SEABROOK CITY COUNCIL
NOTICE OF REGULAR CITY COUNCIL MEETING
TUESDAY, MAY 5, 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, MAY 5, 2026 AT 6:00 PM** IN THE CITY HALL CITY COUNCIL CHAMBERS, 1700 1ST STREET, SEABROOK, TEXAS, **TO DISCUSS, CONSIDER, AND IF APPROPRIATE, TAKE ACTION** WITH RESPECT TO THE ITEMS LISTED BELOW.

PLEDGE OF ALLEGIANCE

1. PUBLIC COMMENTS AND ANNOUNCEMENTS

At this time we would like to listen to any member of the audience on any subject matter, whether or not that item is on the agenda. All comments are limited to a maximum of four minutes for each speaker, shall be limited to City business or City-related business or matters of general public interest, and shall not include any personal attacks or abusive language.

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

In accordance with the Texas Open Meetings Act, members may not discuss or take action on any item that has not been posted on the agenda. When your name is called, please come to the podium and state your name and address clearly into the microphone before making your comments. Thank you.
REGISTER ONLINE TO SPEAK IN PERSON DURING PUBLIC COMMENTS:
www.seabrooktx.gov/publiccomment

1.1 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. PRESENTATIONS

2.1 Mayor Sweeney to present a proclamation to the Seabrook Office of the City Secretary declaring the week of May 3,2026 as Municipal Clerk's Week in the City of Seabrook.

2.2 Mayor Sweeney to present a proclamation to the City of Seabrook Police Department declaring the week of May 10, 2026 as Police Week in the City of Seabrook.

2.3 Presentation of the post event report by the Yachty Gras Foundation for 2025-2026.

2.4 Presentation of the quarterly report for Seabrook Volunteer Fire Department. *Nathan Douglas, SVFD Chief*

3. CONSENT AGENDA

3.1 Approve the minutes of the April 21, 2026 City Council Meeting.

3.2 Consider and take all appropriate action on the second 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."

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.

3.3 Consider and take all appropriate action on the second 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."

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. NEW BUSINESS

4.1 Consider and take all appropriate action on first and final reading of Ordinance 2026-13, Budget Amendment No. 2, Amending the Budget for the fiscal year beginning October 1, 2025 and ending September 30, 2026 for Special Fund - Court Security. *Cristina Duran, Director of Municipal Court*

THE FISCAL YEAR BEGINNING OCTOBER 1, 2025 AND ENDING SEPTEMBER 30, 2026 BY AUTHORIZING CERTAIN ADDITIONS IN THE AMOUNT OF $ 10,000.00 FOR SPECIAL COURT REVENUE FUNDS; AUTHORIZING THE CITY MANAGER TO TAKE ALL ACTIONS NECESSARY TO FACILITATE THE CHANGES IDENTIFIED; AND FINDING AVAILABLE UNENCUMBERED FUNDS FOR THE SUPPLEMENTAL APPROPRIATION AND/OR RESERVE REDUCTION.

5. ROUTINE BUSINESS

5.1 Establish future meeting dates and agenda items.

City of Seabrook
Taxpayer Impact Statement
For Fiscal Year Ending, September 30, 2026
(Required under Texas Government Code Sec. 551.043 as amended by House Bill 1522, effective September

This notice informs taxpayers of the potential impact of the proposed budget and tax rate for Fiscal Year 2025-
new-revenue tax rate versus the proposed tax rate.

1. Average Taxable Homestead Value:

Prior Year (FY 2024-2024)	$303,322
Current Year (FY 2025-2026)	$317,817

2. Tax Rates:

Prior Year Tax Rate (FY24-25)	0.455156 per $100 val
No-New-Revenue (FY25-26)	0.426616 per $100 val
Proposed Tax Rate (FY25-26)	0.464152 per $100 val

3. Estimated Annual Tax Bill Calculation:

Scenario	Tax Rate	Estimated Tax Bill
Prior Year (FY24-25)	0.455156	$1446.56
No-New-Revenue (FY25-26)	0.428233	$1,360.99
Proposed Budget (FY25-26)	0.464152	$1,475.15

Calculations:

- Prior Year Tax Bill = (317,817 ÷ 100) × .455156 = $1,446.56
- No-New-Revenue = (317,817 ÷ 100) × .4228233 = $1,360.99

- Proposed Tax Bill = (317,817 ÷ 100) × .464152 = $1,475.16

Summary:
If the City of Seabrook adopts the proposed tax rate of 0.464152 per $100 valuation, the average homeste
annually compared to the no-new-revenue tax rate.

THE CITY COUNCIL RESERVES THE RIGHT TO HEAR ANY OF THE ABOVE DESCRIBED AGENDA ITEMS
IN AN EXECUTIVE SESSION BY PUBLICLY ANNOUNCING THE APPLICABLE SECTION NUMBER OF THE
TEXAS GOVERNMENT CODE) THAT JUSTIFIES EXECUTIVE SESSION TREATMENT.

THIS FACILITY IS WHEELCHAIR ACCESSIBLE AND ACCESSIBLE PARKING SPACES ARE AVAILABLE
OR INTERPRETIVE SERVICES, MUST BE MADE, 48 HOURS PRIOR TO THIS MEETING. PLEASE CONT
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 29, 2026, no later tha
until the meeting has ended.

Rachel Lewis, TRMC

SEABROOK

Proclamation

WHEREAS, the profession of municipal clerks, a time honored and vital part of local government which exists throughout the world; and

WHEREAS, the office of municipal clerk is the oldest among public servants; and

WHEREAS, the office of the professional municipal clerk provides the link between the citizens, the local governing bodies and agencies of government at other levels; and

WHEREAS, 2026 represents the 57th Annual Municipal Clerks Week established by International Institute of Municipal Clerks (IIMC); and

WHEREAS, It is appropriate that we recognize the accomplishments of the office of the municipal clerk, and further extend appreciation to our City of Seabrook City Secretary's Office for the vital services they perform, and their exemplary dedication to Seabrook.

NOW THEREFORE, I, Jim Sweeney, Mayor of the City of Seabrook, Texas, do hereby proclaim the week of May 3rd, 2026 as

Municipal Clerks Week in the City of Seabrook, Texas

In Witness Whereof: I have hereto set my hand and caused the Seal of the City to be affixed hereto, this, the 5th day of May, 2026.

City of Seabrook

_____

Jim Sweeney, Mayor

SEABROOK

Proclamation

WHEREAS, the men and women of our police force dedicate their lives to safeguarding the residents, property, and values of the City of Seabrook, Texas; and

WHEREAS, Police Week provides an opportunity to honor the service and sacrifice of law enforcement officers who serve and protect our community; and

WHEREAS, Sunday, May 10, 2026 through Saturday, May 16, 2026 has been declared as National Police Week; and

WHEREAS, these brave individuals demonstrate unwavering commitment, integrity, and professionalism in their daily duties, often facing great risks to ensure our safety; and

WHEREAS, it is fitting to recognize their vital contributions and to reaffirm our appreciation and support for law enforcement personnel;

NOW THEREFORE, I, Jim Sweeney, Mayor of the City of Seabrook, Texas, do hereby proclaim the week of May 10, 2026 through May 16, 2026 as

Police Week in the City of Seabrook, Texas

In Witness Whereof: I have hereto set my hand and caused the Seal of the City to be affixed hereto, this, the 5th day of May, 2026.

City of Seabrook

_____

Jim Sweeney, Mayor

Yachty Gras Foundation

Post Event Report 2025-2026



The 2025–2026 Yachty Gras season was a tremendous success, marked by strong community engagement, excellent weather, and exciting growth opportunities for the future. The season kicked off with our Yachty Gras Kick-Off Party held at Lakewood Yacht Club in Seabrook, Texas, where we welcomed 135 attendees for an energetic and well-received start to the festivities.

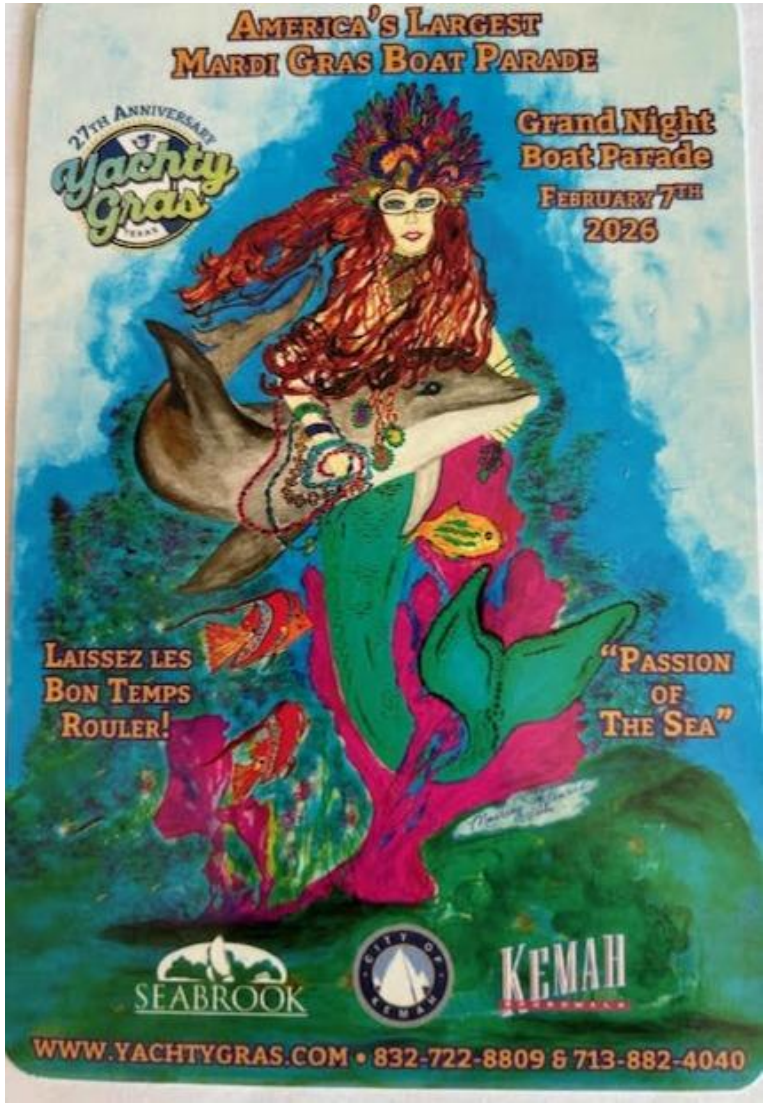
Parade weekend, held on February 7, 2026, brought beautiful weather and an impressive turnout of 53 registered boats. This year marked a major milestone as we successfully expanded the Yachty Gras Boat Parade into the City of Seabrook for the first time. Powerboats and pontoon boats paraded through the channel, delighting spectators as they tossed beads along key viewing areas including Lakewood Yacht Club, Cabo, and Barge 295.

The viewing party at Barge 295 was a standout success, reaching standing-room-only capacity and creating a lively, festive atmosphere. Both Yachty Gras and Barge 295 effectively utilized social media to promote events and drive attendance, while Yachty Gras also highlighted local hotel accommodations to support visiting guests. According to estimates from the Coast Guard, approximately 25,000 spectators viewed the parade along the channel, with Cabo and Barge 295 both reaching capacity crowds.

Looking ahead to 2027, Yachty Gras is excited to continue building on this momentum. Plans are underway to introduce a shuttle service connecting local hotels to the Barge viewing party, further enhancing accessibility and guest experience. We are also pleased to announce the addition of Sam’s Sunset Kitchen as a participating location for next year’s festivities.

Overall, the 2025–2026 season demonstrated the continued growth, popularity, and community impact of Yachty Gras, setting the stage for an even bigger and better celebration in 2027.

Events for 2025-2026





Kick Off Party – Lakewood Yacht Club January 30,2026 – 135 Attendees











Mandatory Skipper Meeting with Coast Guard & Boating Tow Companies – Sundance Grill February 7th morning of the Grand Night Boat Parade. Everyone receives a copy of the poster to display on there boats with the City of Seabrooks logo as a sponsor.







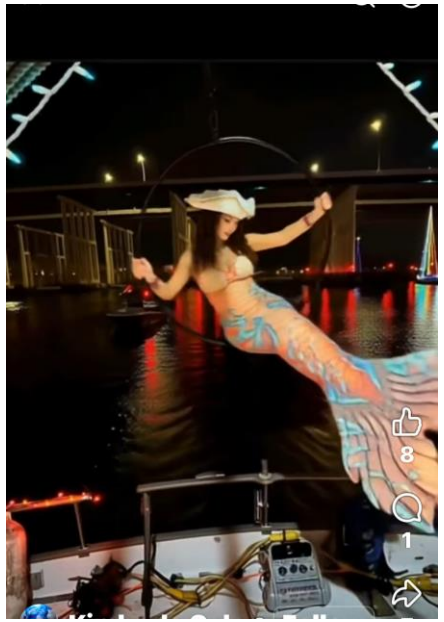
Grand Night Boat Parade February 7th



This year we honored to have Randy Wallace from Fox 26 News serve as our Grand Marshall. Mr. Wallace helped us raise awareness and promote the Yachty Gras Grand Night Boat Parade with his reach of followers.



