



SEABROOK CITY COUNCIL

**NOTICE OF SPECIAL JOINT CITY COUNCIL, SEABROOK ECONOMIC
DEVELOPMENT CORPORATION, AND PLANNING & ZONING COMMISSION
MEETING**

WEDNESDAY, JULY 8, 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, ECONOMIC DEVELOPMENT CORPORATION, AND PLANNING & ZONING COMMISSION WILL MEET ON **WEDNESDAY, JULY 8, 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. Any disruptive or abusive behavior will result in the removal of the speaker from the Council chamber.

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

2. NEW BUSINESS

2.1 Conduct a Joint Workshop of the City Council, Planning and Zoning Commission, and Economic Development Corporation to introduce the Comprehensive Zoning Ordinance Update project; introduce the City's consultant, Freese and Nichols, Inc.; receive a presentation outlining the project scope, public engagement process, project schedule, and anticipated deliverables; and provide feedback and direction regarding the update of the City's Comprehensive Zoning Ordinance. *Sean Landis, Deputy*

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, July 1, 2026 no later than 6:00 p.m. and that this notice will remain posted until the meeting has ended.

Rachel Lewis, TRMC





Agenda Briefing

Date of Meeting: July 8, 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:

Conduct a Joint Workshop of the City Council, Planning and Zoning Commission, and Economic Development Corporation to introduce the Comprehensive Zoning Ordinance Update project; introduce the City's consultant, Freese and Nichols, Inc.; receive a presentation outlining the project scope, public engagement process, project schedule, and anticipated deliverables; and provide feedback and direction regarding the update of the City's Comprehensive Zoning Ordinance.

Executive Summary / Background:

The Comprehensive Zoning Ordinance serves as the primary regulatory framework governing land use, development standards, and zoning procedures within the City of Seabrook. The City's current ordinance has been in place for many years and would benefit from a comprehensive review and modernization to ensure it reflects current development practices, aligns with the City's Comprehensive Master Plan, improves usability, and addresses evolving community needs.

The City was awarded funding through the Texas General Land Office (GLO) Community Development Block Grant–Mitigation (CDBG-MIT) Resilient Communities Program, which is administered locally through Harris County. This grant provides the funding for the Comprehensive Zoning Ordinance Update project and supports the City's efforts to strengthen resilience, improve development regulations, and promote sustainable growth.

Following a competitive qualifications-based selection process, the City retained Freese and Nichols, Inc. (FNI) to prepare the Comprehensive Zoning Ordinance Update. The project will include a comprehensive review of the City's zoning regulations, recommendations for revisions and modernization, updates to development standards and procedures, evaluation of the official zoning map, and preparation of a new zoning

ordinance that is consistent with the City's Comprehensive Master Plan and community vision.

This joint workshop provides an opportunity for the City Council, Planning and Zoning Commission, and Economic Development Corporation to receive an overview of the project, meet the consultant team, review the proposed project scope, public engagement strategy, project schedule, and anticipated deliverables, and provide initial feedback and policy direction prior to the commencement of the ordinance update process. Public input and stakeholder engagement will be an integral component of the project throughout its duration.

Funding / Fiscal Information:

Supporting Materials Attached: None

Prior Action / Review by Council, Boards, Commissions:

Staff Recommendation: