



**SEABROOK PLANNING & ZONING COMMISSION
NOTICE OF MEETING
THURSDAY, MAY 22, 2025 - 6:00 PM**

For city information visit www.seabrooktx.gov
For agendas visit www.seabrooktx.gov/agendas

NOTICE IS HEREBY GIVEN THAT THE SEABROOK PLANNING AND ZONING COMMISSION WILL MEET ON **THURSDAY, MAY 22, 2025 AT 6:00 PM** IN SEABROOK CITY HALL, 1700 FIRST STREET, SEABROOK, TEXAS, TO DISCUSS, CONSIDER, AND IF APPROPRIATE, TAKE ACTION WITH RESPECT TO THE ITEMS LISTED BELOW. **ALTHOUGH THIS IS NOT A SEABROOK CITY COUNCIL MEETING, MEMBERS OF THIS BODY MAY ATTEND AND A QUORUM OF THIS BODY MAY BE PRESENT.**

1. PUBLIC COMMENTS AND ANNOUNCEMENTS

At this time the Commission will 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. In accordance with the Open Meetings Act, Commission Members may not discuss or take action on any item that has not been posted on the agenda. When your name is called, please state your name and address clearly before making your comments. Thank you.

2. SPECIFIC PUBLIC HEARING

2.1 Conduct a specific public hearing for a request for approval of the Final Plat of Bellco Estates, being a replat of Lots 6 and 7 of Edgewater Townhomes, as recorded in Volume 302, Page 132 of the Harris County Map Records. *Sean Landis, Deputy City Manager | Planning and Zoning Director*

3. NEW BUSINESS

3.1 Consider and take all appropriate action on a request for the approval of the Final Plat of Bellco Estates, being a replat of Lots 6 and 7 of Edgewater Townhomes, as recorded in Volume 302, Page 132 of the Harris County Map Records.
Sean Landis, Deputy City Manager | Planning and Zoning Director

3.2 Consider and take all appropriate action on a request to amend the Code of Ordinances of the City of Seabrook by revising Appendix A, "Comprehensive Zoning," Article 2, "Administration," Section 2.03.5, "Prohibited Uses," to create a special exception allowing shipping/storage containers to be used in the construction of an above-ground or below-ground swimming pool. *Sean Landis, Deputy City Manager | Planning and Zoning Director*

4. ROUTINE BUSINESS

4.1 Approve minutes from the April 24, 2025, regular P&Z meeting.

4.2 Report from the Director of Planning and Community Development on the status of a list of actions taken by Planning & Zoning and sent to City Council for its action or review.

4.3 Establish future agenda items and meeting dates.

THE PLANNING AND ZONING COMMISSION 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, AND VERNON'S TEXAS CODES ANNOTATED, IN ACCORDANCE WITH THE AUTHORITY CONTAINED IN ONE OR MORE OF THE FOLLOWING SECTIONS: SECTION 551.071, CONSULTATION WITH ATTORNEY; SECTION 551.072, REAL PROPERTY; SECTION 551.073, DELIBERATION REGARDING A PROSPECTIVE GIFT; SECTION 551.074, PERSONNEL MATTERS; SECTION 551.076, SECURITY DEVICES; AND SECTION 551.087, ECONOMIC DEVELOPMENT) 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 Friday, May 16, 2025 no later than 6:00 p.m. and that this notice will remain posted until the meeting has ended.

Kiarra Bellow,
Administrative Assistant

**PUBLIC HEARING NOTICE
SEABROOK PLANNING & ZONING COMMISSION
THURSDAY, MAY 22, 2025 – 6:00 P.M.**

NOTICE IS HEREBY GIVEN THAT THE PLANNING AND ZONING COMMISSION OF THE CITY OF SEABROOK WILL HOLD A PUBLIC HEARING ON **THURSDAY, MAY 22, 2025 AT 6:00 P.M.** IN SEABROOK CITY HALL, 1700 FIRST STREET, SEABROOK, TEXAS, COUNCIL CHAMBERS TO DISCUSS THE AGENDA ITEMS LISTED BELOW.

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

SPECIFIC PUBLIC HEARING

- 1. Request for approval of the Final Plat of Belco Estates, being a replat of Lots 6 and 7 of Edgewater Townhomes, as recorded in Volume 302, Page 132 of the Harris County Map Records.**

Purpose: To create 1 Lots and 1 Block.

Applicant: Matthew Sigmon, Texas Land Maps, 2205 San Felipe Street, Houston, TX 77019.

Owner: Steven and Natalia Zavyalova, 111 W. Olmos Drive, San Antonio, Texas 78212.

Legal Description: Being a 0.1282-acre tract of land located in the Ritson Morris Survey, Abstract No. 52, and being all of Lots 6 and 7, Block 2, of Edgewater Townhomes, a subdivision in Harris County, Texas, according to the map or plat thereof recorded in Volume 302, Page 132 of the Map Records of Harris County, Texas; and being all of that certain tract of land conveyed to Steven Belland and Natalia Zavyalova by deed recorded in Harris County Clerk's File No. RP-2024-154470, said 0.1282-acre tract.

Location: This property is located at 2102 Todville Road, Lots 6 and 7. It lies east of Todville Road, north of Muecke Road (9th Street), south of Hammer Street, and west of East Galveston Bay.

CERTIFICATE

I certify that this notice was posted on the bulletin board at Seabrook City Hall on Wednesday, May 7, 2025 on or before 5:00 p.m. and that it will remain posted until after completion of the hearing.

/s/ Kiarra Bellow
Administrative Assistant

STATE OF TEXAS
COUNTY OF HARRIS

WE, STEVEN BELLAND AND NATALIA ZAVYALOVA, OWNERS OF THE PROPERTY SUBDIVIDED IN THE ABOVE AND FOREGOING MAP OF FINAL PLAT OF BELCO ESTATES, DO HEREBY MAKE SUBDIVISION OF SAID PROPERTY FOR AND ON BEHALF OF SAID STEVEN BELLAND AND NATALIA ZAVYALOVA ACCORDING TO THE LINES, STREETS, ALLEYS, PARKS, AND EASEMENTS HEREIN SHOWN, AND DESIGNATE SAID FINAL PLAT OF BELCO ESTATES AND DEDICATE TO PUBLIC USE, AS SUCH, THE STREETS, ALLEYS, PARKS, AND EASEMENTS SHOWN THEREON FOREVER EXCEPT WHERE NOTED ON THE MAP FOR PRIVATE STREET; AND DO HEREBY WAIVE ANY CLAIMS FOR DAMAGES OCCASIONED BY THE ESTABLISHING OF GRADES AS APPROVED FOR THE STREETS AND ALLEYS DEDICATED, OR OCCASIONED BY THE ALTERATION OF THE SURFACE OF ANY PORTION OF STREETS OR ALLEYS TO CONFIRM TO SUCH GRADES; AND DO HEREBY BIND MYSELF, MY SUCCESSORS AND ASSIGNS TO WARRANT AND FOREVER DEFEND THE TITLE OF LAND SO DEDICATED.

WE, DO HEREBY DEDICATE FOREVER TO THE PUBLIC A STRIP OF LAND 25 FEET WIDE ON EACH SIDE OF ANY AND ALL GULLIES, RAVINES, DRAWS, SLOUGHS, OR OTHER NATURAL DRAINAGE COURSES SHOWN LOCATED IN OR ADJACENT TO SAID SUBDIVISION AS EASEMENTS FOR DRAINAGE PURPOSES, GIVING THE CITY OF SEABROOK AND/OR ANY OTHER PUBLIC AGENCY THE RIGHT TO ENTER UPON SAID EASEMENT AT ANY AND ALL TIMES FOR THE PURPOSE OF CONSTRUCTING AND/OR MAINTAINING DRAINAGE WORK AND/OR STRUCTURES.

FURTHER, WE HEREBY RELEQUISH ALL RIGHTS OF ACCESS TO ALL MAJOR OR LARGER STREETS OR HIGHWAYS SHOWN HEREON EXCEPT BY WAY OF THE PLATTED STREETS SHOWN.

WE CERTIFY THAT THE PLAT OF THIS SUBDIVISION COMPLIES WITH ALL THE CITY OF SEABROOK'S ORDINANCES INCLUDING THE SUBDIVISION ORDINANCE AND COMPREHENSIVE ZONING ORDINANCE.

WITNESS OUR HAND IN THE CITY OF SEABROOK, TEXAS, THIS ____DAY OF _____, 2025.

BY: _____ BY: _____
STEVEN BELLAND NATALIA ZAVYALOVA

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED STEVEN BELLAND AND NATALIA ZAVYALOVA, KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS
____DAY OF _____, 2025

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: _____

We, b1BANK, owner and holder of a lien against the property described in the plat known as BELCO ESTATES, said lien being evidenced by instrument of record in the Clerks File Nos. 2024-154470 and 2024-154471 of the O.P.R.O.R.P. of Harris County, Texas, do hereby in all things subordinate our interest in said property to the purposes and effects of said plat and the dedications and restrictions shown herein to said subdivision plat and we hereby confirm that we are the present owner of said lien and have not assigned the same nor any part thereof.

By: _____
Signer, Title

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared Signer Name, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this
____day of _____, 2025

Notary Public in and for the State of Texas

My Commission expires: _____

THIS IS TO CERTIFY THAT THE PLANNING AND ZONING COMMISSION OF THE CITY OF SEABROOK, TEXAS ON MOTION MADE AND SECONDED AND ADOPTED, HAS APPROVED THIS PLAT AND SUBDIVISION OF FINAL PLAT OF BELCO ESTATES AS SHOWN HEREON, AND ORDERED SAID PLAT FILED ON RECORD IN THE OFFICE OF THE COUNTY CLERK OF HARRIS COUNTY, TEXAS THIS ____DAY OF _____, 2025.

RACHEL LEWIS
CITY SECRETARY

GARY T. RENOLA
CHAIRMAN, PLANNING AND ZONING COMMISSION

I, DIRECTOR OF PUBLIC WORKS AND CITY ENGINEER FOR THE CITY OF SEABROOK, DO HEREBY CERTIFY THAT THE PLAT OF THIS SUBDIVISION COMPLIES WITH THE CITY OF SEABROOK'S SUBDIVISION ORDINANCE AND COMPREHENSIVE ZONING ORDINANCE.

_____, DATE: _____
BRIAN CRAIG, P.E.
DIRECTOR OF PUBLIC WORKS
CITY ENGINEER

I, TENESHIA HUDSPETH, COUNTY CLERK OF HARRIS COUNTY, DO HEREBY CERTIFY THAT THE WITHIN INSTRUMENT WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR REGISTRATION IN MY OFFICE ON _____, 2025, AT _____O'CLOCK____M., AND DULY RECORDED ON _____, 2025, AT _____O'CLOCK____M., AND AT FILM CODE NUMBER _____ OF THE MAP RECORDS OF HARRIS COUNTY FOR SAID COUNTY.

WITNESS MY HAND AND SEAL OF OFFICE, AT HOUSTON, THE DAY AND DATE LAST ABOVE WRITTEN.

TENESHIA HUDSPETH
COUNTY CLERK
OF HARRIS COUNTY, TEXAS

BY: _____
DEPUTY

This is to certify that I, Andrew P. Titcomb, a Registered Professional Land surveyor of the state of Texas, have platted the above subdivision survey on actual survey on the ground; and that all block corners, angle points, and points of curve are properly marked with iron rods 5/8" dia. x 24" length, and that this plat correctly represents that survey made by me.

I also certify that the plat of this subdivision complies with the City of Seabrooks subdivision ordinance and comprehensive zoning ordinance at the time of submittal.



PRELIMINARY
ANDREW P. TITCOMB
Texas Registration No. 6951
TBPELS Firm No. 10194775

JULIE LYNN MATHOS
H.C.C.F. NO. RP-2020-482895

LOT 9
BLOCK 18

XIAOJING JIANG AND
KENNETH WADE JONES
H.C.C.F. NO. RP-2017-480780

LOT 10
BLOCK 18

MORISTOWN
(VOL. 1, PG. 34 H.C.M.R.)

ENCARNACION AUBREY
H.C.C.F. NO. RP-2020-572778

LOT 11
BLOCK 18

JENNIFER ROBIN GRANCHI AND
THOMAS STEPHEN GRANCHI
H.C.C.F. NO. RP-2021-574651

LOT 12
BLOCK 18

MUECKE ROAD
(50' PUBLIC R.O.W.)
(VOL. 1, PG. 34, H.C.M.R.)

JOSHUA D. PIVER AND
SAMUEL DEAN PIVER
H.C.C.F. NO. Z334386

LOT 7
BLOCK 19

LOT 8
BLOCK 19

MORISTOWN
(VOL. 1, PG. 34 H.C.M.R.)

JENNIFER ROBIN GRANCHI AND
THOMAS STEPHEN GRANCHI
H.C.C.F. NO. RP-2021-574651

LOT 9
BLOCK 19

LOT 10
BLOCK 19

J. PRICE BLALOCK
H.C.C.F. NO. T637162

MORISTOWN
(VOL. 1, PG. 34 H.C.M.R.)

LOT 4
BLOCK 9

LOT 9
BLOCK 9

QUEST TRUST COMPANY
H.C.C.F. NO. RP-2024-107232

LOT 12
BLOCK 3

ERIKA CAVAZOS AND
HECTOR RENE SALINAS

LOT 11
BLOCK 3

CARL H. HAGA AND
DONNA D. HAGA
H.C.C.F. NO. RP-2018-479057

LOT 10
BLOCK 3

JE 1513 HOLDINGS LLC
H.C.C.F. NO. RP-2022-437005

LOT 9
BLOCK 3

MARY SCHMIDT
H.C.C.F. NO. V080149

LOT 8
BLOCK 3

ROBERT D. HEVERLY
AND BEATRIZ M. HEVERLY
H.C.C.F. NO. N655527

LOT 6
BLOCK 8

LOT 7
BLOCK 8

MORISTOWN
(VOL. 1, PG. 34 H.C.M.R.)

LOT 5
BLOCK 8

ROBERT D. HEVERLY
AND BEATRIZ M. HEVERLY
H.C.C.F. NO. RP-2023-175338

LOT 8
BLOCK 8

VIRGINIA M. JETT
H.C.C.F. NO. RP-2018-547926

LOT 4
BLOCK 8

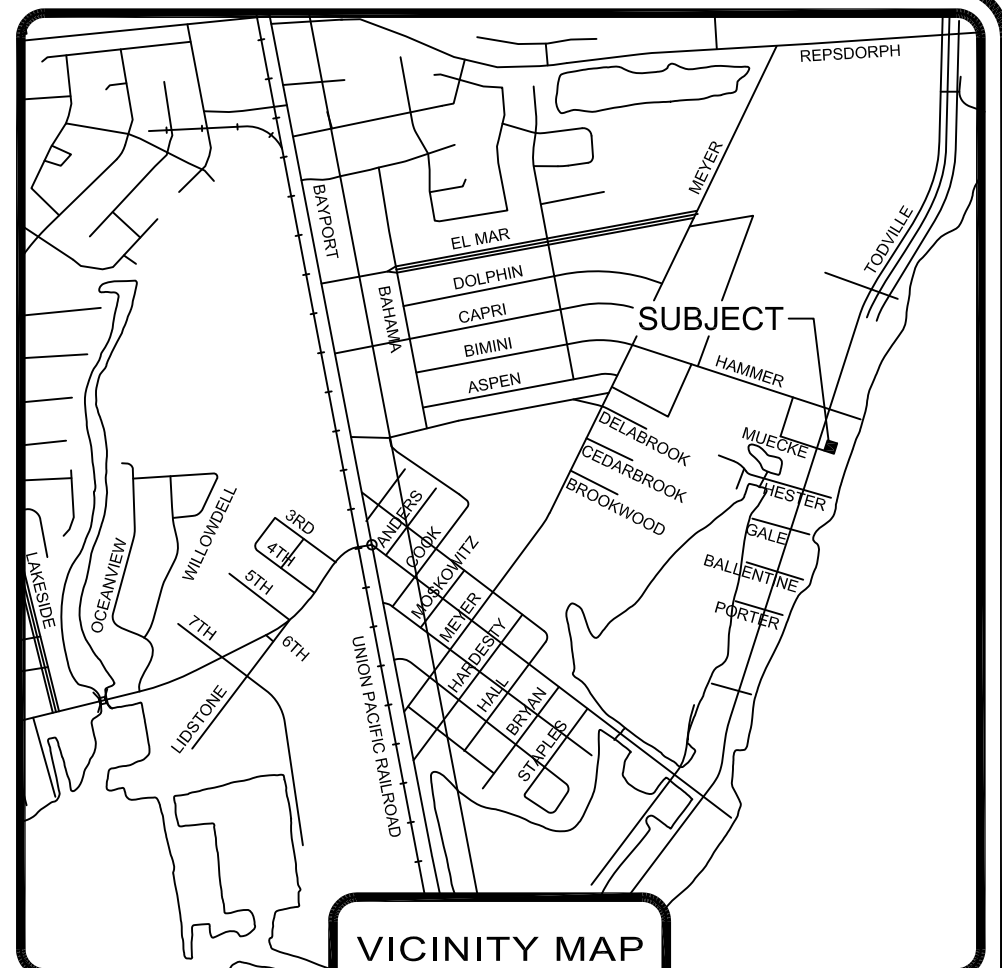
LOT 9
BLOCK 8

KELLY L. BEAN
H.C.C.F. NO. RP-2017-529250

LOT 3
BLOCK 8

LOT 10
BLOCK 8

20 10 0 20
GRAPHIC SCALE : 1"= 20'
LEGEND:
B.L. - BUILDING LINE
C.I.R. - CAPPED IRON ROD
(CM) - CONTROLLING MONUMENT
F.C. - FILM CODE
FND - FOUND
H.C.C.F. - HARRIS COUNTY CLERK'S FILE
H.C.M.R. - HARRIS COUNTY MAP RECORDS
I.P. - IRON PIPE
I.R. - IRON ROD
NO. - NUMBER
PG. - PAGE
VOL. - VOLUME



VICINITY MAP
(not to scale)

LEGAL DESCRIPTION:
0.1282 Acre (5,586 Square Feet)
Ritson Morris Survey, Abstract 52
Harris County, Texas

BEING A 0.1282 ACRE TRACT OF LAND LOCATED IN THE RITSON MORRIS SURVEY, ABSTRACT NO. 52, AND BEING ALL OF LOT 6 AND 7, BLOCK 2, OF EDGEWATER TOWNHOMES, A SUBDIVISION IN HARRIS COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 302, PAGE 132 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS, AND BEING ALL OF THAT CERTAIN TRACT OF LAND CONVEYED TO STEVEN BELLAND AND NATALIA ZAVYALOVA BY DEED RECORDED IN HARRIS COUNTY CLERKS FILE NO. RP-2024-154470, SAID 0.1282 ACRE BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING at the intersection of the South Right-Of-Way (R.O.W.) of a 28 foot wide Private Road and the East Right-Of-Way (R.O.W.) of Todville Road, said point being the Northwest corner of Lot 5 of said Edgewater Townhomes subdivision;

THENCE North 72°03'07" East, with the said South R.O.W. of 28 foot Private Road, a distance of 41.50 feet to a 5/8 inch iron rod set for the Northeast corner of said Lot 5 and the Northwest corner and POINT OF BEGINNING of the herein described tract of land;

THENCE North 72°03'07" East, continuing along said South R.O.W., a distance of 76.00 feet to a 5/8 inch iron rod set for the Northeast corner of said Lot 7, said point being the Northeast corner of the herein described tract of land;

THENCE South 17°56'53" West, along the West R.O.W. of a 28 foot wide Private Road and the East line of said Lot 7, a distance of 73.50 feet to a 5/8 inch iron rod set for the intersection of the North R.O.W. line of Muecke Road and the said West R.O.W. line of the 28 foot wide Private Road, said point being the Southeast corner of said Lot 7 and the herein described tract of land;

THENCE North 72°03'07" West, along said North R.O.W. of said Muecke Road, a distance of 76.00 feet to a 5/8 inch iron rod set for the Southeast corner of said Lot 5, said point being the Southwest corner of said Lot 6 and the herein described tract of land;

THENCE North 17°56'53" West, along the East line of said Lot 5, a distance of 73.50 feet, to the Northwest corner and POINT OF BEGINNING of the herein described tract of land, containing within these calls 0.1282 Acres or 5,586 square feet of land.

NOTES:

1. PER THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) NO. 48201C1085M, REVISED DATE 1/6/2017, THE SUBJECT PROPERTY IS LOCATED IN FLOOD ZONE "VE" (EL. 17).
2. THIS TRACT LIES ENTIRELY WITHIN THE THE CITY OF SEABROOK, TEXAS AND IS CURRENTLY ZONED "R-1" RESIDENTIAL-SINGLE FAMILY DETACHED.
3. THIS IS SUBJECT TO THE CITY OF SEABROOK'S COMPREHENSIVE ZONING ORDINANCE, IF THE COMPREHENSIVE ZONING ORDINANCE IS SUBSEQUENTLY AMENDED, AND BY AMENDMENT CONFLICTS WITH THE FILED PLAT, THE MORE STRINGENT CONDITIONS SHALL APPLY.
4. THE PROPERTY LIES WITHIN THE LIMITS OF CLEAR CREEK INDEPENDENT SCHOOL DISTRICT.
5. THE BEARINGS SHOWN HEREON ARE GRID BEARINGS BASED ON THE TEXAS SOUTH CENTRAL ZONE NO. 4204 STATE PLANE GRID COORDINATES (NAD83).
6. THE COORDINATES SHOWN HEREON ARE TEXAS SOUTH CENTRAL ZONE NO. 4204 STATE PLANE GRID COORDINATES (NAD83) AND MAY BE BROUGHT TO SURFACE BY APPLYING THE FOLLOWING COMBINED SCALE FACTOR OF 0.999872788844.
7. UTILITY EASEMENTS SHALL BE KEPT CLEAR OF BUILDINGS, POOLS, AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF THE UTILITIES.
8. ON APRIL 3, 2023, THE SEABROOK BOARD OF ADJUSTMENTS GRANTED A VARIANCE TO THE SEABROOK CODE OF ORDINANCES, APPENDIX A "COMPREHENSIVE ZONING" ARTICLE 3 "ESTABLISHMENT OF ZONING DISTRICTS AND ASSOCIATED REGULATIONS" SECTION 3.03 "R-1 SINGLE-FAMILY DETACHED RESIDENTIAL DISTRICT" SUBSECTION 3.03.04 "AREA REGULATIONS" THE VARIANCE SPECIFICALLY PERTAINED TO "LOT SIZE" AND "LOT DEPTH" AS A RESULT OF THE VARIANCE, THE MINIMUM LOT SIZE REQUIREMENT WAS REDUCED FROM 7,500 SQUARE FEET TO 5,586 SQUARE FEET, AND THE MINIMUM LOT DEPTH REQUIREMENT WAS REDUCED FROM 90 FEET TO 73.5 FEET.

