



**SEABROOK PLANNING & ZONING COMMISSION
NOTICE OF MEETING
THURSDAY, JANUARY 30, 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, JANUARY 30, 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 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. PRESENTATIONS

2.1 Conduct the Oath of Office for all newly appointed members, and go over all training requirements. *Rachel Lewis, City Secretary*

3. SPECIFIC PUBLIC HEARING

3.1 Conduct a Public Hearing on a request for approval of amendments to the "World Class Freezer Facility Planned Unit Development". *Sean Landis, Deputy City Manager | Planning and Zoning Director*

4. NEW BUSINESS

4.1 Consider and take all appropriate action on a request for approval of amendments to the "World Class Freezer Facility Planned Unit Development". *Sean Landis, Deputy City Manager | Planning and Zoning Director*

4.2 Consider and take all appropriate action on the election of a Vice-Chair to the Planning and Zoning Commission.

5. ROUTINE BUSINESS

5.1 Approve minutes from the November 21, 2024, regular P&Z meeting.

5.2 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.

5.3 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, January 24, 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
SEABROOK PLANNING & ZONING COMMISSION
THURSDAY, JANUARY 30, 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, JANUARY 30, 2025, AT 6:00 P.M.** IN SEABROOK CITY HALL, 1700 FIRST STREET, SEABROOK, TEXAS, COUNCIL CHAMBERS 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 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 HEARING

Conduct a Public Hearing on a request for approval of amendments to the “World Class Freezer Facility Planned Unit Development”.

Owner: Unit Cold Houston, LLC., 108 Airport Road, Suite 202, Westerly, RI 02891.

Applicant: Camfield Partners, LLC., 8895 Research Drive, Suite 200, Irvine, CA, 92618.

Legal Description:

Tract 1. Being Restrictive Reserve “A” (being 4.6900 acres) in Block One (1) of the 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 acres 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.

Location: This property is located west of Old State Highway 146, east of State Highway 146, north of Red Bluff Road, and South of Port Road.

CERTIFICATE

I certify that this notice was posted on the bulletin board at Seabrook City Hall on Wednesday, January 15, 2025, on or before 5:00 p.m. and that it will remain posted until after completion of the hearing.

/s/ Kiarra Bellow
Administrative Assistant

Local Support Multi Tenant
Freezer Facility
Amended Planned Unit Development

Prepared for:
Unit Cold Storage

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

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 Unit Cold Storage, 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 local support freezer facility is located at 5760 Old Highway 146 with 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 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 High 146. One driveway will be eliminated and the southern driveway will be adjusted to fit access needs and fully improved per City of Seabrook and TxDOT requirements. The site will also be accessed by a reciprocal easement on the SW corner of the site, allowing access to New Highway 146 without using the old highway.

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

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, this local support, small unit freezer facility is essentially a collection of 10 large pieces of equipment, similar in function to your home freezer but in the form of a building. Designed for smaller, local companies or those with regional needs, the facility will accommodate up to 10 different companies, all with incredible access from the Port of Houston to serve the entire metro Houston area. 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. One new driveway from Old Highway 146 shall serve as the only ingress and egress for the facility, eliminating one existing driveway. An existing easement at the SW corner shall be used by the facility as the 2nd access point.
- d. The building is proposed to be approximately 72,000 square feet with a maximum height of 40 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

- a. D-1 – Building Rendering – View from Old Highway 146
- b. D-2 – Building Rendering – View from N Highway 146 to Galveston Bay
- c. D-3 – Rendering Site Plan
- d. D-4 – Overall Floor Plan
- e. D-5 – Rendered Elevations
- f. D-6 – Building Materials
- g. D-7 – Site Setback Plan
- h. D-8 – Site Signage Plan
- i. D-9 – Area Location Map Aerial
- j. D-10 – Aerial Exhibit
- k. D-11 Legal Description
- l. D-12 – Landscape Plan
- m. D-13 – Utility Plan



CamfieldPartners
Building Corporate Homes for Successful Businesses



View From Old Highway 146

PUD Amendment 1

Exhibit “D-1”

Seabrook, TX

Building Rendering



CamfieldPartners
Building Corporate Homes for Successful Businesses



AIRPIX
VISUALIZATIONS

PUD Amendment 1

Exhibit “D-2”

Seabrook, TX

Building Rendering

View From N Highway 146 to Galveston Bay

RKB

zero campanelli drive, braintree, ma 02184

www.rkbarch.com

December 4, 2024

ds 8.00B

2417
Page 11 of 112



CamfieldPartners
Building Corporate Homes for Successful Businesses

Building Calculations

AREA PER FREEZER 4,400 GROSS SF
4,400 GROSS SF X 10 FREEZERS
TOTAL FREEZER = 44,000 GROSS SF.

AREA PER DOCK/OFFICE = 2,200 GROSS SF.
2,200 GROSS SF. X 10 DOCK/OFFICES
TOTAL DOCK = 22,000 GROSS SF.

Total Footprint = 66,000 g.s.f.

AREA PER STOR MEZZ = 622 GROSS SF.
622 GROSS SF. X 10 STOR MEZZ
TOTAL STOR MEZZANINE = 6,220 GROSS SF.

Total Area = 72,220 g.s.f.
INCLUDING STOR MEZZANINE

Pallet Calculations

TYPICAL FREEZER
100 PALLETS X PER LEVEL
100 PALLETS X 4 HIGH = 400 PALLETS
400 TOTAL PALLETS
400 PALLETS X 10 FREEZERS
4,000 TOTAL PALLETS

**PUD Amendment 1
Exhibit “D-3”**

**Seabrook, TX
Rendered Site Plan**





CamfieldPartners
Building Corporate Homes for Successful Businesses

Building Calculations

AREA PER FREEZER 4,400 GROSS SF
4,400 GROSS SF X 10 FREEZERS
TOTAL FREEZER = 44,000 GROSS SF.