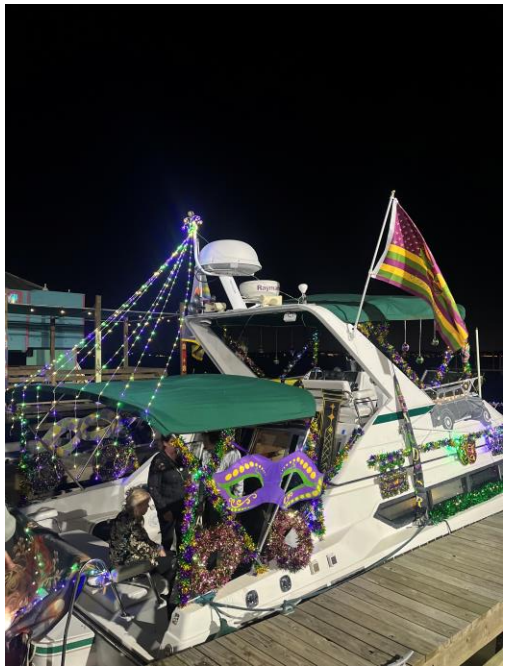


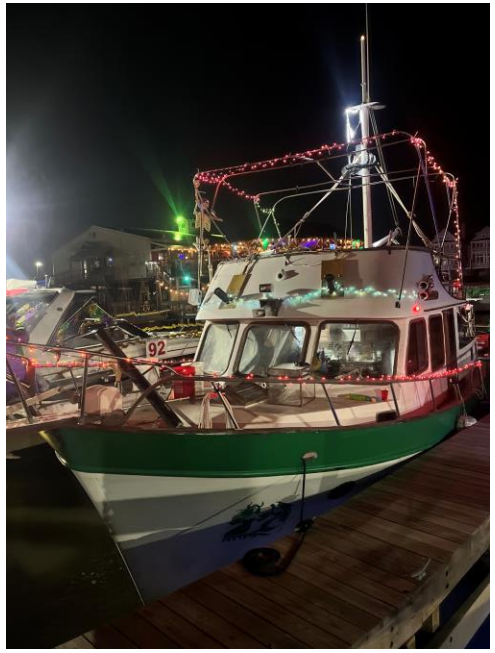






The new Power & Pontoon Parade and after party in Seabrook had large attendance and helped with the local business. We will be adding shuttle service in 2027 from hotels to locations. We look forward to growing this in 2027













Awards Breakfast & Awards – February 8th. All award have

the City of Seabrook logo.









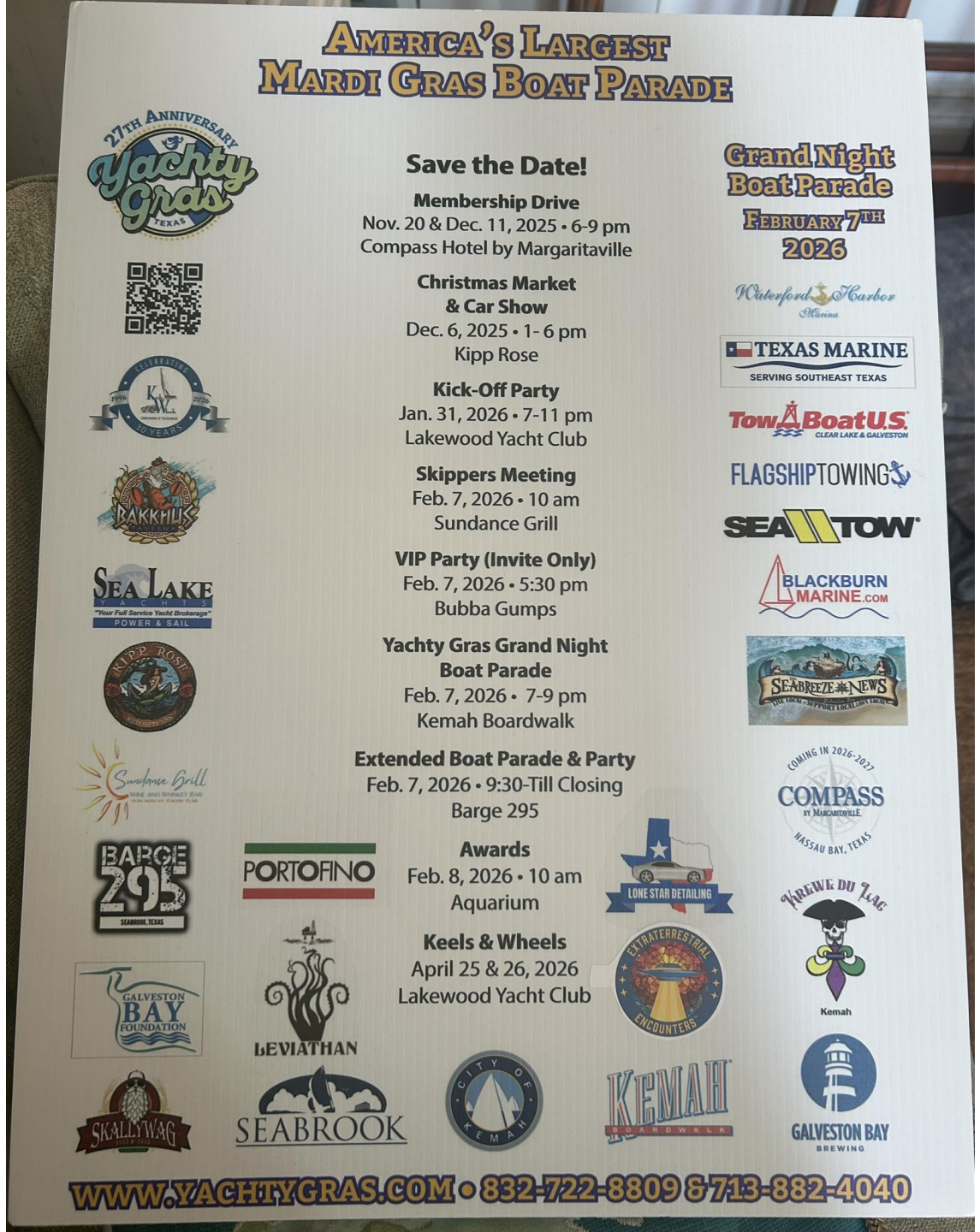






THANK YOU
To All Our
Sponsors

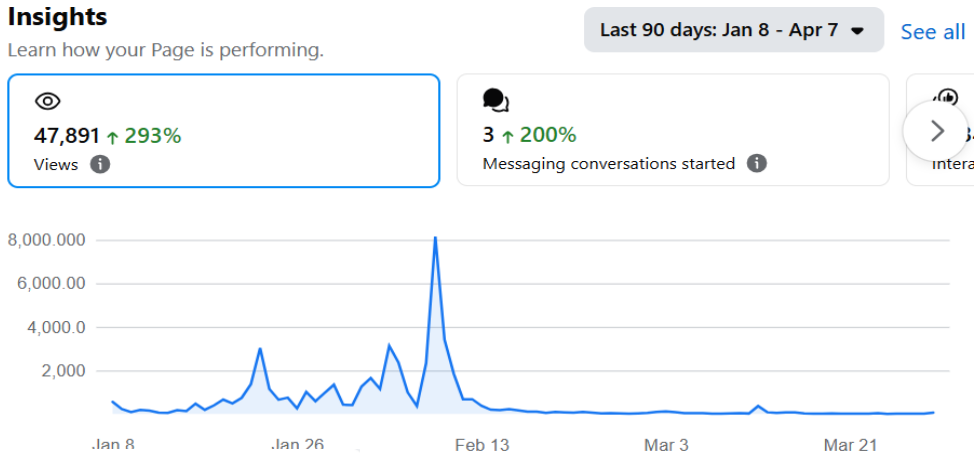
We extend our sincere appreciation to all of the Yachty Gras sponsors. The City of Seabrook plays a vital role in bringing the event to life and bring in community and state to generate funds.
As a valued sponsor, your brand is prominently featured across all marketing materials, showcased at each event and recognized with special mentions throughout the festivities.

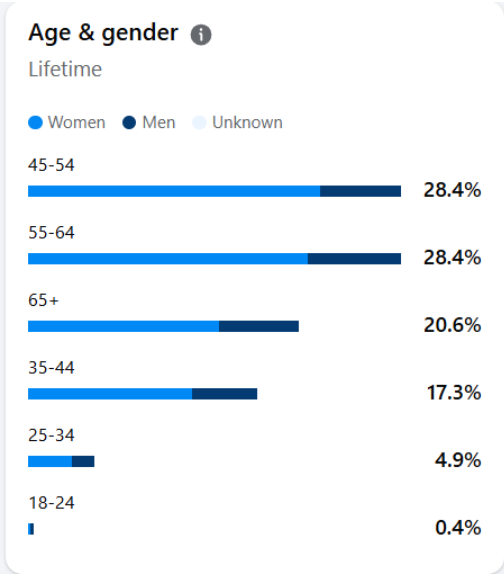


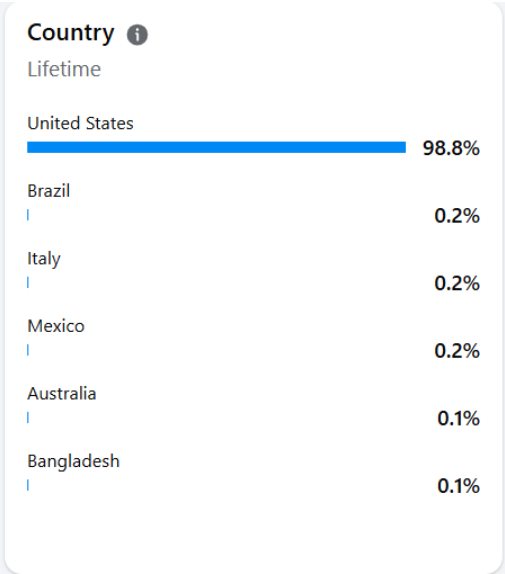
Social Media, Status & Locations

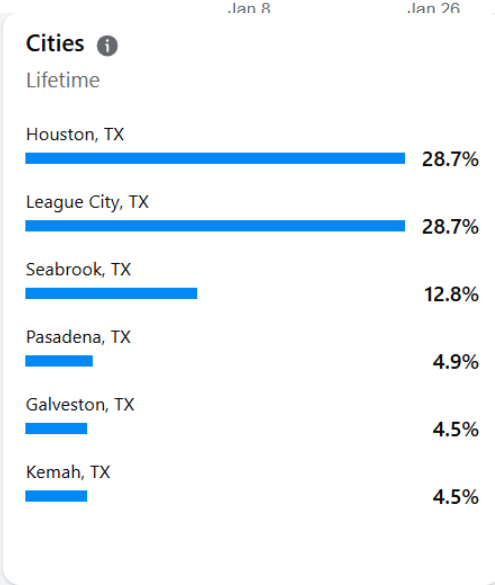
Facebook in the last 90 days











Facebook Reaches Weekly for Advertising Both Local and Texas over 1 MILLION reached weekly

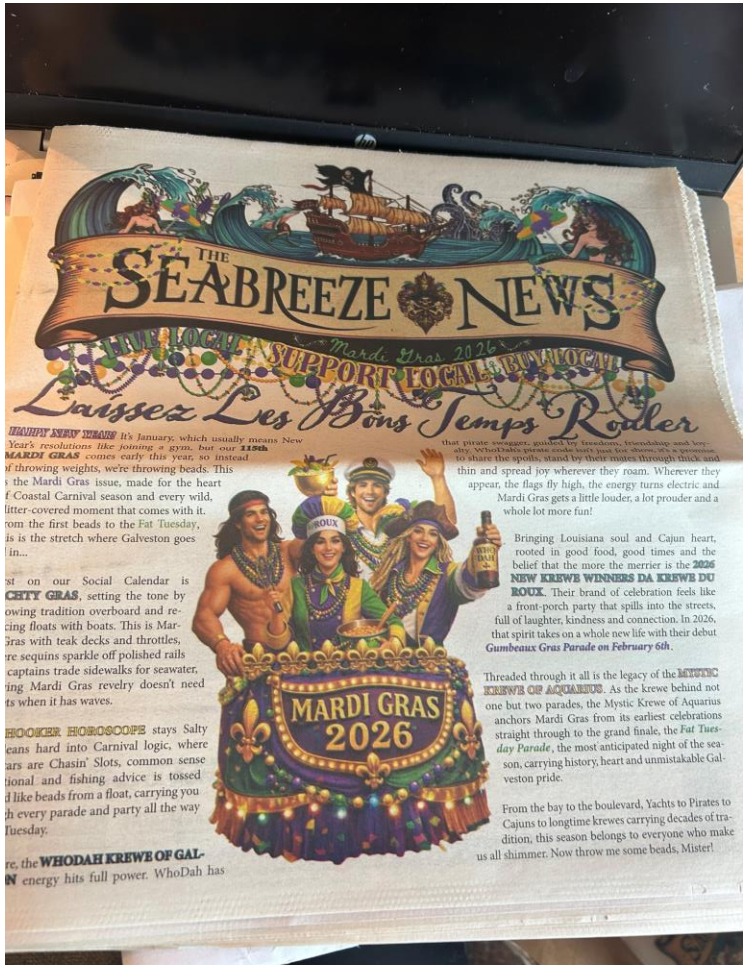
Social Meda Post	When	How Many
Talk of Texas City	Everyday	78.1
Talk of Alvin, Friendswood, Manvel & Pearland	Monday	38.1
Talk of Alvin	Monday & Thursday	63.4
Talk of lil Alvin	Monday & Thursday	18.1
Talk of Kemah	Once A Day	18.6
Talk of Bacliff & San Leon	Once A Day	3.4
Talk of LaMarque uncensored	Once a Day	3.8
Talk of Dickinson	One a week	44.4
Talk of Texas City & La Marque	One per week	6.4
Clear Lake Shores - Island Paradise	One Per Week	1.1
Talk of Galveston	One Per Week	80.8
Clear Lake City, Tx	One Per Week	15.4
Real Talk of Texas City	One Per Week	5.7
Clear Lake Shores	Thursday Only	1.8
Completely Galveston	Tuesday	178.2
Talk of Galveston	Tuesday	41.6
Talk of Webster	Wednesday	8.5
Galveston Talk	Wednesday	167.4
Talk of League City/Friendswood	Wednesday & Saturday	30.9
We ALL Nosy in Seabrook	Wednesday & Saturday	8.3
City of Seabrook		18.4
	TOTAL Post Per Week	832.4
Texas Post		
I grew up in Texas	One per week	182.1
We love Texas	One per week	97.9

Some Media, Magazine & Marketing





Full article on Yachty Gras with interview from the Seabreeze News from distributed from the Bay Area to Boliver to Beaumont.



THE SEABREEZE NEWS

Mardi Gras 2026

SUPPORT LOCAL

Laissez Les Bons Temps Rouler

HAPPY NEW YEARS It's January, which usually means New Year's resolutions like joining a gym, but our **115th MARDI GRAS** comes early this year, so instead of throwing weights, we're throwing beads. This is the Mardi Gras issue, made for the heart of Coastal Carnival season and every wild, litter-covered moment that comes with it. From the first beads to the Fat Tuesday, this is the stretch where Galveston goes in...

...st on our Social Calendar is **CHTY GRAS**, setting the tone by owing tradition overboard and re- cing floats with boats. This is Mar- Gras with teak decks and throttles, re sequins sparkle off polished rails captains trade sidewalks for seawater, ing Mardi Gras revelry doesn't need ts when it has waves.

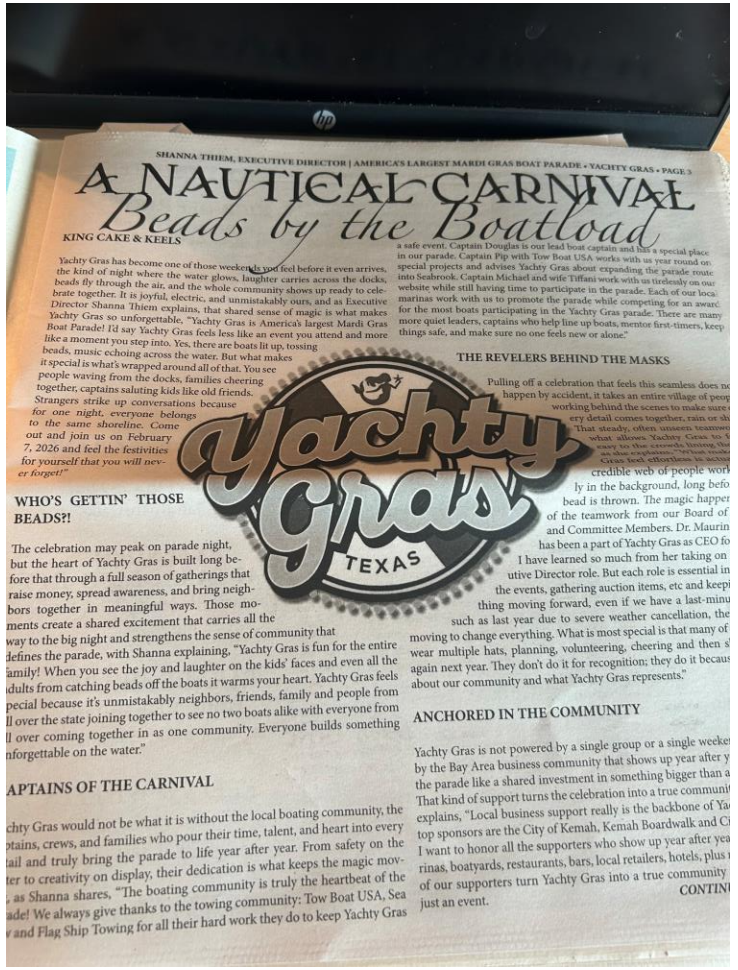
HOOKER HOROSCOPE stays Salty eans hard into Carnival logic, where ars are Chasin' Slots, common sense tional and fishing advice is tossed d like beads from a float, carrying you h every parade and party all the way Tuesday.

re, the **WHODAH KREWE OF GAL- N** energy hits full power. WhoDah has that pirate swagger, guided by freedom, friendship and lov- alty. WhoDahs pirate code isn't just for show; it's a promise to share the spoils, stand by their mates through thick and thin and spread joy wherever they roam. Wherever they appear, the flags fly high, the energy turns electric and Mardi Gras gets a little louder, a lot prouder and a whole lot more fun!

Bringing Louisiana soul and Cajun heart, rooted in good food, good times and the belief that the more the merrier is the **2026 NEW KREWE WINNERS DA KREWE DU ROUX**. Their brand of celebration feels like a front-porch party that spills into the streets, full of laughter, kindness and connection. In 2026, that spirit takes on a whole new life with their debut ***Gumbeaux Gras Parade on February 6th***.

Threaded through it all is the legacy of the **MYSTIC KREWE OF AQUARIUS**. As the krewe behind not one but two parades, the Mystic Krewe of Aquarius anchors Mardi Gras from its earliest celebrations straight through to the grand finale, the ***Fat Tuesday Parade***, the most anticipated night of the season, carrying history, heart and unmistakable Galveston pride.

From the bay to the boulevard, Yachts to Pirates to Cajuns to longtime krewes carrying decades of tradition, this season belongs to everyone who make us all shimmer. Now throw me some beads, Mister!



SHANNA THIEM, EXECUTIVE DIRECTOR | AMERICA'S LARGEST MARDI GRAS BOAT PARADE • YACHTY GRAS • PAGE 3

A NAUTICAL CARNIVAL
Beads by the Boatload

KING CAKE & KEELS

Yachty Gras has become one of those weekends you feel before it even arrives, the kind of night where the water glows, laughter carries across the docks, beads fly through the air, and the whole community shows up ready to celebrate together. It is joyful, electric, and unmistakably ours, and as Executive Director Shanna Thiem explains, that shared sense of magic is what makes Yachty Gras so unforgettable, "Yachty Gras is America's largest Mardi Gras Boat Parade! I'd say Yachty Gras feels less like an event you attend and more like a moment you step into. Yes, there are boats lit up, tossing beads, music echoing across the water. But what makes it special is what's wrapped around all of that. You see people waving from the docks, families cheering together, captains saluting kids like old friends. Strangers strike up conversations because for one night, everyone belongs to the same shoreline. Come out and join us on February 7, 2026 and feel the festivities for yourself that you will never forget!"

Yachty Gras

TEXAS

WHO'S GETTIN' THOSE BEADS?!

The celebration may peak on parade night, but the heart of Yachty Gras is built long before that through a full season of gatherings that raise money, spread awareness, and bring neighbors together in meaningful ways. Those moments create a shared excitement that carries all the way to the big night and strengthens the sense of community that defines the parade, with Shanna explaining, "Yachty Gras is fun for the entire family! When you see the joy and laughter on the kids' faces and even all the adults from catching beads off the boats it warms your heart. Yachty Gras feels special because it's unmistakably neighbors, friends, family and people from all over the state joining together to see no two boats alike with everyone from all over coming together in as one community. Everyone builds something unforgettable on the water."

CAPTAINS OF THE CARNIVAL

Yachty Gras would not be what it is without the local boating community, the captains, crews, and families who pour their time, talent, and heart into every detail and truly bring the parade to life year after year. From safety on the water to creativity on display, their dedication is what keeps the magic moving, as Shanna shares, "The boating community is truly the heartbeat of the parade! We always give thanks to the towing community: Tow Boat USA, Sea and Flag Ship Towing for all their hard work they do to keep Yachty Gras a safe event. Captain Douglas is our lead boat captain and has a special place in our parade. Captain Pip with Tow Boat USA works with us year round on special projects and advises Yachty Gras about expanding the parade route into Seabrook. Captain Michael and wife Tiffani work with us tirelessly on our website while still having time to participate in the parade. Each of our local marinas work with us to promote the parade while competing for an award for the most boats participating in the Yachty Gras parade. There are many more quiet leaders, captains who help line up boats, mentor first-timers, keep things safe, and make sure no one feels new or alone."

THE REVELERS BEHIND THE MASKS

Pulling off a celebration that feels this seamless does not happen by accident, it takes an entire village of people working behind the scenes to make sure every detail comes together, rain or shine. That steady, often unseen teamwork is what allows Yachty Gras to be easy to the crowds lining the streets. Behind the scenes, there is an incredible web of people working in the background, long before the first bead is thrown. The magic happens because of the teamwork from our Board of Directors and Committee Members. Dr. Maurin has been a part of Yachty Gras as CEO for I have learned so much from her taking on the executive Director role. But each role is essential in the events, gathering auction items, etc and keeping moving forward, even if we have a last-minute such as last year due to severe weather cancellation, the moving to change everything. What is most special is that many of wear multiple hats, planning, volunteering, cheering and then again next year. They don't do it for recognition; they do it because about our community and what Yachty Gras represents."

ANCHORED IN THE COMMUNITY

Yachty Gras is not powered by a single group or a single weekend by the Bay Area business community that shows up year after year the parade like a shared investment in something bigger than a That kind of support turns the celebration into a true community explains, "Local business support really is the backbone of Yachty top sponsors are the City of Kemah, Kemah Boardwalk and Ci I want to honor all the supporters who show up year after year rinas, boatyards, restaurants, bars, local retailers, hotels, plus of our supporters turn Yachty Gras into a true community just an event.

CONTIN



It sends a powerful message that local causes matter and neighbors support neighbors. Most of all, all our sponsors, donors and those helping spread the word reminds the team that this is something we are not doing alone. It's something the whole Bay Area is choosing to invest in together to make Yachty Gras sustainable, joyful and deeply meaningful year after year."

LET THE GOOD TIMES ROLL

Yachty Gras has always been about more than a spectacular night on the water, carrying a purpose that lingers long after the last boat docks and the beads are put away. The parade's true impact is felt in the connections it builds, the causes it uplifts, and the example it sets for what a community can accomplish together. Shanna tell us, "Beyond the lights, beads, and music, I hope that Yachty Gras leaves the community with a lasting sense of care and connection. At its heart, the parade shows what's possible when celebration and ...ove together. This is our 27th year of Yachty Gras and each is different in all the wonderful ...en the friendships we make working with everyone last a lifetime. Real support for local ...not just funding, but visibility, volunteering and long-term relationships that help our ...w in supporting other non-profits. We hope to inspire the next generation, showing kids ...unity, kindness and celebration can go hand in hand."

