



SEABROOK CITY COUNCIL

NOTICE OF JOINT CITY COUNCIL AND PLANNING & ZONING WORKSHOP SESSION

THURSDAY, NOVEMBER 13, 2025 - 6:00 PM

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NOTICE IS HEREBY GIVEN THAT THE SEABROOK CITY COUNCIL WILL MEET ON **THURSDAY, NOVEMBER 13, 2025 AT 6:00 PM** IN THE CITY HALL CITY COUNCIL CHAMBERS, 1700 1ST STREET, SEABROOK, TEXAS, **TO DISCUSS, CONSIDER, AND IF APPROPRIATE, TAKE ACTION** WITH RESPECT TO THE ITEMS LISTED BELOW.

PLEDGE OF ALLEGIANCE

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. DISCUSSION

2.1 Discussion and possible direction regarding potential amendments to the Seabrook Code of Ordinances related to trailered restrooms, portable toilets, and portalets, and direction to staff to draft ordinance language for future consideration by the Planning and Zoning Commission and City Council. *Sean Landis, Deputy City Manager | Planning and Zoning Director, Gayle Cook, City Manager*

3. ADJOURNMENT

THE CITY COUNCIL 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) 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, November 7, 2025 no later than 6:00 p.m. and that this notice will remain posted until the meeting has ended.

Rachel Lewis, TRMC





Agenda Briefing

Date of Meeting: November 13, 2025

Responsible Department: Community Development

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

Briefing Prepared By: Sean Landis

Strategic Focus Area:

General Information:

Discussion and possible direction regarding potential amendments to the Seabrook Code of Ordinances related to trailered restrooms, portable toilets, and portalets, and direction to staff to draft ordinance language for future consideration by the Planning and Zoning Commission and City Council.

Executive Summary / Background:

The City of Seabrook's existing code provisions regulating the use of portable sanitation facilities, including trailered restrooms, portable toilets, and portalets, were originally intended to govern temporary installations associated with construction, special events, or emergency operations. These regulations were designed to protect public health, preserve neighborhood aesthetics, and prevent long-term reliance on facilities not intended for permanent use.

Over time, the City has experienced growth in both public events and private development, resulting in an increased number of requests for temporary sanitation facilities. More recently, the City has also received multiple requests to utilize these temporary restroom facilities as a permanent or semi-permanent use. These requests, along with advances in sanitation technology and the City's evolving community needs, have highlighted the need to review and clarify the applicable sections of the City Code.

There are also limitations on the use of these types of facilities established by the City's adoption of the 2021 International Plumbing Code (IPC) and by applicable Federal Emergency Management Agency (FEMA) Floodplain Management Regulations. The IPC restricts the use of portable or non-permanent restroom facilities for permanent occupancy and requires approved sanitary sewer connections for permanent structures. Likewise, FEMA's Floodplain regulations limit the placement of such facilities within

designated flood hazard areas to prevent contamination and ensure public health and safety during flood events. These requirements must be incorporated into any local code revisions to maintain compliance with adopted building and floodplain standards.

Funding / Fiscal Information:

Supporting Materials Attached: None

Prior Action / Review by Council, Boards, Commissions:

Staff Recommendation: