



**SEABROOK PLANNING & ZONING COMMISSION
NOTICE OF MEETING
TUESDAY, JULY 2, 2024 - 5:30 PM**

For city information visit www.seabrooktx.gov
For Agenda Center visit www.seabrooktx.gov/agendacenter

NOTICE IS HEREBY GIVEN THAT THE SEABROOK PLANNING AND ZONING COMMISSION WILL MEET ON **TUESDAY, JULY 2, 2024, AT 5:30 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 the Commission will 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. In accordance with the Open Meetings Act, Commission Members may not discuss or take action on any item that has not been posted on the agenda. When your name is called, please state your name and address clearly before making your comments. Thank you.

2. NEW BUSINESS

2.1 Consider and take all appropriate action on a request for approval of a Preliminary Planned Unit Development (Preliminary PUD) to create "World Class Freezer Facility Planned Unit Development" consisting of a 134,632 square foot freezer warehouse, 84 vehicle parking spaces, and 19 tractor trailer loading spaces located on approximately 7.19 acres tract of land. *Sean Landis, Deputy City Manager | Planning and Zoning Director*

3. ROUTINE BUSINESS

3.1 Approve the minutes from the June 20, 2024, Regular P&Z meeting.

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 Thursday, June 28, 2024 no later than 5:30 p.m. and that this notice will remain posted until the meeting has ended.

Kiarra Bellow,
Administrative Assistant



Agenda Briefing

Date of Meeting: July 2, 2024

Responsible Department: Community Development

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

Briefing Prepared By: Sean Landis

Strategic Focus Area:

General Information:

Consider and take all appropriate action on a request for approval of a Preliminary Planned Unit Development (Preliminary PUD) to create “World Class Freezer Facility Planned Unit Development” consisting of a 134,632 square foot freezer warehouse, 84 vehicle parking spaces, and 19 tractor trailer loading spaces located on approximately 7.19 acres tract of land.

Executive Summary / Background:

Camfield Partners, LLC. requests the approval of a Preliminary Planned Unit Development (Preliminary PUD) to develop, in their opinion, a world-class freezer facility on approximately 7.2 acres. The project will consist of a 134,632 square foot freezer warehouse with a maximum height of 60 feet, 84 vehicle parking spaces, and 19 tractor trailer loading spaces. The proposed site is currently vacant land located between a large warehouse facility (Gulf Winds International) to the north and a gas station/convenience store, along a limited-service hotel to the south. While the proposed site is currently zoned (C-2) Commercial Medium, the larger sites to the north and northeast are (LI) Light Industrial zoned, and the proposed use is consistent with those uses. A much larger industrial warehouse has recently been constructed across Old Highway 146 to the northeast (Transwestern) and additional warehouse developments are being proposed along Old Highway 146, which in the future may include a Port of Houston developed warehouse project.

The proposed freezer facility Preliminary PUD is compliant with the Comprehensive Plan. The intent of the PUD is to encourage high-quality development in the City of Seabrook by providing additional flexibility to take advantage of various site characteristics, constraints, location and land uses.

It is anticipated that after the entitlement process is completed, there will be a 4–6-month design period followed by a 14–18-month construction period, mainly subject to weather conditions and available construction components.

Funding / Fiscal Information:

Supporting Materials Attached:

1. Preliminary PUD Application
2. Preliminary PUD Plan
3. City Staff Presentation

Prior Action / Review by Council, Boards, Commissions:

Staff Recommendation:

All requests must be submitted to the City Secretary's Office no later than 12:00 p.m. on the Monday, one week prior to the regular Tuesday Council Meeting. All required attachments are to be submitted with the request. Incomplete items cannot be placed on the agenda.



Application for Land Development Permit

****Incomplete applications cannot be processed****

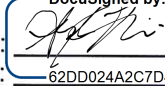
☐ Zoning Change ☐ Text Change ☐ Zoning Variance ☒ Planned Unit Development
☐ Conditional Use Permit ☐ Subdivision Plat ☐ Preliminary ☐ Final ☐ Amending

APPLICANT INFORMATION Check appropriate box(es)

Name: Camfield Partners, LLC E-Mail: kjackson@camfieldpartners.com
 Address: 8895 Research Drive, Suite 200 Fax #: 949-707-0034
 City: Irvine
 State: CA ZIP: 92618 Phone: 213-700-7741

Applicant is ☐ Owner of property ☐ Agent for Owner ☐ Agent for Purchaser ☒ Purchaser ☐ City of Seabrook

If Applicant is acting on behalf of Owner in this application, Owners signature below authorizes this application.

Owner(s): WMF Investments, Inc. Signature: 
 Date: 5/29/2024 Signature: 62DD024A2C7D4B3...

Owner(s) Mailing address(es): Phone #: 281-480-5665
 Name: WMF Investments, Inc. Name: Angela Friedrichs
 Address: 16865 Diane Lane, Suite 200 Address: 16865 Diane Lane, Suite 200
 City: Houston City: Houston
 State: TX Zip: 77058 State: TX Zip: 77058

PROPERTY INFORMATION

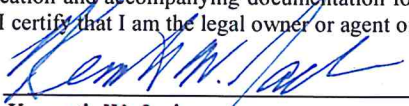
Property Address: 7.2 Acres on Hwy 146, Seabrook, TX
 Legal Description: Lot _____ Block Por of Block 1
 Addition RES A BLK 1 BAYPORT LOGISTICS CENTER PH 2
 (You may attached Metes & Bounds description from your Deed if available)

Current Zoning Classification: Commercial-Medium (Available from Building Department)
 Current Use of Property: Vacant Land (Be specific)
 Number of existing Driveways: 2 - Dirt
 General Dimensions of Property: Width: 766' Depth: 495' Land Area: _____ Sq. Feet: _____ Acres: 7.2
 Adjoining Uses: North Logistics South Small Hotel & Gas Station
 East Industrial Warehouse West New Hwy. 146
 Adjacent Streets: North None South None
 East Old Hwy 146 West New Hwy 146

Is the property served with: City Water? ☒ Yes ☐ No City Sewer? ☒ Yes ☐ No

OWNER/AGENT AFFIDAVIT

I have read and understand this application. I have familiarized myself with the applicable regulations, ordinances, and procedures and submit this application and accompanying documentation for consideration by the Planning Commission, Board of Adjustment, or the City Council of the city. I certify that I am the legal owner or agent of the Owner and have written or other legal authority to make this application.

Signed:  Date: MAY 29 2024
 Kenneth W. Jackson

ALL FEES MUST BE PAID AT THE TIME APPLICATION IS SUBMITTED
FEES ARE NON-REFUNDABLE OR TRANSFERABLE

PLANNED UNIT DEVELOPMENT (PUD) TEXT CHANGE REQUEST

Text Change Request: Please state the section of the (PUD) for which you are requesting a text change and the exact change in text you are requesting.

Camfield Partners, LLC proposes to develop a world class freezer facility on an approximately 7.2
acre site located off Old Highway 146, north of Red Bluff Road. The property is currently zoned
Commercial Medium.

Our request through the Planned Unit Development (PUD) process is to modify the zoning to a
Light Industrial zone for the proposed building. Properties adjacent to the North and East are
currently light industrial uses and our site lends itself well to a similar use.

Water table and soil chemistry issues on the site require significant mitigation costs, such that most
dry warehousing or even commercial uses cannot afford those costs. Within the spectrum of uses
that make up Light Industrial, only a freezer facility can affordably absorb such costs.

Benefits for the City of Seabrook include but are not limited to:

1. An undeveloped site with a very low property tax basis will be converted to a highly
improved facility with a value of \$40M plus.
2. All access comes off Old Highway 146 and most vehicle traffic will be closely related to
nearby port operations.
3. Facility will employ approximately 50 new employees, not employees relocated from other
facilities.
4. As the northernmost property in the City of Seabrook, the project is willing to work with
Seabrook officials on identity/exposure that benefits both facility operator and the City of Seabrook.

World Class Freezer Facility Planned Unit Development

Prepared for:
Uber Cold Storage

Prepared by:
Camfield Partners, LLC
RKB Architects, Inc.