AREA PER DOCK/OFFICE = 2,200 GROSS SF.
2,200 GROSS SF. X 10 DOCK/OFFICES
TOTAL DOCK = 22,000 GROSS SF.

Total Footprint = 66,000 g.s.f.

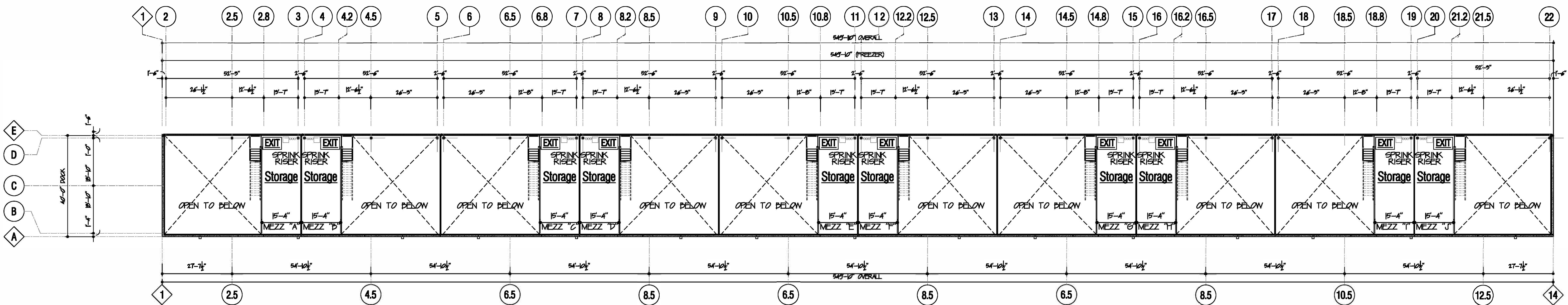
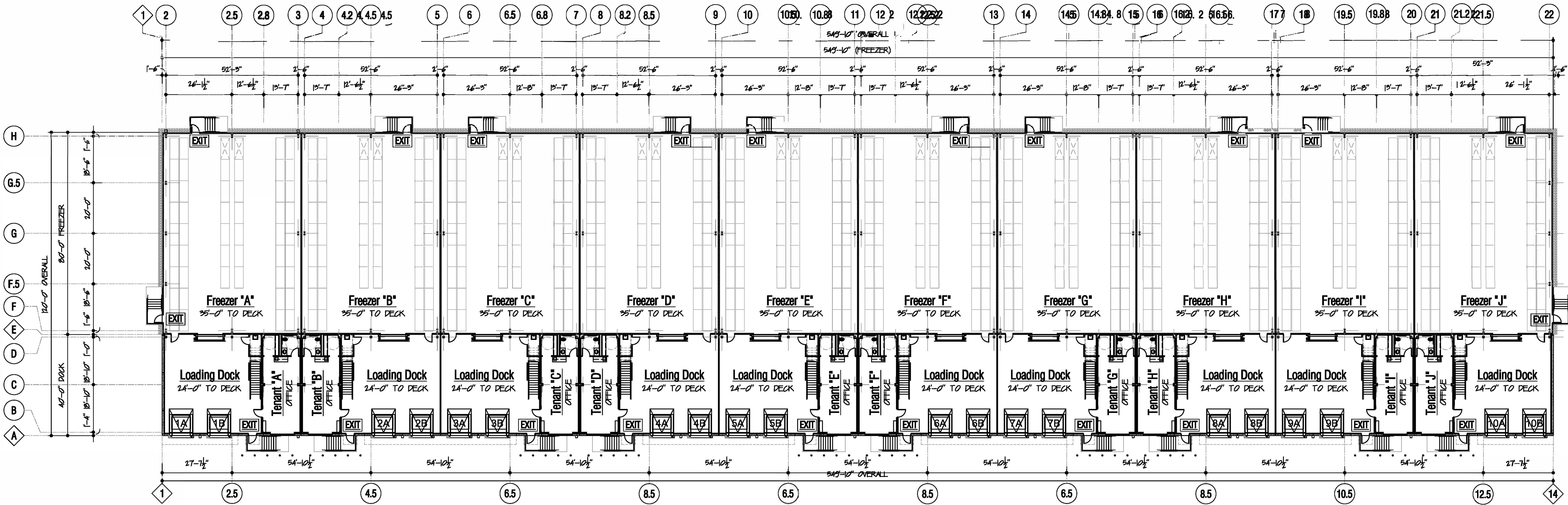
AREA PER STOR MEZZ = 622 GROSS SF.
622 GROSS SF. X 10 STOR MEZZ

TOTAL STOR MEZZANINE = 6,220 GROSS SF.

