



**SEABROOK PLANNING & ZONING COMMISSION
NOTICE OF MEETING
THURSDAY, NOVEMBER 20, 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, NOVEMBER 20, 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 Board members, 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 on a request for an amendment to Appendix A, "Comprehensive Zoning," Article 3. "Establishment of Zoning Districts and Associated Regulations." by modifying Sections 3.02.13, 3.03.13, 3.04.11, 3.05.11, 3.06.13, 3.07.13, 3.08.13, 3.09.12, 3.10.13, 3.11.10, 3.12.03 (H), 3.13.13, 3.14.14, and 3.16.12 all Titled "Supplementary Regulations", by creating a prohibition against the use of "Hazardous Materials" as a construction method of a fence; to include, but not limited to the prohibition of Barbed Wire, Concertina Wire, Razor Wire, Electrically Charged Wire, and the use of Glass or other Sharp Objects. *Sean Landis, Deputy City Manager | Planning and Zoning Director*

3. NEW BUSINESS

3.1 Consider and take all appropriate action on a request for an amendment to Appendix A, "Comprehensive Zoning," Article 3. "Establishment of Zoning Districts and Associated Regulations." by modifying Sections 3.02.13, 3.03.13, 3.04.11, 3.05.11, 3.06.13, 3.07.13, 3.08.13, 3.09.12, 3.10.13, 3.11.10, 3.12.03 (H), 3.13.13, 3.14.14, and 3.16.12 all Titled "Supplementary Regulations", by creating a prohibition against the use of "Hazardous Materials" as a construction method of a fence; to include, but not limited to the prohibition of Barbed Wire, Concertina Wire, Razor Wire, Electrically Charged Wire, and the use of Glass or other Sharp Objects. *Sean Landis, Deputy City Manager | Planning and Zoning Director*

4. ROUTINE BUSINESS

4.1 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.

4.2 Approve minutes from the October 16, 2025 regular meeting.

4.3 Establish future meeting dates and agenda items.

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, November 14, 2025 no later than 6:00 p.m. and that this notice will remain posted until the meeting has ended.

Ranya Botros,
Community & Economic Development Coordinator

**PUBLIC HEARING NOTICE
SEABROOK PLANNING & ZONING COMMISSION
THURSDAY, NOVEMBER 20, 2025 – 6:00 P.M.**

NOTICE IS HEREBY GIVEN THAT THE PLANNING AND ZONING COMMISSION OF THE CITY OF SEABROOK WILL HOLD A PUBLIC HEARING ON **THURSDAY, NOVEMBER 20, 2025, AT 6:00 P.M.** IN SEABROOK CITY HALL, 1700 FIRST STREET, SEABROOK, TEXAS, TO DISCUSS THE AGENDA ITEM LISTED BELOW.

THIS HEARING IS OPEN TO THE PUBLIC AND EVERYONE ATTENDING WILL HAVE THE OPPORTUNITY TO SPEAK FOR OR AGAINST THIS REQUEST 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 HEARING

Conduct a Public Hearing on a request for an amendment to Appendix A, “Comprehensive Zoning,” Article 3. “Establishment of Zoning Districts and Associated Regulations.” by modifying Sections 3.02.13, 3.03.13, 3.04.11, 3.05.11, 3.06.13, 3.07.13, 3.08.13, 3.09.12, 3.10.13, 3.11.10, 3.12.03 (H), 3.13.13, 3.14.14, and 3.16.12 all Titled “Supplementary Regulations”, by creating a prohibition against the use of “Hazardous Materials” as a construction method of a fence; to include, but not limited to the prohibition of Barbed Wire, Concertina Wire, Razor Wire, Electrically Charged Wire, and the use of Glass or other Sharp Objects.

CERTIFICATE

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

/s/ Ranya Botros
Administrative Assistant

PLANNING & ZONING COMMISSION
ITEMS SENT TO COUNCIL
2025

DATE SENT	DESCRIPTION	STATUS
1/30/2025	World Class Freezer Faciliy PUD Amendment	Approved
8/21/2025	Shipping/storage container for above-ground and below-ground swimming pools	City Council - October 7, 2025
8/21/2025	Adoption of the 2021 edition of the International Swimming Pool and Spa Code.	City Council - October 7, 2025



**MEETING MINUTES
OCTOBER 16, 2025**

**SEABROOK PLANNING & ZONING
COMMISSION
MEETING**

Chairman Gary Renola called the Seabrook Planning & Zoning Commission to order at 6:00 p.m. in the Council Chambers in Seabrook City Hall. Present were Gary Renola, Scott Reynolds, Edward Klein, and Jared Justus. Also present were Sean Landis, Deputy City Manager/Planning & Zoning Director and Ranya Botros, Community & Economic Development Coordinator.

1. PUBLIC COMMENTS AND ANNOUNCEMENTS

There were no public comments.

2. NEW BUSINESS

- 2.1 Consider and take all appropriate action for an amendment to Appendix A, "Comprehensive Zoning", Article III. "Establishment of Zoning Districts and Associated Regulations". By modifying Sections 3.02.13, 3.03.13, 3.04.11, 3.05.11, 3.06.13, 3.07.13, 3.09.12, 3.10.13, 3.11.10, 3.12.03 (H), and 3.13.13 all Titled "Supplementary Regulations", by creating regulations and a prohibition against the use of "Hazardous Materials" as a construction method of a fence; to include, but not limited to, the prohibition and restricted use of Barbed Wire, Concertina Wire, Razor Wire, Electrically Charged Wire, or any other materials designed or capable of causing unreasonable harm to persons or animals.**

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

3. ROUTINE BUSINESS

- 3.1 Approve minutes from the September 18, 2025, regular P&Z meeting.**

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

- 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.**

Sean Landis, Deputy City Manager/Planning & Zoning Director gave an update on Planning & Zoning actions sent to City Council for its action or review.

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

The next regular meeting is scheduled for November 20, 2025.

Motion:	To Adjourn
Made By:	P&Z Member Klein
Seconded By:	P&Z Member Reynolds

Vote: Passed unanimously by all present.

The Commission adjourned at 6:20 p.m.

APPROVED:

Chair

DATE:

ATTEST:

Ranya Botros
Community & Economic Development Coordinator