FINAL PLAT OF BELLCO ESTATES

A 0.1282 ACRE SUBDIVISION LOCATED IN THE RITSON MORRIS SURVEY, ABSTRACT NO. 52, BEING A REPLAT OF LOTS 6 AND 7 OF EDGEWATER TOWNHOMES, AS RECORDED IN VOLUME 302, PAGE 132 OF THE HARRIS COUNTY MAP RECORDS, IN THE CITY OF SEABROOK, HARRIS COUNTY, TEXAS

1 LOT, 1 BLOCK

APRIL, 2025

THE PURPOSE OF THIS REPLAT IS TO
CREATE 1 LOT AND 1 BLOCK

OWNER:
STEVEN BELLAND
NATALIA ZAVYALOVA

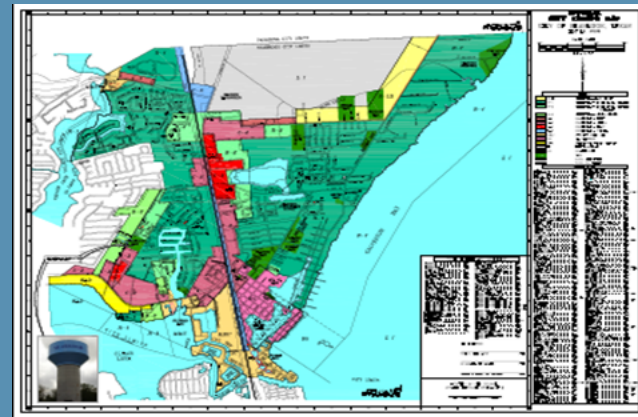
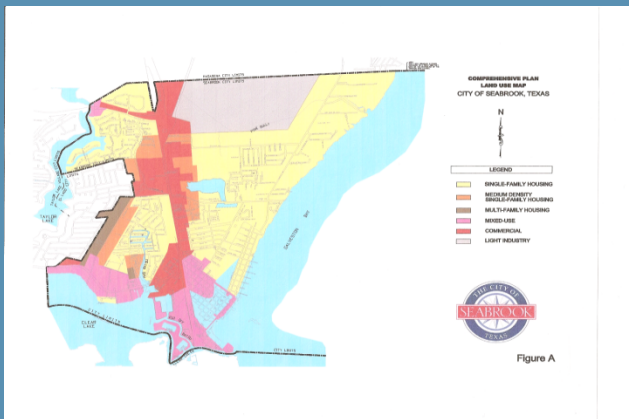
SURVEYOR:
TC SURVEY & MAPPING
9711 MASON ROAD, SUITE 125
RICHMOND, TEXAS 77407
(832) 600-2510
TBPELS FIRM NO. 10194775



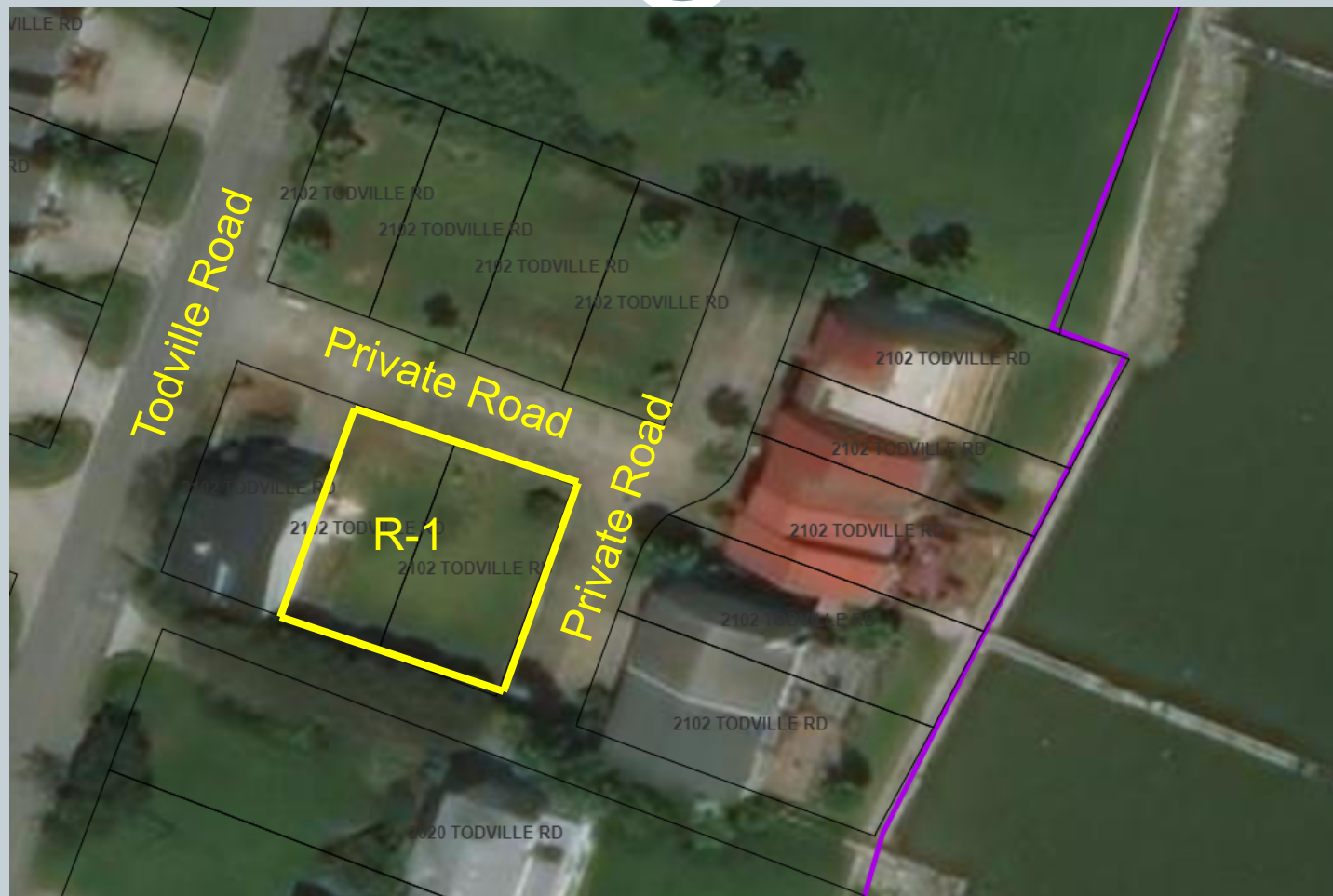
TEXAS LAND MAPS
2205 San Felipe Street
Houston, Texas 77019
Office: 281-645-6600
Cell: 713-298-9987
www.TexasLandMaps.com

City of Seabrook Planning and Zoning Commission

May 22, 2025



Location



Request



Request for approval of the Final Plat of Belco Estates, being a replat of Lots 6 and 7 of Edgewater Townhomes, as recorded in Volume 302, Page 132 of the Harris County Map Records.

Purpose: To create 1 Lot and 1 Block.

Applicant: Matthew Sigmon, Texas Land Maps, 2205 San Felipe Street, Houston, TX 77019.

Owner: Steven and Natalia Zavyalova, 111 W. Olmos Drive, San Antonio, Texas 78212.

Legal Description: Being a 0.1282-acre tract of land located in the Ritson Morris Survey, Abstract No. 52, and being all of Lots 6 and 7, Block 2, of Edgewater Townhomes, a subdivision in Harris County, Texas, according to the map or plat thereof recorded in Volume 302, Page 132 of the Map Records of Harris County, Texas; and being all of that certain tract of land conveyed to Steven Belland and Natalia Zavyalova by deed recorded in Harris County Clerk's File No. RP-2024-154470, said 0.1282-acre tract.

Location: This property is located at 2102 Todville Road, Lots 6 and 7. It lies east of Todville Road, north of Muecke Road (9th Street), south of Hammer Street, and west of East Galveston Bay.

Board of Adjustment Action



On April 3, 2023, the Seabrook Board of Adjustments granted a variance to the Seabrook Code of Ordinances, Appendix A, “Comprehensive Zoning,” Article 3, “Establishment of Zoning Districts and Associated Regulations,” Section 3.03, “R-1 Single-Family Detached Residential District,” Subsection 3.03.04, “Area Regulations.” The variance specifically pertained to “Lot Size,” and “Lot Depth.” As a result of the variance, the minimum lot size requirement was reduced from 7,500 square feet to 5,586 square feet, and the minimum lot depth requirement was reduced from 90 feet to 73.5 feet.

Plat

[illegible]



Questions?



Agenda Briefing

Date of Meeting: May 22, 2025

Responsible Department: Community Development

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

Briefing Prepared By: Sean Landis

Strategic Focus Area:

General Information:

Consider and take all appropriate action on a request for the approval of the Final Plat of Bellco Estates, being a replat of Lots 6 and 7 of Edgewater Townhomes, as recorded in Volume 302, Page 132 of the Harris County Map Records.

Executive Summary / Background:

Purpose: To create 1 Lot and 1 Block.

Applicant: Matthew Sigmon, Texas Land Maps, 2205 San Felipe Street, Houston, TX 77019.

Owner: Steven and Natalia Zavyalova, 111 W. Olmos Drive, San Antonio, Texas 78212.

Legal Description: Being a 0.1282-acre tract of land located in the Ritson Morris Survey, Abstract No. 52, and being all of Lots 6 and 7, Block 2, of Edgewater Townhomes, a subdivision in Harris County, Texas, according to the map or plat thereof recorded in Volume 302, Page 132 of the Map Records of Harris County, Texas; and being all of that certain tract of land conveyed to Steven Belland and Natalia Zavyalova by deed recorded in Harris County Clerk's File No. RP-2024-154470, said 0.1282-acre tract.

Location: This property is located at 2102 Todville Road, Lots 6 and 7. It lies east of Todville Road, north of Muecke Road (9th Street), south of Hammer Street, and west of East Galveston Bay.

Funding / Fiscal Information:

Supporting Materials Attached:

1. Public Hearing Notice
2. Final Plat of Bellco Estates
3. Staff Presentation

Prior Action / Review by Council, Boards, Commissions:

Staff Recommendation:

Staff find the Final Plat of Bellco Estates to be compliant with the city's subdivision ordinance and all other relevant codes and ordinances. City staff recommends approval.

**PUBLIC HEARING NOTICE
SEABROOK PLANNING & ZONING COMMISSION
THURSDAY, MAY 22, 2025 – 6:00 P.M.**

NOTICE IS HEREBY GIVEN THAT THE PLANNING AND ZONING COMMISSION OF THE CITY OF SEABROOK WILL HOLD A PUBLIC HEARING ON **THURSDAY, MAY 22, 2025 AT 6:00 P.M.** IN SEABROOK CITY HALL, 1700 FIRST STREET, SEABROOK, TEXAS, COUNCIL CHAMBERS TO DISCUSS THE AGENDA ITEMS LISTED BELOW.