Total Area = 72,220 g.s.f.
INCLUDING STOR MEZZANINE

Pallet Calculations

TYPICAL FREEZER
100 PALLETS X PER LEVEL
100 PALLETS X 4 HIGH = 400 PALLETS
400 TOTAL PALLETS
400 PALLETS X 10 FREEZERS
4,000 TOTAL PALLETS



PUD Amendment 1
Exhibit "D-4"
Seabrook, TX

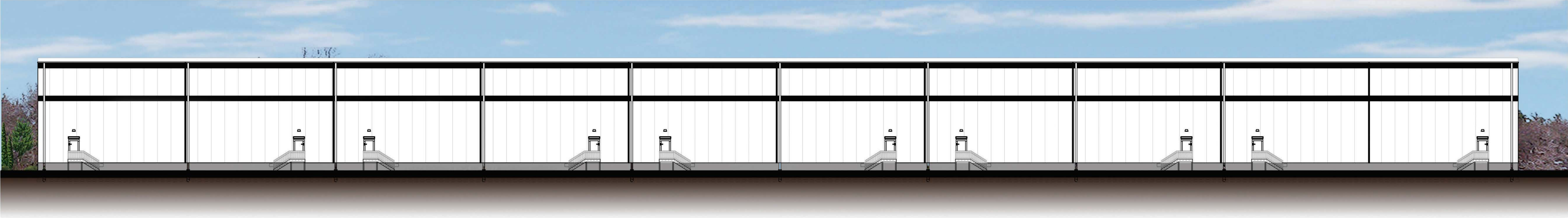
Overall Floor Plan



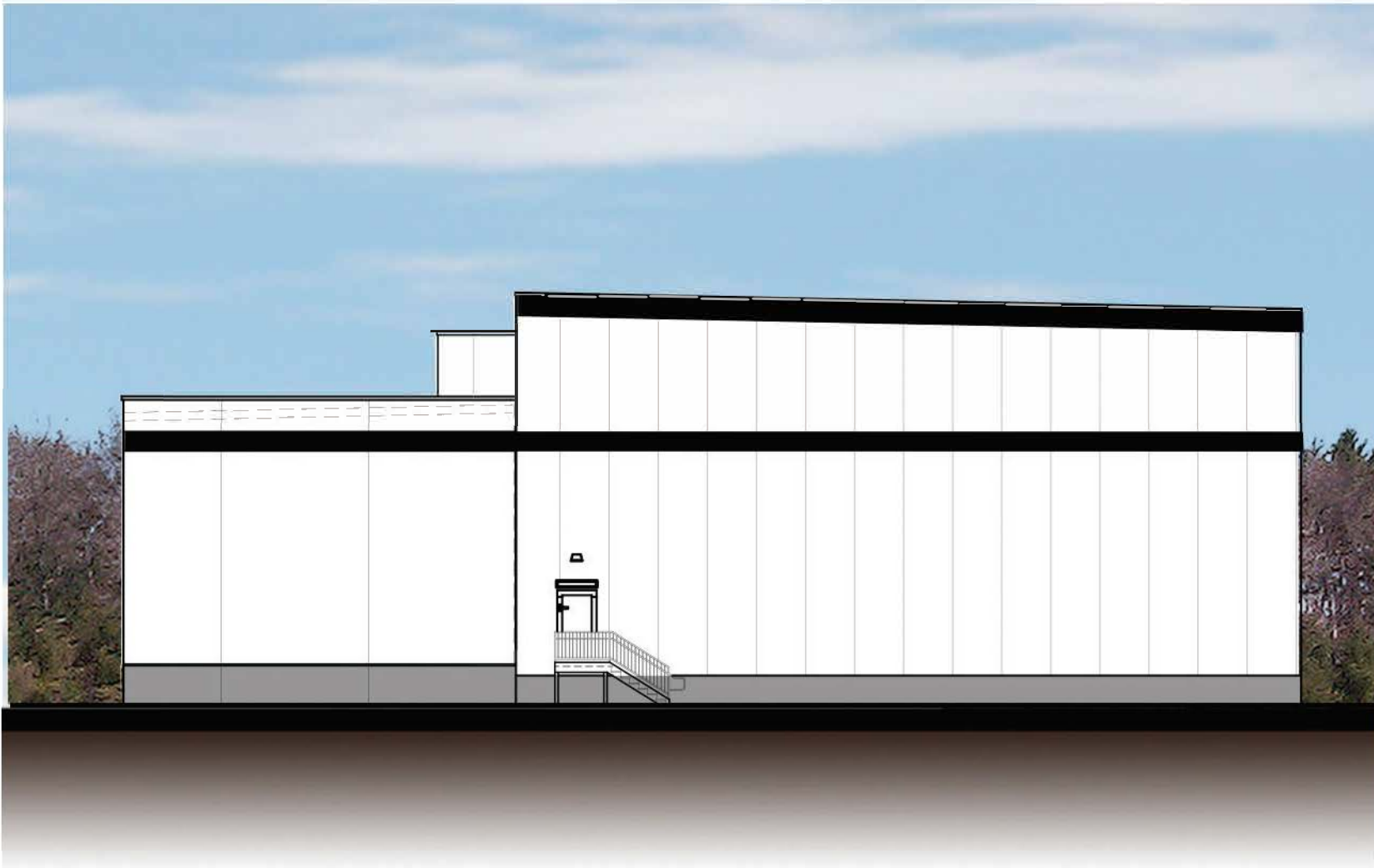
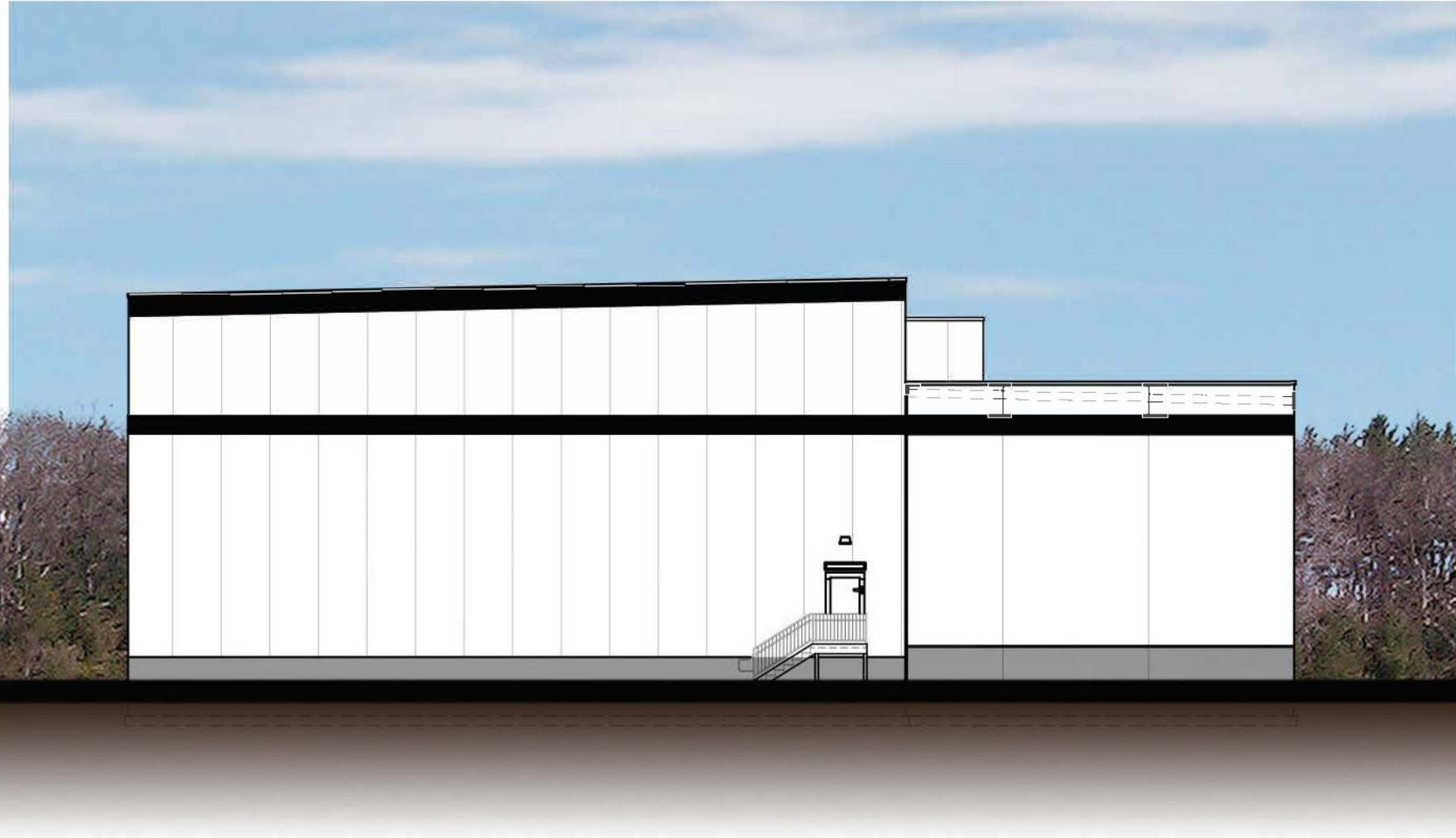
CamfieldPartners
Building Corporate Homes for Successful Businesses



