



**SEABROOK PLANNING & ZONING COMMISSION
NOTICE OF MEETING
THURSDAY, AUGUST 21, 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, AUGUST 21, 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 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.

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. SPECIFIC PUBLIC HEARING

2.1 Conduct a public hearing to consider a request to amend the Seabrook Code of Ordinances, Appendix A, "Comprehensive Zoning," Article 2, "Administration," Section 2.03.5, "Prohibited Uses," to modify the ordinance adoption process by reducing the required number of readings and to create a special exception permitting the use of shipping/storage containers in the construction of above-ground and below-ground swimming pools. *Sean Landis, Deputy City Manager | Planning and Zoning Director*

2.2 Conduct a public hearing to consider a request to amend the Seabrook Code of Ordinances, Chapter 18, Division 9, "Swimming Pools," to adopt the 2021 Edition of the International Swimming Pool and Spa Code and to create an amendment allowing an alternative construction method using shipping/storage containers for above-

ground and below-ground swimming pools, including all related regulations and amendments. *Sean Landis, Deputy City Manager | Planning and Zoning Director*

3. NEW BUSINESS

3.1 Consider and take all appropriate action on a request to amend the Seabrook Code of Ordinances, Appendix A, "Comprehensive Zoning," Article 2, "Administration," Section 2.03.5, "Prohibited Uses," to modify the ordinance adoption process by reducing the required number of readings and to create a special exception permitting the use of shipping/storage containers in the construction of above-ground and below-ground swimming pools. *Sean Landis, Deputy City Manager | Planning and Zoning Director*

3.2 Consider and take all appropriate action on a request to amend the Seabrook Code of Ordinances, Chapter 18, Division 9, "Swimming Pools," to adopt the 2021 Edition of the International Swimming Pool and Spa Code and to create an amendment allowing an alternative construction method using shipping/storage containers for above-ground and below-ground swimming pools, including all related regulations and amendments. *Sean Landis, Deputy City Manager | Planning and Zoning Director*

4. ROUTINE BUSINESS

4.1 Approve minutes from the July 17, 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, August 15, 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
PLANNING & ZONING COMMISSION
THURSDAY, AUGUST 21, 2025 – 6:00 P.M.**

NOTICE IS HEREBY GIVEN THAT THE PLANNING AND ZONING COMMISSION OF THE CITY OF SEABROOK WILL HOLD THE FOLLOWING PUBLIC HEARINGS ON **THURSDAY, AUGUST 21, 2025, AT 6:00 P.M.** IN SEABROOK CITY HALL, 1700 FIRST STREET, SEABROOK, TEXAS, TO DISCUSS THE AGENDA ITEMS LISTED BELOW.

THESE HEARINGS ARE OPEN TO THE PUBLIC AND EVERYONE ATTENDING WILL HAVE THE OPPORTUNITY TO SPEAK FOR OR AGAINST THESE REQUESTS 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 HEARINGS

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2. Conduct a public hearing to consider a request to amend the Seabrook Code of Ordinances, Chapter 18, Division 9, “Swimming Pools,” to adopt the 2021 Edition of the International Swimming Pool and Spa Code and to create an amendment allowing an alternative construction method using shipping/storage containers for above-ground and below-ground swimming pools, including all related regulations and amendments.

CERTIFICATE

I certify that this notice was posted on the bulletin board at Seabrook City Hall on Wednesday, July 30, 2025, on or before 5:00 p.m. and that it will remain posted until after the completion of the hearing.

/s/ Kiarra Bellow
Administrative Assistant

Sec. 2.03.5. - Prohibited uses.

The comprehensive zoning ordinance has been written to include a list of permitted uses within the city. Uses not listed in the comprehensive land use regulation matrix are not permitted anywhere within the City of Seabrook. Any applicant wishing to add a use shall follow the proper zoning change procedures listed elsewhere in this chapter under "new and unlisted uses," including the passage of an amending ordinance after proper notification to the public and ~~[three]~~ **two** readings of the amending ordinance.

From time to time, amendments may be made to the comprehensive zoning ordinance to specifically preclude a use from being added as a "new and unlisted use." This may be done when establishment of the use may pose a threat to health, safety and welfare of the community and/or the establishment of that use may be in direct violation of other city ordinances such as the noise ordinance. The addition of a specifically prohibited use may also be included in this section to clarify to the public that such a use was considered and rejected by the community. A listing of specifically prohibited uses will inform potential applicants that the absence of such uses in the matrix was not due to oversight on the part of the planning and zoning commission or the city council.