...F YACHTY GRAS

...ost meaningful Yachty Gras moments never make it onto a parade route or a sched- ...en in the in-between seconds when the joy of the night really sinks in and reminds ...his celebration matters so much. Those memories, both during the parade and after ...s up, are what truly define the spirit of Yachty Gras, in her words, "During the parade ...alcony watching all the children and adults laughing, smiling faces, yelling at all the ...rated boats 'THROW ME SOME BEADS'. It is just an incredible feeling to see how ...is. Then after the crowds are gone, boats are docked, the committee is reminiscing ...nderful Yachty Gras season it has been and telling our favorite stories of the past ...achty Gras and Mardi Gras spirit to me. It lasts long into the next year when we roll

...NIAPPE

...has never experienced it firsthand, Yachty Gras is the kind of celebration that goes ...s and beads, wrapping community, compassion, and coastal pride into something ...ely personal and deeply rooted in the Bay Area. It is not just about parade night, but ...g that leads up to it and the connections formed along the way, as she puts it, "Yachty ...(3) non-profit organization, giving back to the community and other non-profits. ...do much more than raise money, we build a shared story that carries people all the ...ight. Yachty Gras turns sponsors into a community, not just donors. Events including ...or events and kick-off parties give people multiple touchpoints to see one another. ...familiar in the community, relations deepen and supporters feel they belong to our ...area."

SAVE THE DATE!

KICK-OFF PARTY
January 3st • 7–11 pm
Lakewood Yacht Club

SKIPPERS MEETING
February 7th • 10 am
Sundance Grill

VIP PARTY
Invite Only
February 7th • 5:30 pm
Bubba Gumps

YACHTY GRAS GRAND ... NIGHT BOAT PARADE
February 7th • 7–9 pm
Kemah Boardwalk

EXTENDED BOAT PARADE & PART...
February 7th • 9:30–Till Closing
Barge 295

PARADE AWARDS
February 8th • 10 am
Aquarium Restaurant

KEELS & WHEELS
April 25 & 26, 2026
Lakewood Yacht Club

YACHTYGRAS.COM

Press Release

For Immediate Release: 12/14/2025
Contacts:
Shanna Thiem (832-722-8809)
Dr. Maurine Howard (713-882-4040)

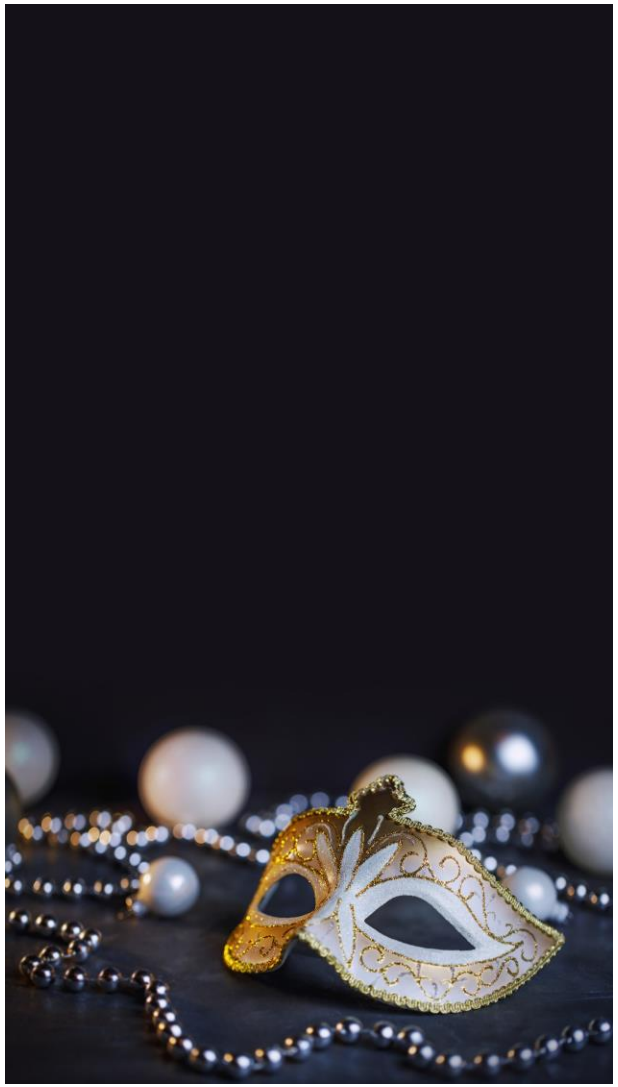
Yachty Gras 2026 Annual Events

Mark your calendars for this year's **"Passion of the Sea"** theme as Yachty Gras reveals their plans for a spectacular upcoming evening of fun for the entire family.

On February 7th, at 7:00 pm the 27th annual "America's Largest Mardi Gras Boat Parade" will take place. Our Grand Marshall helping to kick-of lead the parade is Randy Wallace from Fox 26 News. Come out and cheer him on! The parade can be viewed and experienced at many areas and marinas around Clear Lake, Seabrook and the Kemah Boardwalk. Come join in the fun as decorated boats and Krewes throw beads and trinkets to compete for the coveted annual awards. Boats will be judged on Best of Show, 1st, 2nd, and 3rd place in Power and Sail. The VIP party and judges stand will be located at Bubba Gump's Shrimp Company on the Kemah Boardwalk. This year we will have an extended parade "Power and Pontoon" which will begin at approximately 9:00pm boats moving towards Seabrook to pass back by Lakewood Yachty Club, then off to Cabo and Barge 295 for viewing.

This year's annual "Kick Off" party will be held at Lakewood Yacht Club on Saturday evening, January 31st, from 7:00- 11:00 pm. Come join in a fun filled evening of food, and dancing with "Andy and The Dreamsicles" a cash bar will be available. Bid on your favorite silent auction items and dress in your favorite Mardi Gras Bling fashionable fun wear. A portion of the proceeds raised will benefit selected local nonprofit organizations. Tickets are $40.00 per person presale through https://www.yachtygras.com or $45.00 each purchased at the door.

Saturday morning February 7th, the Coast Guard & local Law Enforcement will prepare all skippers with a required safety/briefing meeting to be held at Sundance Grill beginning at 10 AM. This is a mandatory meeting and all participants must attend in order to officially participate in the parade. Boats not attending the meeting will be escorted out into the bay by the Coast Guard until the parade is over due to safety regulations. Boat captains may sign up by going to www.yachtygras.com for entry forms.



T-shirts with Logo’s





350 18x24 posters ordered to put all over town and 5000 post cards left at dropped at all locate establishments.





We will be working in 2026 & 2027 to increase hotel stays. We are looking shuttle service from hotels to local establishments.

Seabrook Heads In Beds 2025.2026

CODE USED: YG1

Hotel	Percentage of Occupancy	Verified with
Comfort Suites Seabrook	49% occupied	Mr. Patel – Manager/Niki 281-291-9090
Quality Inn	no increase	David Chen / 281-326-7200
Spring Hill	no increase	866-247-4455
Holiday Inn Express	48% occupied	Toni – GM 281-942-5500
Hampton Inn & Suites	not responding	281-532-9200
Melrose At Seabrook Previously Captain Inn & Suites	70 % Occupied	Nick 281-326-3301
Sure Stay -Kemah Edge Water Previously Kemah Edge Water	19% Occupied	Danny – Manager 281-326-7300
Seaside Hotel & RV Park	No increase	888-472-4240
The Galloping Seahorse & RV Park Under New Management	No Increase	713-459-9334

Hotels in Seabrook that were advertised on our website and Facebook

There are now some under new management

Seabrook Hotels

We recommend these hotels in Seabrook for your Yachty Gras weekend!

Springhill Suites Marriott

2120 E NASA Pkwy, Seabrook, TX 77586

(281) 474-3456

Book a room

Holiday Inn Express

2710 E. Nasa Pkwy

Seabrook, TX 77586

1-888-HOLIDAY

Book a room

Hampton Inn & Suites

3000 NASA Road 1, Seabrook, TX 77586

(281) 532-9200

Book a room

Best Western

5755 Bayport Blvd, Seabrook, TX 77586

(281) 291-9090

Book a room

Captain Inn & Suites

2901 NASA Parkway, Seabrook, Texas 77586

281-326-3301

Book a room

Quality Inn

2720 Nasa Parkway, Seabrook, TX 77586

(281) 326-7200

Book a room

Kemah Edgewater Hotel

3636 Nasa Rd. 1, Seabrook, TX 77586

(281) 326-7300

Book a room

Seaside Hotel & RV Resort

4001 Old Hwy 146, Seabrook, Texas 77586

(346) 203-8981 7300

Book a room

Seaside Hotel & RV Resort

4001 Old Hwy 146, Seabrook, Texas 77586

(346) 203-8981

Book a room

How $10,000.00 funds were spent in 2025.2026

Invoice #3239
Delivery Signs
signs@deliverysigns.com
321-206-5288
October 28, 2025

To: Yachty Gras Foundation
PO Box 905
Kemah, Tx 77565
713-882-4040

Order

350 double sided 18x24	Color @ 3.91 each	Due $ 1,368.50
	Tax Exempt	-0-
	Total Due	Due $ 1,368.50
	Paid	Paid $1,368.50
	Balance	$0.00 PAID

We print yard signs at wholesale pricing to the public - We Ship Next Day!

Our promise!

We strive in signs manufacturing by selling *yard signs* online, with a professional easy to use website. We know clients just love to order and reorder their signs and expect them quickly. Without delay, we provide a quick turnaround to our customers who are pleased, trusting the service of our company. And our outstanding customer service clients like you receive from our

Lakewood Yacht Club
2322 Lakewood Yachty Club Drive
Seabrook, Texas 77586
(281) 474-2511
FAX (281) 291-0890

STATEMENT

Date	Member	Balance
01/30/2026	10414	$3,653.00

Yachty Gras Foundation
454 East Fair Harbour Lane
Houston, Texas 77079

DUES, FEES AND OTHER CHARGES TO THE CLUB ARE NOT DEDUCTIBLE FOR TAX PURPOSES, AS CHARITABLE CONTRIBUTIONS.

Date	Ref#	Description	Amount	House Charge	Tax	Total
01/30/2026	01302026	Balance Forward LYC Ballroom	$0.00 $3,145.00	$508.00	$0.00	$0.00 $3,653.00

Paid 4/1/2026 Balance $0.00

2daypostcards.com Houston
621 Richmond Ave
Houston, TX 77006 US
+17132248808
csr@2daypostcards.com
www.2daypostcards.com

INVOICE

BILL TO
Maurine Howard
Yachty Gras Foundation

INVOICE # 1125-66
DATE 11/13/2025
DUE DATE 11/13/2025
TERMS Due on receipt

ACTIVITY	QTY	RATE	AMOUNT
Combo:14ptC2S Yachty Gras 4x6 (Round Corner)	2,500	0.0876	219.00T

SUBTOTAL	219.00
TAX	0.00
TOTAL	219.00
PAYMENT	219.00
BALANCE DUE	**$0.00**

PAID

2daypostcards.com Houston
621 Richmond Ave
Houston, TX 77006 US
+17132248808
csr@2daypostcards.com
www.2daypostcards.com