FRONT ENLARGED



BACK ELEVATION



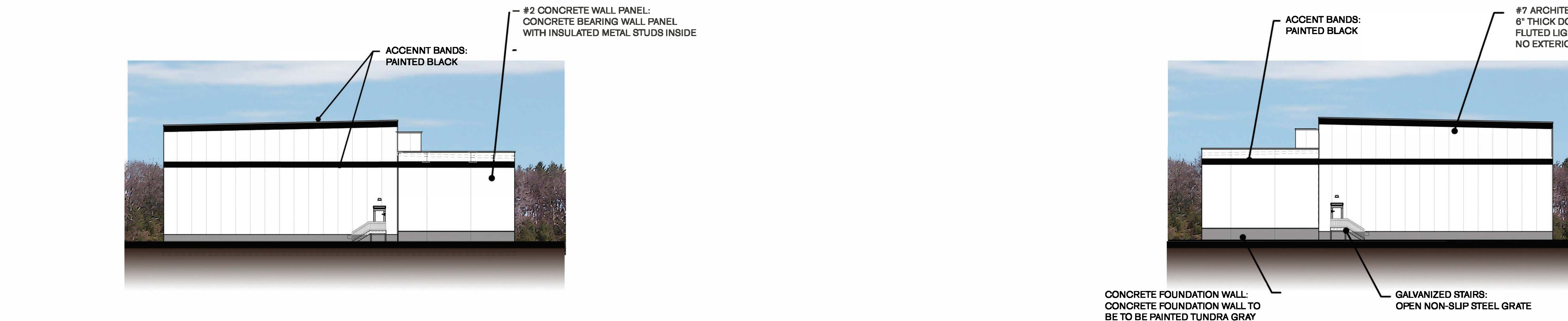
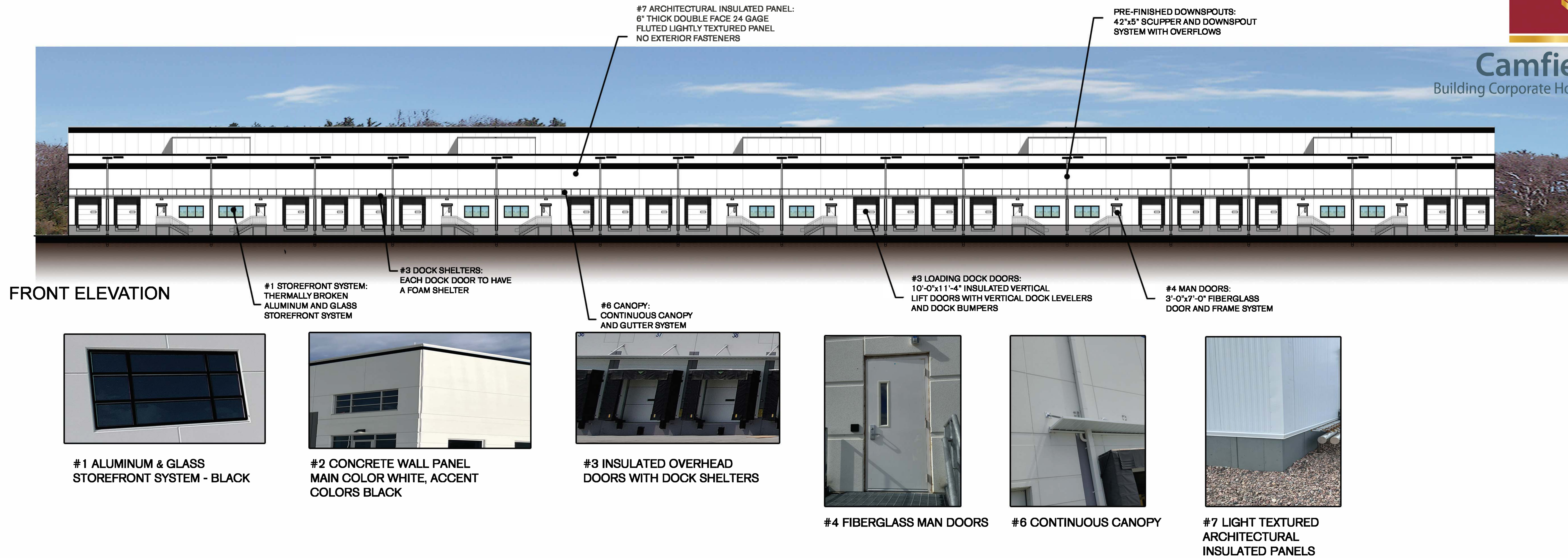
SIDE ELEVATIONS

PUD Amendment 1
Exhibit “D-5”
Seabrook, TX

Rendered Elevations



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PUD Amendment 1

Exhibit "D-6"

Seabrook, TX

Building Materials



CamfieldPartners
Building Corporate Homes for Successful Businesses

Legend

-  Property Line
-  Site Setback



PUD Amendment 1

Exhibit “D-7”

Seabrook, TX

Site Setback Plan



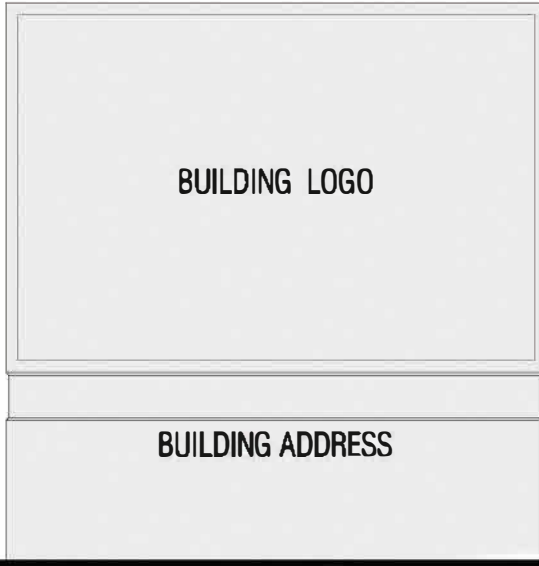
CamfieldPartners
Building Corporate Homes for Successful Businesses

Legend

 City of Seabrook Sign



 Development Sign



PUD Amendment 1

Exhibit “D-8”