Dated:
May 28, 2024



Contents

- I. Introduction
- II. Project Description
 - a. Site Analysis
 - b. Compliance with Comprehensive Plan
 - c. Justification
 - d. Industrial Development
- III. Zoning
 - a. Proposed Zoning
 - b. Land Use Table
- IV. Development Regulations
 - a. Architectural Standards
 - b. Street and Circulation
 - c. Permitted Land Uses
 - d. Setbacks
 - e. Landscaping
 - f. Signage
- V. Utilities
- VI. Development Schedule
- VII. Exhibits

I. INTRODUCTION

The proposed new freezer facility Planned Unit Development (PUD) was prepared on behalf of Uber Cold, pursuant to Appendix A, Article 4.10, Planned Unit Developments in the Seabrook, TX Code of Ordinances. The purpose of the PUD is to encourage flexibility in the use and development of land in order to promote the most appropriate uses, subject to development standards coordinated with the necessary public services and facilities.

The world class freezer facility is located off Old Highway 146 on the east, New Highway 146 to the west, between Port Road on the north and Red Bluff Road to the south in an industrial/commercial area of Seabrook, in the County of Harris, TX as seen on the Area Location Map (Exhibit A).

II. PROJECT DESCRIPTION

a. Site Analysis

The site currently is vacant land located between a large industrial park to the north and a gas station/convenience store and small hotel to the south. While currently zoned Commercial Medium, the larger sites immediately to the north and east are Light Industrial zoned and the proposed use is consistent with those uses. A much larger industrial warehouse has recently been constructed across Old Highway 146 to the east and additional industrial development is proposed.

The site consists of 2 adjacent legal parcels totaling approximately 7.2 acres with 2 existing dirt driveway access points from Old Highway 146. These 2 driveways will be adjusted to fit access needs and fully improved per City of Seabrook and TxDOT requirements.

The site has been platted as 2 separate parcels but will be re-platted prior to development to create a single parcel.

While there are existing access easements to the south, the properties, which currently are a gas station/convenience store and

a hotel, the proposed facility will not require the use of those access easements. All access will be from Old Highway 146.

Due to a high water table and challenging soil conditions, very few commercial developments can afford the remedial requirements of the site. Unique among light industrial development, a freezer is one of the only economic models that can address those special site conditions.

b. Compliance with Comprehensive Plan

The proposed new freezer facility PUD is in compliance with the Comprehensive Plan as it addresses important infill development on a site that makes sense to be industrial with a use that helps the City with its revenue goals with a very high valuation for the size of the facility.

c. Justification

The intent of the PUD is to encourage high-quality development in the City of Seabrook by providing additional flexibility to take advantage of various site characteristic, constraints, location and land uses. This document establishes various development standards that exceed the minimum requirements for industrial properties.

The PUD will meet or exceed the minimum requirements of the Code of Ordinances through specific design and engineering standards.

d. Industrial Development

The Port of Houston, ranked 5th nationally in port size, is actually larger in vessel calls than others and growing in the coveted container category. As agricultural and aquacultural trade with South and Central America grows, Houston is becoming the hub of that activity.

But unlike dry warehouse development, a world class freezer facility is essentially a giant piece of equipment, similar to your home freezer but in the shape of a large building. For communities close to

large ports with a large share of the city budget coming from property taxes, this type of facility dwarfs a dry warehouse for valuation purposes.

III. ZONING

The proposed zoning of the tracts will be an overlay Planned Unit Development allowing for a light industrial use.

IV. DEVELOPMENT REGULATIONS

- a. All development standards established by either the approved PUD or Seabrook Code of Ordinances shall be complied with as of the date of approval.
- b. Exhibits A-1 through L-2 show proposed designs of the facility as well as site planning for parking, storm water detention and trucking operations.
- c. Two driveways from Old Highway 146 shall serve as the only ingress and egress for the facility. Existing easements with property owners to the south shall not be used by the facility.
- d. The building is proposed to be approximately 130,000 square feet with a maximum height of 60 feet. All required setbacks will be maintained.
- e. Landscaping shall meet or exceed Seabrook Code of Ordinances.
- f. Signage shall meet the Seabrook Code of Ordinances.

V. UTILITIES

All onsite utilizes shall be designed and constructed per Seabrook requirements. All utility needs are available to be served by the appropriate provider.

VI. DEVELOPMENT SCHEDULE

It is anticipated that after the entitlement process is completed, there will be a 4-6 month design period followed by a 14-18 month construction period, mainly subject to weather conditions and available construction components.

VIII. EXHIBITS

Exhibit A-1 – Building Rendering From Old Hwy. 146

Exhibit A-2 – Building Rendering From N. Hwy 146 to Galveston Bay

Exhibit B – Rendered Site Plan

Exhibit C – Overall Floor Plan

Exhibit D – Rendered Elevations

Exhibit E – Building Materials

Exhibit F – Site Setback Plan

Exhibit G – Site Signage Plan

Exhibit H-1 – Area Location Map 1"=1000'

Exhibit H-2 – Area Location Map 1"=200'

Exhibit I – Legal Description

Exhibit J – Landscape Plan

Exhibit K – Utility Plan

Exhibit L-1 – Topographic Survey

Exhibit L-2 – Topographic Survey



CamfieldPartners
Building Corporate Homes for Successful Businesses



Exhibit "A-1"

Seabrook, TX

Building Rendering

View From Old Highway 146



CamfieldPartners
Building Corporate Homes for Successful Businesses



AIRPIX
VISUALIZATIONS

View From N Highway 146 to Galveston Bay

Exhibit "A-2"
Seabrook, TX
Building Rendering



CamfieldPartners
Building Corporate Homes for Successful Businesses

Building Calculations

FREEZER	= 106,134 GROSS SF.
LOADING DOCK	= 18,568 GROSS SF.
MECH ROOM	= 1,750 GROSS SF.
OFFICE	= 3,215 GROSS SF.
TOTAL	= 129,667 GROSS SF.

Total Area = 129,667 g.s.f.
BUILDING FOOTPRINT

MECH MEZZANINE	= 1,750 GROSS SF.
OFFICE MEZZANINE	= 3,215 GROSS SF.

Total Building Area = 134,632 g.s.f.
INCLUDING OFFICE MEZZANINE

Pallet Calculations

FREEZER - A
72 PALLET'S DN AISLE X 2 = 144 PALLET'S
144 PALLET'S PER AISLE X 20 = 2,880 PALLET'S
2,880 PALLET'S X 6 HIGH = 17,280 PALLET'S
17,280 TOTAL PALLET'S

84 CAR SPACES
19 TRAILER SPACES

Exhibit "B"
Seabrook, TX
Rendered Site Plan





CamfieldPartners
Building Corporate Homes for Successful Businesses

Building Calculations

FREEZER	= 106,134 GROSS SF.
LOADING DOCK	= 18,568 GROSS SF.
MECH ROOM	= 1,750 GROSS SF.
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TOTAL	= 129,667 GROSS SF.

Total Area = 129,667 g.s.f.

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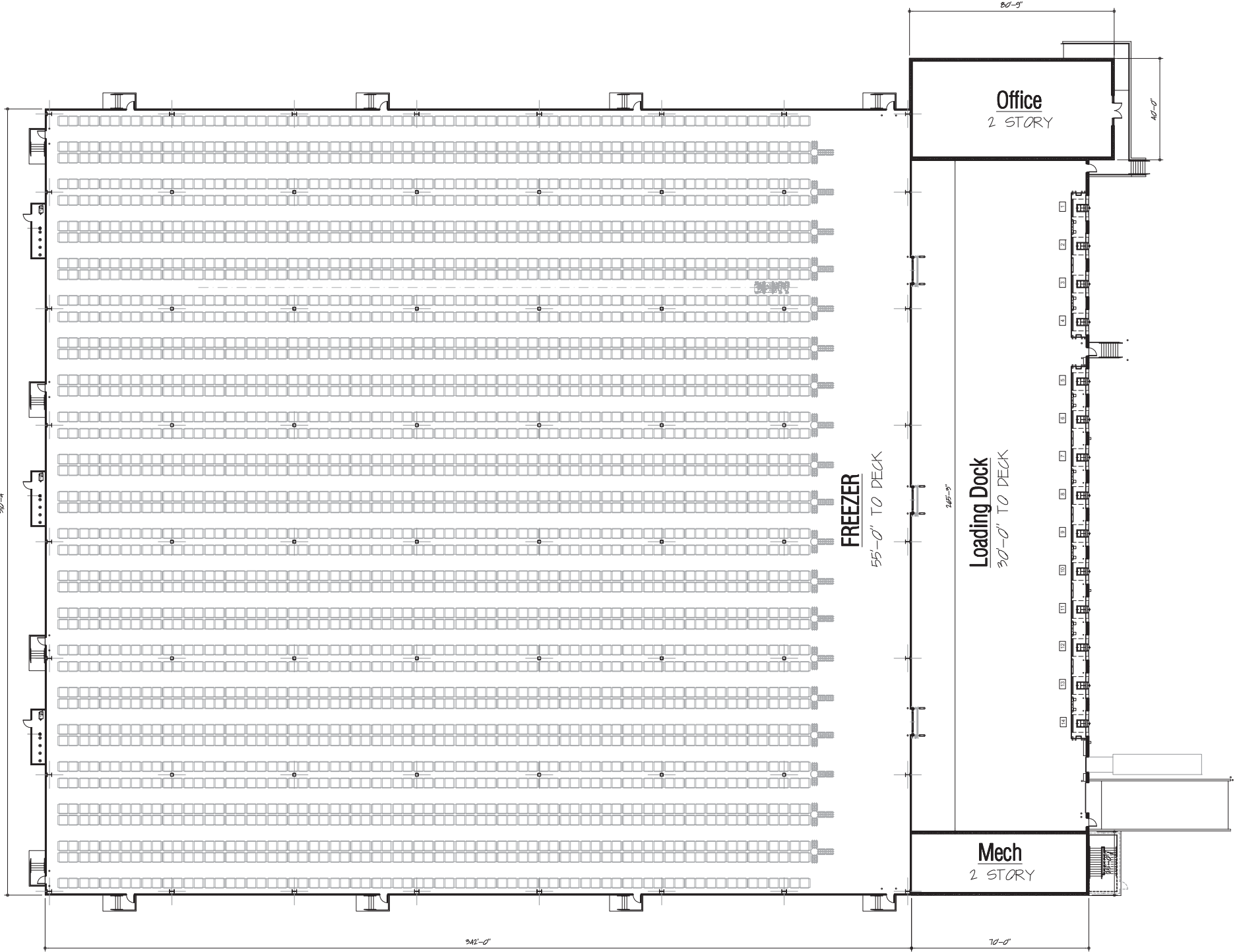
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Pallet Calculations