INVOICE

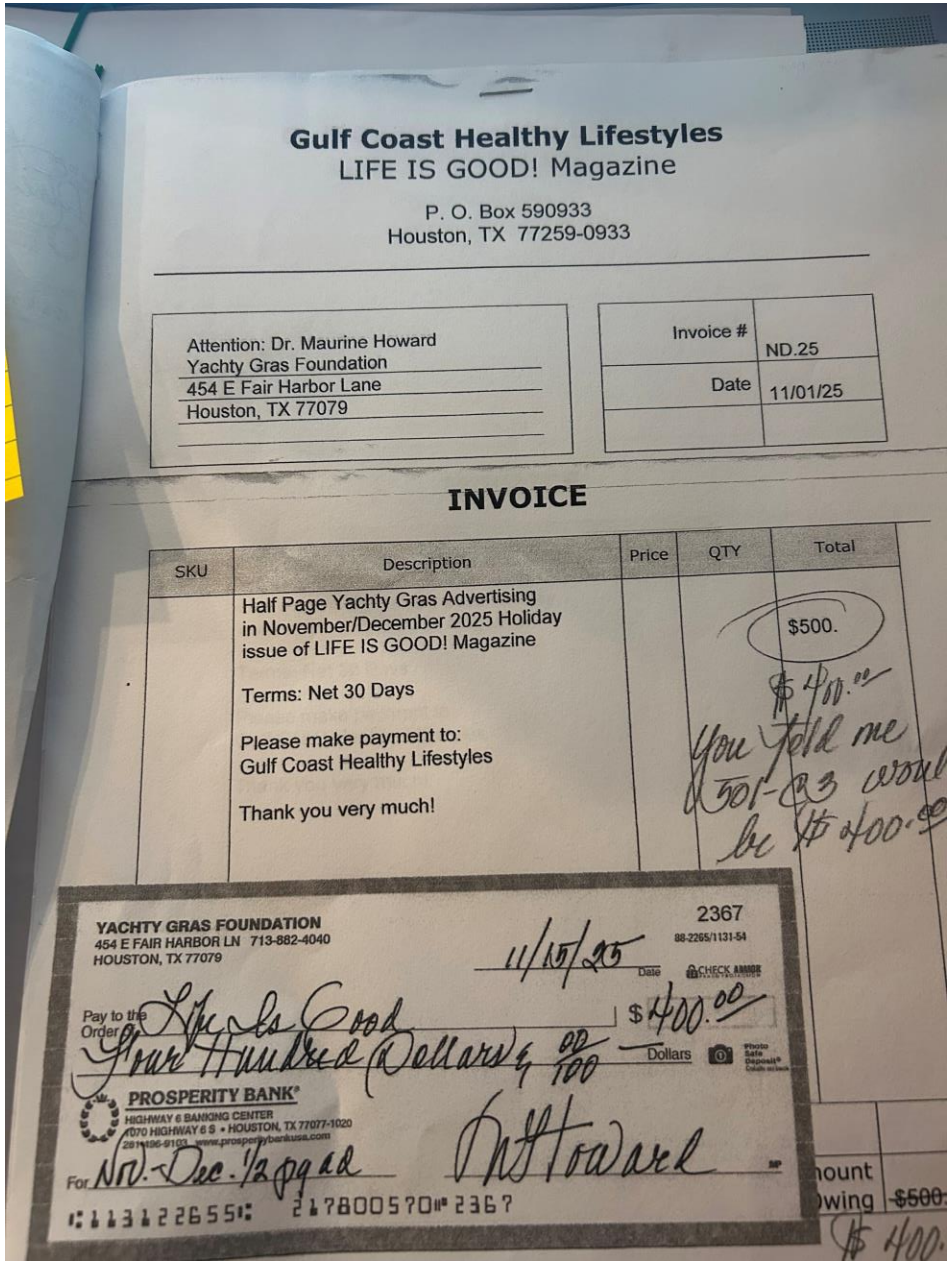
BILL TO
Maurine Howard
Yachty Gras Foundation

INVOICE # 0126-14
DATE 01/06/2026
DUE DATE 01/06/2026
TERMS Due on receipt

ACTIVITY	QTY	RATE	AMOUNT
Combo:14ptC2S Yachty Gras 4x6 (Round Corner)	2,500	0.0876	219.00T

SUBTOTAL	219.00
TAX	0.00
TOTAL	219.00
PAYMENT	219.00
BALANCE DUE	**$0.00**

PAID



Gulf Coast Healthy Lifestyles
LIFE IS GOOD! Magazine

P. O. Box 590933
Houston, TX 77259-0933

Attention: Dr. Maurine Howard
Yachty Gras Foundation
454 E Fair Harbor Lane
Houston, TX 77079

Invoice #	ND.25
Date	11/01/25

INVOICE

SKU	Description	Price	QTY	Total
	Half Page Yachty Gras Advertising in November/December 2025 Holiday issue of LIFE IS GOOD! Magazine			$500.

Terms: Net 30 Days

Please make payment to:
Gulf Coast Healthy Lifestyles

Thank you very much!

$400.00

You told me $501-$3 would be $400.00

YACHTY GRAS FOUNDATION
454 E FAIR HARBOR LN 713-882-4040
HOUSTON, TX 77079

2367
88-2265/1131-54

11/15/25 Date

Pay to the Order of Life Is Good $400.00
Four Hundred Dollars & 00/100 Dollars

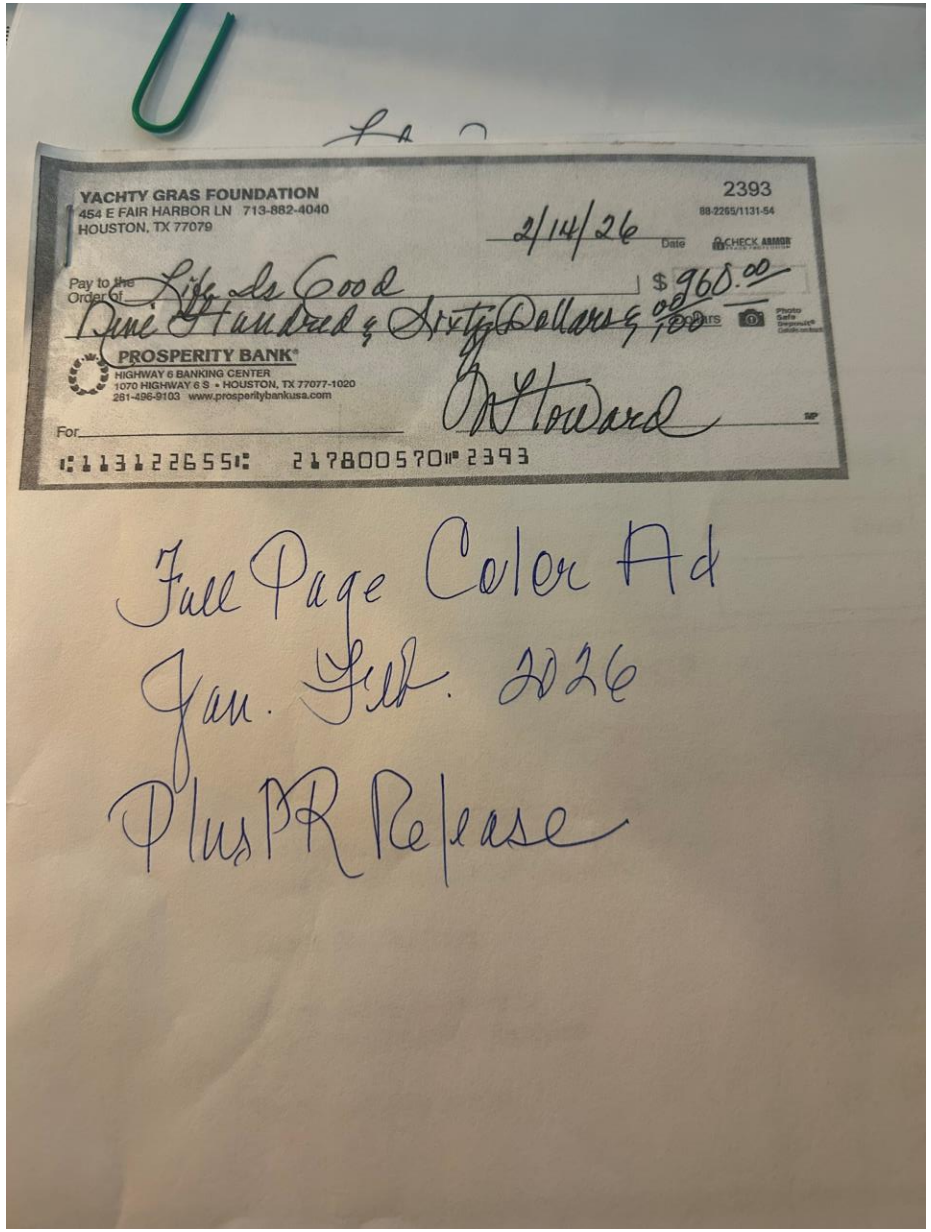
PROSPERITY BANK®
HIGHWAY 6 BANKING CENTER
1070 HIGHWAY 6 S • HOUSTON, TX 77077-1020
281-496-9103 www.prosperitybankusa.com

For Nov.-Dec. 1/2 pg ad

M Howard

⑆113122655⑆ 2178005?0⑈ 2367

Amount Owing $500 $400.



YACHTY GRAS FOUNDATION
454 E FAIR HARBOR LN 713-882-4040
HOUSTON, TX 77079

2393
88-2265/1131-54

2/14/26 Date

Pay to the Order of Life Is Good $960.00
Nine Hundred & Sixty Dollars & 00/100

PROSPERITY BANK®
HIGHWAY 6 BANKING CENTER
1070 HIGHWAY 6 S • HOUSTON, TX 77077-1020
281-496-9103 www.prosperitybankusa.com

For

M Howard

⑆113122655⑆ 2178005?0⑈ 2393

Full Page Color Ad
Jan. Feb. 2026
Plus PR Release

Awards Of Distinction

281.480.6900
Accounting@AwardsOfDistinction.com
16623 Sea Lark Rd Houston, TX 77062

AWARDS | GRAPHICS | LARGE PRINT | SMALL PRINT | APPAREL | PROMOS

INVOICE 27968 **DATE** 3/16/2026

Balance Due $0.00 **Due Date** 1/31/2026

PAID 03/16/2026

Terms Due on receipt **Rep** SAC

Project / Art

P.O. Number

BILL TO

Yachty Gras Texas
Maurine Howard
P.O. Box 905
Kemah, TX 77565

SHIP TO / SHIP VIA Pick Up

Yachty Gras Texas
Maurine Howard
621 Kirby Rd
Seabrook, TX 77586

SHIP DATE

1/31/2026

ORDER CONTACT

Maurine Howard
713-882-4040
Yachtygras@aol.com

DESCRIPTION	QTY	RATE	AMOUNT
Mermaids ---------- x15	1	2,795.36	2,795.36

CL Awards & Trophies, Inc. Awards of Distinction is not responsible for customer supplied goods. All artwork, films & screens remain the property of CL Awards & Trophies, Inc. Awards of Distinction except those furnished by the customer. Under no circumstances shall CL Awards & Trophies, Inc. Awards of Distinction be liable for any dollar amount exceeding the total amount billable for the production of the job not including artwork, set-up, shipping and taxes. All orders are subject to 5% over/under. All prices reflect a 3% cash discount. Any credit card payments will lose this discount. Minimum Prepayment of at least 1/2 is required before art or production can proceed.

TOTAL	$3,320.36
PAYMENTS/CREDITS	-$3,320.36
BALANCE DUE	$0.00

MEETING MINUTES
APRIL 21, 2026

SEABROOK CITY COUNCIL
REGULAR CITY COUNCIL MEETING

Mayor Jim Sweeney called the Seabrook Council Meeting to order at 6:00 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, and Summer Sanford. Also in attendance were: City Manager Gayle Cook, Deputy City Secretary Amanda Morales, and City Attorney David Olson. Pledges were conducted.

1. PUBLIC COMMENTS AND ANNOUNCEMENTS

Steve White	719 Baywood Drive	Pump track & trails
Joe Machol	Seabrook	Fleet Week, Finance Director resignation

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

Councilmember Kubena announced the following events:
Early Voting April 20-28, 2026
National DEA Take Back Day on April 25, 2026
Election Day on May 2, 2026
Kites Over Pine Gully on May 16, 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 updated Council on the following:
Fleet Week
Economic Development Commission, Civil Service Commission, and Planning & Zoning Commission meetings
Trail Adventure
Transportation project at Red Bluff Rd and Spencer Highway
East Meyer project
Lyman Street project
Wastewater Plant demolition
Pelican Bay Pool construction
Fire Training Tower construction

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 Facilties and Chapter 90, Traffic and Vehicles, to make rules applicable to electric bicycles and scooters.

Motion:	To Approve the Consent Agenda
Made By:	At-Large Position 2 Sessum
Seconded By:	At-Large Position 3 Tollett
Vote:	**Passed** unanimously by all present

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."

Deputy City Manager Sean Landis presented the request. Mitchell Mayard with Kimley Horn was also present and answered questions. He also presented a proposed speed bump and signage.
There were no comments from the public.
Mayor Sweeney closed the public hearing at 6:20 pm.

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."

Deputy City Manager Landis presented the request. He stated there was unanimous approval from the Planning & Zoning Commission regarding the request.
There were no public comments.
Mayor Sweeney closed the public hearing at 6:330 pm.

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."

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

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."

Motion:	To Approve
Made By:	Mayor Pro Tem, At-Large Position 5 Hammann
Seconded By:	At-Large Position 2 Sessum

Vote:	**Passed** unanimously by all present

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.

Motion:	To Approve
Made By:	Mayor Pro Tem, At-Large Position 5 Hammann
Seconded By:	At-Large Position 1 Kubena
Vote:	**Passed** unanimously by all present

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
Mayor Sweeney adjourned into Executive Session at 6:35 pm.

6. OPEN SESSION

Mayor Sweeney reconvened into Open Session at 7:25 pm.

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.

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

7. ROUTINE BUSINESS

7.1 Establish future meeting dates and agenda items.
Deputy City Secretary Amanda Morales informed Council the next Regular Council Meeting was scheduled for May 5, 2026, and there was a Special Meeting scheduled on May 13, 2026 to canvass the General Election.

There being no further business, Mayor Sweeney adjourned the meeting at 7:26 pm.

