



**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 Facilities 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.**
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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.**
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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.

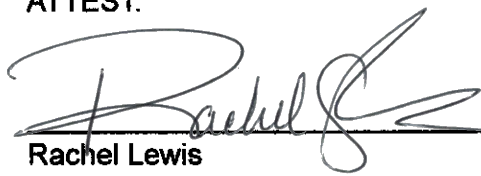
Signature Page:



Jim Sweeney
Mayor

DATE: May 5, 2026

ATTEST:



Rachel Lewis
City Secretary