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2,880 PALLETS X 6 HIGH = 17,280 PALLETS

17,280 TOTAL PALLETS



OVERALL FLOOR PLAN

SCALE: 1" = 10'-0"

Exhibit "C"

Seabrook, TX

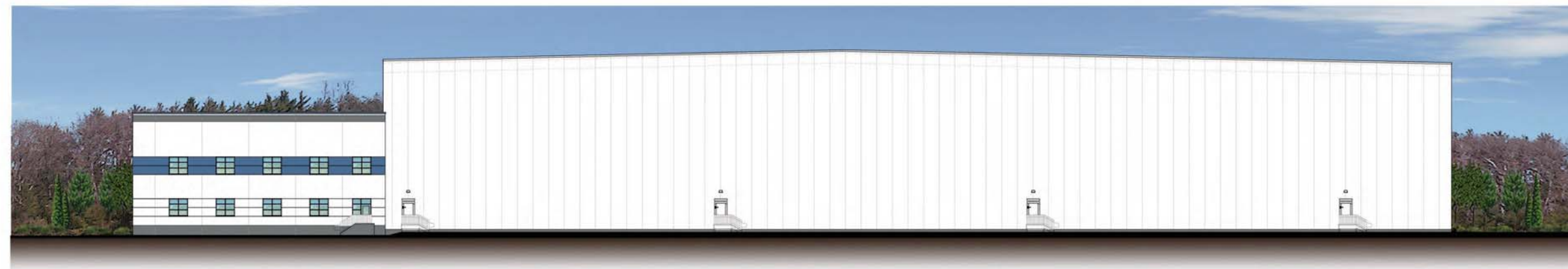
Overall Floor Plan



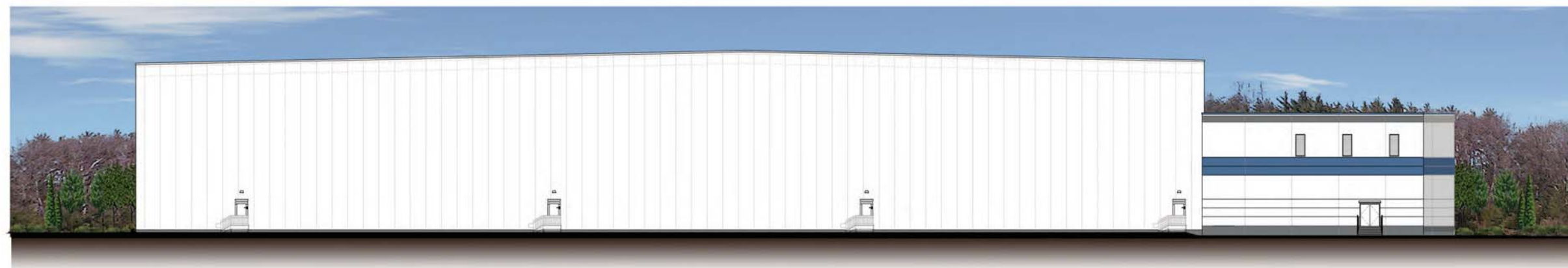
CamfieldPartners
Building Corporate Homes for Successful Businesses



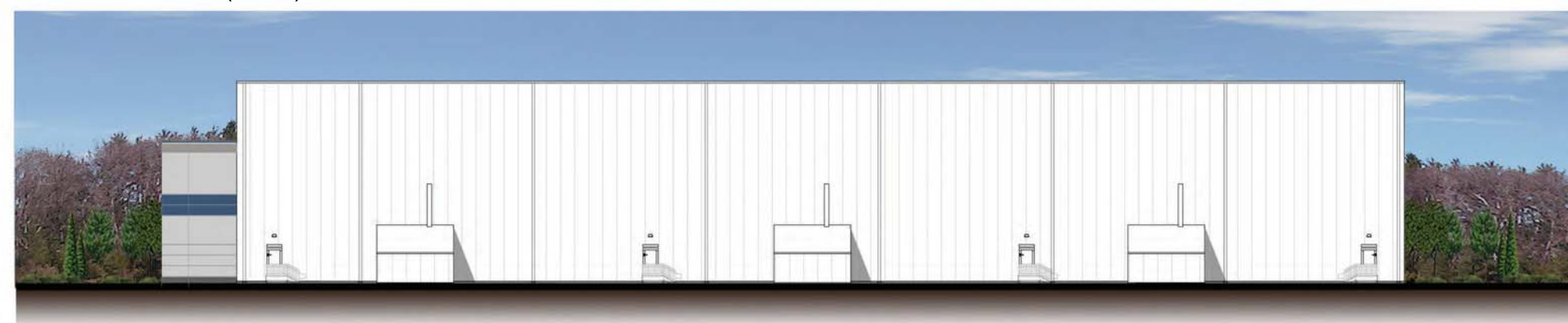
FRONT ELEVATION - View from Old 146



SIDE ELEVATION (Office) - View from existing warehouse



SIDE ELEVATION (Mech) - View from hotel



REAR ELEVATION - View from New 146

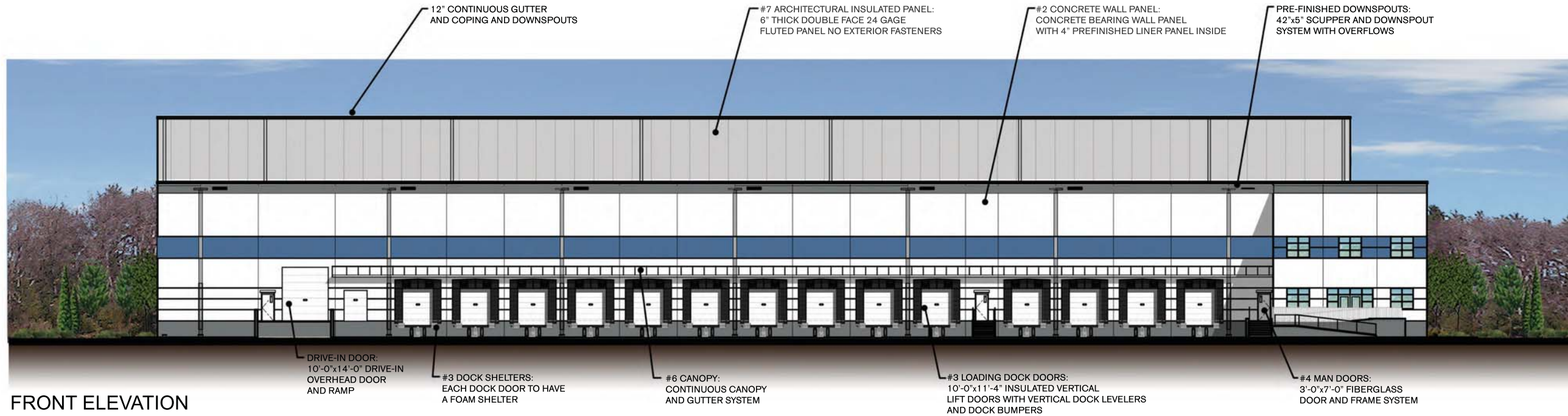
Exhibit "D"

