



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.

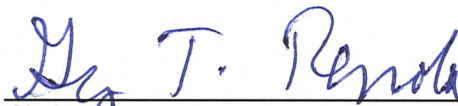
- 4.3 Establish future agenda items and meeting dates.

The next regularly scheduled meeting is June 19, 2025.

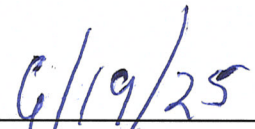
Motion:	To Adjourn
Made By:	P&Z Member Thompson
Seconded By:	P&Z Member Klein
Vote:	Passed unanimously by all present

The commission adjourned at 6:50 PM.

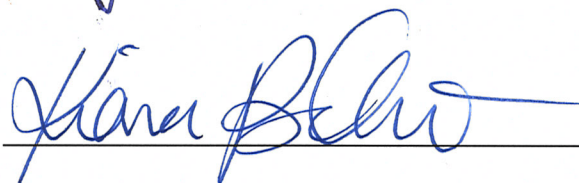
APPROVED:


Chair

DATE:



ATTEST:



Kiarra Bellow
Administrative Assistant

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



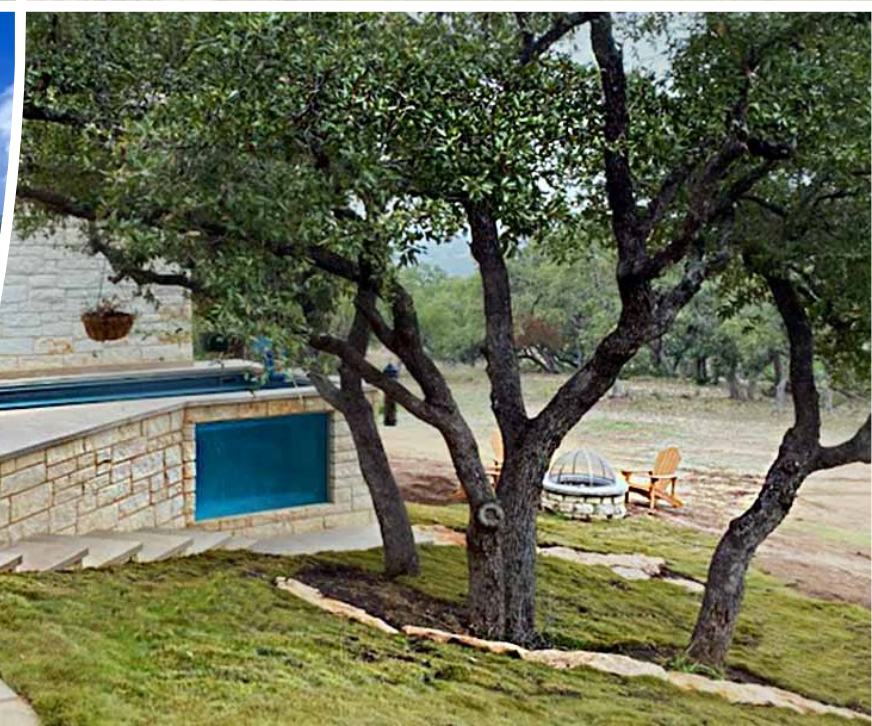
Scope

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