Uses specifically prohibited within the city limits and which shall not be added according to the procedures listed in section 2.07, "New and unlisted land uses," are as follows:

1. Rail tracks, lines, spurs, yards, storage and marshaling areas and all other associated rail uses are prohibited within all zoning districts in the City of Seabrook.
2. Shipping/storage containers whether used for outside storage, as an inhabited structure or for any other purpose.

3. Exception: Shipping/storage containers may be permitted exclusively for conversion into above-ground or below-ground swimming pools or spas, provided they comply with all applicable construction codes as prescribed by Division 9 (Swimming Pools), safety regulations, and permitting requirements. Use of containers under this exception shall not include any form of habitation or storage unrelated to the swimming pool or spa function. All such uses shall be reviewed and approved by the city's building official prior to installation or construction. All required permits shall be obtained prior to commencing any work.

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2. Conduct a public hearing to consider a request to amend the Seabrook Code of Ordinances, Chapter 18, Division 9, “Swimming Pools,” to adopt the 2021 Edition of the International Swimming Pool and Spa Code and to create an amendment allowing an alternative construction method using shipping/storage containers for above-ground and below-ground swimming pools, including all related regulations and amendments.

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/s/ Kiarra Bellow
Administrative Assistant

DIVISION 9. - SWIMMING POOLS

Sec. 18-356. - Swimming pool code—Adopted.

The International ~~[Residential Code]~~ **Swimming Pool and Spa Code (ISPSC)**, 2021 edition, ~~[Appendix G,]~~ is adopted as the swimming pool code of the city. Copies of the code adopted in this section shall be retained on file in the office of the city building official, with the enumerated exceptions and/or deletions.

Sec. 18-357. - Same—Amendments.

The swimming pool code adopted by reference in section 18-356 shall be amended as follows:

- (1) Section 101.1, Insert: City of Seabrook.
- (2) Section 103.1, Insert: Building Department.
- (3) Section 108 Fees: Delete.
- (4) Section 111 Means of Appeals, 112 Board of Appeals, and 113 Violations: Delete.

(5) Swimming pools and spas shall not occupy a required front or corner side yard or project beyond the front building line of the principal structure on the site. The water's edge of a swimming pool or spa shall be set back a minimum of five feet from side and rear property lines. No swimming pool or spa may be constructed within any utility or drainage easement.

~~[(5)]~~ **(6)** Any private pool or spa located within the city shall not remain in a condition so as to create a public health or safety hazard or a nuisance to the general public. Anytime a private pool or spa contains any amount of water, the owner or occupant of the premises shall:

- (a) Maintain water clarity so that all parts of the bottom can be seen.
- (b) Maintain the pool or spa in such a manner so that the water in the pool does not become unwholesome. Unwholesome water means any condition that exists in water and is characterized by bacterial growth, algae, insect infestation, and the remains of litter, trash, debris, garbage, refuse, rubbish, or any other foreign matter which, because of its nature or location, constitutes an unhealthy, unsafe or unsightly condition.
- (c) Maintain proper fencing as required under this code.
- (d) Secure and lock all access gates to any pool located on unoccupied property.

~~[(6)]~~ **(7)** It shall be unlawful and declared a nuisance for any person owning, claiming, occupying or having supervision or control of any real property, occupied or unoccupied, that contains a private pool or spa on said real property to permit or allow a condition to exist that is not in compliance with the conditions set forth in subsection ~~[(5)]~~ **(6)**.

(8) Shipping and Storage Container Swimming Pools and Spas

(a) General Allowance: Above-ground and below-ground swimming pools and spas constructed from shipping or storage containers are permitted, subject to the following provisions.

(b) Alternative Method of Construction: Shipping and storage container swimming pools and spas shall be considered an alternative method of construction and shall comply with the provisions of the International Swimming Pool and Spa Code (ISPSC), 2021 edition.

(c) Engineering and Design Requirements: All elements of the construction shall be designed and sealed by a professional engineer licensed in the State of Texas. The engineering submittal shall include, but is not limited to, the following components:

1. **Structural Design – Reinforcement,** supports, and load calculations to ensure safety, durability, and prevention of flotation or shifting in a design flood or hurricane event.
2. **Waterproofing Systems – Interior lining or coatings** to maintain water containment and prevent leakage.
3. **Corrosion Protection – Materials and methods** for preventing rust and degradation of metal surfaces.
4. **Plumbing Systems – Design and routing** of all water supply, drainage, gas and circulation lines, shall comply with the provisions of the International Plumbing Code, 2021 edition, as amended and the International Fuel Gas Code, 2021 edition, as amended.
5. **Electrical Systems – All electrical components,** including bonding, grounding, and lighting, shall comply with the provisions of the NFPA 70, National Electrical Code, 2020 edition, as amended.
6. **Mechanical Systems – Including pumps, heaters, and filtration systems,** as required by the provisions of the International Mechanical Code, 2021 edition, as amended.

