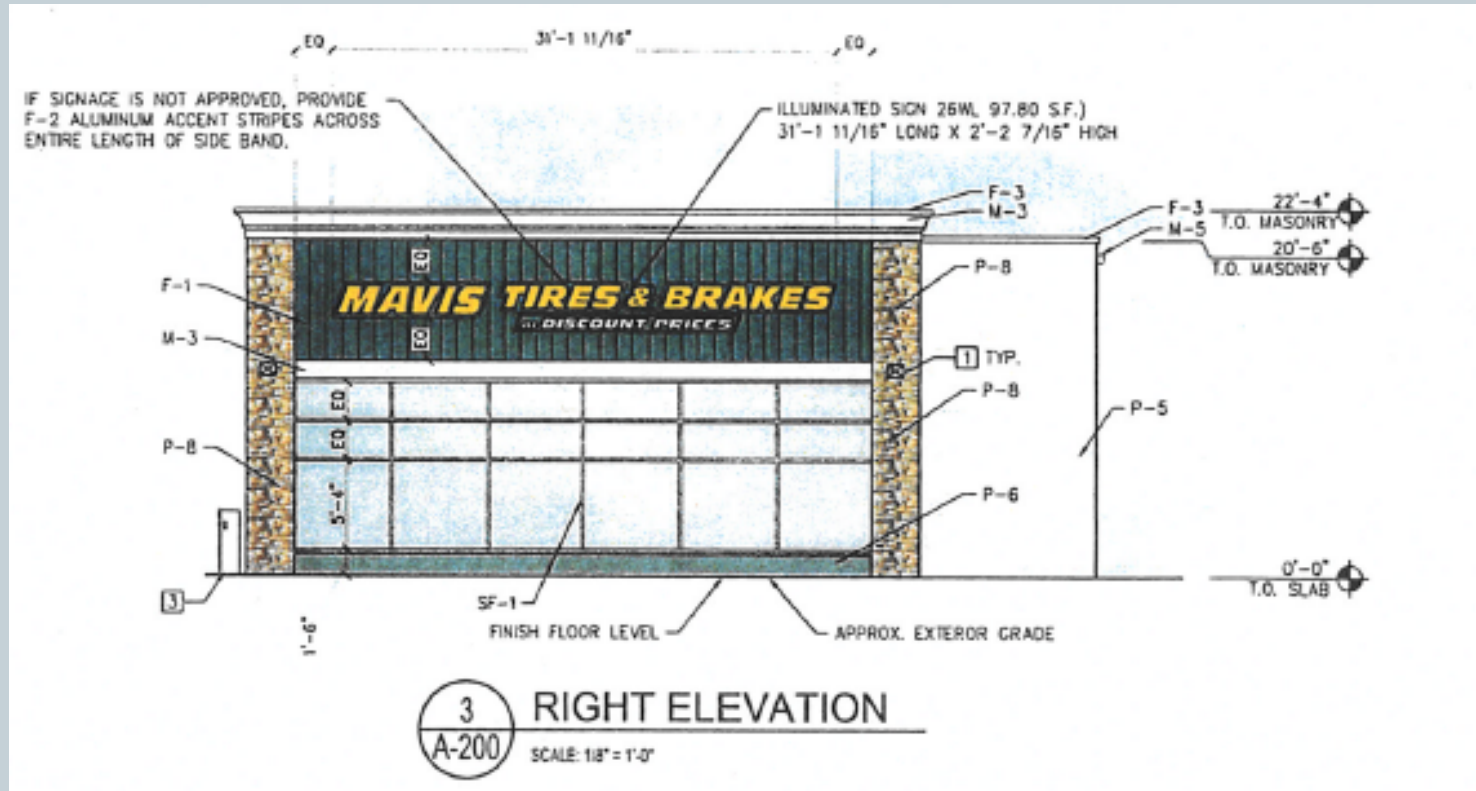


REAR ELEVATION

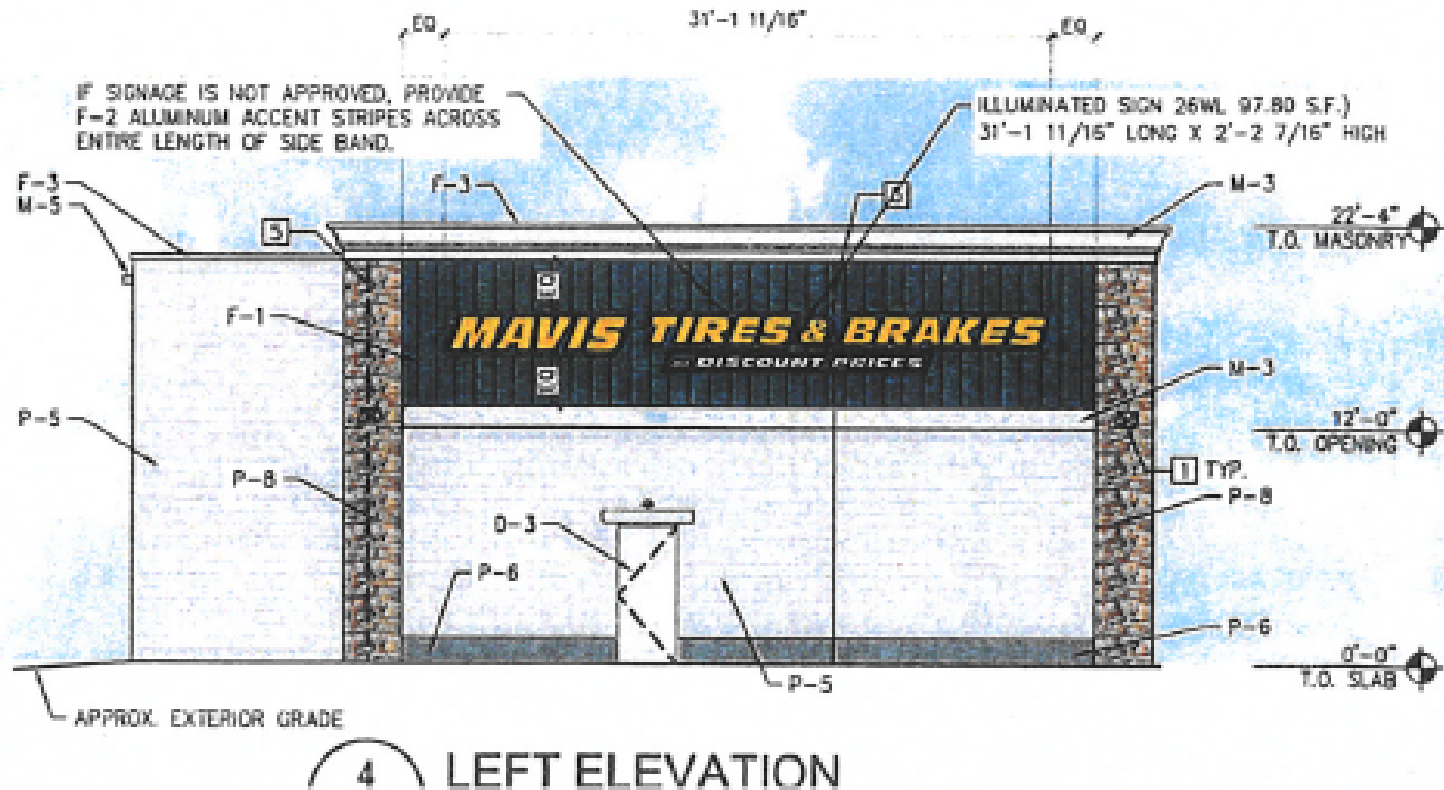
SCALE: 1/8" = 1'-0"

Façade Exhibit

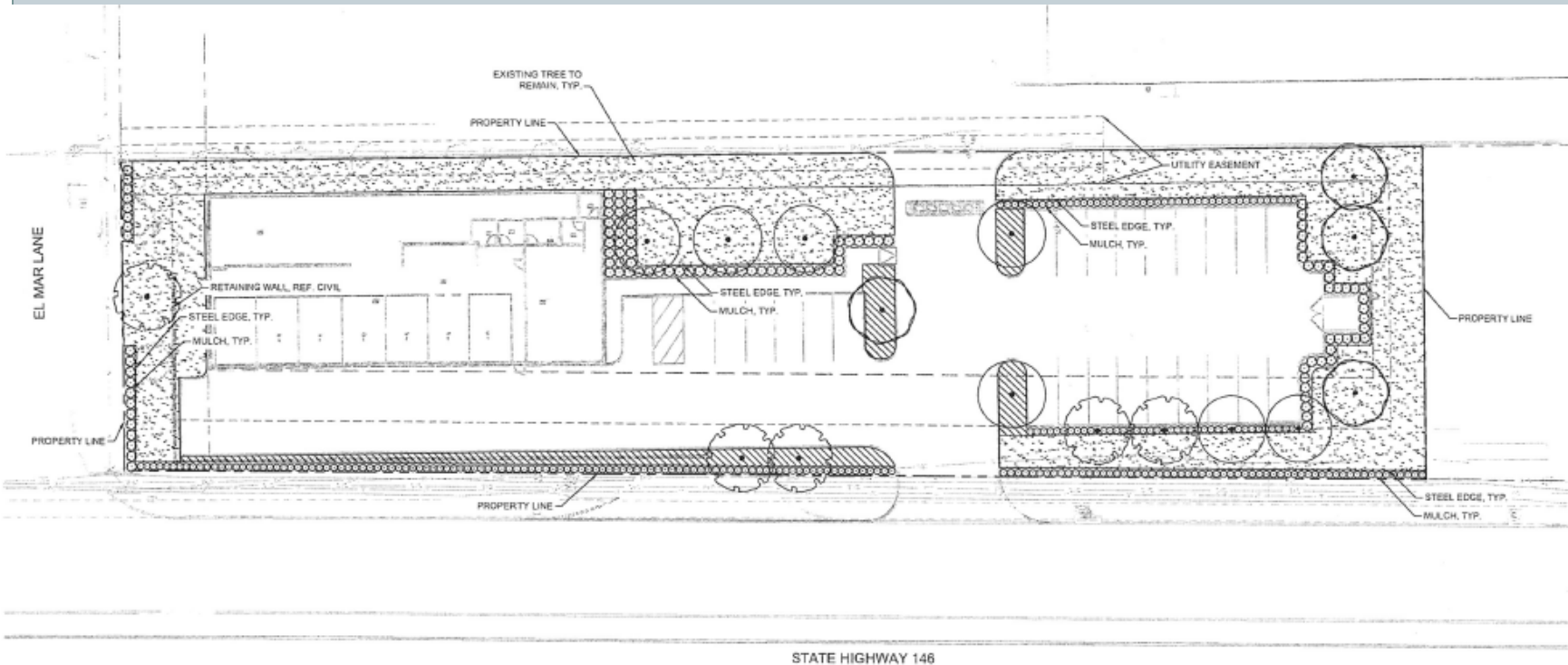
Façade Exhibit



Façade Exhibit



Landscape Exhibit



Planning and Zoning Commission Recommendation



The Planning and Zoning Commission, at its March 19, 2026, meeting, recommended approval of a request for a Conditional Use Permit to establish a “Tire Dealer and Service” at 1902 Bayport Blvd, Seabrook, Texas 77586, in accordance with the Seabrook City Code, Appendix A (Comprehensive Zoning), Article 4 “Special Use Regulations,” Section 4.11 “Conditional Use Permit Criteria and Procedures.”