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

SPECIFIC PUBLIC HEARING

1. **Request for approval of the Final Plat of Belco Estates, being a replat of Lots 6 and 7 of Edgewater Townhomes, as recorded in Volume 302, Page 132 of the Harris County Map Records.**

Purpose: To create 1 Lots and 1 Block.

Applicant: Matthew Sigmon, Texas Land Maps, 2205 San Felipe Street, Houston, TX 77019.

Owner: Steven and Natalia Zavyalova, 111 W. Olmos Drive, San Antonio, Texas 78212.

Legal Description: Being a 0.1282-acre tract of land located in the Ritson Morris Survey, Abstract No. 52, and being all of Lots 6 and 7, Block 2, of Edgewater Townhomes, a subdivision in Harris County, Texas, according to the map or plat thereof recorded in Volume 302, Page 132 of the Map Records of Harris County, Texas; and being all of that certain tract of land conveyed to Steven Belland and Natalia Zavyalova by deed recorded in Harris County Clerk's File No. RP-2024-154470, said 0.1282-acre tract.

Location: This property is located at 2102 Todville Road, Lots 6 and 7. It lies east of Todville Road, north of Muecke Road (9th Street), south of Hammer Street, and west of East Galveston Bay.

CERTIFICATE

I certify that this notice was posted on the bulletin board at Seabrook City Hall on Wednesday, May 7, 2025 on or before 5:00 p.m. and that it will remain posted until after completion of the hearing.

/s/ Kiarra Bellow
Administrative Assistant

STATE OF TEXAS
COUNTY OF HARRIS

WE, STEVEN BELLAND AND NATALIA ZAVYALOVA, OWNERS OF THE PROPERTY SUBDIVIDED IN THE ABOVE AND FOREGOING MAP OF FINAL PLAT OF BELCO ESTATES, DO HEREBY MAKE SUBDIVISION OF SAID PROPERTY FOR AND ON BEHALF OF SAID STEVEN BELLAND AND NATALIA ZAVYALOVA ACCORDING TO THE LINES, STREETS, ALLEYS, PARKS, AND EASEMENTS HEREIN SHOWN, AND DESIGNATE SAID FINAL PLAT OF BELCO ESTATES AND DEDICATE TO PUBLIC USE, AS SUCH, THE STREETS, ALLEYS, PARKS, AND EASEMENTS SHOWN THEREON FOREVER EXCEPT WHERE NOTED ON THE MAP FOR PRIVATE STREET; AND DO HEREBY WAIVE ANY CLAIMS FOR DAMAGES OCCASIONED BY THE ESTABLISHING OF GRADES AS APPROVED FOR THE STREETS AND ALLEYS DEDICATED, OR OCCASIONED BY THE ALTERATION OF THE SURFACE OF ANY PORTION OF STREETS OR ALLEYS TO CONFIRM TO SUCH GRADES; AND DO HEREBY BIND MYSELF, MY SUCCESSORS AND ASSIGNS TO WARRANT AND FOREVER DEFEND THE TITLE OF LAND SO DEDICATED.

WE, DO HEREBY DEDICATE FOREVER TO THE PUBLIC A STRIP OF LAND 25 FEET WIDE ON EACH SIDE OF ANY AND ALL CULLEES, RAVINES, DRAWS, SLOUGHS, OR OTHER NATURAL DRAINAGE COURSES SHOWN LOCATED IN OR ADJACENT TO SAID SUBDIVISION AS EASEMENTS FOR DRAINAGE PURPOSES, GIVING THE CITY OF SEABROOK AND/OR ANY OTHER PUBLIC AGENCY THE RIGHT TO ENTER UPON SAID EASEMENT AT ANY AND ALL TIMES FOR THE PURPOSE OF CONSTRUCTING AND/OR MAINTAINING DRAINAGE WORK AND/OR STRUCTURES.

FURTHER, WE HEREBY RELEQUISH ALL RIGHTS OF ACCESS TO ALL MAJOR OR LARGER STREETS OR HIGHWAYS SHOWN HEREON EXCEPT BY WAY OF THE PLATTED STREETS SHOWN.

WE CERTIFY THAT THE PLAT OF THIS SUBDIVISION COMPLIES WITH ALL THE CITY OF SEABROOK'S ORDINANCES INCLUDING THE SUBDIVISION ORDINANCE AND COMPREHENSIVE ZONING ORDINANCE.

WITNESS OUR HAND IN THE CITY OF SEABROOK, TEXAS, THIS ____DAY OF _____, 2025.

BY: _____ BY: _____
STEVEN BELLAND NATALIA ZAVYALOVA

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED STEVEN BELLAND AND NATALIA ZAVYALOVA, KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS
____DAY OF _____, 2025

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: _____

We, b1BANK, owner and holder of a lien against the property described in the plat known as BELCO ESTATES, said lien being evidenced by instrument of record in the Clerks File Nos. 2024-154470 and 2024-154471 of the O.P.R.O.R.P. of Harris County, Texas, do hereby in all things subordinate our interest in said property to the purposes and effects of said plat and the dedications and restrictions shown herein to said subdivision plat and we hereby confirm that we are the present owner of said lien and have not assigned the same nor any part thereof.

By: _____
Signer, Title

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared Signer Name, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this
____day of _____, 2025

Notary Public in and for the State of Texas

My Commission expires: _____

THIS IS TO CERTIFY THAT THE PLANNING AND ZONING COMMISSION OF THE CITY OF SEABROOK, TEXAS ON MOTION MADE AND SECONDED AND ADOPTED, HAS APPROVED THIS PLAT AND SUBDIVISION OF FINAL PLAT OF BELCO ESTATES AS SHOWN HEREON, AND ORDERED SAID PLAT FILED ON RECORD IN THE OFFICE OF THE COUNTY CLERK OF HARRIS COUNTY, TEXAS THIS ____DAY OF _____, 2025.

RACHEL LEWIS
CITY SECRETARY

GARY T. RENOLA
CHAIRMAN, PLANNING AND ZONING COMMISSION

I, DIRECTOR OF PUBLIC WORKS AND CITY ENGINEER FOR THE CITY OF SEABROOK, DO HEREBY CERTIFY THAT THE PLAT OF THIS SUBDIVISION COMPLIES WITH THE CITY OF SEABROOK'S SUBDIVISION ORDINANCE AND COMPREHENSIVE ZONING ORDINANCE.

_____, DATE: _____
BRIAN CRAIG, P.E.
DIRECTOR OF PUBLIC WORKS
CITY ENGINEER

I, TENESHIA HUDSPETH, COUNTY CLERK OF HARRIS COUNTY, DO HEREBY CERTIFY THAT THE WITHIN INSTRUMENT WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR REGISTRATION IN MY OFFICE ON _____, 2025, AT _____O'CLOCK____M., AND DULY RECORDED ON _____, 2025, AT _____O'CLOCK____M., AND AT FILM CODE NUMBER _____ OF THE MAP RECORDS OF HARRIS COUNTY FOR SAID COUNTY.

WITNESS MY HAND AND SEAL OF OFFICE, AT HOUSTON, THE DAY AND DATE LAST ABOVE WRITTEN.

TENESHIA HUDSPETH
COUNTY CLERK
OF HARRIS COUNTY, TEXAS

BY: _____
DEPUTY

This is to certify that I, Andrew P. Titcomb, a Registered Professional Land surveyor of the state of Texas, have platted the above subdivision survey on actual survey on the ground; and that all block corners, angle points, and points of curve are properly marked with iron rods 5/8" dia. x 24" length, and that this plat correctly represents that survey made by me.



PRELIMINARY
ANDREW P. TITCOMB
Texas Registration No. 6951
TBPELS Firm No. 10194775

I also certify that the plat of this subdivision complies with the City of Seabrooks subdivision ordinance and comprehensive zoning ordinance at the time of submittal.

JULIE LYNN MATHOS
H.C.C.F. NO. RP-2020-482895

LOT 9
BLOCK 18

XIAOJING JIANG AND
KENNETH WADE JONES
H.C.C.F. NO. RP-2017-480780

LOT 10
BLOCK 18

MORISTOWN
(VOL. 1, PG. 34 H.C.M.R.)

ENCARNACION AUBREY
H.C.C.F. NO. RP-2020-572778

LOT 11
BLOCK 18

JENNIFER ROBIN GRANCHI AND
THOMAS STEPHEN GRANCHI
H.C.C.F. NO. RP-2021-574651

LOT 12
BLOCK 18

MUECKE ROAD
(50' PUBLIC R.O.W.)
(VOL. 1, PG. 34, H.C.M.R.)

JOSHUA D. PIVER AND
SAMUEL DEAN PIVER
H.C.C.F. NO. Z334386

LOT 7
BLOCK 19

LOT 8
BLOCK 19

MORISTOWN
(VOL. 1, PG. 34 H.C.M.R.)

JENNIFER ROBIN GRANCHI AND
THOMAS STEPHEN GRANCHI
H.C.C.F. NO. RP-2021-574651

LOT 9
BLOCK 19

LOT 10
BLOCK 19

J. PRICE BLALOCK
H.C.C.F. NO. T637162

MORISTOWN
(VOL. 1, PG. 34 H.C.M.R.)

LOT 4
BLOCK 9

LOT 9
BLOCK 9

QUEST TRUST COMPANY
H.C.C.F. NO. RP-2024-107232

LOT 12
BLOCK 3

ERIKA CAVAZOS AND
HECTOR RENE SALINAS

LOT 11
BLOCK 3

CARL H. HAGA AND
DONNA D. HAGA
H.C.C.F. NO. RP-2018-479057

LOT 10
BLOCK 3

JE 1513 HOLDINGS LLC
H.C.C.F. NO. RP-2022-437005

LOT 9
BLOCK 3

MARY SCHMIDT
H.C.C.F. NO. V080149

LOT 8
BLOCK 3

ROBERT D. HEVERLY
AND BEATRIZ M. HEVERLY
H.C.C.F. NO. N655527

LOT 6
BLOCK 8

LOT 7
BLOCK 8

MORISTOWN
(VOL. 1, PG. 34 H.C.M.R.)