Seabrook, TX

Rendered Elevations



CamfieldPartners
Building Corporate Homes for Successful Businesses



#1 ALUMINUM & GLASS STOREFRONT SYSTEM CLEAR ANODIZED



#2 CONCRETE WALL PANEL MAIN COLOR WHITE, ACCENT COLORS BLUE AND GRAY



#3 INSULATED OVERHEAD DOORS WITH DOCK SHELTERS



#4 FIBERGLASS MAN DOORS



#6 CONTINUOUS CANOPY



#7 ARCHITECTURAL INSULATED PANELS

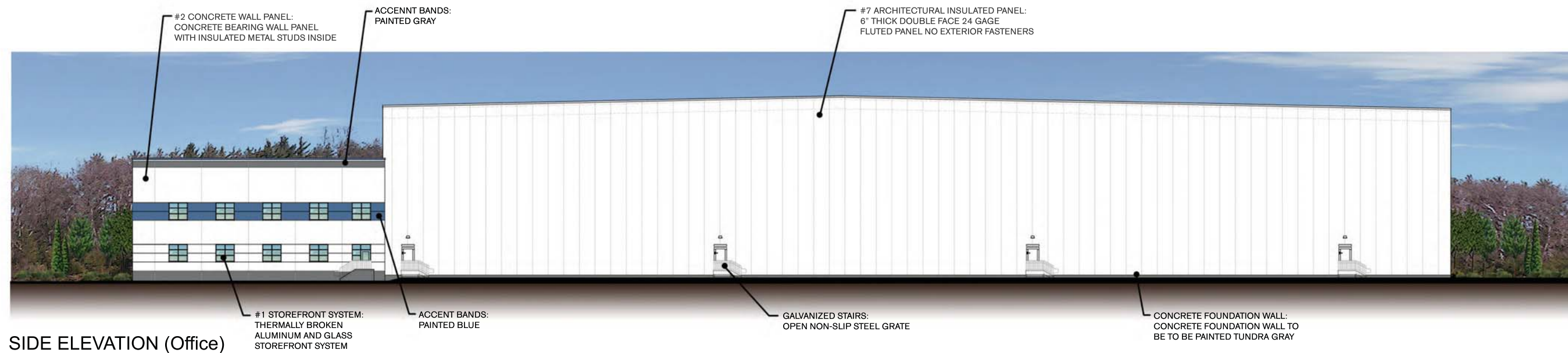


Exhibit "E"

Seabrook, TX

Building Materials



CamfieldPartners
Building Corporate Homes for Successful Businesses

Legend

-  Property Line
-  Site Setback



Exhibit "F"
Seabrook, TX
Site Setback Plan



CamfieldPartners
Building Corporate Homes for Successful Businesses

Legend

 City of Seabrook Sign



 Development Sign

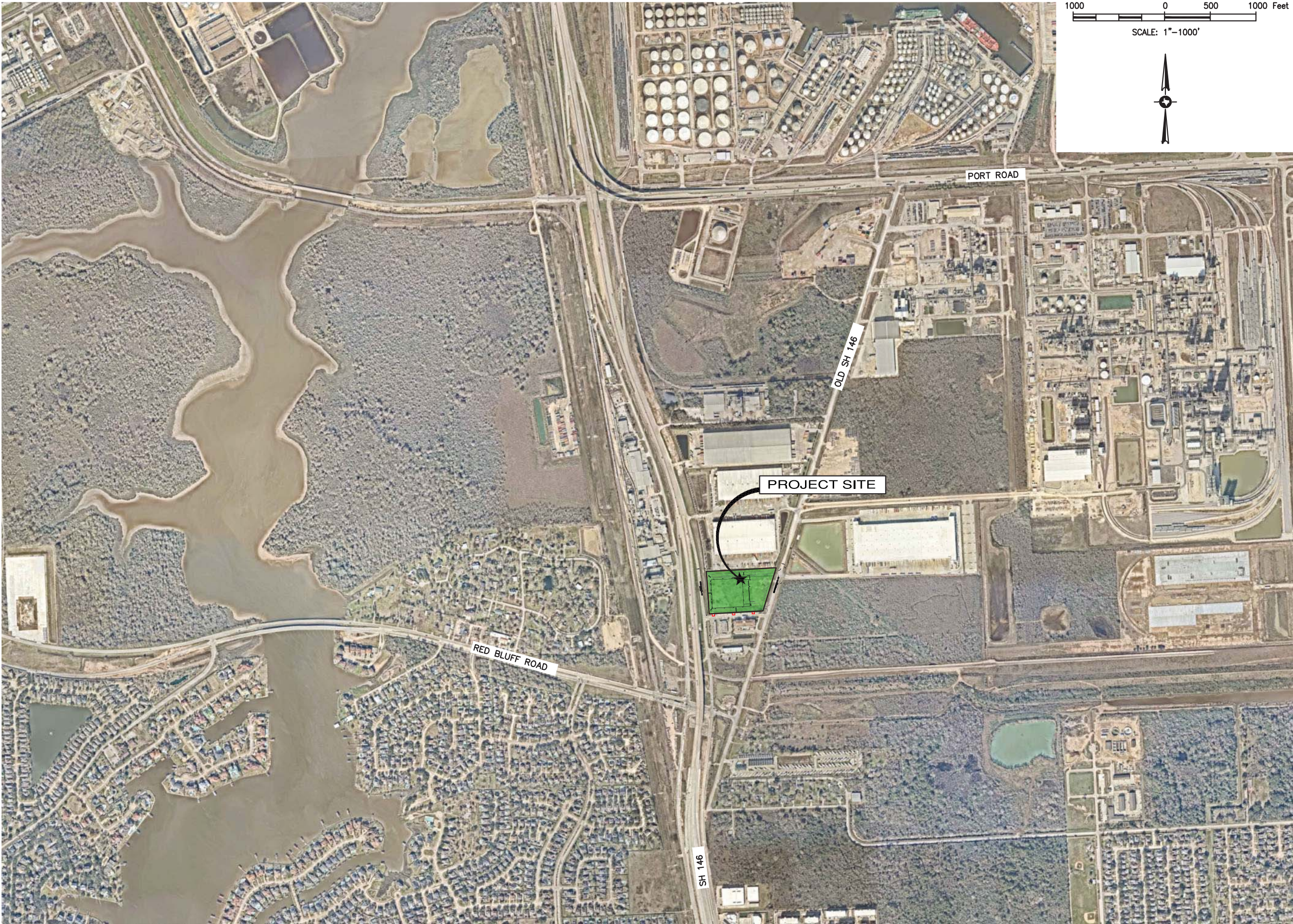


Exhibit "G"

Seabrook, TX

Site Signage Plan

INFORMATION AND DATA CONTAINED IN THIS DRAWING ARE STRICTLY CONFIDENTIAL AND ARE SUPPLIED ON THE UNDERSTANDING THAT THEY WILL BE HELD CONFIDENTIALLY AND NOT REPRODUCED, COPIED OR DISCLOSED TO THIRD PARTIES WITHOUT THE PRIOR WRITTEN CONSENT OF SHEL MARK ENGINEERING, LLC



CAMFIELD PARTNERS
OLD FM 146
SEABROOK, TEXAS

PROJECT:



ISSUED FOR	
A	5/23/24 REVIEW

INTERIM SUBMITTAL
DOCUMENT INTENDED
FOR REVIEW ONLY.
NOT ISSUED
FOR CONSTRUCTION.