The recommendation was approved by a vote of 3–1.



Questions?

**PUBLIC HEARING NOTICE
SEABROOK CITY COUNCIL
TUESDAY, APRIL 21, 2026 – 6:00 P.M.**

NOTICE IS HEREBY GIVEN THAT THE CITY COUNCIL OF THE CITY OF SEABROOK WILL HOLD A PUBLIC HEARING ON **TUESDAY, APRIL 21, 2026, AT 6:00 P.M.** IN SEABROOK CITY HALL, 1700 FIRST STREET, SEABROOK, TEXAS, TO DISCUSS THE AGENDA ITEM LISTED BELOW.

LOCATION CHANGE:

NOTICE IS HEREBY GIVEN THAT THE CITY COUNCIL OF THE CITY OF SEABROOK WILL HOLD A PUBLIC HEARING ON TUESDAY, APRIL 21, 2026, AT 6:00 P.M. AT SEABROOK PUBLIC WORKS, 1100 RED BLUFF, SEABROOK, TEXAS, TO DISCUSS THE AGENDA ITEM LISTED BELOW.

THIS HEARING IS OPEN TO THE PUBLIC AND EVERYONE ATTENDING WILL HAVE THE OPPORTUNITY TO SPEAK FOR OR AGAINST THIS REQUEST IN ACCORDANCE WITH THE PROCEDURES OF THE COUNCIL. ALL REQUIRED DOCUMENTS REGARDING THIS REQUEST IS AVAILABLE FOR REVIEW AT CITY HALL IN THE COMMUNITY DEVELOPMENT DEPARTMENT WEEKDAYS FROM 8:00 A.M. TO 5:00 P.M. PLEASE CALL (281) 291-5705 IF YOU HAVE QUESTIONS.

SPECIFIC PUBLIC HEARINGS

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,”

CERTIFICATE

I certify that this notice was posted on the bulletin board at Seabrook City Hall on or before 5:00 p.m., Wednesday, March 25, 2026, and that it will remain posted until after completion of the hearing.

/s/ Ranya Botros, Administrative Assistant

Planning & Zoning Commission OFFICIAL REPORT

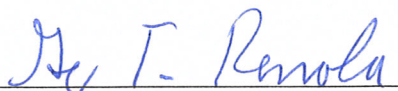
The Planning and Zoning Commission of the City of Seabrook met on March 19, 2026 to hold a meeting to consider:

Consider and take all appropriate action 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."

THE PLANNING & ZONING COMMISSION MADE THE FOLLOWING RECOMMENDATION:

APPROVAL ☒ APPROVAL WITH AMENDMENTS/CONDITIONS (SEE BELOW) ☐ DENIAL ☐
by a concurring vote of a majority of members of the Planning and Zoning Commission present at the meeting on March 19, 2026, as designated below and as certified by the signature of the Chairman.
This document is not valid unless signed by the Chairman/Presiding Commissioner.

<u>VOTE:</u>	<u>AYE</u>	<u>NAY</u>	<u>ABSTAINED</u>	<u>ABSENT</u>	<u>INITIAL</u>
Gary Renola	✓				GR
Ed Klein	✓				Ek
Jared Justus	✓				JJ
Scott Mixon	✓				SM
Scott Reynolds				✓	
Russ Rhodes				✓	



Gary T. Renola, Chairman
Planning & Zoning Commission

ATTEST:

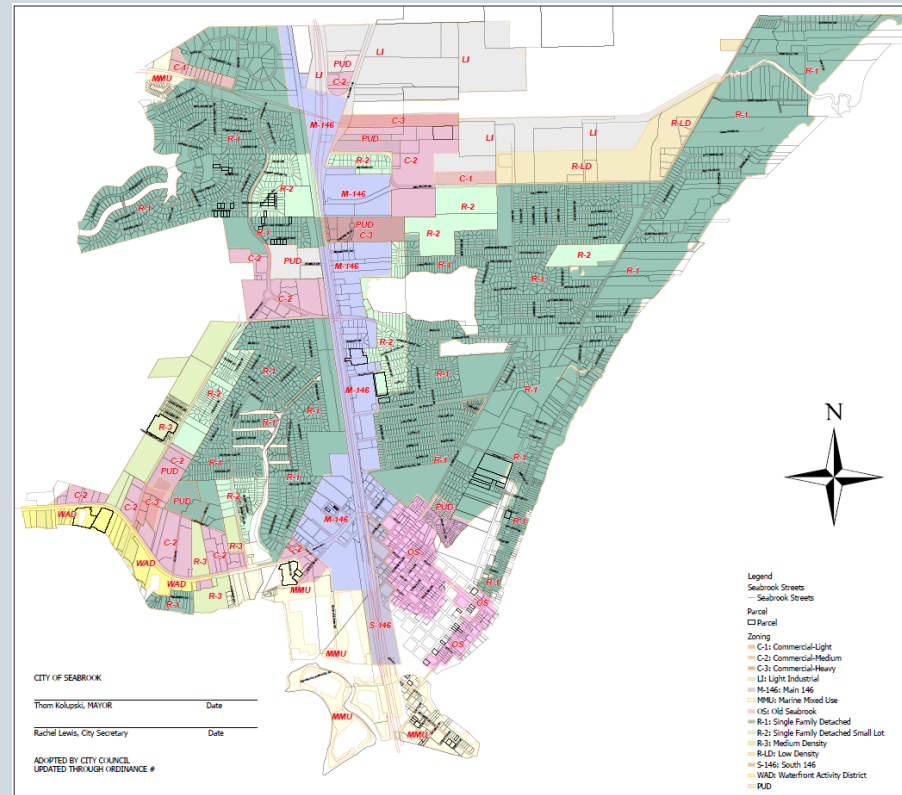

Ranya Botros
Community & Economic Development
Coordinator

Conditional Use Permit Request “Vape Shop Use” Phlower Pharma, 2900 E. Nasa Parkway Ste 280



City Council Meeting

April 21, 2026



Request



The owner of Phlower Pharma LLC is requesting a Conditional Use Permit (CUP) to operate a Vape Shop at 2900 E. NASA Parkway, Suite 280. The business is currently operating at this location and presently engages in the retail sale of Cannabidiol (CBD) products.

The property is located within the C-2 Medium Commercial Zoning District, where a Vape Shop use is only permissible with the approval of a Conditional Use Permit.

The business has been serving the Seabrook community at this location for approximately two years. According to the owner, the community has been welcoming and supportive of their existing

product line, and the business is grateful for the opportunity to employ local residents.

The owner states that it is their goal to continue expanding their product offerings in order to grow with industry trends and remain competitive with larger chain retailers.

To that end, the applicant is requesting approval to add electronic nicotine vape products (e-nicotine vapes) to their list of permitted items for sale.

Site Location

2900 E. Nasa Parkway Ste 280



Photo of Location





Surrounding Uses

1. Athena's Corner – Greek American Restaurant
2. Seabrook House of Flowers
3. Phlower Pharma CBD Sales
4. AJ Massage
5. Clinica Hispana (Medical Clinic)
6. Iguanas Ranas Mexican Cantina
7. Wong Chef Chinese Restaurant
8. Bushi Ban
9. Nails 2 (Nail Salon)

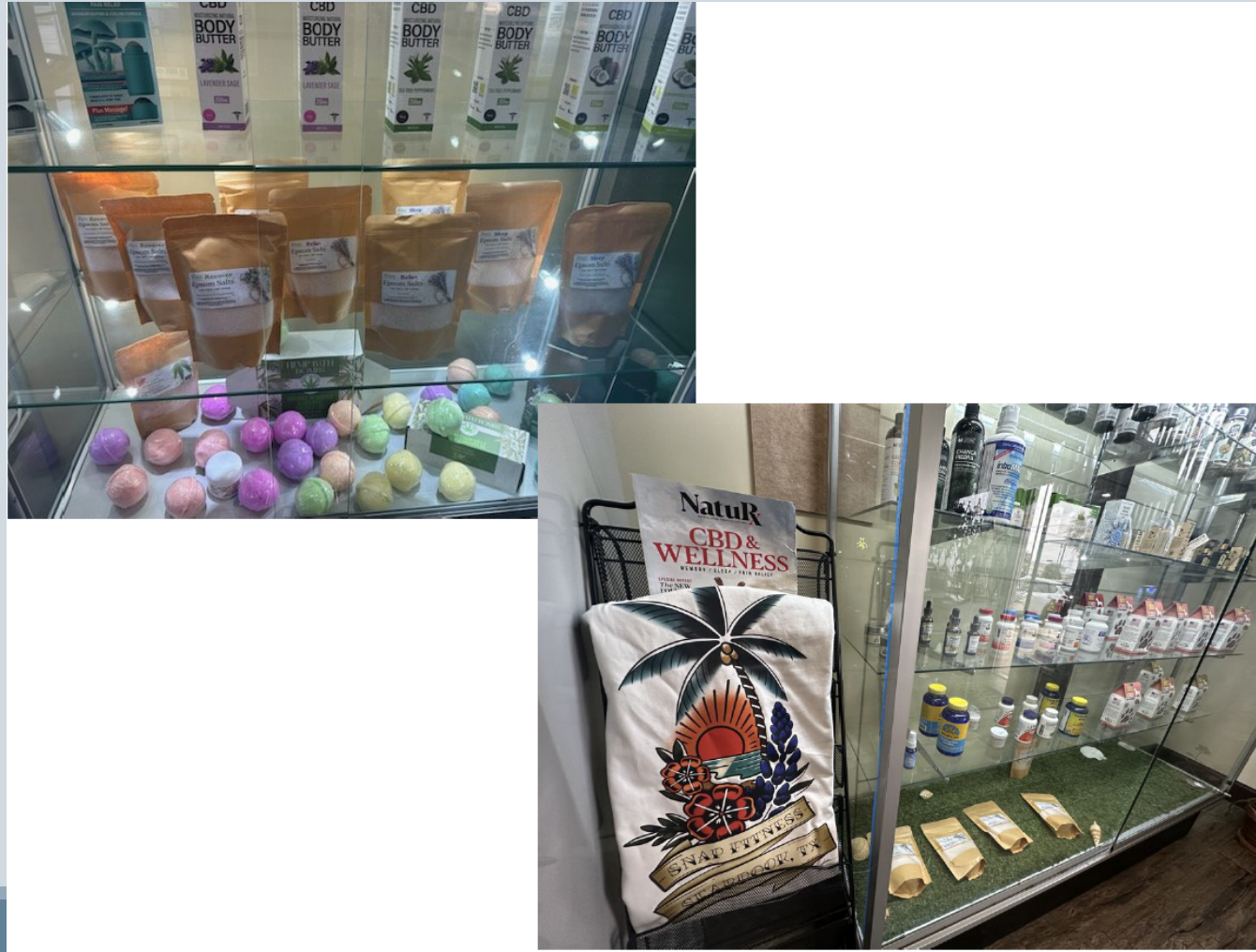
Photos of Current Operation



Photos of Current Operation



Photos of Current Operation



Planning and Zoning Commission Recommendation

The Planning and Zoning Commission, at its March 19, 2026, meeting, recommended approval of a request for a Conditional Use Permit to establish a “Vape Shop” at 2900 E. NASA Parkway, Suite 280, Seabrook, Texas 77586, in accordance with the Seabrook City Code, Appendix A (Comprehensive Zoning), Article 4 “Special Use Regulations,” Section 4.11 “Conditional Use Permit Criteria and Procedures.”