Seabrook, TX

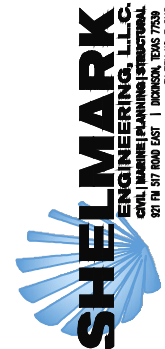
Site Signage Plan

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	
 12/19/24	
REVIEW	

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

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

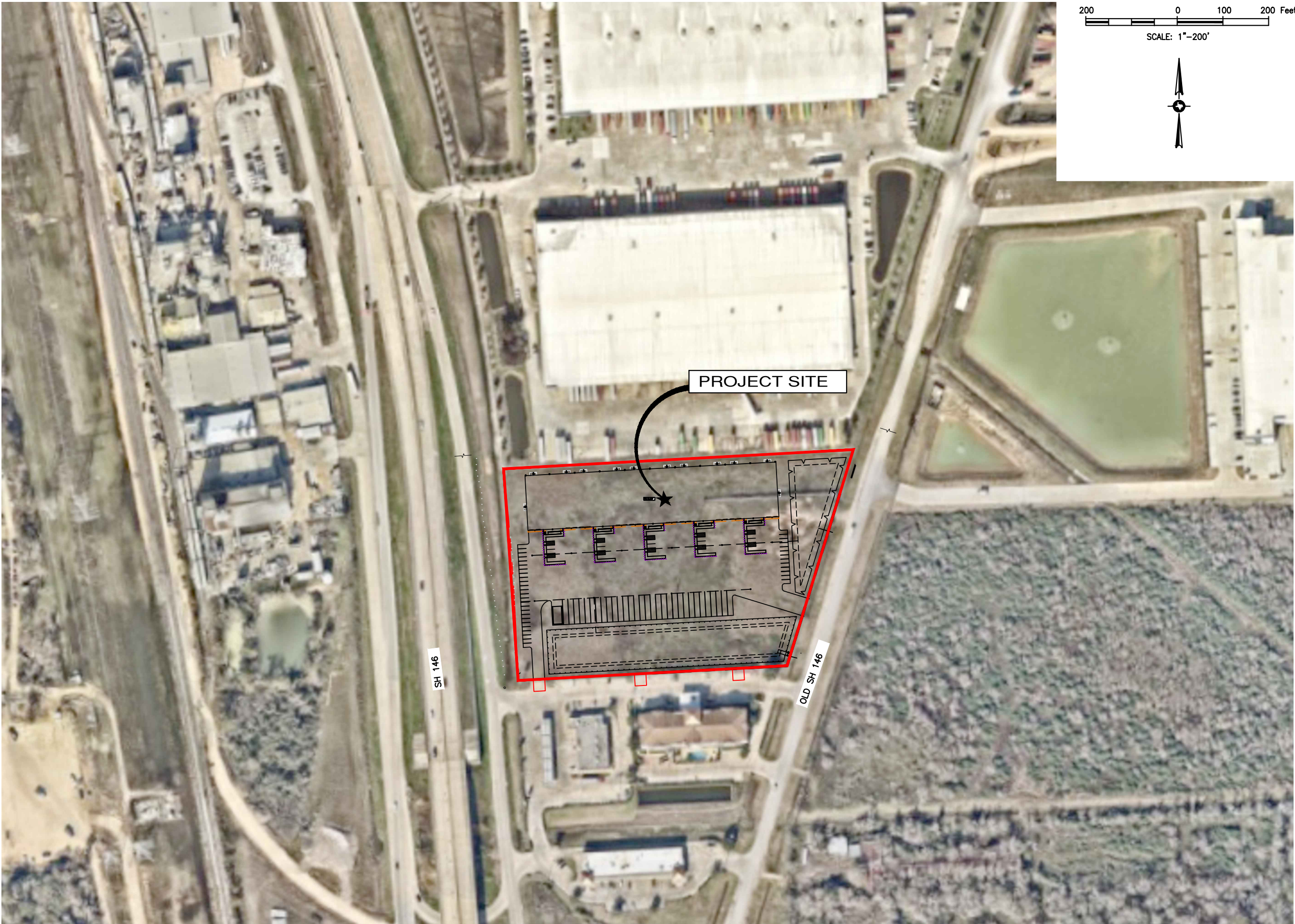
DATE: 12/19/2024

SHEET:
AREA LOCATION MAP

SHEET NO:
Amended PUD 1
Exhibit "D-9"

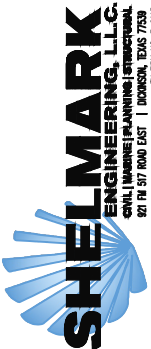
SCALE: 1"=1000'	BY: SBK
JOB NO: 23-152	REV: A

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CAMFIELD PARTNERS
OLD FM 146
SEABROOK, TEXAS

PROJECT:



ISSUED FOR	
A	12/16/24 REVIEW

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

DATE: 12/16/2024

SHEET:
AERIAL EXHIBIT

SHEET NO:
PUD Amendment 1

Exhibit "D-10"

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

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.

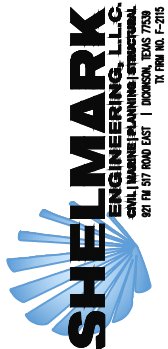
TRACT 3

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.

PROJECT:

CAMFIELD PARTNERS
OLD FM 146
SEABROOK, TEXAS



ISSUED FOR	
A	12/16/24 REVIEW

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

DATE: 12/16/2024

SHEET:
LANDSCAPE PLAN

SHEET NO:
PUD Amendment 1

Exhibit "D-11"