ENGINEER:
MARCUS J. MICHNA P.E.
REGISTRATION NO. 84739

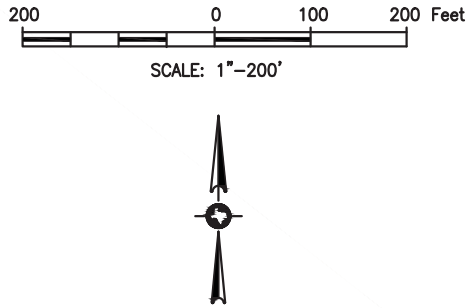
DATE: 5/23/2024

SHEET:
AREA LOCATION MAP

SHEET NO:
EXHIBIT "H-1"

SCALE:	1"=1000'	BY:	SBK
JOB NO:	23-152	REV:	A

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OLD FM 146
SEABROOK, TEXAS**

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ENGINEER:
MARCUS J. MICHNA P.E.
REGISTRATION NO. 84739

DATE: 5/23/2024

SHEET:
AERIAL EXHIBIT

EXHIBIT "H-2"

SCALE:	1"=200'	BY:	SBK
JOB NO:	23-152	REV:	A

S:\PROJECTS\2023 PROJECTS\23-152 HWY 146-7.2 AC (SEABROOK)\DWGS\EXHIBITS\PU\23152EX LEGAL DESCRIPTION.DWG
INFORMATION AND DATA CONTAINED IN THIS DRAWING ARE STRICTLY CONFIDENTIAL AND ARE SUPPLIED ON THE UNDERSTANDING THAT THEY WILL BE HELD CONFIDENTIALLY AND NOT REPRODUCED, COPIED OR DISCLOSED TO THIRD PARTIES WITHOUT THE PRIOR WRITTEN CONSENT OF SHELMARK ENGINEERING, LLC

TOPOGRAPHIC SURVEY

TRACT 1

Being Restricted Reserve "A" (being 4.6900 acres) in Block One (1) of BAYPORT LOGISTICS CENTER, PHASE TWO (2), an addition to the City of Seabrook, in the Ritson Morris Survey, Abstract Number 52, in HARRIS County, Texas, according to the map or plat thereof recorded at Film Code Number 662034 of the Map Records of HARRIS County, Texas.

TRACT 2

Being a tract or parcel of land containing 2.500 acres, in the RITSON MORRIS SURVEY, Abstract 52, Harris County, Texas, said tract being out of and part of a certain 19.4174 acre tract of land, described in those certain Warranty Deed(s) from Vannie E. Cook, Jr., to John B. Carter, Jr., recorded under Harris County Clerk's File No(s). D-486035 and D-486036.

TRACT 3

Being Access Easement No. 1 (called Tract 3-1 hereon), Access Easement No. 2 (called Tract 3-2 hereon), and Access Easement No. 3 (called Tract 3-3 hereon), of that certain Access Easement Agreement, by and between Pommel Meadows Hospitality LLC and WMF INVESTMENTS, INC., dated March 27, 2019, filed for record under Clerk's File Number RP-2019-121623 of the Official Public Records of Real Property of Harris County, Texas.

I hereby certify that on the below date, the herein described property, together with improvements located thereon, was surveyed on the ground and under my direction, and that this map, together with dimensions as shown hereon, accurately represents the facts as found on the ground this date.

INTERIM SUBMITTAL
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ENGINEER:
MARCUS J. MICHNA P.E.
REGISTRATION NO. 84739

DATE: 5/23/2024



DWG NAME:

EXHIBIT "I"

LEGAL DESCRIPTION

CAMFIELD PARTNERSHIP
OLD FM 146
SEABROOK, TEXAS

BY:
SBK

DATE:
5/23/2024

SCALE:
N.T.S.

JOB No:
23-152

SHEET
EX1.2

INFORMATION AND DATA CONTAINED IN THIS DRAWING ARE STRICTLY CONFIDENTIAL AND ARE SUPPLIED ON THE UNDERSTANDING THAT THEY WILL BE HELD CONFIDENTIALLY AND NOT REPRODUCED, COPIED OR DISCLOSED TO THIRD PARTIES WITHOUT THE PRIOR WRITTEN CONSENT OF SHEL MARK ENGINEERING, LLC

LANDSCAPE SUMMARY

SITE AREA = 313,178SF
LANDSCAPE REQUIRED (15% OF SITE) = 46,976SF
LANDSCAPE PROVIDED = 50,655SF

PARKING AREA = 18,394SF
LANDSCAPE REQUIRED (10% OF SITE) = 1,839SF
LANDSCAPE PROVIDED = 6,876SF

1. FRONTAGE TREE: 1 TREE PER 50 LF OF FRONTAGE. $1,548/50 = 31$ EA
2. PARKING LOT ISLAND TREE: 1 TREE PER 12 PARKING SPACES = 4 EA

*** TREES MUST MEET LANDSCAPING REQUIREMENTS SET BY THE CITY OF SEABROOK CITY ORDINANCE. CHANGE IN LANDSCAPING MUST BE APPROVED BY URBAN FORESTER.

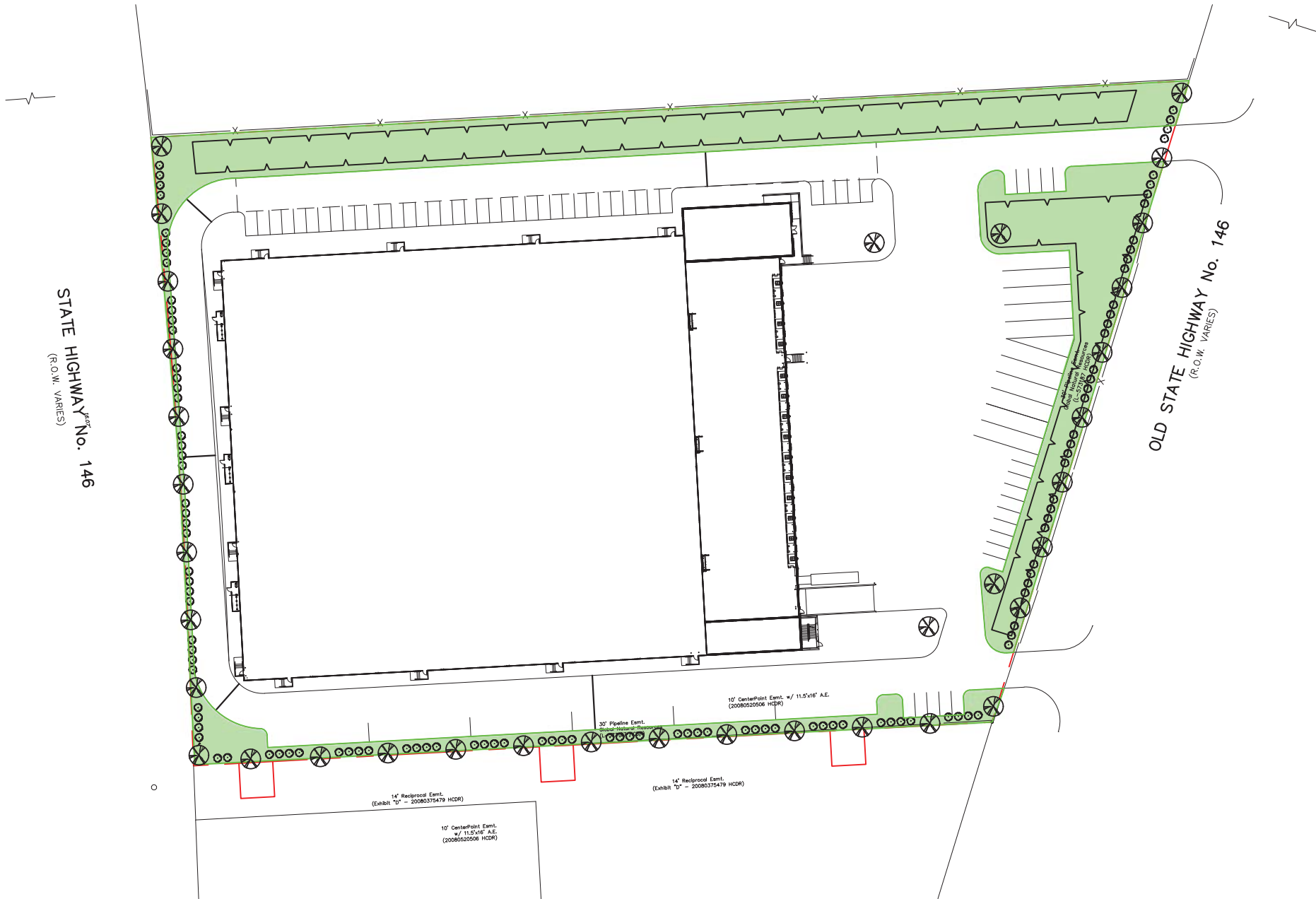
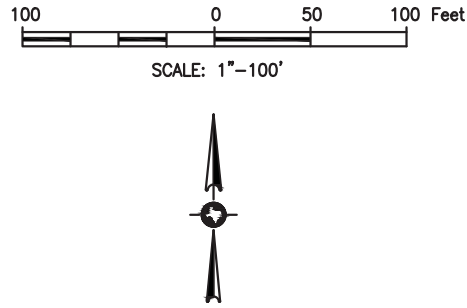
LANDSCAPE LEGEND