The recommendation was approved unanimously by a vote of 4–0.

Questions?

**PUBLIC HEARING NOTICE
SEABROOK CITY COUNCIL
TUESDAY, APRIL 21, 2026 – 6:00 P.M.**

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SPECIFIC PUBLIC HEARINGS

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.”

CERTIFICATE

I certify that this notice was posted on the bulletin board at Seabrook City Hall on or before 5:00 p.m., Wednesday, March 25, 2026, and that it will remain posted until after completion of the hearing.

/s/ Ranya Botros, Administrative Assistant



Agenda Briefing

Date of Meeting: April 21, 2026

Responsible Department: Community Development

Presenter: Sean Landis, Deputy City Manager | Planning and Zoning Director

Briefing Prepared By: Sean Landis

Strategic Focus Area:

General Information:

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.”

Executive Summary / Background:

Kimley-Horn, on behalf of Mavis Tire Supply LLC, has submitted a Conditional Use Permit (CUP) application for the development of a Mavis Tire Supply Store located at 1902 Bayport Blvd in Seabrook, Texas. The proposed project involves redevelopment of a vacant commercial tract within an established business corridor. The site was previously occupied by a pharmacy building that was taken and demolished by TxDOT in 2018, and the property has remained undeveloped since that time. Mavis Tire Supply is seeking to repurpose the approximately one-acre tract with a new automotive service-oriented retail use that is intended to be compatible with surrounding commercial development.

The proposed development consists of a tire sales and general automotive maintenance facility offering services such as tire installation, battery replacement, alignments, suspension work, exhaust services, and state vehicle inspections. The facility is expected to operate during standard business hours, typically from 8:00 a.m. to 6:00 p.m., Monday through Saturday, with limited hours on Sundays. The applicant indicates the business will serve nearby residents, travelers, and surrounding commercial activity by providing convenient automotive services within the corridor.

The proposed building will be approximately 7,000 square feet and will include service bays, customer parking, and site improvements consistent with City development standards. The remaining tract measures approximately 110 feet by 390 feet and will be

accessed from Bayport Blvd. Internal circulation is planned to accommodate passenger vehicles and light-duty service trucks associated with the business operations. The applicant has stated that landscaping and screening will be incorporated as required to ensure the development is visually compatible with adjacent properties and meets applicable design requirements.

In addition to the Conditional Use Permit request, the applicant has indicated that separate variance approvals will be required due to site constraints created by the prior TxDOT right-of-way acquisition. Specifically, a variance will be needed related to the required landscape buffer along Highway 146 because of the reduced buildable area and shallow depth of the tract. In addition, the applicant has noted that a variance will also be required from the City's minimum lot depth standards, as the lot's dimensions no longer fully conform to current zoning requirements following the roadway taking. These variance requests are not part of the CUP action and would be considered independently by the City's Board of Adjustment at a meeting scheduled after the CUP is reviewed and potentially approved.

The property is located within a developed commercial area surrounded by similar uses including retail stores, grocery establishments, and service-oriented businesses. The site's proximity to major transportation routes and existing infrastructure makes it a suitable location for the proposed use. The applicant has indicated there are no significant environmental constraints or unusual conditions affecting the property.

Funding / Fiscal Information:

NA

Supporting Materials Attached:

1. Planning and Zoning Commission Official Report
2. Staff Presentation
3. Ordinance 2026-11

Prior Action / Review by Council, Boards, Commissions:

The Planning and Zoning Commission, at its March 19, 2026, meeting, recommended approval of a request for a Conditional Use Permit to establish a "Tire Dealer and Service" at 1902 Bayport Blvd, Seabrook, Texas 77586, in accordance with the Seabrook City Code, Appendix A (Comprehensive Zoning), Article 4 "Special Use Regulations," Section 4.11 "Conditional Use Permit Criteria and Procedures." The recommendation was approved by a vote of 3-1.

Staff Recommendation:

All requests must be submitted to the City Secretary's Office no later than 12:00 p.m. on the Monday, one week prior to the regular Tuesday Council Meeting. All required attachments are to be submitted with the request. Incomplete items cannot be placed on the agenda.

Planning & Zoning Commission OFFICIAL REPORT

The Planning and Zoning Commission of the City of Seabrook met on March 19, 2026 to hold a meeting to consider:

Consider and take all appropriate action 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."

THE PLANNING & ZONING COMMISSION MADE THE FOLLOWING RECOMMENDATION:

APPROVAL ☒ **APPROVAL WITH AMENDMENTS/CONDITIONS (SEE BELOW)** ☐ **DENIAL** ☐
by a concurring vote of a majority of members of the Planning and Zoning Commission present at the meeting on March 19, 2026, as designated below and as certified by the signature of the Chairman.
This document is not valid unless signed by the Chairman/Presiding Commissioner.

<u>VOTE:</u>	<u>AYE</u>	<u>NAY</u>	<u>ABSTAINED</u>	<u>ABSENT</u>	<u>INITIAL</u>
Gary Renola	✓				ATR
Ed Klein		✓			OK
Jared Justus	✓				JA
Scott Mixon	✓				SM
Scott Reynolds				✓	
Russ Rhodes				✓	

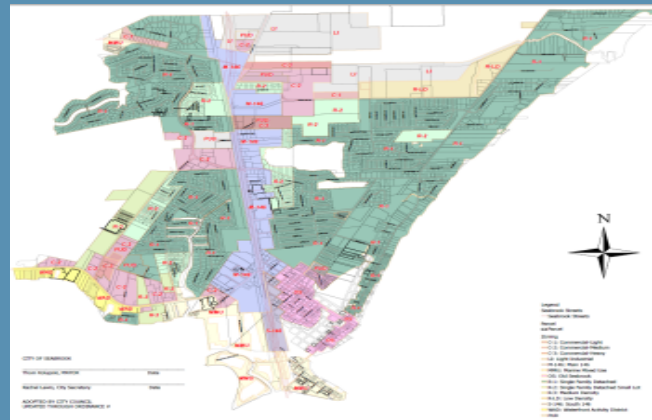

Gary T. Renola, Chairman
Planning & Zoning Commission

ATTEST:

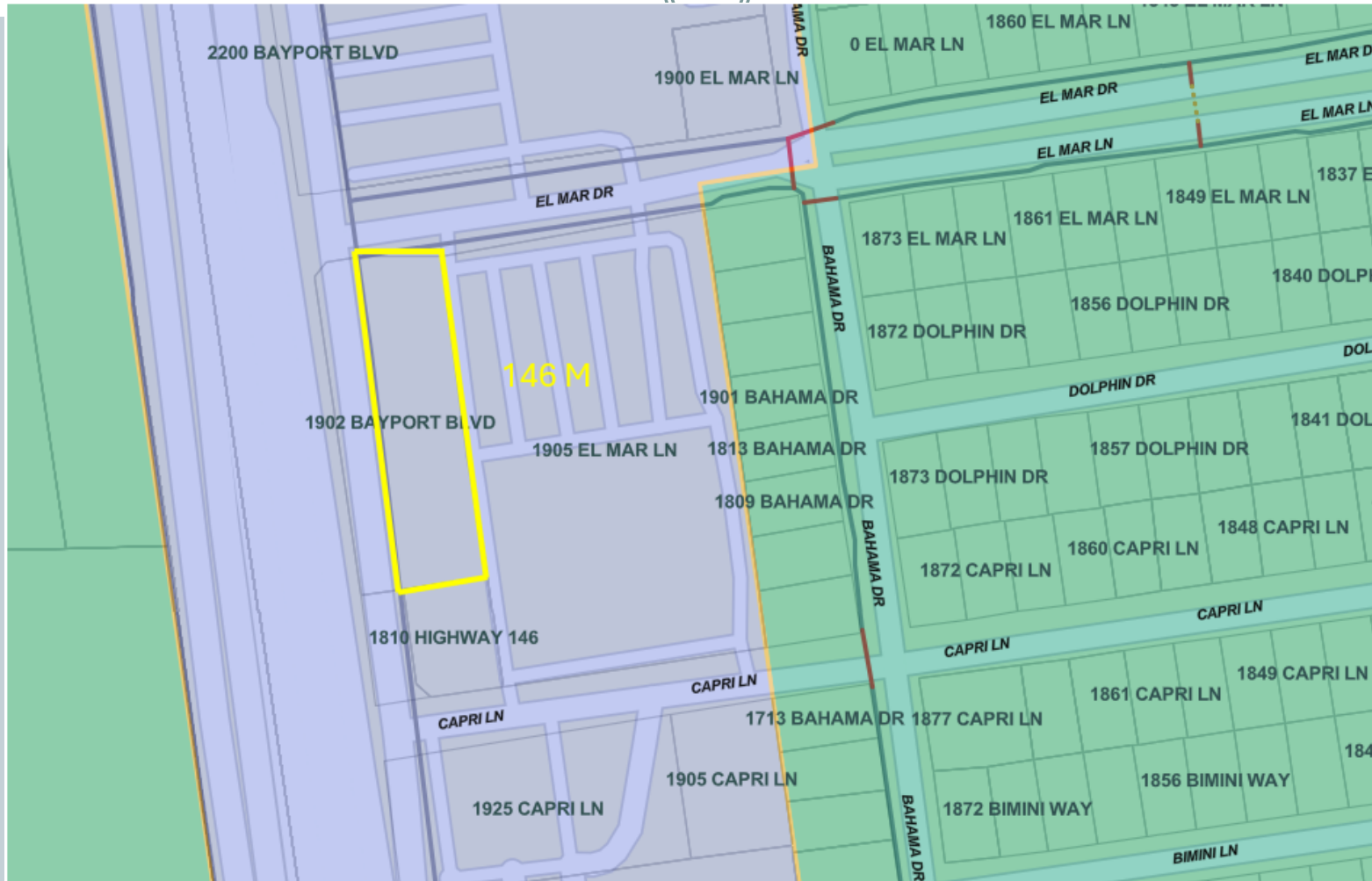
Ranya Botros
Community & Economic Development
Coordinator

