



**SEABROOK CITY COUNCIL
NOTICE OF REGULAR CITY COUNCIL MEETING
TUESDAY, AUGUST 4, 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, AUGUST 4, 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. BOARDS AND COMMISSIONS

1.1 Consider and take all appropriate action on the appointment of a member to the Planning & Zoning Commission for a term to expire on December 31, 2028.

2. PRESENTATIONS

2.1 Presentation of the 2026 event report by Keels & Wheels.

2.2 Presentation of the quarterly report by the Seabrook Volunteer Fire Department.
Chief Nathan Douglas

3. 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

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

3.2 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.

4. CONSENT AGENDA

4.1 Approve the minutes of the July 21, 2026 Regular City Council Meeting

5. NEW BUSINESS

5.1 Consider and take all appropriate action on the approval of North Meyer Avenue Amendment #1 to Task Order # 3 with Duplantis Design Group (DDG) under the Professional Services Agreement (PSA) in an amount of \$5,000 to add TxDOT permitting to the original engineering contract and authorize the City Manager to execute the amendment and all associated documents. *Brian Craig, Director of Public Works | City Engineer*

5.2 Consider and take all appropriate action on the ratification of a performance agreement to assist with Commercial Façade Improvements at 2120 NASA Parkway between Omkar Group Seabrook, LP dba SpringHill Suites by Marriott – Seabrook and the Seabrook Economic Development Corporation in the amount not to exceed \$40,000.00. *Rick Guerrero, Director of Economic Development*

5.3 Consider and take all appropriate action on Task Order #5 for professional design services under the Master Professional Services Agreement (PSA) between the City of Seabrook and Duplantis Design Group (DDG) for the drainage analysis of Baywood Drive and Pine Gully Road and the development of improvement projects in an amount not to exceed \$50,000 and authorize the City Manager to execute all associated documents. *Brian Craig, Director of Public Works | City Engineer*

6. OLD BUSINESS

6.1 Consider and take all appropriate action on the acceptance and approval of the Annual Comprehensive Financial Report and Single Audit for Fiscal Year 2024-2025, conducted by Whitley Penn, LLP.

6.2 Consider and take all appropriate action on a request for approval of a Preliminary Planned Unit Development (Preliminary PUD) to create a Local Support Multi-Tenant Distribution Center, consisting of an approximately 464,400 square foot warehouse and an approximately 205,200 square foot warehouse. *Melanie Deemer, At-Large Position 5, Guy Rodgers, At-Large Position 1*

7. EXECUTIVE SESSION

7.1 Conduct a Closed Session pursuant to Texas Government Code Sections:

551.072 Deliberate and consider the purchase, exchange, lease or value of real property located in the City of Seabrook, Texas;

8. 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".

9. ROUTINE BUSINESS

9.1 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, July 29, 2026, no later than 6:00 p.m. and that this notice will remain posted until the meeting has ended.

Rachel Lewis, TRMC