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

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LANDSCAPE SUMMARY

SITE AREA = 313,178SF

LANDSCAPE REQUIRED (15% OF SITE) = 46,976 SF

LANDSCAPE PROVIDED = 126,165 SF

PARKING AREA = 33,985 SF

LANDSCAPE REQUIRED (10% OF SITE) = 3,398 SF

LANDSCAPE PROVIDED = 31,610 SF

1. FRONTAGE TREE:1 TREE PER 50 LF OF FRONTAGE. 900/50 = 18 EA

2. PARKING LOT ISLAND TREE: 1 TREE PER 12 PARKING SPACES = 5 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

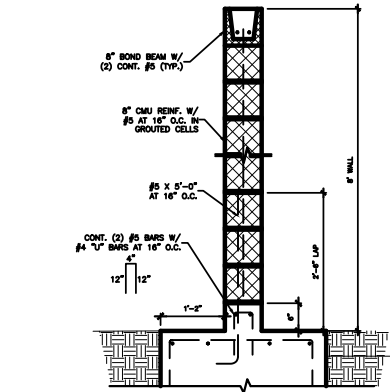
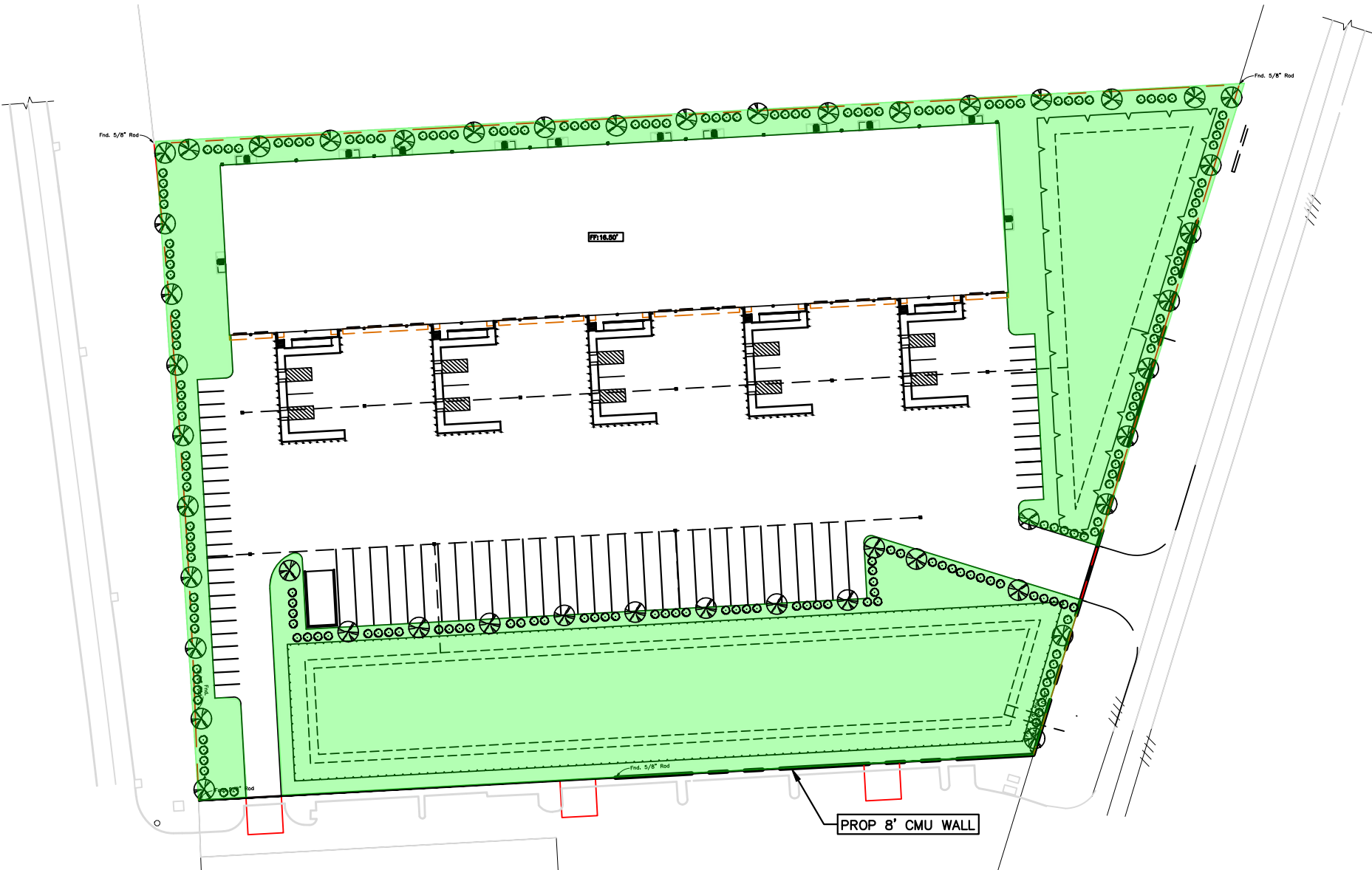


SITE GREEN SPACE

1000050100 Feet

SCALE: 1"=100'

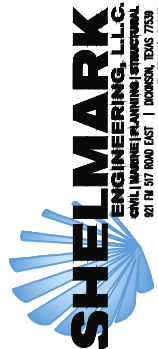




CMU WALL
N.T.S.

CAMFIELD PARTNERS
OLD FM 146
SEABROOK, TEXAS

PROJECT:



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A 12/16/24 REVIEW	

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

DATE: 12/16/2024

SHEET:
LANDSCAPE PLAN

SHEET NO:
PUD Amendment 1

Exhibit "D-12"