City of Seabrook City Council

April 21, 2026



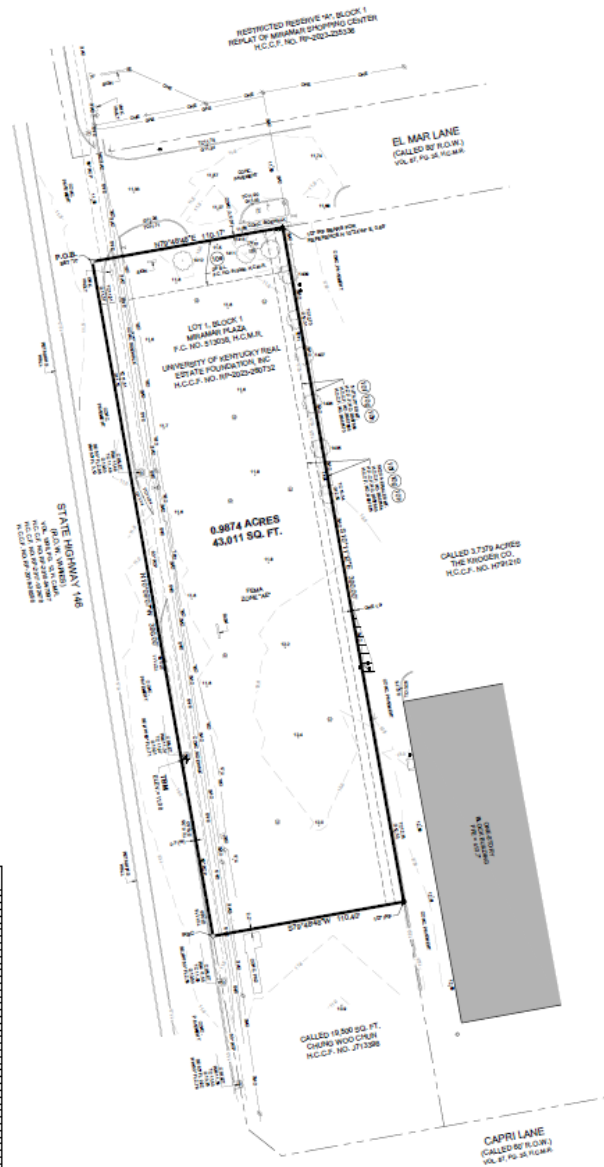
Location/Zoning Map



Location Aerial

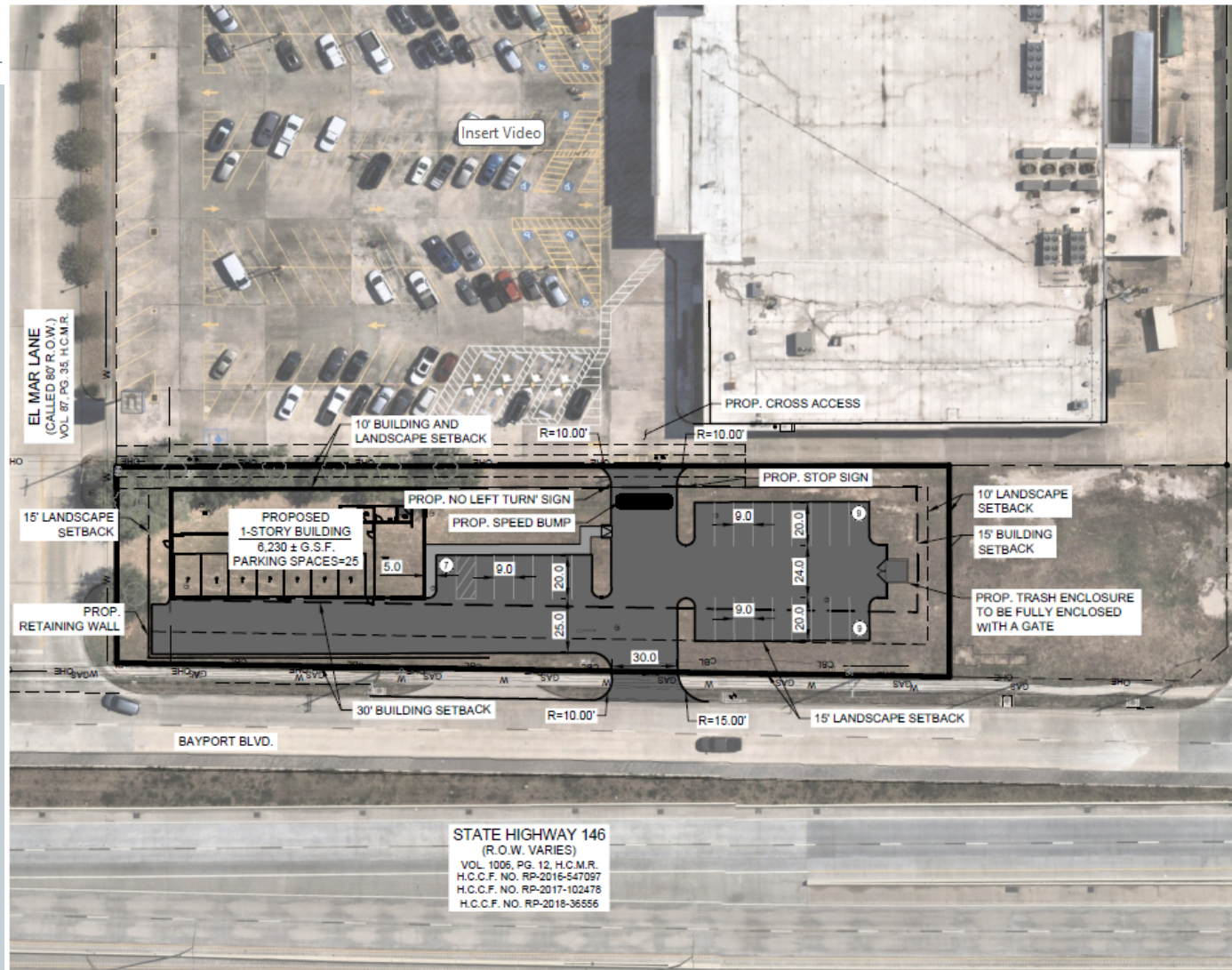


LEGEND			
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		CH	Adherence to law
		CI	Acceptance of risk
		CJ	Adherence to policy
		CK	Acceptance of responsibility
		CL	Adherence to standards
		CM	Acceptance of consequences
		CN	Adherence to rules
		CO	Acceptance of feedback
		CP	Adherence to ethics
		CQ	Acceptance of change
		CR	Adherence to law
		CS	Acceptance of risk
		CT	Adherence to policy
		CU	Acceptance of responsibility
		CV	Adherence to standards
		CW	Acceptance of consequences
		CX	Adherence to rules
		CY	Acceptance of feedback
		CZ	Adherence to ethics
		DA	Acceptance of change
		DB	Adherence to law
		DC	Acceptance of risk
		DD	Adherence to policy
		DE	Acceptance of responsibility
		DF	Adherence to standards
		DE	Acceptance of consequences
		DF	Adherence to rules
		DE	Acceptance of feedback
		DF	Adherence to ethics
		DE	Acceptance of change
		DF	Adherence to law
		DE	Acceptance of risk
		DF	Adherence to policy
		DE	Acceptance of responsibility
		DF	Adherence to standards
		DE	Acceptance of consequences