LOT 5
BLOCK 8

ROBERT D. HEVERLY
AND BEATRIZ M. HEVERLY
H.C.C.F. NO. RP-2023-175338

LOT 8
BLOCK 8

VIRGINIA M. JETT
H.C.C.F. NO. RP-2018-547926

LOT 4
BLOCK 8

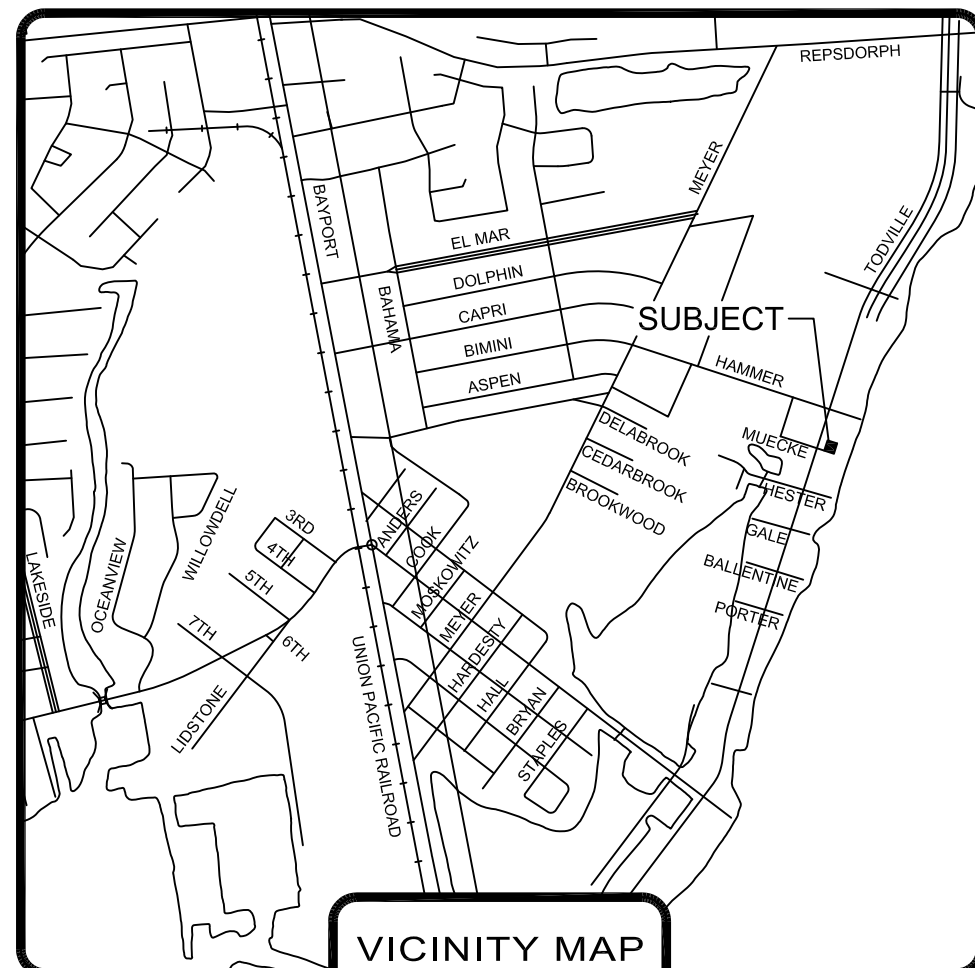
LOT 9
BLOCK 8

KELLY L. BEAN
H.C.C.F. NO. RP-2017-529250

LOT 3
BLOCK 8

LOT 10
BLOCK 8

20 10 0 20
GRAPHIC SCALE : 1" = 20'
LEGEND:
B.L. - BUILDING LINE
C.I.R. - CAPPED IRON ROD
(CM) - CONTROLLING MONUMENT
F.C. - FILM CODE
FND - FOUND
H.C.C.F. - HARRIS COUNTY CLERK'S FILE
H.C.M.R. - HARRIS COUNTY MAP RECORDS
I.P. - IRON PIPE
I.R. - IRON ROD
NO. - NUMBER
PG. - PAGE
VOL. - VOLUME



LEGAL DESCRIPTION:
0.1282 Acre (5,586 Square Feet)
Ritson Morris Survey, Abstract 52
Harris County, Texas

BEING A 0.1282 ACRE TRACT OF LAND LOCATED IN THE RITSON MORRIS SURVEY, ABSTRACT NO. 52, AND BEING ALL OF LOT 6 AND 7, BLOCK 2, OF EDGEWATER TOWNHOMES, A SUBDIVISION IN HARRIS COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 302, PAGE 132 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS, AND BEING ALL OF THAT CERTAIN TRACT OF LAND CONVEYED TO STEVEN BELLAND AND NATALIA ZAVYALOVA BY DEED RECORDED IN HARRIS COUNTY CLERKS FILE NO. RP-2024-154470, SAID 0.1282 ACRE BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING at the intersection of the South Right-Of-Way (R.O.W.) of a 28 foot wide Private Road and the East Right-Of-Way (R.O.W.) of Todville Road, said point being the Northwest corner of Lot 5 of said Edgewater Townhomes subdivision;

THENCE North 72°03'07" East, with the said South R.O.W. of 28 foot Private Road, a distance of 41.50 feet to a 5/8 inch iron rod set for the Northeast corner of said Lot 5 and the Northwest corner and POINT OF BEGINNING of the herein described tract of land;

THENCE North 72°03'07" East, continuing along said South R.O.W., a distance of 76.00 feet to a 5/8 inch iron rod set for the Northeast corner of said Lot 7, said point being the Northeast corner of the herein described tract of land;

THENCE South 17°56'53" West, along the West R.O.W. of a 28 foot wide Private Road and the East line of said Lot 7, a distance of 73.50 feet to a 5/8 inch iron rod set for the intersection of the North R.O.W. line of Muecke Road and the said West R.O.W. line of the 28 foot wide Private Road, said point being the Southeast corner of said Lot 7 and the herein described tract of land;

THENCE North 72°03'07" West, along said North R.O.W. of said Muecke Road, a distance of 76.00 feet to a 5/8 inch iron rod set for the Southeast corner of said Lot 5, said point being the Southwest corner of said Lot 6 and the herein described tract of land;

THENCE North 17°56'53" West, along the East line of said Lot 5, a distance of 73.50 feet, to the Northwest corner and POINT OF BEGINNING of the herein described tract of land, containing within these calls 0.1282 Acres or 5,586 square feet of land.

NOTES:

1. PER THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) NO. 48201C1085M, REVISED DATE 1/6/2017, THE SUBJECT PROPERTY IS LOCATED IN FLOOD ZONE "VE" (EL. 17).
2. THIS TRACT LIES ENTIRELY WITHIN THE THE CITY OF SEABROOK, TEXAS AND IS CURRENTLY ZONED "R-1" RESIDENTIAL-SINGLE FAMILY DETACHED.
3. THIS IS SUBJECT TO THE CITY OF SEABROOK'S COMPREHENSIVE ZONING ORDINANCE, IF THE COMPREHENSIVE ZONING ORDINANCE IS SUBSEQUENTLY AMENDED, AND BY AMENDMENT CONFLICTS WITH THE FILED PLAT, THE MORE STRINGENT CONDITIONS SHALL APPLY.
4. THE PROPERTY LIES WITHIN THE LIMITS OF CLEAR CREEK INDEPENDENT SCHOOL DISTRICT.
5. THE BEARINGS SHOWN HEREON ARE GRID BEARINGS BASED ON THE TEXAS SOUTH CENTRAL ZONE NO. 4204 STATE PLANE GRID COORDINATES (NAD83).
6. THE COORDINATES SHOWN HEREON ARE TEXAS SOUTH CENTRAL ZONE NO. 4204 STATE PLANE GRID COORDINATES (NAD83) AND MAY BE BROUGHT TO SURFACE BY APPLYING THE FOLLOWING COMBINED SCALE FACTOR OF 0.999872788844.
7. UTILITY EASEMENTS SHALL BE KEPT CLEAR OF BUILDINGS, POOLS, AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF THE UTILITIES.
8. ON APRIL 3, 2023, THE SEABROOK BOARD OF ADJUSTMENTS GRANTED A VARIANCE TO THE SEABROOK CODE OF ORDINANCES, APPENDIX A "COMPREHENSIVE ZONING" ARTICLE 3 "ESTABLISHMENT OF ZONING DISTRICTS AND ASSOCIATED REGULATIONS" SECTION 3.03 "R-1 SINGLE-FAMILY DETACHED RESIDENTIAL DISTRICT" SUBSECTION 3.03.04 "AREA REGULATIONS" THE VARIANCE SPECIFICALLY PERTAINED TO "LOT SIZE" AND "LOT DEPTH" AS A RESULT OF THE VARIANCE, THE MINIMUM LOT SIZE REQUIREMENT WAS REDUCED FROM 7,500 SQUARE FEET TO 5,586 SQUARE FEET, AND THE MINIMUM LOT DEPTH REQUIREMENT WAS REDUCED FROM 90 FEET TO 73.5 FEET.

FINAL PLAT OF BELLCO ESTATES

A 0.1282 ACRE SUBDIVISION LOCATED IN THE RITSON MORRIS SURVEY, ABSTRACT NO. 52, BEING A REPLAT OF LOTS 6 AND 7 OF EDGEWATER TOWNHOMES, AS RECORDED IN VOLUME 302, PAGE 132 OF THE HARRIS COUNTY MAP RECORDS, IN THE CITY OF SEABROOK, HARRIS COUNTY, TEXAS

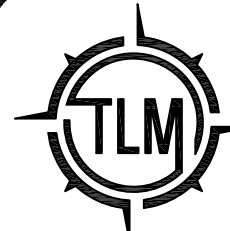
1 LOT, 1 BLOCK

APRIL, 2025

THE PURPOSE OF THIS REPLAT IS TO
CREATE 1 LOT AND 1 BLOCK

OWNER:
STEVEN BELLAND
NATALIA ZAVYALOVA

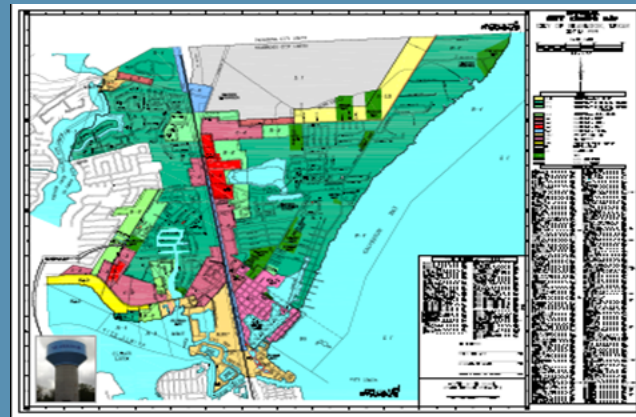
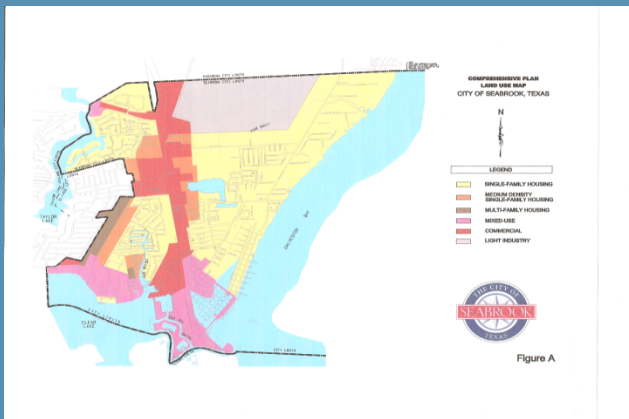
SURVEYOR:
TC SURVEY & MAPPING
9711 MASON ROAD, SUITE 125
RICHMOND, TEXAS 77407
(832) 600-2510
TBPELS FIRM NO. 10194775