Signature Page:

_____ DATE: _____

Jim Sweeney
Mayor

ATTEST:

_____

Rachel Lewis
City Secretary

SEABROOK

Agenda Briefing

Date of Meeting: May 5, 2026

Responsible Department: Community Development

Presenter:

Briefing Prepared By: Sean Landis

Strategic Focus Area:

General Information:

Consider and take all appropriate action on the second 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.

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.

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.

VOTE:	AYE	NAY	ABSTAINED	ABSENT	INITIAL
Gary Renola	✓				GTR
Ed Klein		✓			EK
Jared Justus	✓				JJ
Scott Mixon	✓				SM
Scott Reynolds				✓	
Russ Rhodes				✓	

Gary T. Renola

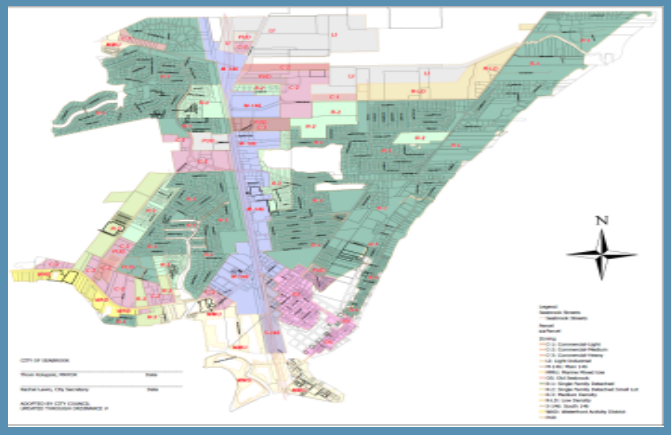
Gary T. Renola, Chairman
Planning & Zoning Commission

ATTEST:
Ranya Botros

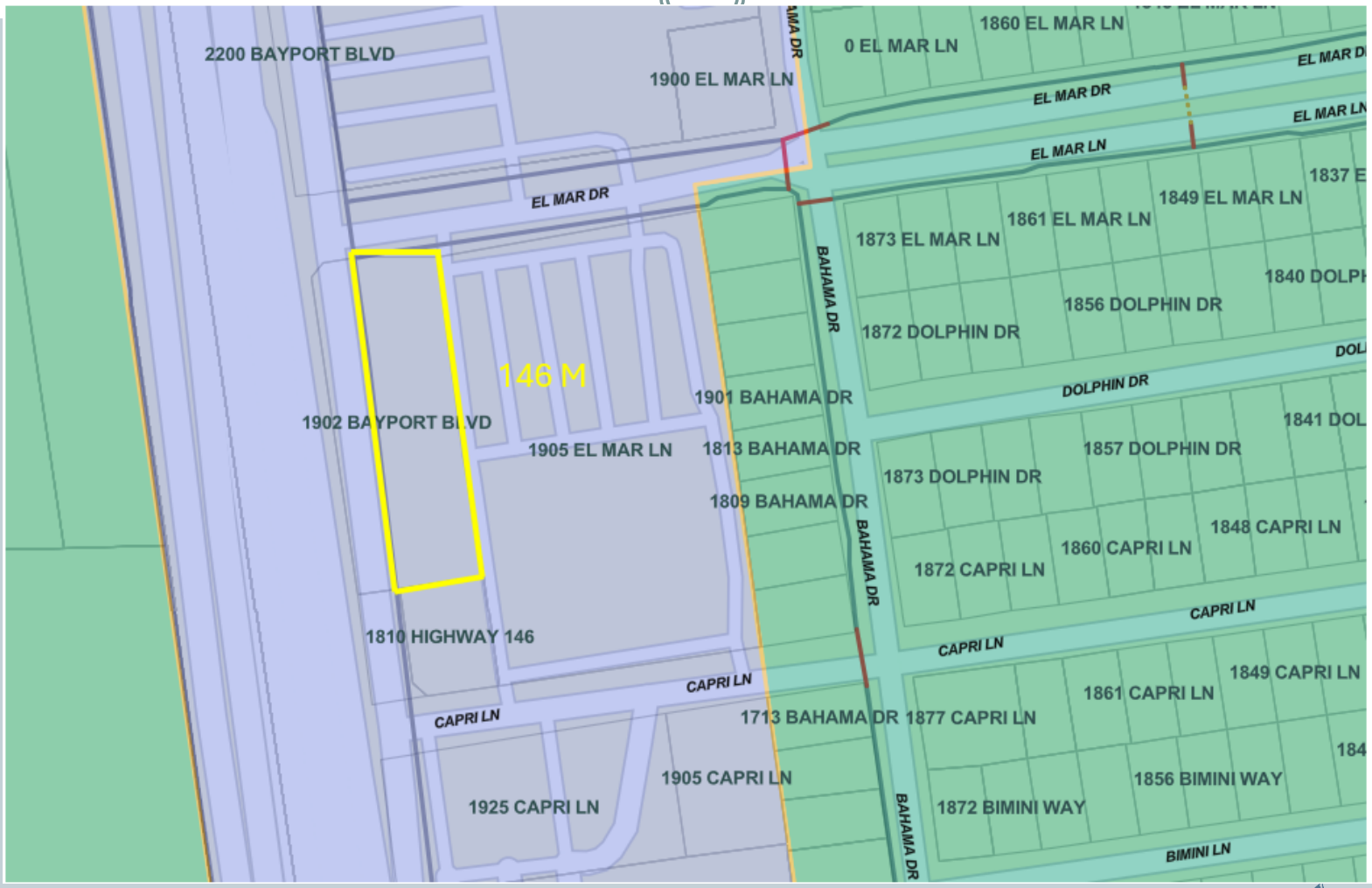
Ranya Botros
Community & Economic Development Coordinator

