



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.

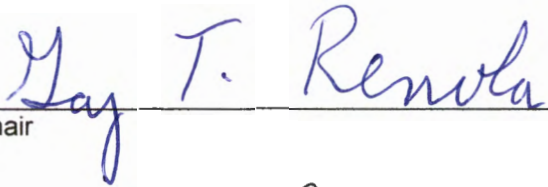
4.3 Establish future agenda items and meeting dates.

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:

8-21-25

ATTEST:

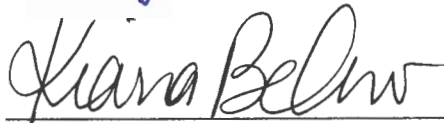

Kiarra Bellow
Administrative Assistant

EXHIBIT A

DIVISION 9. - SWIMMING POOLS

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

The International ~~[Residential Code]~~ **Swimming Pool and Spa Code (ISPS)**, 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.

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.