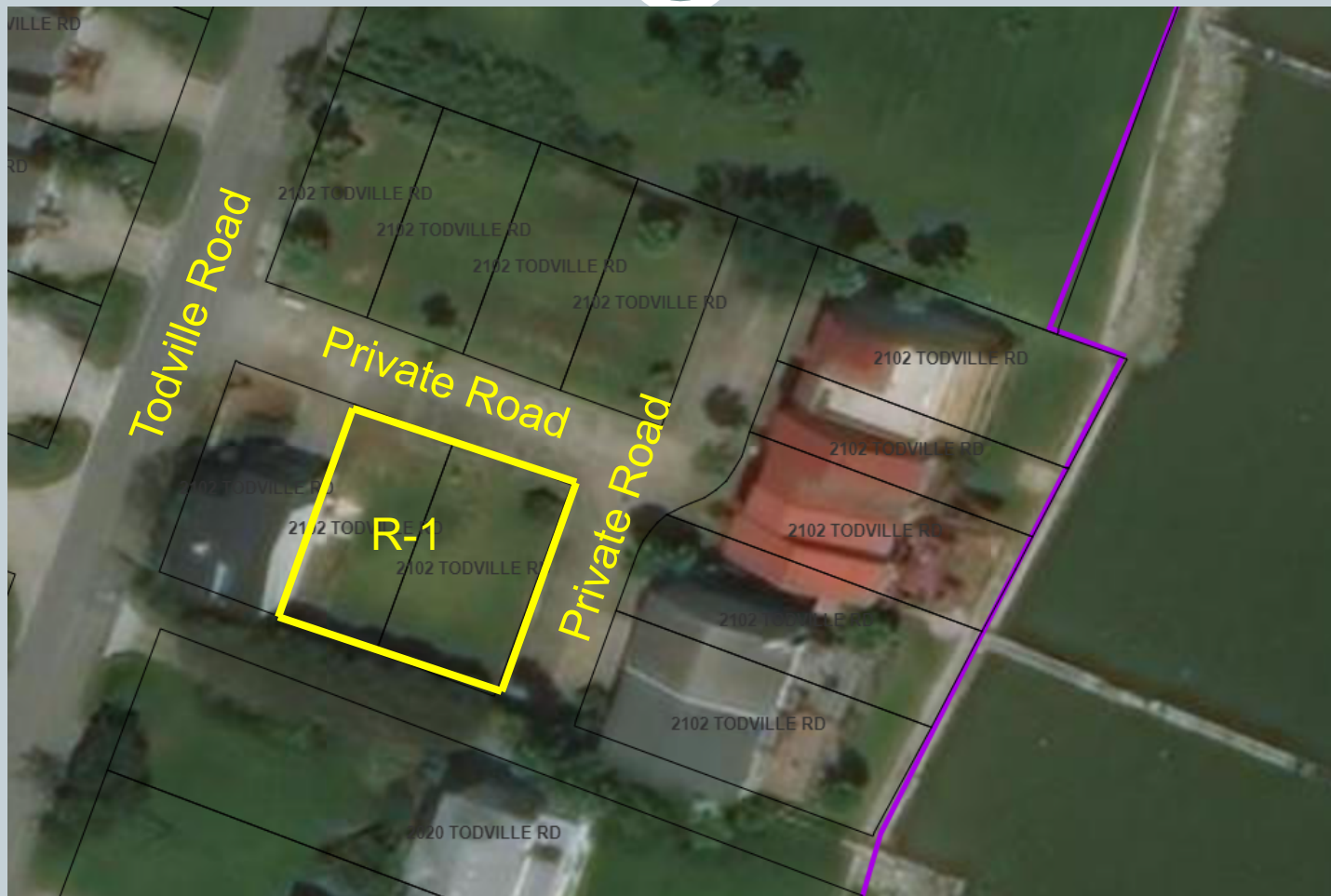
TEXAS LAND MAPS
2205 San Felipe Street
Houston, Texas 77019
Office: 281-645-6600
Cell: 713-298-9987
www.TexasLandMaps.com

City of Seabrook Planning and Zoning Commission

May 22, 2025



Location



Request



Request for approval of the Final Plat of Belco Estates, being a replat of Lots 6 and 7 of Edgewater Townhomes, as recorded in Volume 302, Page 132 of the Harris County Map Records.

Purpose: To create 1 Lot and 1 Block.

Applicant: Matthew Sigmon, Texas Land Maps, 2205 San Felipe Street, Houston, TX 77019.

Owner: Steven and Natalia Zavyalova, 111 W. Olmos Drive, San Antonio, Texas 78212.

Legal Description: Being a 0.1282-acre tract of land located in the Ritson Morris Survey, Abstract No. 52, and being all of Lots 6 and 7, Block 2, of Edgewater Townhomes, a subdivision in Harris County, Texas, according to the map or plat thereof recorded in Volume 302, Page 132 of the Map Records of Harris County, Texas; and being all of that certain tract of land conveyed to Steven Belland and Natalia Zavyalova by deed recorded in Harris County Clerk's File No. RP-2024-154470, said 0.1282-acre tract.

Location: This property is located at 2102 Todville Road, Lots 6 and 7. It lies east of Todville Road, north of Muecke Road (9th Street), south of Hammer Street, and west of East Galveston Bay.

Board of Adjustment Action



On April 3, 2023, the Seabrook Board of Adjustments granted a variance to the Seabrook Code of Ordinances, Appendix A, “Comprehensive Zoning,” Article 3, “Establishment of Zoning Districts and Associated Regulations,” Section 3.03, “R-1 Single-Family Detached Residential District,” Subsection 3.03.04, “Area Regulations.” The variance specifically pertained to “Lot Size,” and “Lot Depth.” As a result of the variance, the minimum lot size requirement was reduced from 7,500 square feet to 5,586 square feet, and the minimum lot depth requirement was reduced from 90 feet to 73.5 feet.

Plat

[illegible]



Questions?



Agenda Briefing

Date of Meeting: May 22, 2025

Responsible Department: Community Development

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

Briefing Prepared By: Sean Landis

Strategic Focus Area:

General Information:

Consider and take all appropriate action on a request to amend the Code of Ordinances of the City of Seabrook by revising Appendix A, “Comprehensive Zoning,” Article 2, “Administration,” Section 2.03.5, “Prohibited Uses,” to create a special exception allowing shipping/storage containers to be used in the construction of an above-ground or below-ground swimming pool.

Executive Summary / Background:

Alex Grous, the owner of the property located at 3010 Todville Road, has requested a modification to Section 2.03.5, “Prohibited Uses,” to allow a special exception permitting the use of shipping/storage containers in the construction of an above-ground or below-ground swimming pool. Mr. Grous will be in attendance at the Planning and Zoning Commission meeting scheduled for May 22, 2025, to present his request. His presentation will include examples demonstrating how industrial shipping/storage containers can be utilized in the construction of swimming pools.

If this item is recommended for approval by the Planning and Zoning Commission and subsequently approved by the City Council, Mr. Grous intends to proceed with the construction of a new swimming pool using this method.

Funding / Fiscal Information:

Supporting Materials Attached:

1. Requestor's Presentation

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.

Shipping Container Ordinance Discussion

Design concept: Shipping Container Pool

Alex Grous



Background

- Seabrook currently has a “no shipping container” ordinance in effect
- Dates back to 1998
- Emphasis on port/industrial use for shipping container storage
- Multiple new uses for shipping containers have been developed
 - Pools
 - Tiny homes
 - Shops



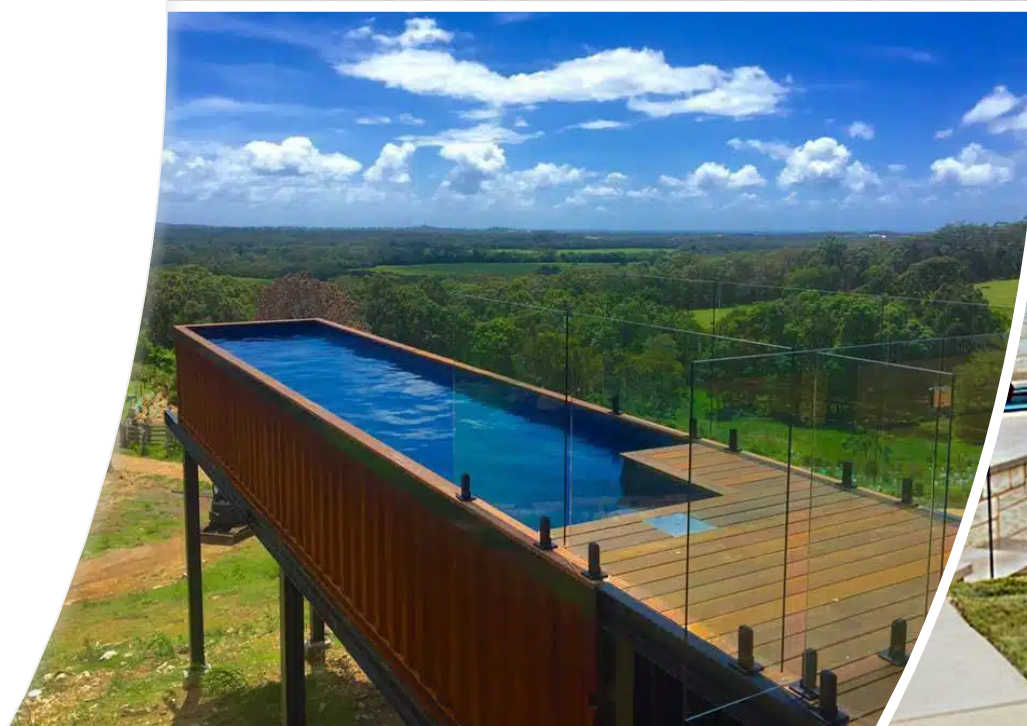
Scope

Initial inquiry to install an above ground shipping container pool

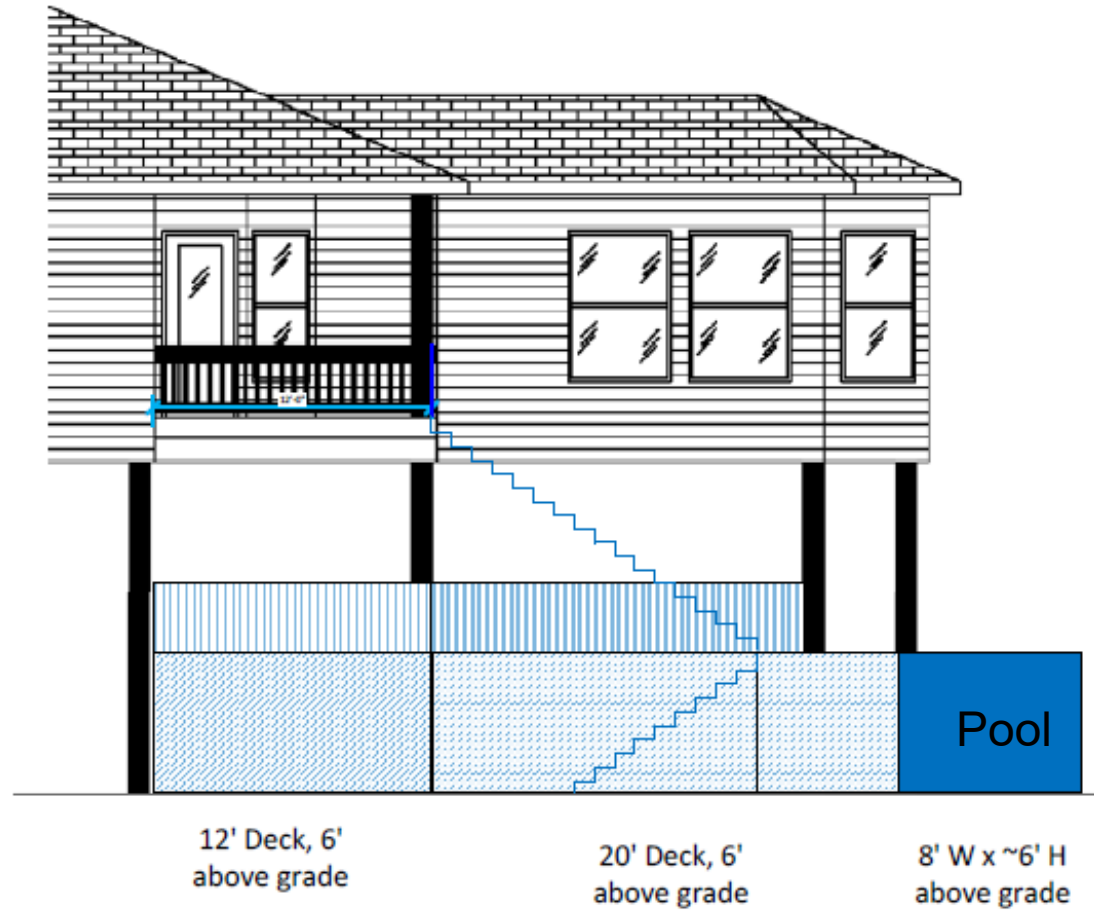
- Several manufacturers in TX
 - Ecopool (Austin)
- Involves taking an end-of-life shipping container
- Cutting walls to height
- Reinforcing the new top and ends
- Plumb and line the pool
- Customized finish and fit
- Drop in place, in ground/on ground

Versatile Design

- Multiple options
 - Above/below ground
 - Wall finish
 - Window
 - Length/width



Concept at 3010 Todville





SEABROOK PLANNING & ZONING COMMISSION
MEETING

Chairman Gary Renola called the Seabrook Planning and Zoning Commission to order at 6:00 p.m. in the Council Chambers in Seabrook City Hall. Present were Gary Renola, Scott Reynolds, Rhonda Thompson, Edward Klein, Jared Justus, Guy Rodgers, Byron Hanssen as well as the Director of Community Development Sean Landis and Administrative Assistant Kiarra Bellow.