All construction drawings and documents shall be submitted with the required permit applications and shall bear the seal and signature of the licensed engineer.

(d) Height and Depth Requirements:

1. Above-Ground Shipping/Storage Container Pools

- **Maximum Height (from finished grade):** 54 inches

(e) Additional Compliance: All installations shall comply with the International Building Code, 2021 edition, as amended, and adopted zoning codes.

Sec. 2.03.5. - Prohibited uses.

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- (d) Secure and lock all access gates to any pool located on unoccupied property.

~~[(6)]~~ **(7)** It shall be unlawful and declared a nuisance for any person owning, claiming, occupying or having supervision or control of any real property, occupied or unoccupied, that contains a private pool or spa on said real property to permit or allow a condition to exist that is not in compliance with the conditions set forth in subsection ~~[(5)]~~ **(6)**.

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(c) Engineering and Design Requirements: All elements of the construction shall be designed and sealed by a professional engineer licensed in the State of Texas. The engineering submittal shall include, but is not limited to, the following components:

1. **Structural Design – Reinforcement,** supports, and load calculations to ensure safety, durability, and prevention of flotation or shifting in a design flood or hurricane event.
2. **Waterproofing Systems – Interior lining or coatings** to maintain water containment and prevent leakage.
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4. **Plumbing Systems – Design and routing of all water supply, drainage, gas and circulation lines,** shall comply with the provisions of the International Plumbing Code, 2021 edition, as amended and the International Fuel Gas Code, 2021 edition, as amended.
5. **Electrical Systems – All electrical components, including bonding, grounding, and lighting,** shall comply with the provisions of the NFPA 70, National Electrical Code, 2020 edition, as amended.
6. **Mechanical Systems – Including pumps, heaters, and filtration systems,** as required by the provisions of the International Mechanical Code, 2021 edition, as amended.

All construction drawings and documents shall be submitted with the required permit applications and shall bear the seal and signature of the licensed engineer.

(d) Height and Depth Requirements:

1. Above-Ground Shipping/Storage Container Pools

- **Maximum Height (from finished grade):** 54 inches

(e) Additional Compliance: All installations shall comply with the International Building Code, 2021 edition, as amended, and adopted zoning codes.



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, and Byron Hanssen. Also present were Community Development Director Sean Landis and Administrative Coordinator Kiarra Bellow.

1. PUBLIC COMMENTS AND ANNOUNCEMENTS

There were no citizen comments.

2. SPECIFIC PUBLIC HEARING

- 2.1 Conduct a Public Hearing on a request for approval of the Bayport Logistics Center Phase III Final Plat, a subdivision of 7.190 acres of land situated in the Ritson Morris Survey, Abstract 52, Harris County, Texas, and being a replat of all Restricted Reserve A, Bayport Logistics Center, Phase II.**

Chairman Renola opened the specific public hearing at 6:01 PM.

There were no citizen comments.

Chairman Renola closed the specific public hearing at 6:01 PM.

3. NEW BUSINESS

- 3.1 Consider and take all appropriate action on a request for approval of the Bayport Logistics Center Phase III Final Plat, a subdivision of 7.190 acres of land situated in the Ritson Morris Survey, Abstract 52, Harris County, Texas, and being a replat of all Restricted Reserve A, Bayport Logistics Center, Phase II.**

Motion:	To Approve
Made By:	P&Z Member Justus
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 Seabrook Code of Ordinances, Appendix A, "Comprehensive Zoning," Article II, "Administration," Section 2.03.05, "Prohibited Uses," and Chapter 18, "Buildings and Building Regulations," Article IV, "Standards," Division 9, "Swimming Pools," to establish development standards for the construction of swimming pools and/or spas utilizing shipping or storage containers as primary structural materials.**

Sean Landis gave an overview of the zoning amendments. (See Exhibit A)

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

4. ROUTINE BUSINESS

4.1 Approve minutes from the June 19, 2025, regular P&Z meeting.

Motion: To Approve
Made By: P&Z Member Thompson
Seconded By: P&Z Member Klein
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.

4.3 Establish future agenda items and meeting dates.

Next regular meeting is scheduled for Thursday, August 21, 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 6:24 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 Faciliy PUD Amendment	Approved 1st Reading

FUTURE AGENDA DATES/ ITEMS

THURSDAY, SEPTEMBER 18, 2025– P&Z regular meeting at 6:00 p.m.

- Public Hearing - Conditional Use Permit to establish an “Open Air Market” at 1208 North Meyer Road.