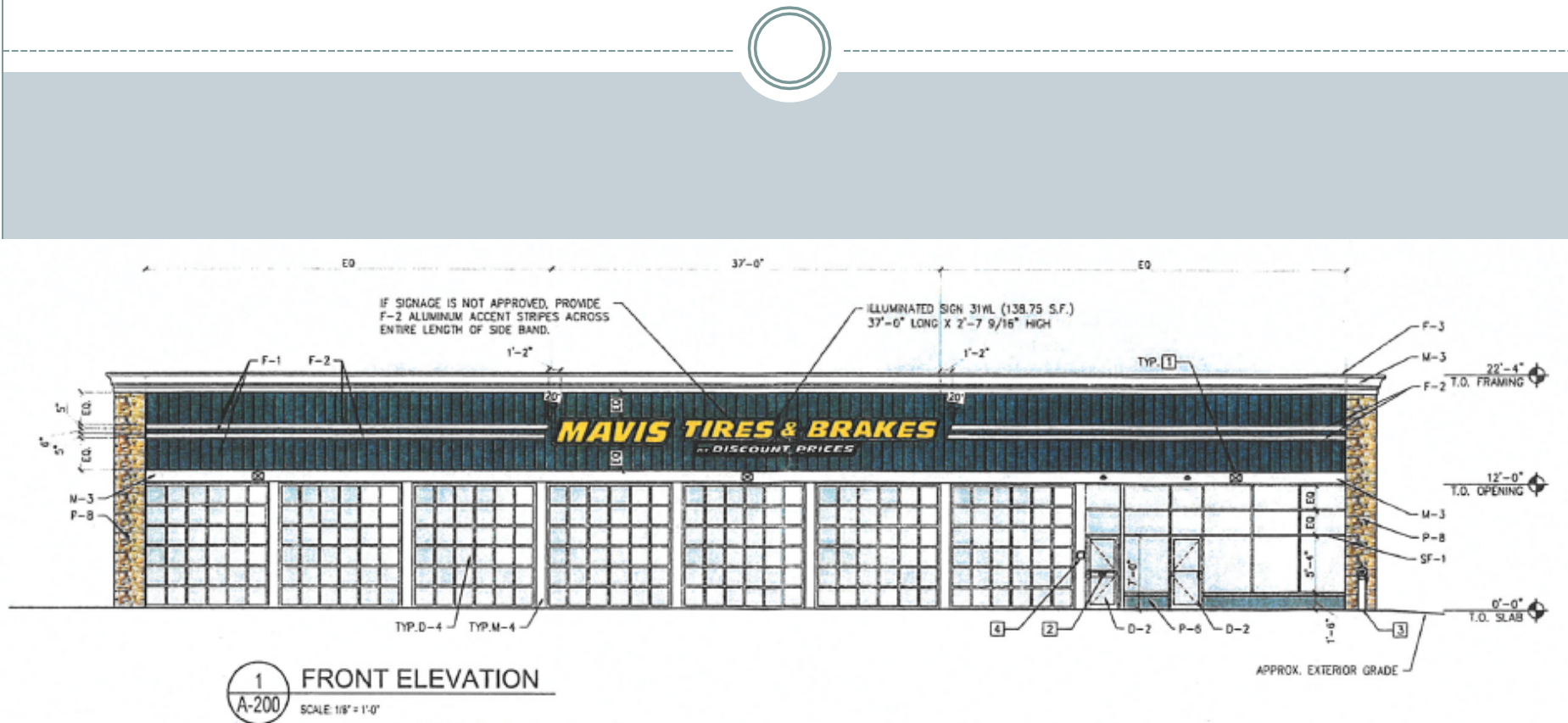


1	
No.	DATE

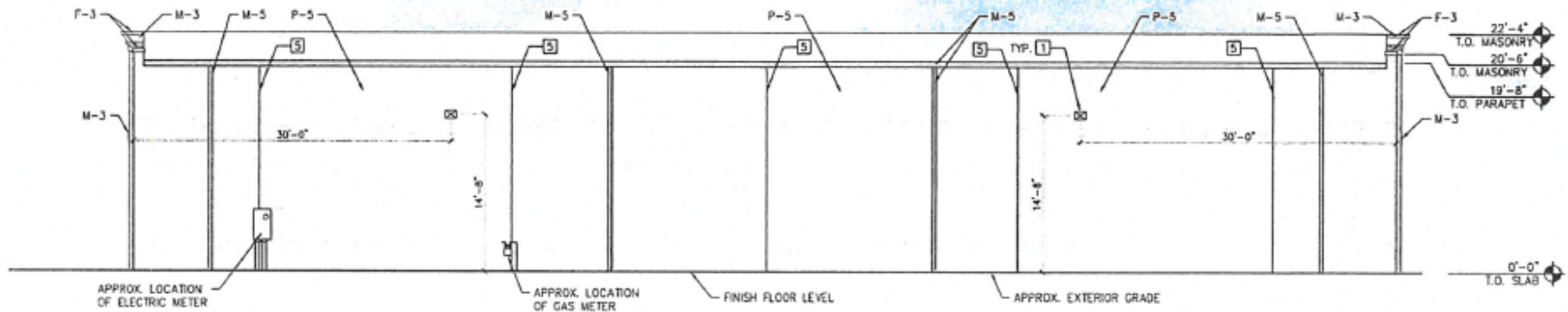
Site Layout Exhibit



Façade Exhibit



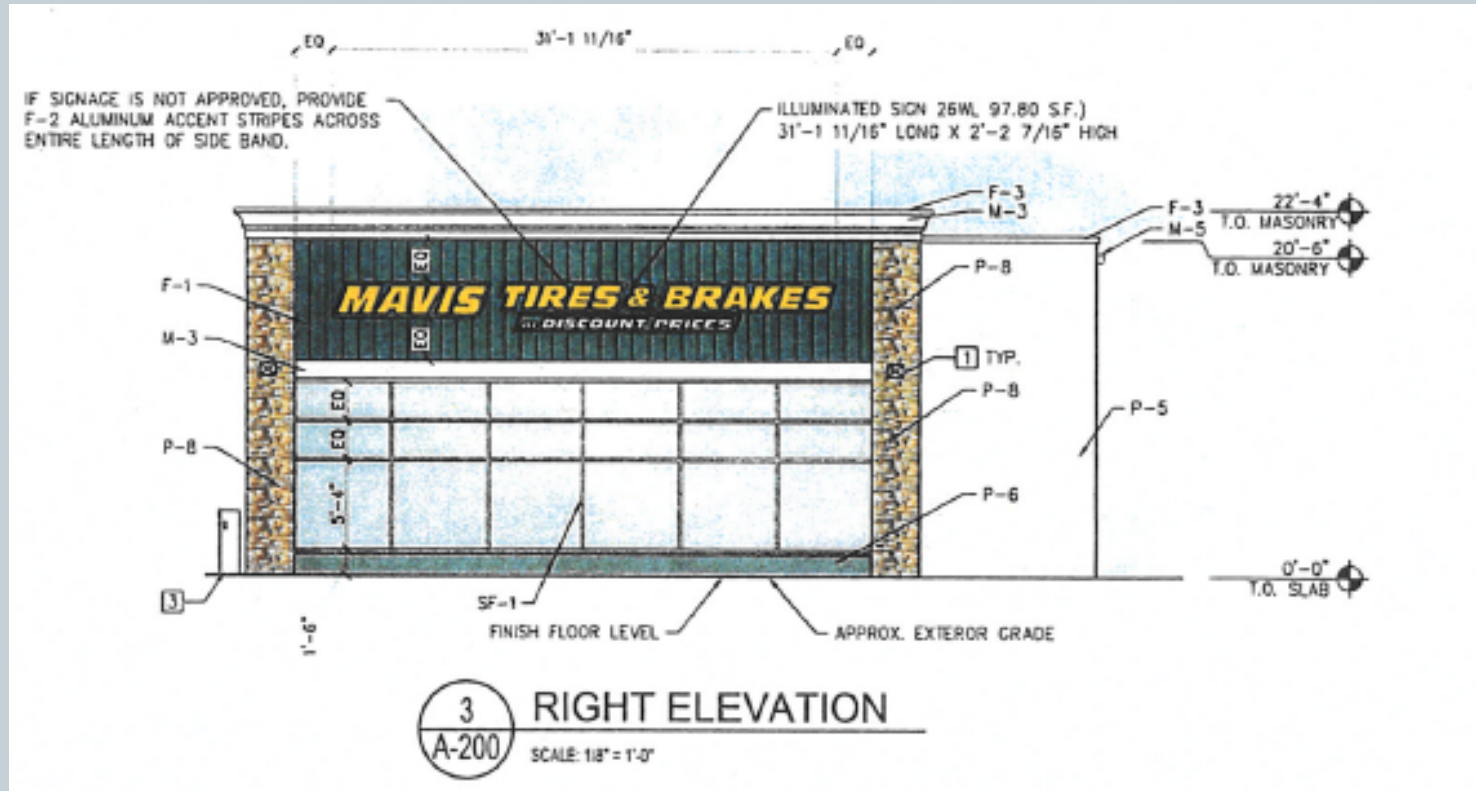
Façade Exhibit



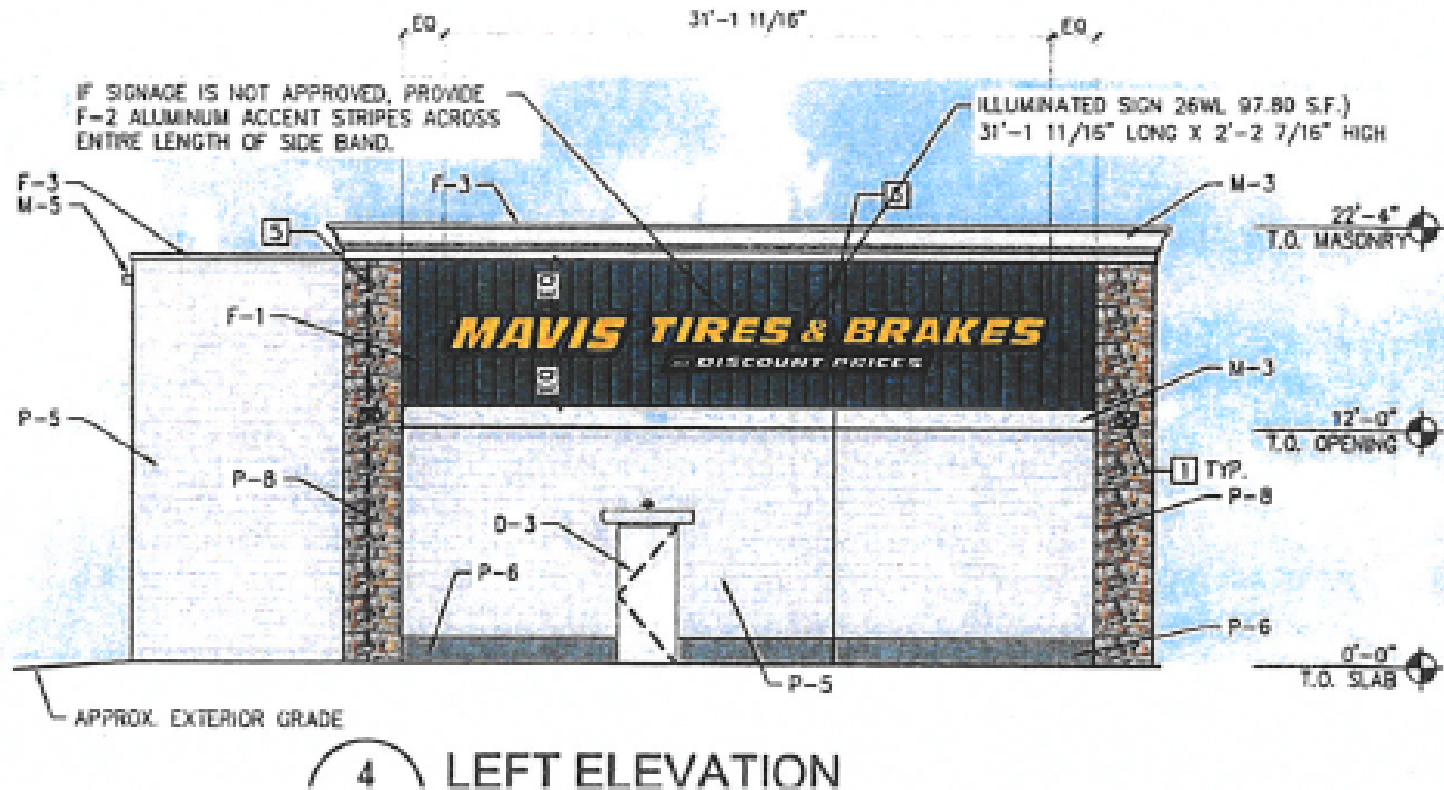
2 REAR ELEVATION
A-200
SCALE: 1/8" = 1'-0"

