



**SEABROOK PLANNING & ZONING COMMISSION
NOTICE OF MEETING
THURSDAY, JUNE 19, 2025 - 6:00 PM**

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NOTICE IS HEREBY GIVEN THAT THE SEABROOK PLANNING AND ZONING COMMISSION WILL MEET ON **THURSDAY, JUNE 19, 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. NEW BUSINESS

2.1 Consider and take all appropriate action to establish development standards for the construction of swimming pools utilizing shipping /storage containers as primary structural materials. *Sean Landis, Deputy City Manager | Planning and Zoning Director*

3. ROUTINE BUSINESS

3.1 Approve minutes from the May 22, 2025, regular P&Z meeting.

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.

3.3 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, June 13, 2025 no later than 6:00 p.m. and that this notice will remain posted until the meeting has ended.

Kiarra Bellow,
Administrative Assistant



SEABROOK PLANNING & ZONING COMMISSION
MEETING

Chairman 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

The following citizens gave public comments:

Name	Address	Item	Subject Matter
Gary Johnson	2300 Repsdorph #31101	Item 3.2	Concerned about design criteria, overall impact, and safety.

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.

The public hearing opened at 6:10 PM.

The following citizens gave public comments:

Donna Haga	2102 Todville Rd, Unit #10	Concerned about overbuilding of homes and potential increase in taxes. Never received the letter of support.
Hector Salinas	2102 Todville Rd, Unit #11	Concerned about the potential increase of property taxes. Never received the letter of support.
Mary Ann Shmidt	2102 Todville Rd, Unity # 8	Against any relaxing of setback requirements to allow for a larger footprint.

The public hearing was closed at 6:19 PM.

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.

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

- 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.**

Presentation by Alex Grous of 3010 Todville Rd. (See Exhibit A)

A motion was made to authorize staff to take further action and bring the revision request back to the commission for further consideration.

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

4. ROUTINE BUSINESS

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

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

- 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.**

No items to report on at this time.

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

The next regularly scheduled meeting is June 19, 2025.

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

The commission adjourned at 6:50 PM.

APPROVED: _____
Chair

DATE: _____

ATTEST: _____

Kiarra Bellow
Administrative Assistant

PLANNING & ZONING COMMISSION
ITEMS SENT TO COUNCIL
2025

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

FUTURE AGENDA DATES/ ITEMS

THURSDAY, JULY 17, 2025– P&Z regular meeting at 6:00 p.m.

- Final Plat- Bayport Logistics Center Phase III