City of Seabrook
City Council

April 21, 2026



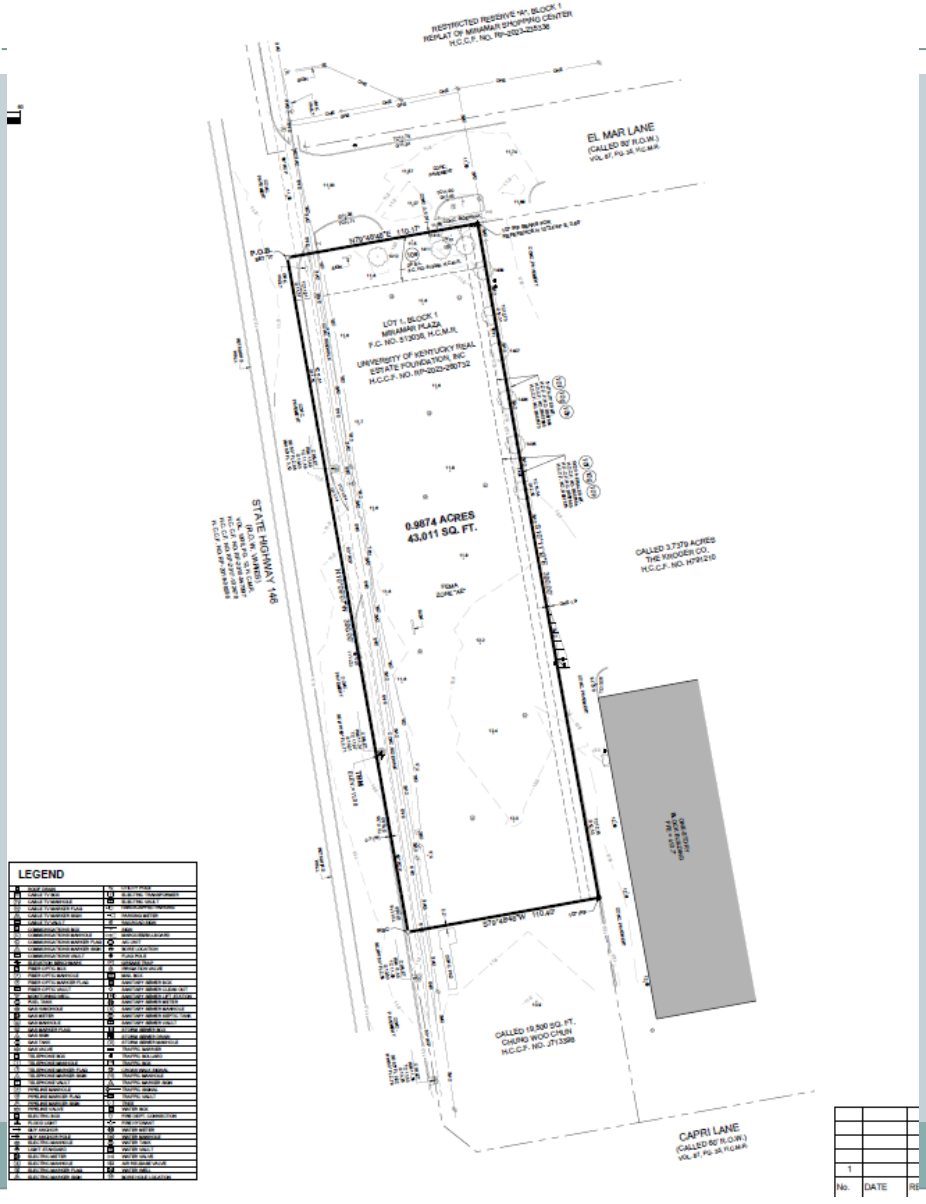
Location/Zoning Map



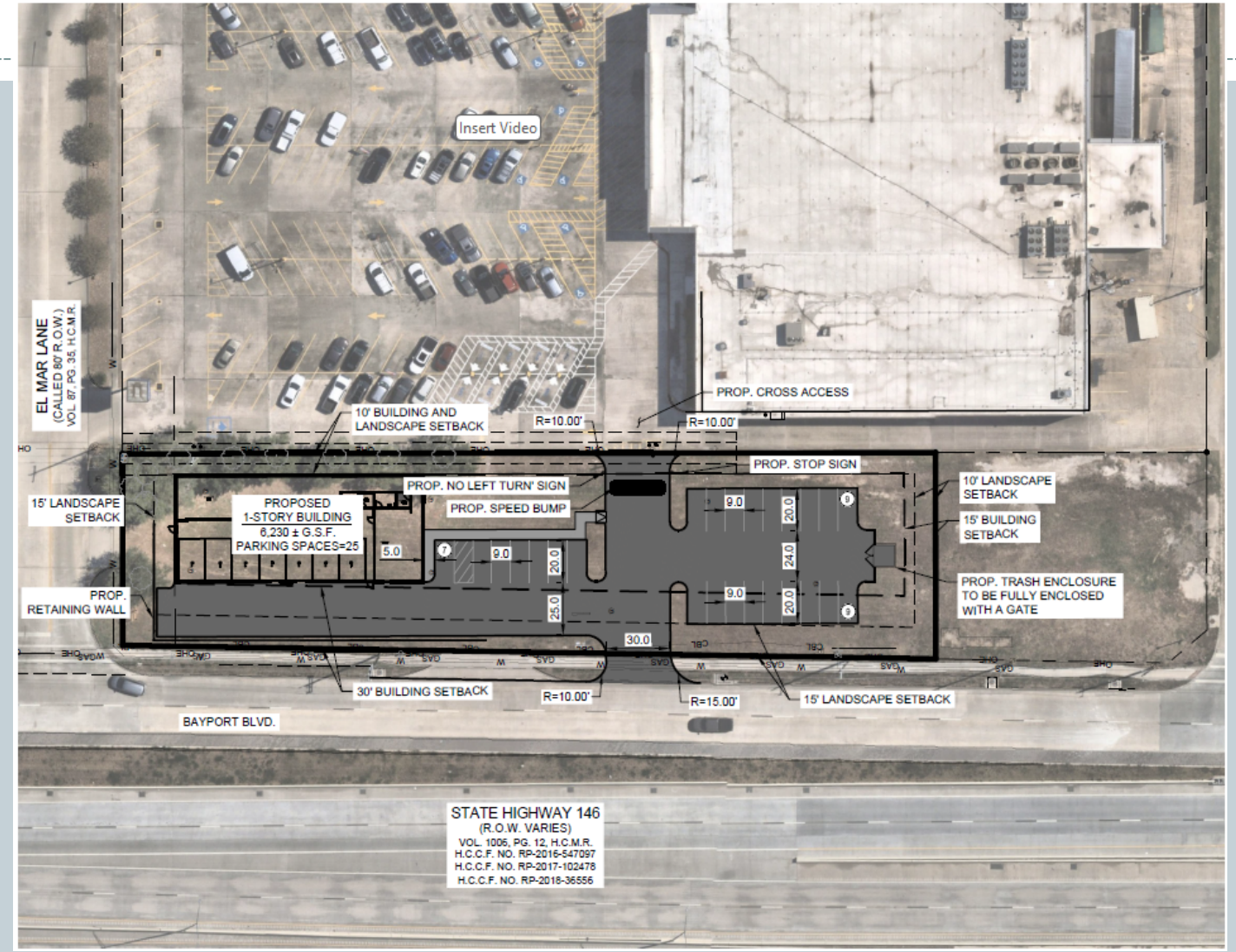
Location Aerial



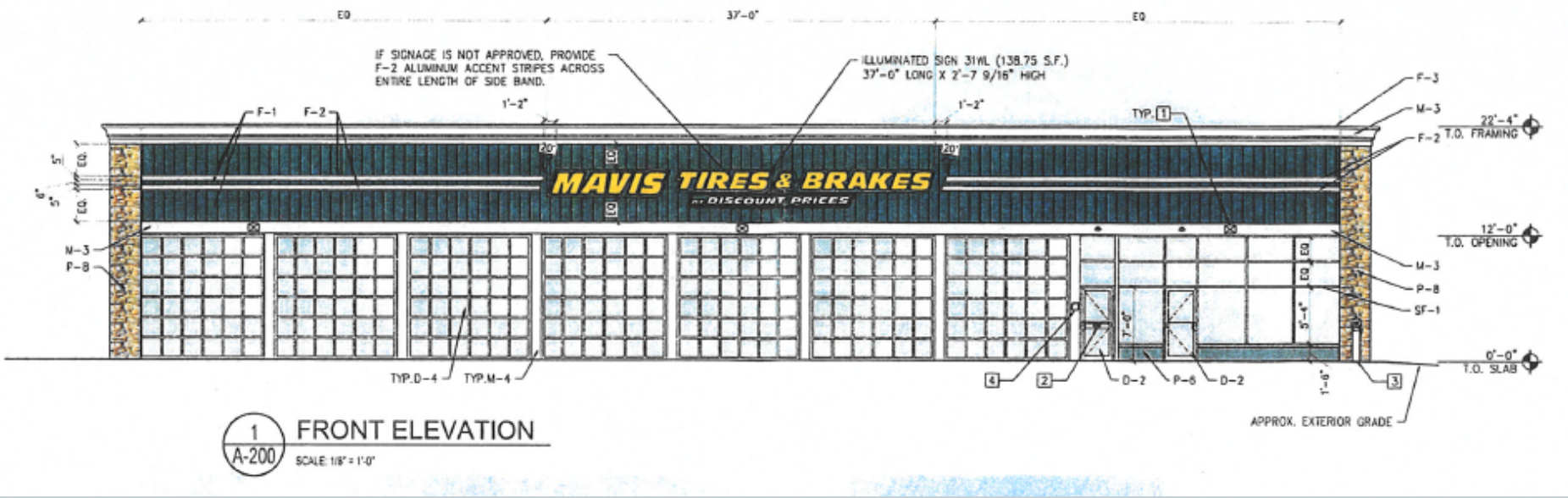
Survey of the Property



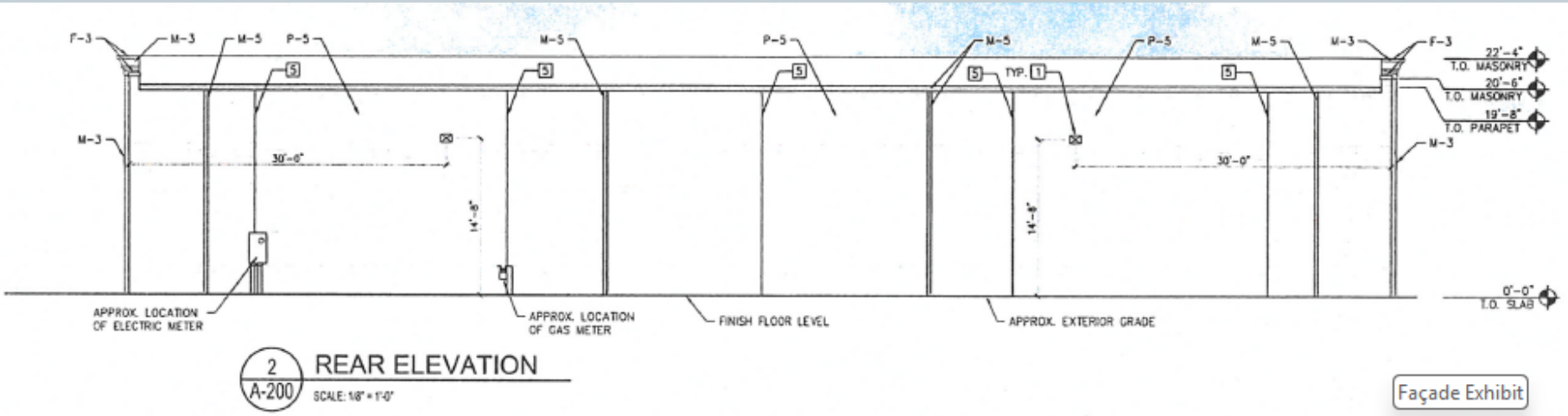
Site Layout Exhibit



Façade Exhibit

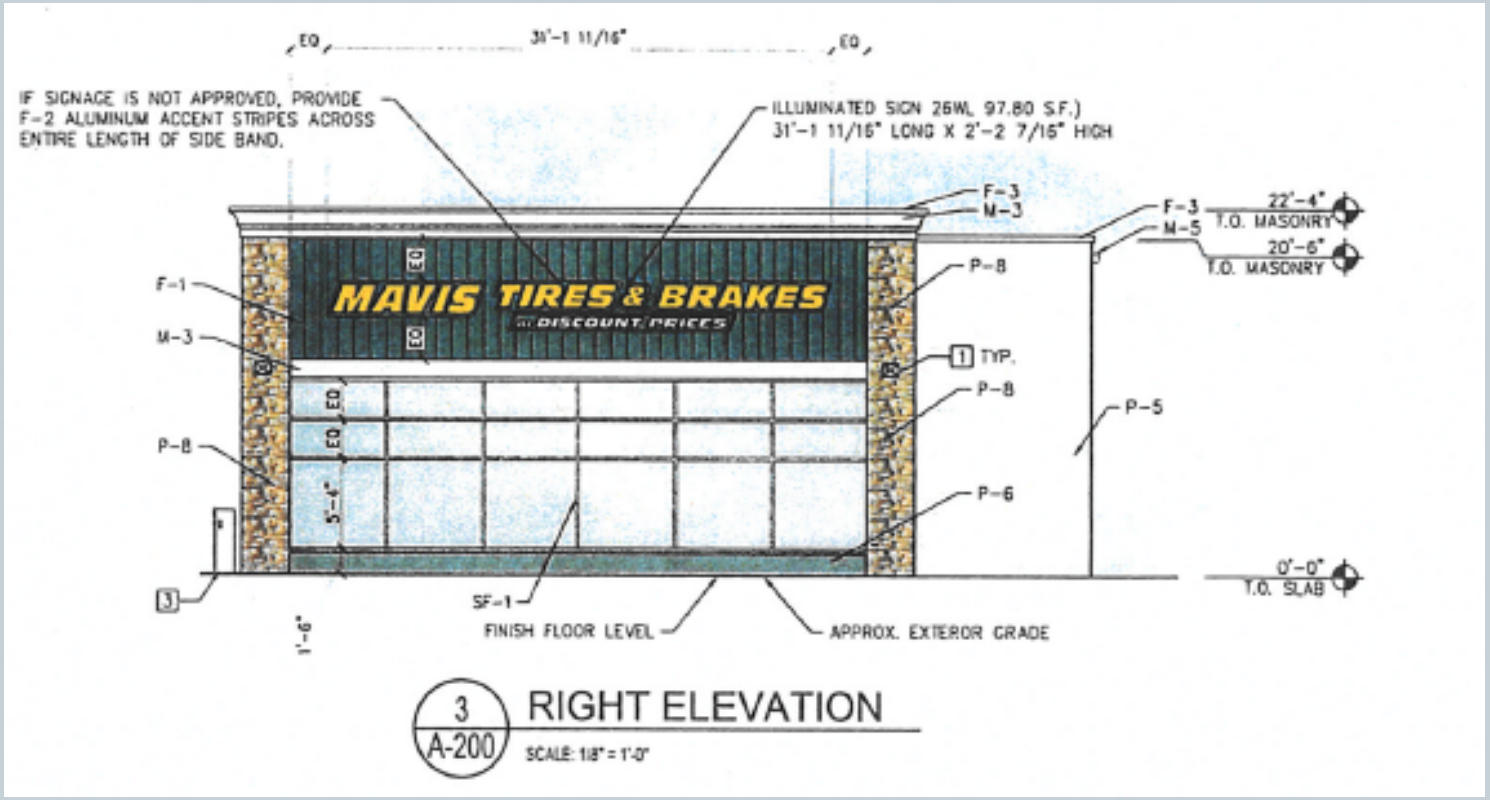


Façade Exhibit

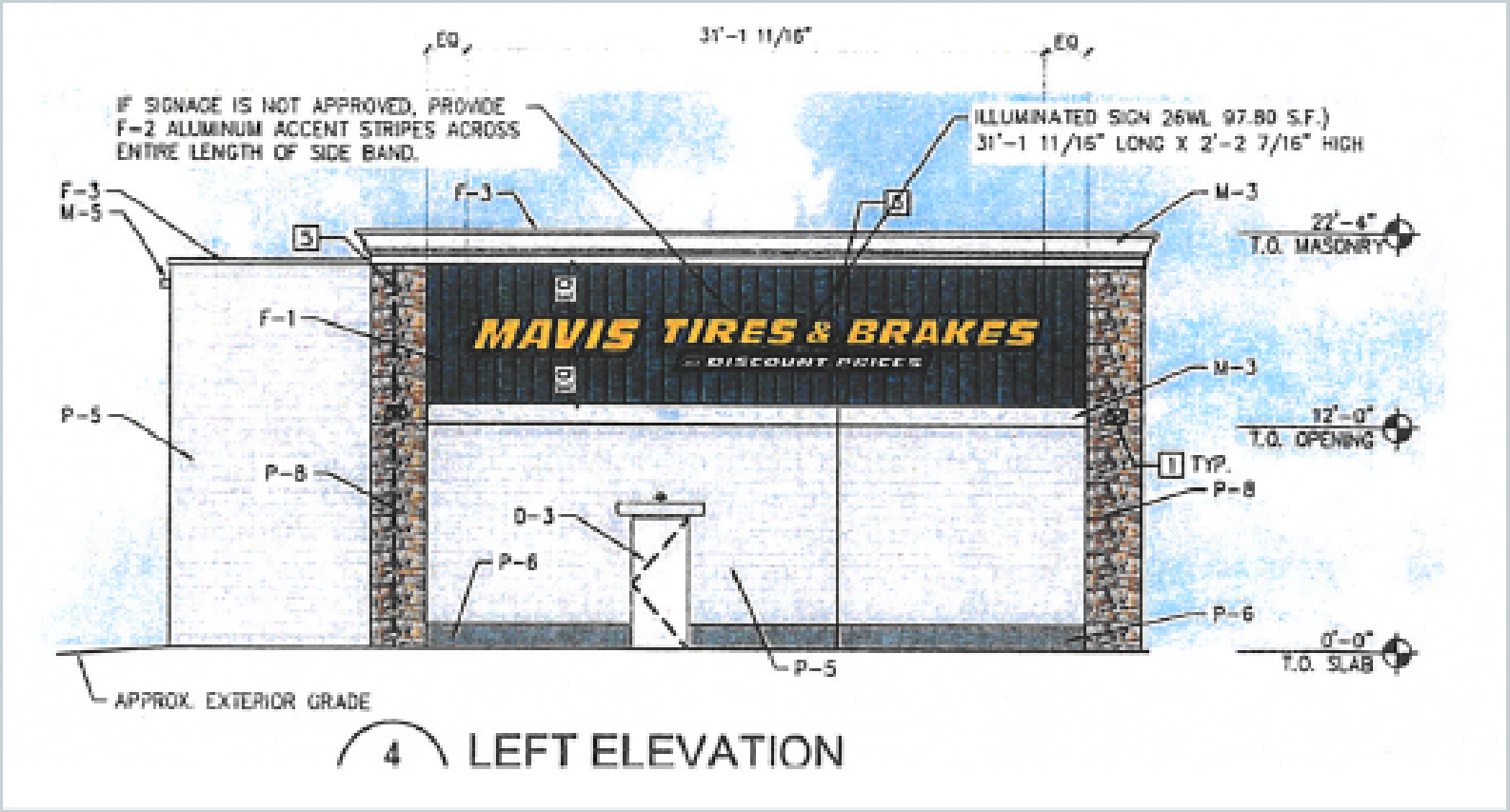


Façade Exhibit

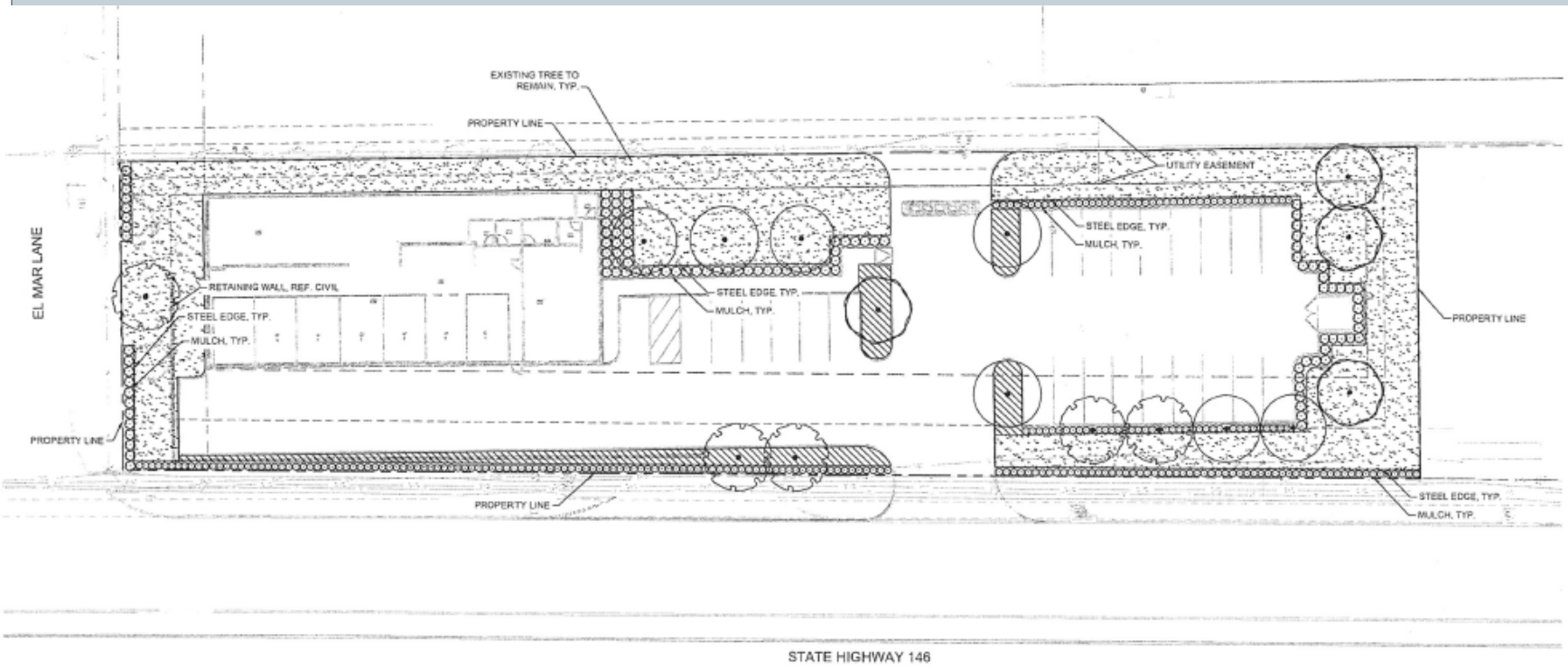
Façade Exhibit



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.

SECTION 2. USE PERMITTED.

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

SECTION 3. AMENDMENT TO THE CODE.

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

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

SECTION 4. INCORPORATION INTO THE CODE; PENALTY CLAUSE.

This Ordinance is hereby incorporated into and made a part of the Seabrook City Code and violation of any provision hereof shall be subject to the penalty described in said Code, Section 1-15 "General Penalty; continuing violations" which provides that any person 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 to exceed $2,000. Each day of violation shall constitute a separate offense.

SECTION 5. REPEAL OF CONFLICTING ORDINANCES.

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

SECTION 6. 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 7. NOTICE.

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.

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

SEABROOK

Agenda Briefing

Date of Meeting: May 5, 2026

Responsible Department: Community Development

Presenter:

Briefing Prepared By: Sean Landis

Strategic Focus Area:

General Information:

Consider and take all appropriate action on the second 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:

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 "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.

VOTE:	AYE	NAY	ABSTAINED	ABSENT	INITIAL
Gary Renola	✓				GTR
Ed Klein	✓				EK
Jared Justus	✓				JJ
Scott Mixon	✓				SM
Scott Reynolds				✓	
Russ Rhodes				✓	

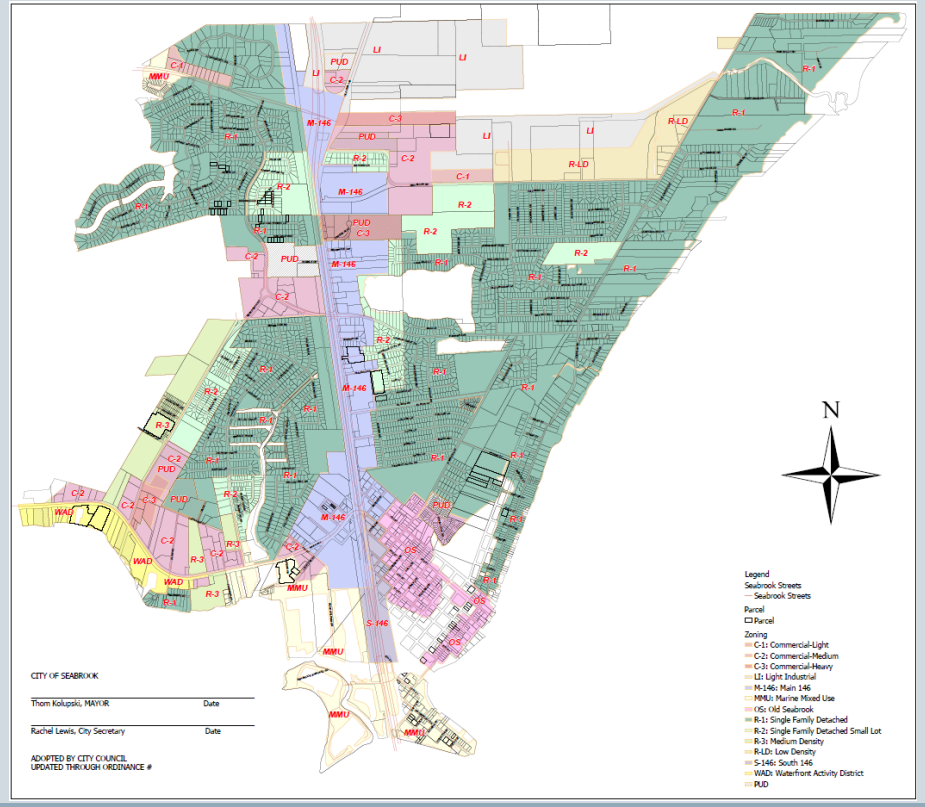
Gary T. Renola
Gary T. Renola, Chairman
Planning & Zoning Commission

ATTEST:
Ranya Botros
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



SEABROOK

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.

SECTION 2. USE PERMITTED.

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

SECTION 3. AMENDMENT TO THE CODE.

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

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

SECTION 4. INCORPORATION INTO THE CODE; PENALTY CLAUSE.

This Ordinance is hereby incorporated into and made a part of the Seabrook City Code and violation of any provision hereof shall be subject to the penalty described in said Code, Section 1-15 "General Penalty; continuing violations" which provides that any person 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 to exceed $2,000. Each day of violation shall constitute a separate offense.

SECTION 5. REPEAL OF CONFLICTING ORDINANCES.

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

SECTION 6. 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 7. NOTICE.

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.

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

SEABROOK

Agenda Briefing

Date of Meeting: May 5, 2026

Responsible Department: Municipal Court

Presenter: Cristina Duran, Director of Municipal Court

Briefing Prepared By: Cristina Duran

Strategic Focus Area:

General Information:
Consider and take all appropriate action on first and final reading of Ordinance 2026-13, Budget Amendment No. 2, Amending the Budget for the fiscal year beginning October 1, 2025 and ending September 30, 2026 for Special Fund - Court Security.

Executive Summary / Background:

The attached ordinance authorizes the transfer of unrestricted reserves within the Special Revenue Fund titled **Court Security** to the Small Tools and Equipment expenditure line item.

This budget amendment is requested to allow for the purchase of protective arc shields for use in the Council Chambers during Municipal Court sessions. These shields are intended to enhance courtroom safety and provide an additional protective measure in the event of an emergency situation.