Façade Exhibit

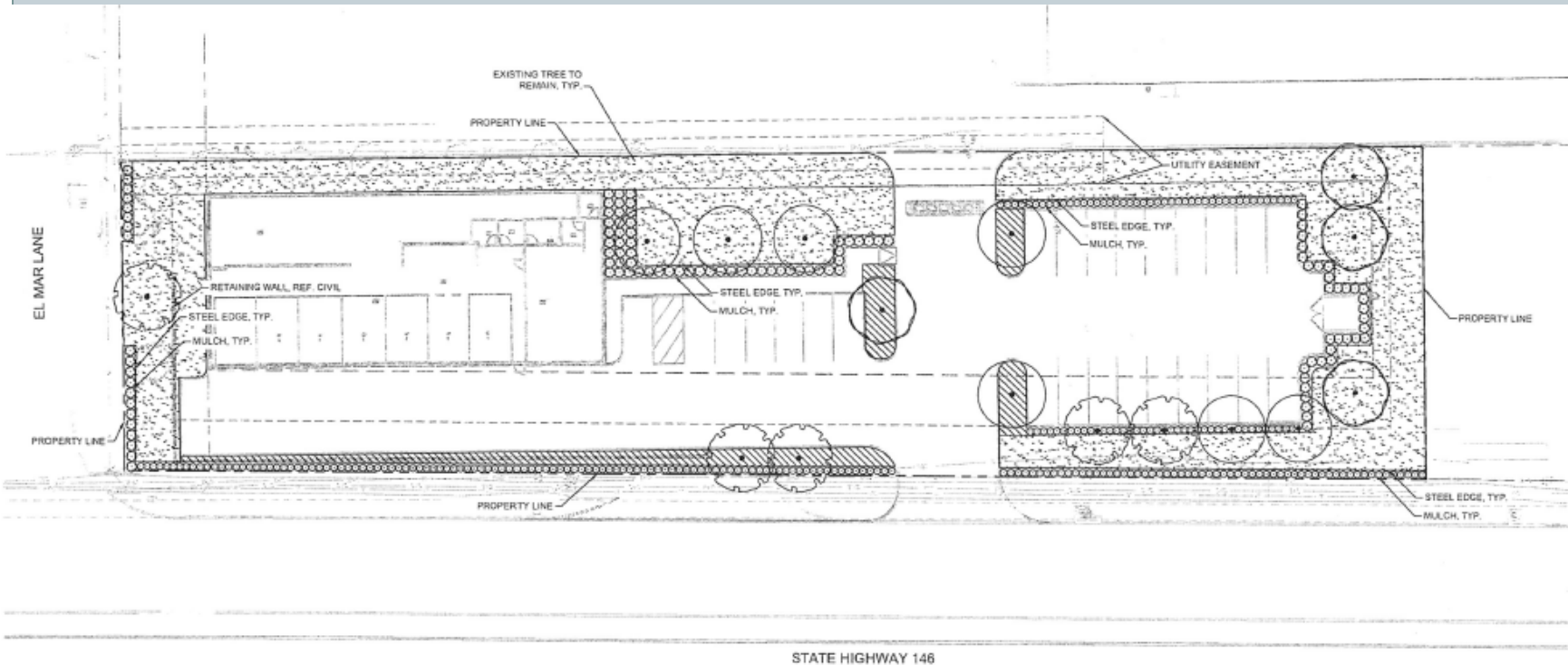
Façade Exhibit



Façade Exhibit



Landscape Exhibit



Planning and Zoning Commission Recommendation



The Planning and Zoning Commission, at its March 19, 2026, meeting, recommended approval of a request for a Conditional Use Permit to establish a “Tire Dealer and Service” at 1902 Bayport Blvd, Seabrook, Texas 77586, in accordance with the Seabrook City Code, Appendix A (Comprehensive Zoning), Article 4 “Special Use Regulations,” Section 4.11 “Conditional Use Permit Criteria and Procedures.”

The recommendation was approved by a vote of 3–1.



Questions?

**CITY OF SEABROOK
ORDINANCE NO. 2026-11
ISSUANCE OF CONDITIONAL USE PERMIT
TO ALLOW FOR A “TIRE DEALER AND SERVICE” AT 1902 BAYPORT BLVD.
IN THE (146-M) SH 146 MAIN COMMERCIAL DISTRICT**

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.

WHEREAS, Richard Valverde of Mavis Tire Supply, LLC requests the issuance of a Conditional Use Permit (“CUP”) to allow for the operation of a “Tire Dealer and Service” to be located in a (146-M) SH 146 Main Commercial district in accordance with the requirements of Section 4.11.13 of the City’s Comprehensive Ordinance which is Attachment A of the Code of the City of Seabrook (“Zoning Ordinance”); and

WHEREAS, the City’s Zoning Ordinance, Section 3.15 requires the issuance of a Conditional Use Permit to allow for the operation of a “Tire Dealer and Service” in an SH 146 Main Commercial zoning district; and

WHEREAS, the Planning and Zoning Commission of the City of Seabrook has conducted a public hearing, received input from staff and has issued its final report recommending approval of the subject CUP; and

WHEREAS, all required hearings on this matter have been held, all criteria have been established for consideration by City Council, and the applicant has agreed to comply with all ordinances of the City of Seabrook;

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SEABROOK, STATE OF TEXAS:

SECTION 1. FINDINGS OF FACT.

The facts and matters set forth in the preamble of this Ordinance are hereby found to be true and correct and incorporated by reference, including the representations of Applicant, (as referenced in its application for CUP, the final report from the Planning & Zoning Commission March 19, 2026 recommending this CUP and the minutes of City Council of April 21, 2026 and May 5, 2026), the performance of which City Council is specifically relying upon in granting this CUP, as provided hereafter.

49
50 **SECTION 2. USE PERMITTED.**
51

52 A Conditional Use Permit is hereby granted to allow for the operation of a “Tire Dealer
53 and Service”, in the SH 146 Main Commercial district located at 1902 Bayport Blvd. Such
54 Conditional Use Permit shall be in conformance with all conditions contained herein, and city
55 ordinances, including the Comprehensive Zoning Ordinance and Subdivision Ordinance,
56 specifically including 4.11.13 of the Comprehensive Code.
57

58 **SECTION 3. AMENDMENT TO THE CODE.**
59

60 The Code of the City of Seabrook, Appendix A, “Comprehensive Zoning”, Article 13,
61 Section 13.03 “Conditional use permits granted” is hereby amended by adding a new paragraph
62 thirty-two (32) which shall read as follows:
63

64 **“(32) By Ordinance No. 2026-11, a conditional use permit was granted to allow the**
65 **operation of a “Tire Dealer and Service” at 1902 Bayport Blvd., which is located in a SH**
66 **146 Main Commercial zoning district. This permit shall not be transferred to any other**
67 **address.”**
68

69 **SECTION 4. INCORPORATION INTO THE CODE; PENALTY CLAUSE.**
70

71 This Ordinance is hereby incorporated into and made a part of the Seabrook City Code
72 and violation of any provision hereof shall be subject to the penalty described in said Code,
73 Section 1-15 “General Penalty; continuing violations” which provides that any person who shall
74 violate any provision of this Ordinance shall be deemed guilty of a misdemeanor and, upon
75 conviction, shall be fined in an amount not to exceed \$2,000. Each day of violation shall
76 constitute a separate offense.
77

78 **SECTION 5. REPEAL OF CONFLICTING ORDINANCES.**
79

80 All ordinances or parts of ordinances inconsistent or in conflict herewith are, to the extent
81 of such inconsistency or conflict, hereby repealed.
82

83 **SECTION 6. SEVERABILITY.**
84

85 In the event any clause, phrase, provision, sentence, or any part of this Ordinance or the
86 application of the same to any person or circumstances shall for any reason be adjudged invalid
87 or held unconstitutional by a court of competent jurisdiction, it shall not affect, impair, or
88 invalidate this Ordinance as a whole or any part or provision hereof other than the part declared
89 to be invalid or unconstitutional; and the City Council of the City of Seabrook, Texas, declares
90 that it would have passed each and every part of the same notwithstanding the omission of any
91 such part thus declared to be invalid or unconstitutional, whether there be one or more parts.
92

93 **SECTION 7. NOTICE.**

94
95 The City Secretary shall give notice of the enactment of this Ordinance by promptly
96 publishing it or its descriptive caption and penalty after final passage in the official newspaper
97 of the City; the Ordinance to take effect upon publication.
98

99 **PASSED, APPROVED, AND ADOPTED** on first reading with a quorum present, by an
100 affirmative vote of a majority of Councilmembers present, in accordance with Seabrook City
101 Charter Section 2.10 on this 21st day of April, 2026.
102

103 **PASSED, APPROVED, AND ADOPTED**, as revised on final reading with a quorum present,
104 by an affirmative vote of a majority of Councilmembers present, in accordance with Seabrook
105 City Charter Section 2.10 on this 5th day of May, 2026.
106

107
108
109 By: _____
110 James J. Sweeney
111 Mayor

112 ATTEST:

113
114
115 By: _____
116 Rachel Lewis
117 City Secretary
118

119 APPROVED AS TO FORM:

120
121
122 _____
123 David Olson
124 City Attorney



Agenda Briefing

Date of Meeting: April 21, 2026

Responsible Department: Community Development

Presenter: Sean Landis, Deputy City Manager | Planning and Zoning Director

Briefing Prepared By: Sean Landis

Strategic Focus Area:

General Information:

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.”

Executive Summary / Background:

The owner of Phlower Pharma LLC is requesting a Conditional Use Permit (CUP) to operate a Vape Shop at 2900 E. NASA Parkway, Suite 280. The business is currently operating at this location and presently engages in the retail sale of Cannabidiol (CBD) products.

The property is located within the C-2 Medium Commercial Zoning District, where a Vape Shop use is only permissible with the approval of a Conditional Use Permit.

The business has been serving the Seabrook community at this location for approximately two years. According to the owner, the community has been welcoming and supportive of their existing product line, and the business is grateful for the opportunity to employ local residents.

The owner states that it is their goal to continue expanding their product offerings in order to grow with industry trends and remain competitive with larger chain retailers. To that end, the applicant is requesting approval to add electronic nicotine vape products (e-nicotine vapes) to their list of permitted items for sale.

Funding / Fiscal Information:

Supporting Materials Attached:

1. Planning and Zoning Commission Official Report
2. Staff Presentation
3. Ordinance 2026-10

Prior Action / Review by Council, Boards, Commissions:

The Planning and Zoning Commission, at its March 19, 2026, meeting, recommended approval of a request for a Conditional Use Permit to establish a “Vape Shop” at 2900 E. NASA Parkway, Suite 280, Seabrook, Texas 77586, in accordance with the Seabrook City Code, Appendix A (Comprehensive Zoning), Article 4 “Special Use Regulations,” Section 4.11 “Conditional Use Permit Criteria and Procedures.” The recommendation was approved unanimously by a vote of 4–0.

Staff Recommendation:

Planning & Zoning Commission OFFICIAL REPORT

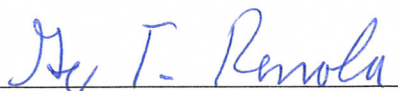
The Planning and Zoning Commission of the City of Seabrook met on March 19, 2026 to hold a meeting to consider:

Consider and take all appropriate action 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."

THE PLANNING & ZONING COMMISSION MADE THE FOLLOWING RECOMMENDATION:

APPROVAL ☒ APPROVAL WITH AMENDMENTS/CONDITIONS (SEE BELOW) ☐ DENIAL ☐
by a concurring vote of a majority of members of the Planning and Zoning Commission present at the meeting on March 19, 2026, as designated below and as certified by the signature of the Chairman.
This document is not valid unless signed by the Chairman/Presiding Commissioner.