SITE PARKING SCREENING
24" TALL SHRUBS

SITE PERIMETER TREES
2" CALIPER MINIMUM

SITE GREEN SPACE



CAMFIELD PARTNERS
OLD FM 146
SEABROOK, TEXAS

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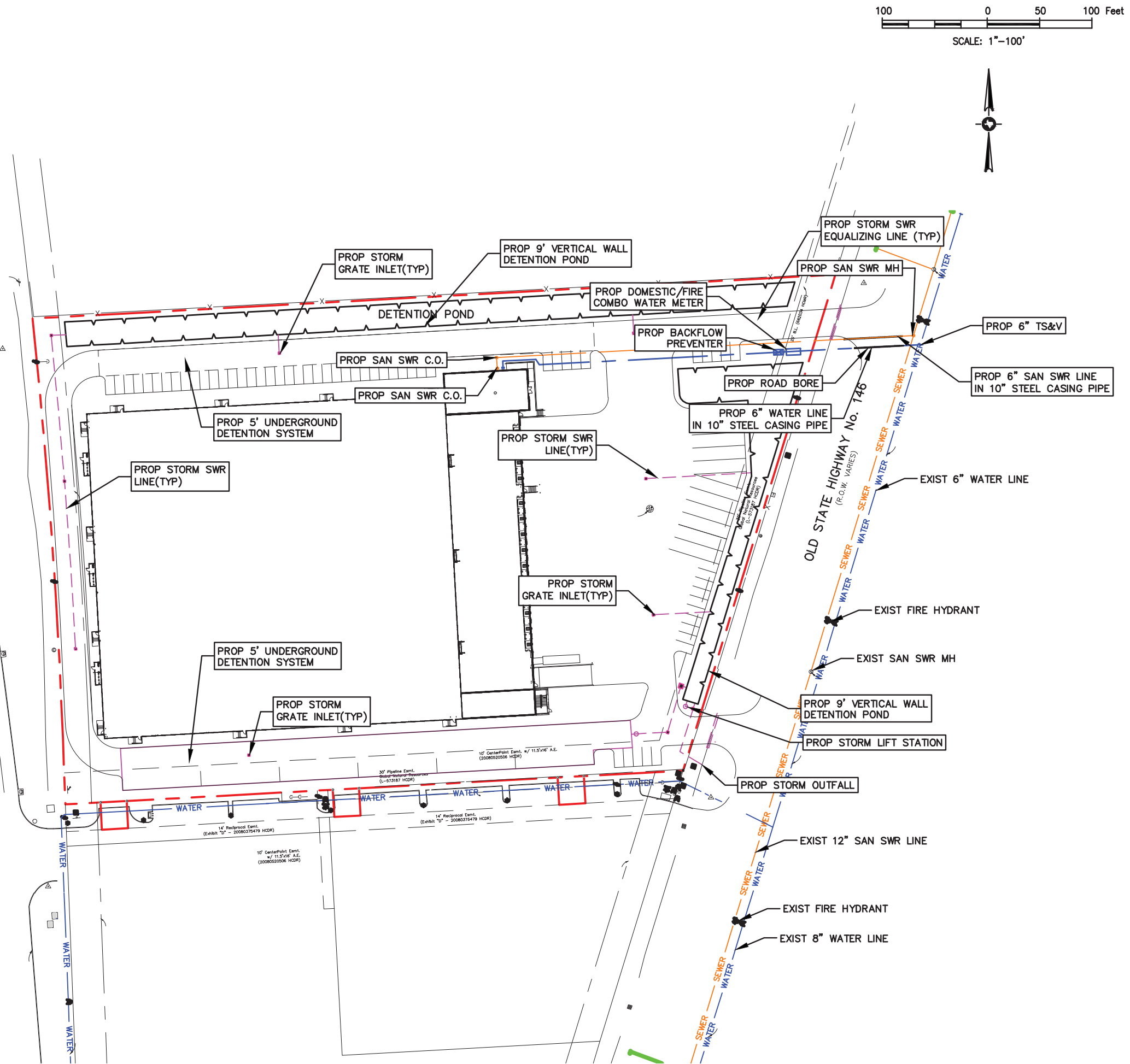
ENGINEER:
MARCUS J. MICHNA P.E.
REGISTRATION NO. 84739

DATE: 5/23/2024

SHEET:
LANDSCAPE PLAN

SHEET NO:
EXHIBIT "J"

SCALE:	1"=100'	BY:	SBK
JOB NO:	23-152	REV:	A



**CAMFIELD PARTNERS
OLD FM 146
SEABROOK, TEXAS**

PROJECT:



ISSUED FOR

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ENGINEER:
MARCUS J. MICHNA P.E.
REGISTRATION NO. 84739

DATE: 5/23/2024

SHEET: UTILITY PLAN

SHEET NO:

EXHIBIT "K"

SCALE: 1"=100'

BY: **SBK**

JOB NO: 23-152

REV: A

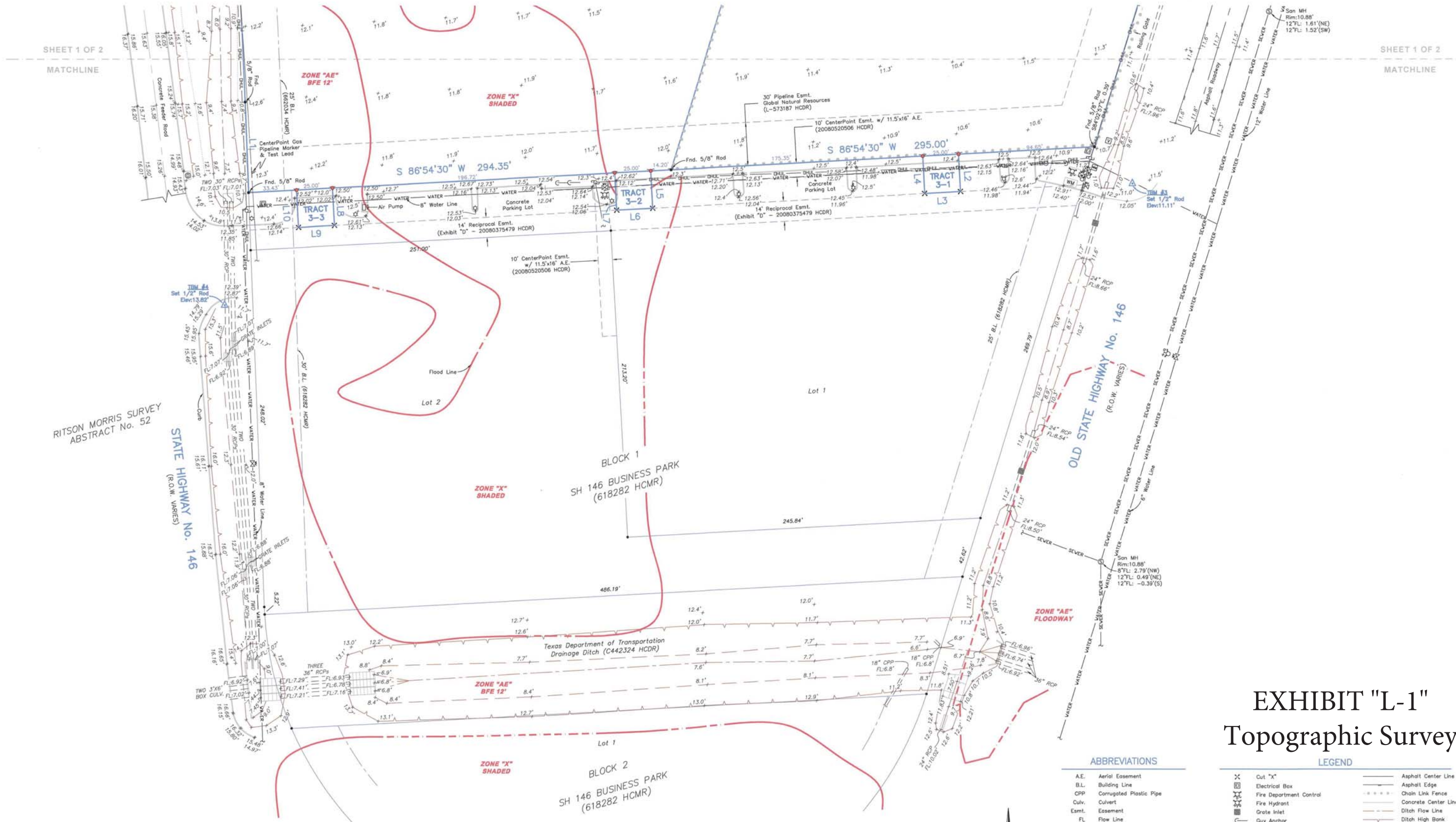


EXHIBIT "L-1"

Topographic Survey

TOPOGRAPHIC SURVEY

TRACT 1
Being Restricted Reserve "A" (being 4.6900 acres) in Block One (1) of BAYPORT LOGISTICS CENTER, PHASE TWO (2), an addition to the City of Seabrook, in the Ritson Morris Survey, Abstract Number 52, in HARRIS County, Texas, according to the map or plot thereof recorded at Film Code Number 662034 of the Map Records of HARRIS County, Texas.