1. PUBLIC COMMENTS AND ANNOUNCEMENTS

There were no citizen comments.

2. NEW BUSINESS

- 2.1 Consider and take appropriate action on a request to amend the Seabrook Code of Ordinances by establishing regulations for impervious paving methods, and by modifying existing landscape requirements and the maximum allowable lot coverage of impervious materials in the front yard of residential properties.**

Sean Landis gave a presentation on impervious paving methods and options for modifying the existing landscape requirements and maximum allowable lot coverage of impervious materials in the front yard of residential properties.

Commission member Guy Rodgers was excused from the meeting at 6:48 PM.

No actions were taken. The commission agreed to leave the existing landscaping ordinance as is and leave the City Engineer to address any concerns regarding watershed as they may arise. The commission also agreed to table the impervious paving methods discussion for a later date.

3. ROUTINE BUSINESS

- 3.1 Approve minutes from the March 20, 2025, regular P&Z meeting.**

Motion:	To Approve
Made By:	None
Seconded By:	None
Vote:	unanimously by all present

- 3.2 Report from the Director of Planning and Community Development on the status of a list of actions taken by Planning & Zoning and sent to City Council for its action or review.**

No items to update on.

- 3.3 Establish future agenda items and meeting dates.**

Next regular scheduled meeting is May 15, 2025.

Motion:	To Adjourn
Made By:	P&Z Member Reynolds
Seconded By:	P&Z Member Klein
Vote:	Passed unanimously by all present

The meeting was adjourned at 7:16 PM.

APPROVED:

Chair

DATE:

ATTEST:

Kiarra Bellow
Administrative Assistant

**City of Seabrook
P&Z Meeting
April 24, 2025**

- **Impervious Material**
- **Permeable Materials**
- **Residential Landscaping Requirements**



Summary from Last Months Meeting:

- ❑ Considered implementing a maximum # of driveway cuts.
 - ❑ **Findings:** The Commission agreed by consensus not to pursue this topic at the current time.
- ❑ Considered establishing minimum and maximum allowable driveway widths for single-family residential properties to prevent driveways from occupying the entire front yard area.
 - ❑ **Findings:** The Commission agreed by consensus that establishing minimum and maximum driveway widths was not the most effective method for regulating lot coverage within the front yard of residential properties.
- ❑ Considered potential amendments to the landscaping ordinance to regulate the maximum extent of impervious surface coverage on residential lots.
 - ❑ **Findings:** The Commission directed staff to further investigate this option to help limit the percentage of impervious material located within the front yard of residential properties.
- ❑ Considered the use of permeable pavement materials as an approved construction method for residential and commercial driveways and parking areas.
 - ❑ **Findings:** The Commission directed staff to continue its research on this topic.

Comparison

Before



After



Landscape Ordinance

7.01.04 Single-Family Residential Landscape Regulations

Applicability

This section shall apply to residential districts R-LD, R-1, and R-2.

1. Front Yard Landscaping Requirements

a. Purpose

Landscaping shall be selected and placed in the front yards of residences to soften the effect of the built environment. An arrangement of vegetation such as trees, bushes, and grass, together with other suitable materials such as flowering plants, ground cover, mulch, etc., arranged in a complementary fashion, is desired.

b. Percent of Vegetative Cover

The following percentages of the front yard shall be landscaped with vegetative cover other than turf grass. For the purposes of this requirement, front yard means the area between the house and the front property line.

1. Single-family detached: at least 15 percent vegetative cover.
2. Duplex or townhouse: at least 30 percent vegetative cover.

Landscape Ordinance

c. Required Materials

The front yard shall be landscaped with the following materials.

1. Single-family detached: at least ten shrubs of at least two different species, and one minimum two (2) inch caliper tree.
2. Duplex or townhouse: at least six shrubs and one minimum two (2) inch caliper tree.

Corner Lots:

Front yard landscaping in corner lots shall wrap around the side for a minimum of 10 feet from the street-facing building corner in single-family detached developments, and seven feet in single-family attached developments. At least three shrubs shall be included in this area.

d. Sidewalk Zone

A continuous sidewalk at least four feet in width shall be provided on both sides of the street at least three feet distant from and generally parallel to the back of the curb. Meandering sidewalks are encouraged.

R-1 Single-Family Detached Residential District

Standard R-1 Lot

Min Lot Size 65'x 116' = 7540 sq.ft.

Typical Front Yard:

25' x 65' = 1625 sq.ft.

Typical Driveway Width 25'

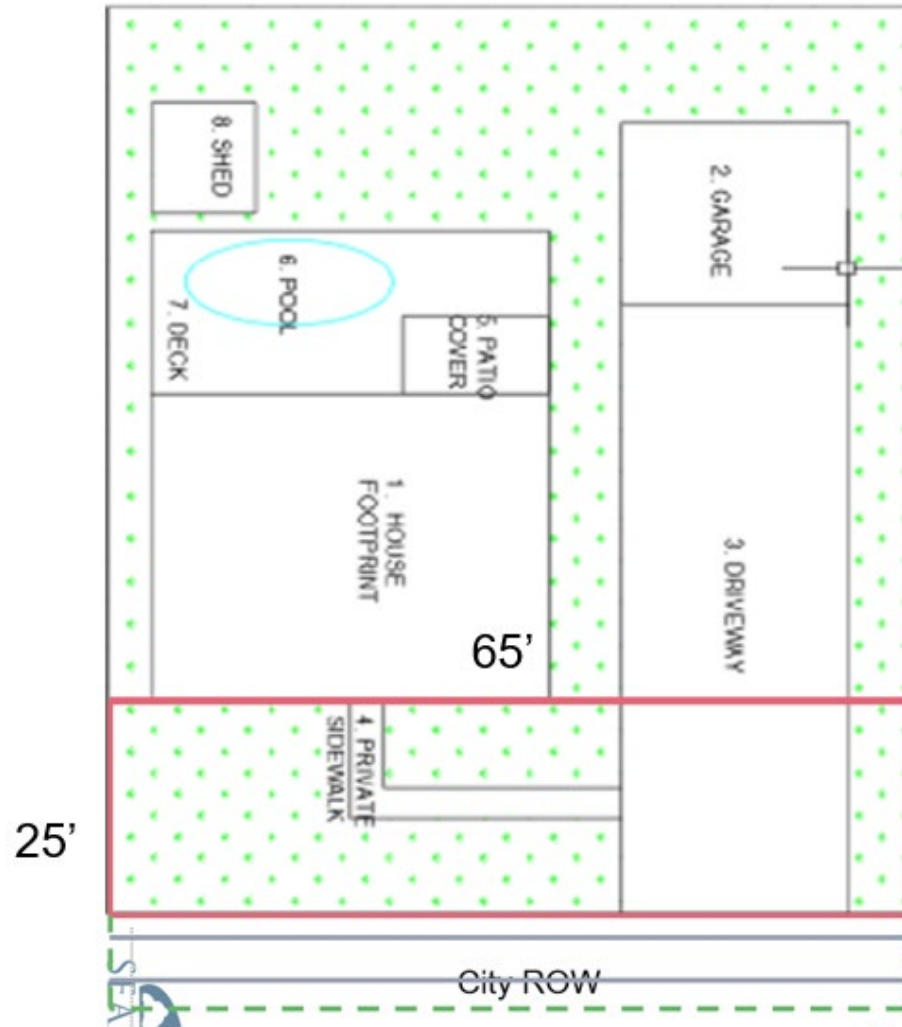
25' x 25' = 625 sq.ft.

38.39% Front Yard Coverage

15% Vegetative Coverage Required

Question:

What should be the minimum % of
Landscaping within the Front Yard?







R-2 Single-Family Detached Residential District (Small Lots)

Standard R-2 Lot

Min Lot Size 50'x 120' = 6000 sq.ft.

Typical Front Yard:

25' x 50' = 1250 sq.ft.

Typical Driveway Width 25'

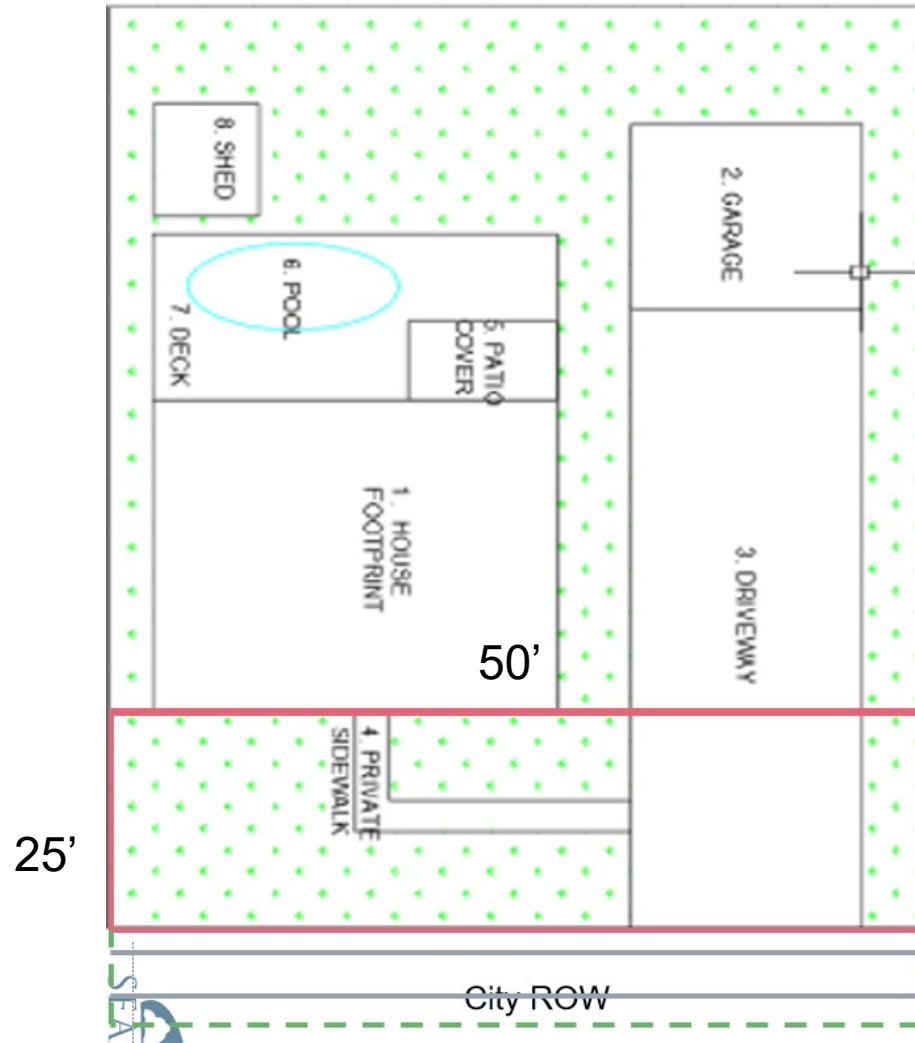
25' x 25' = 625 sq.ft.