<u>VOTE:</u>	<u>AYE</u>	<u>NAY</u>	<u>ABSTAINED</u>	<u>ABSENT</u>	<u>INITIAL</u>
Gary Renola	✓				GR
Ed Klein	✓				EK
Jared Justus	✓				JJ
Scott Mixon	✓				SM
Scott Reynolds				✓	
Russ Rhodes				✓	



Gary T. Renola, Chairman
Planning & Zoning Commission

ATTEST:

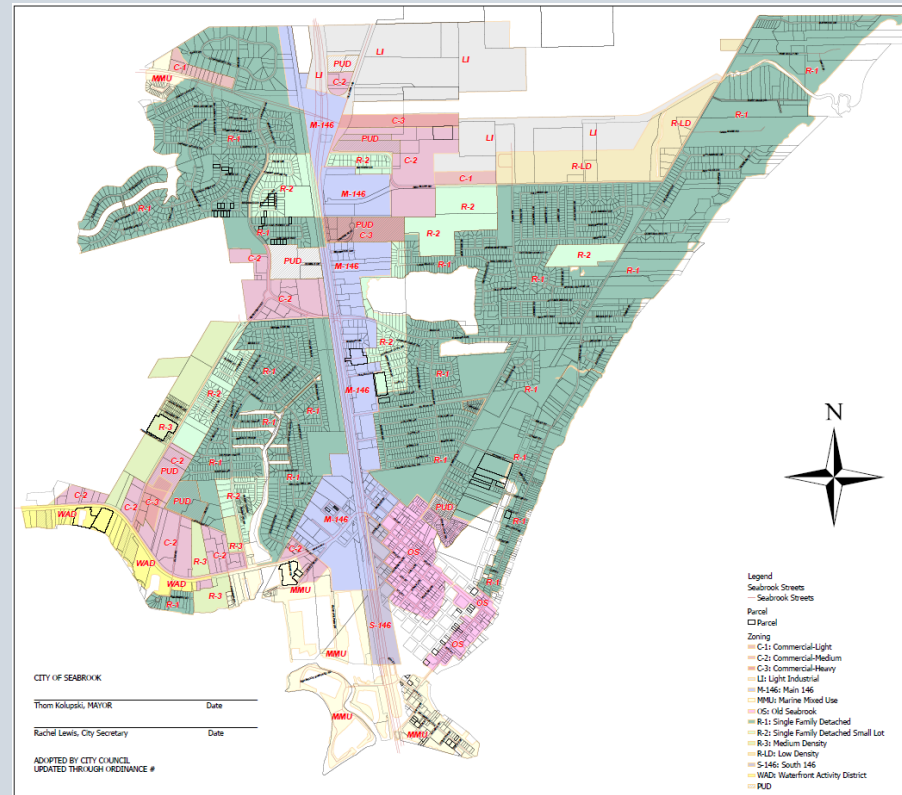

Ranya Botros
Community & Economic Development
Coordinator

Conditional Use Permit Request “Vape Shop Use” Phlower Pharma, 2900 E. Nasa Parkway Ste 280



City Council Meeting

April 21, 2026



Request



The owner of Phlower Pharma LLC is requesting a Conditional Use Permit (CUP) to operate a Vape Shop at 2900 E. NASA Parkway, Suite 280. The business is currently operating at this location and presently engages in the retail sale of Cannabidiol (CBD) products.

The property is located within the C-2 Medium Commercial Zoning District, where a Vape Shop use is only permissible with the approval of a Conditional Use Permit.

The business has been serving the Seabrook community at this location for approximately two years. According to the owner, the community has been welcoming and supportive of their existing

product line, and the business is grateful for the opportunity to employ local residents.

The owner states that it is their goal to continue expanding their product offerings in order to grow with industry trends and remain competitive with larger chain retailers.

To that end, the applicant is requesting approval to add electronic nicotine vape products (e-nicotine vapes) to their list of permitted items for sale.

Site Location

2900 E. Nasa Parkway Ste 280



Photo of Location





Surrounding Uses

1. Athena's Corner – Greek American Restaurant
2. Seabrook House of Flowers
3. Phlower Pharma CBD Sales
4. AJ Massage
5. Clinica Hispana (Medical Clinic)
6. Iguanas Ranas Mexican Cantina
7. Wong Chef Chinese Restaurant
8. Bushi Ban
9. Nails 2 (Nail Salon)

Photos of Current Operation



Photos of Current Operation



Photos of Current Operation



Planning and Zoning Commission Recommendation

The Planning and Zoning Commission, at its March 19, 2026, meeting, recommended approval of a request for a Conditional Use Permit to establish a “Vape Shop” at 2900 E. NASA Parkway, Suite 280, Seabrook, Texas 77586, in accordance with the Seabrook City Code, Appendix A (Comprehensive Zoning), Article 4 “Special Use Regulations,” Section 4.11 “Conditional Use Permit Criteria and Procedures.”

The recommendation was approved unanimously by a vote of 4–0.

Questions?

**CITY OF SEABROOK
ORDINANCE NO. 2026-10
ISSUANCE OF CONDITIONAL USE PERMIT
TO ALLOW FOR AN “VAPE SHOP” AT 2900 E. NASA PARKWAY STE 280
IN THE C-2 MEDIUM COMMERCIAL DISTRICT**

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.

WHEREAS, Marcos Hurtado of Phlower Pharma LLC requests the issuance of a Conditional Use Permit (“CUP”) to allow for the operation of a “Vape Shop” to be located in a C-2 (Medium Commercial) district in accordance with the requirements of Section 4.11.13 of the City’s Comprehensive Ordinance which is Attachment A of the Code of the City of Seabrook (“Zoning Ordinance”); and

WHEREAS, the City’s Zoning Ordinance, Section 3.15 requires the issuance of a Conditional Use Permit to allow for the operation of a “Vape Shop” in a C-2 zoning district; and

WHEREAS, the Planning and Zoning Commission of the City of Seabrook has conducted a public hearing, received input from staff and has issued its final report recommending approval of the subject CUP; and

WHEREAS, all required hearings on this matter have been held, all criteria have been established for consideration by City Council, and the applicant has agreed to comply with all ordinances of the City of Seabrook;

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SEABROOK, STATE OF TEXAS:

SECTION 1. FINDINGS OF FACT.

The facts and matters set forth in the preamble of this Ordinance are hereby found to be true and correct and incorporated by reference, including the representations of Applicant, (as referenced in its application for CUP, the final report from the Planning & Zoning Commission March 19, 2026 recommending this CUP and the minutes of City Council of April 21, 2026 and May 5, 2026), the performance of which City Council is specifically relying upon in granting this CUP, as provided hereafter.

49 **SECTION 2. USE PERMITTED.**

50
51 A Conditional Use Permit is hereby granted to allow for the operation of a “Vape Shop”,
52 in the C-2 (Medium Commercial) district located at 2900 E. Nasa Parkway Ste 280. Such
53 Conditional Use Permit shall be in conformance with all conditions contained herein, and city
54 ordinances, including the Comprehensive Zoning Ordinance and Subdivision Ordinance,
55 specifically including 4.11.13 of the Comprehensive Code.

56
57 **SECTION 3. AMENDMENT TO THE CODE.**

58
59 The Code of the City of Seabrook, Appendix A, “Comprehensive Zoning”, Article 13,
60 Section 13.03 “Conditional use permits granted” is hereby amended by adding a new paragraph
61 thirty-one (31) which shall read as follows:

62
63 **“(31) By Ordinance No. 2026-10, a conditional use permit was granted to allow the**
64 **operation of a “Vape Shop” at 2900 E. Nasa Parkway Ste 280 which is located in a C-2**
65 **zoning district. This permit shall not be transferred to any other address.”**

66
67 **SECTION 4. INCORPORATION INTO THE CODE; PENALTY CLAUSE.**

68
69 This Ordinance is hereby incorporated into and made a part of the Seabrook City Code
70 and violation of any provision hereof shall be subject to the penalty described in said Code,
71 Section 1-15 “General Penalty; continuing violations” which provides that any person who shall
72 violate any provision of this Ordinance shall be deemed guilty of a misdemeanor and, upon
73 conviction, shall be fined in an amount not to exceed \$2,000. Each day of violation shall
74 constitute a separate offense.

75
76 **SECTION 5. REPEAL OF CONFLICTING ORDINANCES.**

77
78 All ordinances or parts of ordinances inconsistent or in conflict herewith are, to the extent
79 of such inconsistency or conflict, hereby repealed.

80
81 **SECTION 6. SEVERABILITY.**

82
83 In the event any clause, phrase, provision, sentence, or any part of this Ordinance or the
84 application of the same to any person or circumstances shall for any reason be adjudged invalid
85 or held unconstitutional by a court of competent jurisdiction, it shall not affect, impair, or
86 invalidate this Ordinance as a whole or any part or provision hereof other than the part declared
87 to be invalid or unconstitutional; and the City Council of the City of Seabrook, Texas, declares
88 that it would have passed each and every part of the same notwithstanding the omission of any
89 such part thus declared to be invalid or unconstitutional, whether there be one or more parts.

90
91 **SECTION 7. NOTICE.**

92
93 The City Secretary shall give notice of the enactment of this Ordinance by promptly
94 publishing it or its descriptive caption and penalty after final passage in the official newspaper
95 of the City; the Ordinance to take effect upon publication.

PASSED, APPROVED, AND ADOPTED on first reading with a quorum present, by an affirmative vote of a majority of Councilmembers present, in accordance with Seabrook City Charter Section 2.10 on this 21st day of April, 2026.

PASSED, APPROVED, AND ADOPTED, as revised on final reading with a quorum present, by an affirmative vote of a majority of Councilmembers present, in accordance with Seabrook City Charter Section 2.10 on this 5th day of May, 2026.

By: _____
James J. Sweeney
Mayor

ATTEST:

By: _____
Rachel Lewis
City Secretary

APPROVED AS TO FORM:

David Olson
City Attorney



Agenda Briefing

Date of Meeting: April 21, 2026

Responsible Department: Public Works

Presenter: Brian Craig, Director of Public Works | City Engineer

Briefing Prepared By: Brian Craig

Strategic Focus Area: Infrastructure

General Information:

Consider and take all appropriate action on acceptance of the water, sanitary sewer, storm sewer and streets within the Lake Mija Section 4 subdivision.

Executive Summary / Background:

The construction of water, sanitary sewer, storm sewer and paving for Lake Mija Section 4 is complete and constructed per approved plans and City specifications.