TRACT 2
Being a tract or parcel of land containing 2.500 acres, in the RITSON MORRIS SURVEY, Abstract 52, Harris County, Texas, said tract being out of and part of a certain 19.4174 acre tract of land, described in those certain Warranty Deed(s) from Vannie E. Cook, Jr., to John B. Carter, Jr., recorded under Harris County Clerk's File No(s). D-486035 and D-486036.

TRACT 3
Being Access Easement No. 1 (called Tract 3-1 hereon, Access Easement No. 2 (called Tract 3-2 hereon), and Access Easement No. 3 (called Tract 3-3 hereon), of that certain Access Easement Agreement by and between Pomme Meadows Hospitality LLC and WMF INVESTMENTS, INC., dated March 27, 2019, filed for record under Clerk's File Number RP-2019-121623 of the Official Public Records of Real Property of Harris County, Texas.

I hereby certify that on the below date, the herein described property, together with improvements located thereon, was surveyed on the ground and under my direction, and that this map, together with dimensions as shown hereon, accurately represents the facts as found on the ground this date.

ABBREVIATIONS

- A.E. Aerial Easement
- B.L. Building Line
- CPP Corrugated Plastic Pipe
- Culv. Culvert
- Esmt. Easement
- FL Flow Line
- Fnd. Found
- HCDR Harris County Deed Records
- HCMR Harris County Map Records
- RCP Reinforced Concrete Pipe
- R.O.W. Right of Way
- San MH Sanitary Manhole
- TBM Temporary Benchmark
- + XX.X' Spot Elevation (Natural Grade, Ditch, Asphalt)
- + XX.XX' Spot Elevation (Concrete, Back of Curb, Gutter)

LEGEND

- Cut "X"
- Electrical Box
- Fire Department Control
- Fire Hydrant
- Gate Inlet
- Guy Anchor
- Light Pole
- Power Pole
- Sanitary Manhole
- Set 1/2" Rod
- Storm Drain Manhole
- Vault
- Water Meter
- Water Valve
- Asphalt Center Line
- Asphalt Edge
- Chain Link Fence
- Concrete Center Line
- Ditch Flow Line
- Ditch High Bank
- Grade Break
- Overhead Utility Line
- Pipeline
- Toe of Slope

SCALE: 1" = 30'

LINE/BEARING	DISTANCE
L1 N 02°09'30" W	62.91'
L2 S 03°05'30" E	26.00'
L3 S 86°54'30" W	295.00'
L4 N 03°05'30" W	26.00'
L5 S 03°05'30" E	26.00'
L6 S 86°54'30" W	295.00'
L7 N 03°05'30" W	26.00'
L8 S 03°05'30" E	26.00'
L9 S 86°54'30" W	295.00'
L10 N 03°05'30" W	26.00'

CURVE/RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	5917.98'	401.32'	401.25'	N 04°06'04" W 13°53'08"



LEAGUE CITY OFFICE
Registration Number: 10198865
(281) 954-7739 www.hightidelandsurveying.com
200 HOUSTON AVE., SUITE 81 LEAGUE CITY, TX 77573
Mailing: P.O. BOX 10142 GALVESTON, TX 77552



Stephen C. Blaskey
Registered Professional
Land Surveyor No. 5856

SURVEY DATE: MARCH 30, 2023
FILE No.: 135217001001
DRAFTING: JTK/RWB
JOB No.: 23-0125

NOTES:
1) This property lies within the 100 Year Flood Plain (approximate flood zones shown herein) according to FEMA Flood Map No. 48201C1095M, dated January 6, 2017, as established by the Federal Emergency Management Agency.
2) This property is subject to any restrictions of record as established by the City, State, or Subdivision Covenants and Restrictions; may also be subject to easements and setbacks for utility services and power lines as individually recorded or established by GMA (call your power company).
3) Bearings based on Monumentation of Bayport Logistics Center. Please if recorded plat.
4) Elevations are shown in feet above Mean Sea Level NAVD 83 Datum as tied to NGS Monument HCDSD 57 (LMS493).
5) Fidelity National Title Insurance Company Insured: Camille Partners, OF No.: 107683300028
Issue Date: March 14, 2023



EXHIBIT "L-2"
Topographic Survey

TOPOGRAPHIC SURVEY

TRACT 1
Being Restricted Reserve "A" (being 4.6900 acres) in Block One (1) of BAYPORT LOGISTICS CENTER, PHASE TWO (2), an addition to the City of Seabrook, in the Ritson Morris Survey, Abstract Number 52, in HARRIS County, Texas, according to the map or plot thereof recorded at Film Code Number 662034 of the Map Records of HARRIS County, Texas.

TRACT 2
Being a tract or parcel of land containing 2.500 acres, in the RITSON MORRIS SURVEY, Abstract 52, Harris County, Texas, said tract being out of and part of a certain 19.4174 acre tract of land, described in those certain Warranty Deed(s) from Vannie E. Cook, Jr., to John B. Carter, Jr., recorded under Harris County Clerk's File No(s), D-486035 and D-486036.

TRACT 3
Being Access Easement No. 1 (called Tract 3-1 hereon, Access Easement No. 2 (called Tract 3-2 hereon), and Access Easement No. 3 (called Tract 3-3 hereon), of that certain Access Easement Agreement by and between Pammel Meadows Hospitality LLC and WMF INVESTMENTS, INC., dated March 27, 2019, filed for record under Clerk's File Number RP-2019-121623 of the Official Public Records of Real Property of Harris County, Texas.

I hereby certify that on the below date, the herein described property, together with improvements located thereon, was surveyed on the ground and under my direction, and that this map, together with dimensions as shown hereon, accurately represents the facts as found on the ground this date.



Stephen C. Blaskey
Registered Professional
Land Surveyor No. 5856

SURVEY DATE: MARCH 30, 2023
FILE No.: 135217001001
DRAWING: JHK/RWB
JOB No.: 23-0125



LEAGUE CITY OFFICE
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(281) 354-7739 www.hightidelandsurveying.com
200 HOUSTON AVE. SUITE B LEAGUE CITY, TX 77573
Mailing / P.O. BOX 16142 / GALVESTON, TX 77552

SCALE: 1" = 30'

LINE BEARING	LENGTH	CHORD BEARING	CHORD LENGTH
L1 N 02°09'30" W 62.91'			
L2 S 03°09'30" E 26.00'			
L3 S 86°54'30" W 25.00'			
L4 N 03°09'30" W 25.00'			
L5 S 03°09'30" E 26.00'			
L6 S 86°54'30" W 25.00'			
L7 N 03°09'30" W 25.00'			
L8 S 03°09'30" E 26.00'			
L9 S 86°54'30" W 25.00'			
L10 N 03°09'30" W 25.00'			

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	5917.88'	401.32'	401.25'	N 04°08'04" W	13°53'08"

ABBREVIATIONS

B.L.	Building Line
Emt.	Easement
FL	Flow Line
Fnd.	Found
HCMR	Harris County Map Records
HCMR	Harris County Map Records
RCP	Reinforced Concrete Pipe
R.O.W.	Right of Way
San MH	Sanitary Manhole
TBM	Temporary Benchmark
+ XX.X'	Spot Elevation (Natural Grade, Ditch, Asphalt)
+ XX.XX'	Spot Elevation (Concrete, Back of Curb, Gutter)