Approval of the ordinance will provide the necessary budget authority to complete the purchase using available Court Security Fund reserves, with no impact to the General Fund.

Funding / Fiscal Information:
Attachment shows the transfer from Fund Balance Unrestricted 277-32110 to Small Tools and Equipment 277-2577-41500

Supporting Materials Attached:
1. Ordinance 2026-13
2. Attachment A

Prior Action / Review by Council, Boards, Commissions:

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.

CITY OF SEABROOK
ORDINANCE NO. 2026-13

AMENDMENT NO. 2
AMENDING THE BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2025 AND ENDING SEPTEMBER 30, 2026 FOR SPECIAL FUND COURT SECURITY

AN ORDINANCE AMENDING THE AMOUNT OF APPROPRIATIONS FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2025 AND ENDING SEPTEMBER 30, 2026 BY AUTHORIZING CERTAIN ADDITIONS IN THE AMOUNT OF $ 10,000.00 FOR SPECIAL COURT REVENUE FUNDS; AUTHORIZING THE CITY MANAGER TO TAKE ALL ACTIONS NECESSARY TO FACILITATE THE CHANGES IDENTIFIED; AND FINDING AVAILABLE UNENCUMBERED FUNDS FOR THE SUPPLEMENTAL APPROPRIATION AND/OR RESERVE REDUCTION.

WHEREAS, the City Council of the City of Seabrook Approved Budget Ordinance 2025-17 on September 25, 2025; and

WHEREAS, the City Council is authorized by law to make changes in the City budget for supplemental appropriations or reductions, and;

WHEREAS, the City Manager has certified there are unencumbered fund balances available for appropriation in excess of those appropriated for specific expenditures in the budget for supplemental appropriation and/or transfer; and

WHEREAS, such expenditures will occur subsequent to the adoption of the 2025/26 budget and will require formal appropriations; and

WHEREAS, said amendments are necessary to appropriate funds to provide proper fund accounting for changes a variety of expenditure and revenue lines as a result of timing circumstances relating to the time of budget adoption; and

WHEREAS, the City Council finds it in the public interest to amend the total Fiscal Year 2025/26. Operating Budget for the Special Court Revenue Funds as outlined in **Exhibit "A"**

WHEREAS, the City Council of the City of Seabrook finds and determines that this budget amendment complies with all requirements under its Charter and laws;

THIS SPACE INTENTIONALLY LEFT BLANK

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

THAT, the 2025/26 Adopted Budget for the City of Seabrook for the period beginning on October 1, 2025 and ending on September 30, 2026 is hereby amended by decreasing and increasing various funds and department line items in the total amount of $ 10,000.00 as set out in **Exhibit "A", Budget Amendment #2** to FY 2026 attached hereto and incorporated herein.

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

_____
James J. Sweeney
Mayor

ATTEST:

_____
Rachel Lewis, TRMC
City Secretary

APPROVED AS TO FORM:

_____
David Olson
City Attorney

2026-13 Budget Amendment #2
Special Revenue Fund: Court Security Fund

Attachment A

AMENDMENT NO. 2 TO THE BUDGET OF THE CITY OF SEABROOK, TEXAS FOR THE FISCAL YEAR 2025-26

Department	Fund	General Ledger Account Number	General Ledger Account Name	Expenditure Budget Amendment Description	2025-26 Budget	Amendment Amount	2025-26 Amended Budget
	Court Security	277-2577-41500	Small Tools & Equipment	Shields to be used in Municipal Court	$- 0 -	$10,000.00	$10,000.00
	Court Security	001-2000	Budgetary Fund Balance	Reserves used to fund amended items		($10,000.00)	($10,000)
			Total Special Fund Amendment				$10,000

May 2026

May 2026

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

June 2026

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

June 2026

June 2026

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

July 2026

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

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
May 31	Jun 1	2 6:00pm Regular City Council Meeting (City Hall)	3	4 6:00pm Parks & Trails Committee Meeting (Public Works Facility)	5	6
7	8	9	10	11 6:00pm Seabrook Economic Development Board of Directors Meeting (Council Chamber)	12	13
14	15	16 6:00pm Regular City Council Meeting (City Council Chamber)	17	18 6:00pm Seabrook Planning & Zoning Commission Meeting (Council Chamber)	19	20
21	22	23	24	25	26	27
28	29	30	Jul 1	2	3	4