Funding / Fiscal Information:

N/A

Supporting Materials Attached:

1. 23-348 Lake Mija 4 - Acceptance Ltr
2. 23-348 Mija 4- Signed Maintenance Bond

Prior Action / Review by Council, Boards, Commissions:

N/A

Staff Recommendation:

Acceptance of the new public infrastructure

March 23, 2026

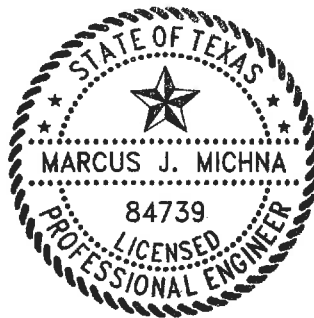
Mr. Brian Craig, P.E.
City of Seabrook
1100 Red Bluff Road
Seabrook, TX 77586

RE: Request for Public Infrastructure Acceptance
Lake Mija - Section 4
Seabrook, Texas
SME Project No: 23-348

Dear Mr. Craig;

With regards to the above referenced subdivision, the construction of public infrastructure for Lake Mija - Section 4 by Lucas Construction has been completed. The construction conforms to the City of Seabrook's specifications and standards approved by the Commission.

We hereby request for acceptance of the streets and utilities. We have included a complete set of As-built drawings of Section 4. Should you any questions or require additional information, please do not hesitate to us.



Best regards,

Marcus J. Michna, P.E.

MJM/cle
Attachments

CC: Mr. Jon Skeelee- Bayway Homes Inc.

**MAINTENANCE
BOND**

**Travelers Casualty and Surety Company of America
Hartford, CT 06183**

Bond No.: 108193669

KNOWN ALL BY THESE PRESENTS: That we Lucas Construction Company, Inc., as Principal, and Travelers Casualty and Surety Company of America, a corporation organized and existing under the Laws of the State of Connecticut, as Surety, are held and firmly bound unto Bayway Homes, as Oblige, in the total sum of One Million Six Hundred Ninety Five Thousand Eight Hundred Ninety and 00/100 U.S. Dollars (\$1,695,890.00) for the payment whereof said Principal and Surety bind themselves, jointly and severally, as provided herein.

WHEREAS, the Principal entered into a contract with the Oblige dated 3/14/25 for Lake Mija Subdivision - Section 4 Seabrook, Texas ("Work").

NOW, THEREFORE, THE CONDITION OF THIS OBLIGATION IS SUCH, that if the Principal shall maintain and remedy said Work free from defects in materials and workmanship for a period of 1 year(s) commencing on 3/23/2026 (the "Maintenance Period"), then this obligation shall be void; otherwise it shall remain in full force and effect.

PROVIDED, HOWEVER, that any suit under this bond shall be commenced no later than one (1) year from the expiration date of the Maintenance Period; provided, however, that if this limitation is prohibited by any law controlling the construction hereof, such limitation shall be deemed to be amended so as to be equal to the minimum period of limitation permitted by such law, and said period of limitation shall be deemed to have accrued and shall commence to run on the expiration date of the Maintenance Period.

SIGNED this 26th day of March, 2026

Lucas Construction Company, Inc.
(Principal)

By: Willis Luna, PRES.

Travelers Casualty and Surety Company of America

By: Kelly J. Brooks
Kelly J. Brooks, Attorney-in-Fact



**Travelers Casualty and Surety Company of America
Travelers Casualty and Surety Company
St. Paul Fire and Marine Insurance Company**

POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS: That Travelers Casualty and Surety Company of America, Travelers Casualty and Surety Company, and St. Paul Fire and Marine Insurance Company are corporations duly organized under the laws of the State of Connecticut (herein collectively called the "Companies"), and that the Companies do hereby make, constitute and appoint **Kelly J. Brooks** of **CYPRESS, Texas**, their true and lawful Attorney(s)-in-Fact to sign, execute, seal and acknowledge any and all bonds, recognizances, conditional undertakings and other writings obligatory in the nature thereof on behalf of the Companies in their business of guaranteeing the fidelity of persons, guaranteeing the performance of contracts and executing or guaranteeing bonds and undertakings required or permitted in any actions or proceedings allowed by law.

IN WITNESS WHEREOF, the Companies have caused this instrument to be signed, and their corporate seals to be hereto affixed, this **21st** day of **April, 2021**.



State of Connecticut

By:

Robert L. Raney, Senior Vice President

City of Hartford ss.

On this the **21st** day of **April, 2021**, before me personally appeared **Robert L. Raney**, who acknowledged himself to be the Senior Vice President of each of the Companies, and that he, as such, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing on behalf of said Companies by himself as a duly authorized officer.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

My Commission expires the **30th** day of **June, 2026**



Anna P. Nowik, Notary Public

This Power of Attorney is granted under and by the authority of the following resolutions adopted by the Boards of Directors of each of the Companies, which resolutions are now in full force and effect, reading as follows:

RESOLVED, that the Chairman, the President, any Vice Chairman, any Executive Vice President, any Senior Vice President, any Vice President, any Second Vice President, the Treasurer, any Assistant Treasurer, the Corporate Secretary or any Assistant Secretary may appoint Attorneys-in-Fact and Agents to act for and on behalf of the Company and may give such appointee such authority as his or her certificate of authority may prescribe to sign with the Company's name and seal with the Company's seal bonds, recognizances, contracts of indemnity, and other writings obligatory in the nature of a bond, recognizance, or conditional undertaking, and any of said officers or the Board of Directors at any time may remove any such appointee and revoke the power given him or her; and it is

FURTHER RESOLVED, that the Chairman, the President, any Vice Chairman, any Executive Vice President, any Senior Vice President or any Vice President may delegate all or any part of the foregoing authority to one or more officers or employees of this Company, provided that each such delegation is in writing and a copy thereof is filed in the office of the Secretary; and it is

FURTHER RESOLVED, that any bond, recognizance, contract of indemnity, or writing obligatory in the nature of a bond, recognizance, or conditional undertaking shall be valid and binding upon the Company when (a) signed by the President, any Vice Chairman, any Executive Vice President, any Senior Vice President or any Vice President, any Second Vice President, the Treasurer, any Assistant Treasurer, the Corporate Secretary or any Assistant Secretary and duly attested and sealed with the Company's seal by a Secretary or Assistant Secretary; or (b) duly executed (under seal, if required) by one or more Attorneys-in-Fact and Agents pursuant to the power prescribed in his or her certificate or their certificates of authority or by one or more Company officers pursuant to a written delegation of authority; and it is

FURTHER RESOLVED, that the signature of each of the following officers: President, any Executive Vice President, any Senior Vice President, any Vice President, any Assistant Vice President, any Secretary, any Assistant Secretary, and the seal of the Company may be affixed by facsimile to any Power of Attorney or to any certificate relating thereto appointing Resident Vice Presidents, Resident Assistant Secretaries or Attorneys-in-Fact for purposes only of executing and attesting bonds and undertakings and other writings obligatory in the nature thereof, and any such Power of Attorney or certificate bearing such facsimile signature or facsimile seal shall be valid and binding upon the Company and any such power so executed and certified by such facsimile signature and facsimile seal shall be valid and binding on the Company in the future with respect to any bond or understanding to which it is attached.

I, **Kevin E. Hughes**, the undersigned, Assistant Secretary of each of the Companies, do hereby certify that the above and foregoing is a true and correct copy of the Power of Attorney executed by said Companies, which remains in full force and effect.

Dated this _____ day of _____



Kevin E. Hughes, Assistant Secretary

To verify the authenticity of this Power of Attorney, please call us at 1-800-421-3880.

Please refer to the above-named Attorney(s)-in-Fact and the details of the bond to which this Power of Attorney is attached.



IMPORTANT NOTICE

TO OBTAIN INFORMATION OR MAKE A COMPLAINT:

You may contact Travelers Casualty & Surety Company of America, Travelers Casualty & Surety Company, Travelers Indemnity Company, Standard Fire Insurance Company and/or Farmington Casualty Company for information or to make a complaint at:

Travelers Bond
Attn: Claims
1500 Market Street
West Tower, Suite 2900
Philadelphia, PA 19102

(267) 675-3000
(267) 675-3102 Fax

You may contact the Texas Department of Insurance to obtain the information on companies, coverages, rights or complaints at:

Texas Department of Insurance
P.O. Box 149104
Austin, TX 78714-9104

(800) 252-3439

ATTACH THIS NOTICE TO YOUR BOND. This notice is for information only and does not become a part or a condition of the attached document and is given to comply with Section 2253-021, Government Code, and Section 53.202, Property Code, effective September 1, 2001.

April 2026

April 2026							May 2026						
Su	Mo	Tu	We	Th	Fr	Sa	Su	Mo	Tu	We	Th	Fr	Sa
			1	2	3	4						1	2
5	6	7	8	9	10	11	3	4	5	6	7	8	9
12	13	14	15	16	17	18	10	11	12	13	14	15	16
19	20	21	22	23	24	25	17	18	19	20	21	22	23
26	27	28	29	30			24	25	26	27	28	29	30
							31						

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
Mar 29	30	31	Apr 1	2 6:00pm Parks & Trails Committee Meeting (Public Works Facility)	3	4 10:00am Easter Excursion (Meador Park)
5	6	7 5:00pm Special Joint Meeting with P&Z (City Hall) 6:00pm Regular City Council Meeting (City Hall)	8	9 6:00pm Seabrook Economic Development Board of Directors Meeting (Council Chamber)	10	11
12	13	14	15	16 6:00pm Seabrook Planning & Zoning Commission Meeting (Council Chamber)	17 9:00am Trail Adventure (Pine Gully Park)	18
19	20	21 6:00pm Regular City Council Meeting (Public Works Building)	22	23	24	25 10:00am Nathional Drug Take Back Day (Police Department)
26	27 Early Voting	28	29	30	May 1	2

May 2026

May 2026							June 2026						
Su	Mo	Tu	We	Th	Fr	Sa	Su	Mo	Tu	We	Th	Fr	Sa
3	4	5	6	7	1	2	7	1	2	3	4	5	6
10	11	12	13	14	8	9	14	8	9	10	11	12	13
17	18	19	20	21	15	16	21	15	16	17	18	19	20
24	25	26	27	28	22	23	28	22	23	24	25	26	27
31					29	30		29	30				

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
Apr 26	27	28	29	30	May 1	2 Election Day
3	4	5 6:00pm Regular City Council Meeting (City Hall)	6	7 6:00pm Parks & Trails Committee Meeting (Public Works Facility)	8	9
10	11	12	13 6:00pm Council Meeting - Election Canvass (Council Chambers)	14 6:00pm Seabrook Economic Development Board of Directors Meeting	15	16 9:00am Kites Over Pine Gully Park (Pine Gully Park)
17	18	19 6:00pm Regular City Council Meeting (City Council Chamber)	20	21 6:00pm Seabrook Planning & Zoning Commission Meeting (Council Chamber)	22	23
24	25 9:00am Remembering Our Fallen (Veterans Memorial)	26	27	28	29	30
31	Jun 1	2	3	4	5	6