LEGEND

⊙	Communications Manhole	—	Asphalt Center Line
⊙	Fire Hydrant	—	Asphalt Edge
⊙	Gas Marker Pin Flag	—	Chain Link Fence
⊙	Guy Anchor	—	Ditch Flow Line
⊙	Power Pole	—	Ditch High Bank
⊙	Sanitary Manhole	—	Grade Break
⊙	Set 1/2" Rod	—	Overhead Utility Line
⊙	Storm Drain Manhole	—	Pipeline
⊙	Telecommunications Pedestal	—	Toe of Slope
⊙	Vault		
⊙	Water Meter		
⊙	Water Valve		
⊙	Well Head		

NOTES:
1) This property does not lie within the 100 Year Flood Plain (Apparent flood zones shown hereon) according to FEMA Panel No. 48201C1083M, dated January 6, 2017, as established by the Federal Emergency Management Agency.
2) This property is subject to any restrictions of record as established by the City, State, or Subdivision Covenants and Restrictions; may also be subject to easements and setbacks for utility services and power lines as individually recorded or established by OSHA (call your power company).
3) Bearings based on Monumentation of Bayport Logistics Center, Phase I recorded plat.
4) Elevations are shown in feet above Mean Sea Level NAD 83 datum as tied to NGS Monument HGS30 37 (485499).
5) Fidelity National Title Insurance Company Insured. Confidential Partners, LLC. OF No.: 1076682300028
Issue Date: March 14, 2023

Request for Approval of a Preliminary PUD to Create World Class Freezer Facility Planned Unit Development

City Council and Planning and Zoning Commission
Joint Meeting Meeting
July 2, 2024



Purpose of a (PUD) Planned Unit Development

The purpose of the Planned Unit Development (PUD) is to provide a flexible approach for development, allows a more flexible response to the market, encourage innovative mixed uses and site plan design.

Medium Commercial District (C-2)

The C-2 medium commercial district is designed to facilitate centers which accommodate trade and personal services. These businesses are free (beyond their property lines) of pollution caused by noise, offensive odors, and the emission of airborne particles. Heavy arterial street traffic is characteristic of the district. The regulation provisions of this district are aimed at achieving the specific goals and objectives identified in Comprehensive Master Plan 2040.

Project Description

The project consists of a 134,632 square foot freezer warehouse, 84 vehicle parking spaces, and 19 tractor trailer loading spaces located on approximately 7.19 acres tract of land.

Proposed Location



Questions?

The Seabrook Planning and Zoning Commission met in regular session on Thursday, June 20, 2024, at 6:00 PM at Seabrook City Hall to consider and if appropriate, take action on the agenda items listed below:

THOSE PRESENT WERE:

GARY RENOLA	CHAIRMAN
DARRELL PICHA	VICE - CHAIR
SCOTT REYNOLDS (excused)	MEMBER
JARED JUSTUS	MEMBER
GUY RODGERS	MEMBER
RHONDA THOMPSON	MEMBER
ED KLEIN	MEMBER
SEAN LANDIS	DIRECTOR OF COMMUNITY DEVELOPMENT

KIARRA BELLOW	ADMINISTRATIVE COORDINATOR
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1.0 PUBLIC COMMENTS AND ANNOUNCEMENTS

Chairman Renola made a comment acknowledging Planning and Zoning Commission member, Rosebud Caradec. Thanking her on behalf of the Planning and Zoning Commission for 38 years of service.

Chairman Renola also introduced and welcomed the newly appointed Planning and Zoning Commission member, Jared Justus. Mr. Justus gave a brief introduction.

2.0 SPECIFIC PUBLIC HEARING

2.1 Conduct a public hearing to take all appropriate action on a request to change the zoning classification of land described below from the current classification of R-1 "Single-Family Detached Residential District" to R-2 "Single-Family Detached Residential District (Small Lots)".

Sean Landis gave a brief report on the request with a presentation. (Exhibit A):

- Applicant is requesting a change in zoning from R1 to R2. (Exhibit B)
- Discussed R-1 zoning regulations.
- Gave a description of R-2 zoning classification and explained some differences from R-1 classifications.
- Discussed R-2 zoning regulations.

Applicant Presentation (Jerry Yan, Steady Capital, 4622 Riverstone Blvd., Missouri City, TX 77459) (Exhibit C)

- Requesting change from R-1 to R-2 which is 7500 sq ft requirement to 6000 sq ft.
- Goal is to bring more housing to Seabrook
- Discussed preliminary plans for the land which include, detention pond, park, and dog park.
- 74 houses can be built with R-2 zoning ranging from 6500 sq ft to 7500 sq ft in lot size.
- With the zoning change there is an addition of 8-10 lots compared to R-1.
- Homes are roughly going to be 2000 sq ft with a mix between 1 and 2 stories.
- Homes are estimated to be \$200/sq ft.

Chairman Renola opened the Public Hearing at 6:32 p.m.

PUBLIC COMMENTS

1. Denise Schaffer 1302 Plymouth Rock Ln., Seabrook, TX 77568
Questions the necessity for developing smaller homes and how it affects the surrounding home values. Concerns about increased flooding risk. Concerns that the type of homes that are being purposed would not produce "long-term" neighbors. Asked question to see a picture of the purposed homes.
2. Al Parrish 101 Westcott St. #2206, Houston, TX 77007
Represents the Parrish Family Interest that owns the 15-acre tract across the street from 4017 Todville Rd. Believes it has been a problematic tract to develop historically due to land demographics. Is in favor of the proposed development and the change in the zoning for potential development of the subdivision as proposed.

Chairman Renola closed the Public Hearing at 6:40 p.m.

2.2 Conduct a public hearing to take all appropriate action on a request for approval of a Final Planned Unit Development (PUD), to create, "5815 Old Hwy 146 Monroe Quiet Warehousing Project", comprising of two 23,980 square foot tilt wall constructed warehouses located on a 3.695-acre tract of land.

Sean Landis presentation. (Exhibit C):

- Discussed the purpose of a Planned Unit Development
- Reviewed final PUD document language.

Chairman Renola opened the Public Hearing at 6:58 p.m.

PUBLIC COMMENTS

1. Mervin Schaffer 1302 Plymouth Rock Ln., Seabrook, TX 77568
Concerns about traffic at Red Bluff from additional trucks.

Chairman Renola closed the Public Hearing at 7:00 p.m.

2.3 Conduct a Public Hearing on a request for approval for the Final Plat of Seabrook Town Center Multifamily and Commercial.

Sean Landis presentation. (Exhibit D)

- History of request – Preliminary previously approved by commission and City Council.
- Plat has been reviewed for compliance by staff and a contracted LSLS Surveyor.

Chairman Renola opened the Public Hearing at 7:05 p.m.

NO PUBLIC COMMENTS

Chairman Renola closed the Public Hearing at 7:05 p.m.

3.0 NEW BUSINESS

3.1 Consider and take all appropriate action on a request to change the zoning classification of land located at 4017 Todville Road, Seabrook, TX 77586 from the current classification of R-1 "Single-Family Detached Residential District" to R-2 "Single-Family Detached Residential District (Small Lots)".

Motion to approve made by Ed Klein and seconded by Darrell Picha.

Ayes: Gary Renola, Darrell Picha, Jared Justus, Rhonda Thompson, Ed Klein
Nays: Guy Rodgers

MOTION CARRIED BY MAJORITY VOTE.

- 3.2 Consider and take all appropriate action on a request for approval of a Final Planned Unit Development (PUD), to create, "5815 Old Hwy 146 Monroe Quiet Warehousing Project", comprising of two 23,980 square feet tilt wall constructed warehouses located on a 3.695-acre tract of land.**

Motion to approve made by Ed Klein and seconded by Rhonda Thompson.

MOTION CARRIED BY UNANIMOUS CONSENT

- 3.3 Consider and take all appropriate action on a request for approval for the Final Plat of Seabrook Town Center Multifamily and Commercial.**

Motion to approve made by Ed Klein and seconded by Guy Rodgers.

MOTION CARRIED BY UNANIMOUS CONSENT

4.0 ROUTINE BUSINESS

- 4.1 Approve the minutes from the April 18, 2024, Regular P&Z meeting.**

Motion to approve as presented made by Ed Klein and seconded by Guy Rodgers.

MOTION CARRIED BY UNANIMOUS CONSENT

- 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 updates to report at this time.

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

- Next meeting (Joint Meeting): July 2, 2024
- Next regular meeting: July 18, 2024

Motion to adjourn the June 20, 2024, Planning & Zoning meeting was made by Rhonda Thompson and seconded by Ed Klein.

MOTION CARRIED BY UNANIMOUS CONSENT

Having no further business, the meeting adjourned at 7:15 p.m.