50% Front Yard Coverage

15% Vegetative Coverage Required

Question:

What should be the minimum % of
Landscaping within the Front Yard?







Residential Development Along Todville Road











© 2025 Google

Google Earth

What to do next?

- ☐ Should we establish defined landscaping regulations for individual areas of town to address front yard vegetative coverage?
- ☐ Should the city rely on HOA regulations to manage front yard vegetative coverage?
- ☐ Should the city continue enforcing the current regulation without changes?

Additional Ideas?

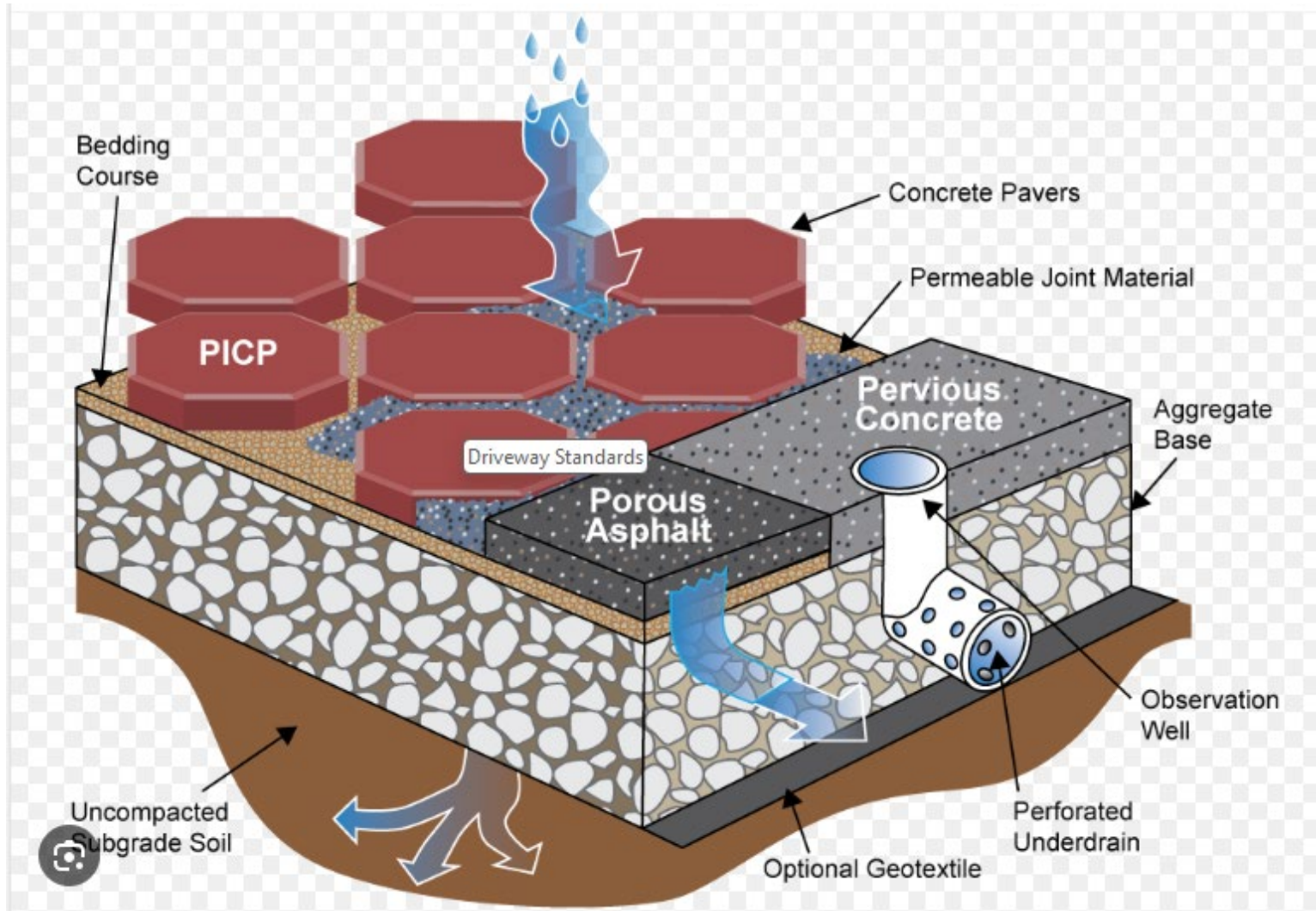
Permeable Paving

5.01.08. Parking area standards:

- A. Surface and drainage: All parking spaces residential or non-residential, aisles and maneuvering areas shall be constructed of an all-weather surface composed of concrete, asphalt, brick or paving stone. Such paving shall meet the minimum construction standards contained in the Seabrook Building Code. Such all-weather surface shall be provided for all parking spaces, whether enclosed or unenclosed, and shall be connected by an all-weather surface driveway to a street or alley. Rock, gravel and dirt parking surfaces are prohibited.

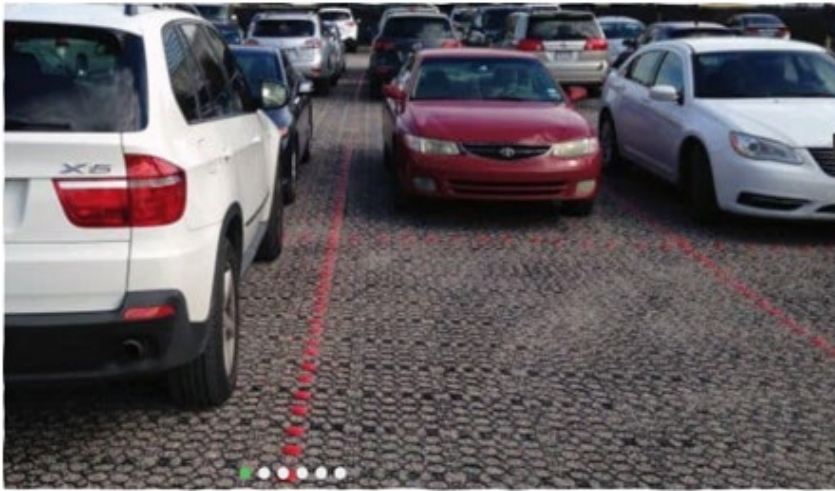
Exception: Commercial-use parking lots within the (OS) Old Seabrook zoning district may be constructed with a parking surface material composed of crushed decomposed granite.

Permeable Parking Surfaces

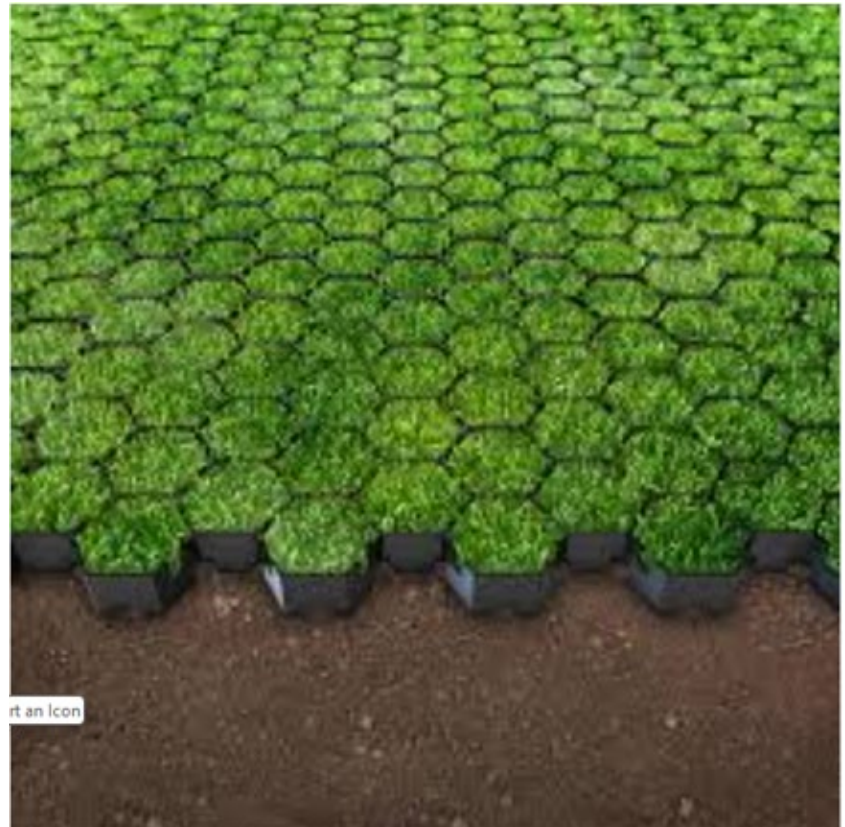


Discussion

GEO Cell Gravel



GEO Cell Grass



Geo Cell Gravel or Granite Systems









Permeable Grass Paver System

Permeable Grass Paver System





Downside of this System



Question:

- ☐ Do you recommend the allowance to construct a driveway or parking lot using an aggregate system?
- ☐ Do you recommend the allowance to construct a driveway or parking lot using a grass system?
- ☐ If so, what restrictions should apply?

PLANNING & ZONING COMMISSION
ITEMS SENT TO COUNCIL
2025

DATE SENT	DESCRIPTION	STATUS
1/30/2025	World Class Freezer Faciliy PUD Amendment	Approved



PLANNING & ZONING COMMISSION 2025 Meeting Schedule

SCHEDULED MEETING DATE	ALTERNATE DATE
JANUARY 16, 2025	January 2, 2025
FEBRUARY 20, 2025	February 6, 2025
MARCH 20, 2025	March 6, 2025
APRIL 17, 2025	April 3, 2025
MAY 15, 2025	May 1, 2025
JUNE 19, 2025	June 5, 2025
JULY 17, 2025	July 3, 2025
AUGUST 21, 2025	August 7, 2025
SEPTEMBER 18, 2025	September 4, 2025
OCTOBER 16, 2025	October 2, 2025
NOVEMBER 20, 2025	November 6, 2025
DECEMBER 18, 2025	December 4, 2025

All regularly scheduled Planning & Zoning Commission meetings begin at 6:00 PM
at Seabrook City Hall, 1700 First St., in the Council Chambers.