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

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SEWER

WATER

EXISTING SANITARY SEWER LINE

EXISTING WATER LINE

EXISTING SANITARY MANHOLE

EXISTING FIRE HYDRANT

PROPOSED SANITARY CLEANOUT

PROPOSED SANITARY SEWER LINE

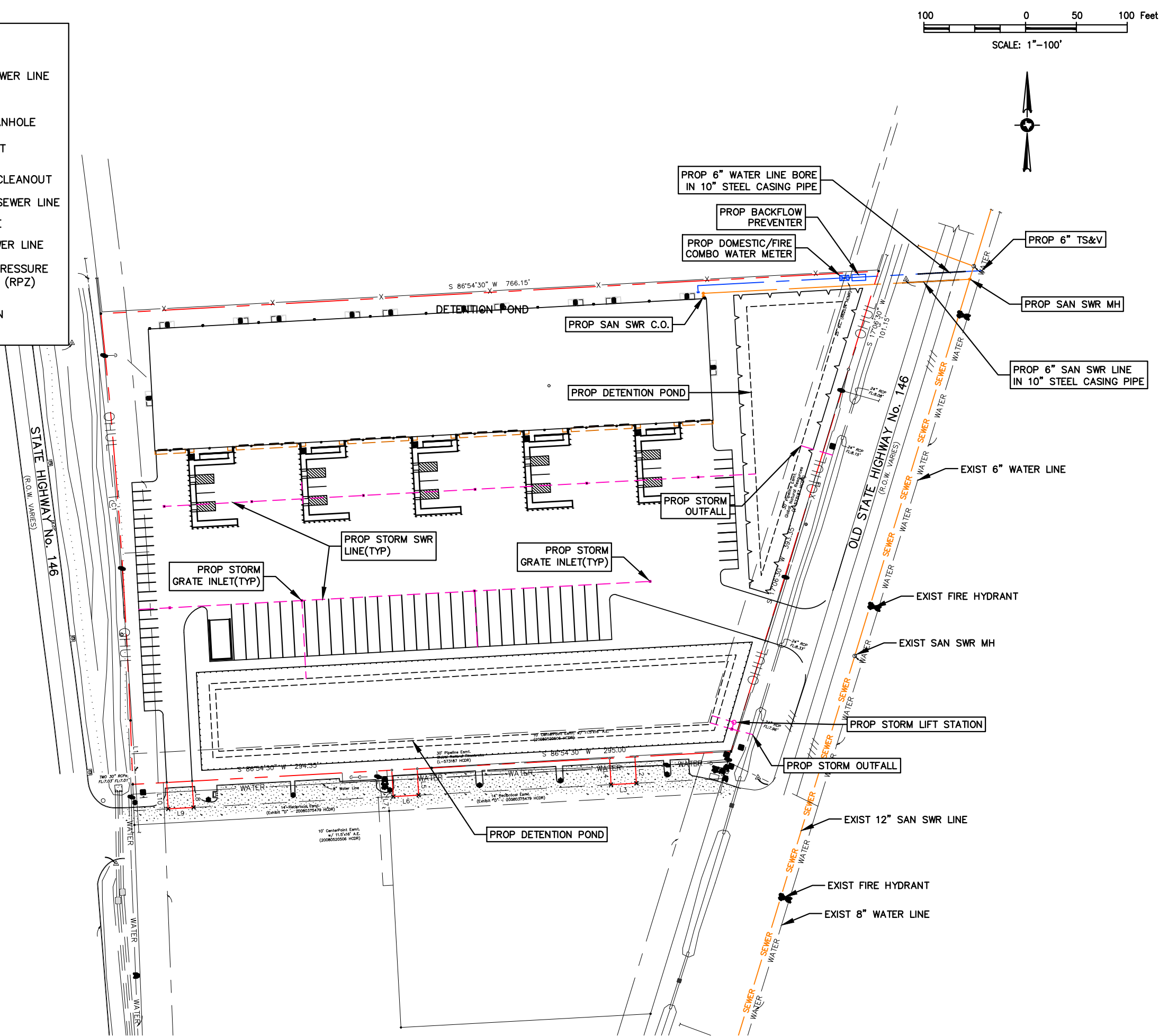
PROPOSED WATER LINE

PROPOSED STORM SEWER LINE

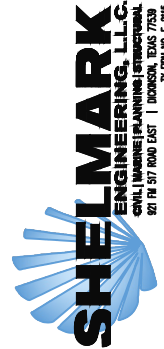
PROPOSED REDUCED PRESSURE BACKFLOW PREVENTER (RPZ)

PROPOSED CATCHBASIN

SITE LEGEND



CAMFIELD PARTNERS
OLD FM 146
SEABROOK, TEXAS



ISSUED FOR	
A	12/16/24 REVIEW

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

DATE: 12/16/2024

SHEET:	UTILITY PLAN
SHEET NO:	PUD Amendment 1
Exhibit "D-13"	
SCALE:	1"=100'
BY:	SBK
JOB NO:	23-152
REV:	A

Exhibit “B”

Ordinance 2024-17

World Class Freezer Facility
Planned Unit Development
District Plan

August 2024

7.2 Acres

Applicant:

Camfield Partners, LLC

8895 Research Drive, Suite 200

Irvine, CA 92618

Exhibit “B”

World Class Freezer Planned Unit Development District Plan

Contents

- A. General Provisions
- B. Permitted Land Use
- C. Proposed Land Use
- D. Development Regulations
- E. Building Regulations
- F. Estimated Development Schedule

A. General Provisions

- a. The PUD approved herein must be designed, constructed, and maintained in compliance with this Ordinance. This District is intended to serve the operational needs of a frozen food storage facility. The district is designed to accommodate land use activities that meet the community goals and policies enumerated in the Comprehensive Master Plan 2040.
- b. Except as otherwise provided herein, the words used in the PUD have the meaning established by the Zoning Ordinance. In this Ordinance:
 - i. Open Space means the portion of all land contained within the PUD that is not covered by buildings, parking lots, and driveways.
 - ii. PUD means the planned unit development created by this ordinance.
 - iii. Shipping/storage containers whether used for outside storage, as an inhabited structure, or for any other purpose are prohibited: Exception: A shipping container is permitted on site while on a trailer chassis.

- c. The PUD shall be developed in accordance with the following exhibits that are attached to and made part of this document.
 - i. Exhibit D-1: Rendering from Old Hwy 146
 - ii. Exhibit D-2: Rendering from N. Hwy 146
 - iii. Exhibit D-3: Rendered Site Plan
 - iv. Exhibit D-4: Overall Floor Plan
 - v. Exhibit D-5: Rendered Elevations
 - vi. Exhibit D-6: Building Materials
 - vii. Exhibit D-7: Site Setback Plan
 - viii. Exhibit D-8: Site Signage Plan
 - ix. Exhibit D-9: Area Location Map 1"=1000'
 - x. Exhibit D-10: Area Location Map 1"=200'
 - xi. Exhibit D-11: Legal Description
 - xii. Exhibit D-12: Landscape Plan
 - xiii. Exhibit D-13: Utility Plan
 - xiv. Exhibit D-14: Topographic Survey L-1
 - xv. Exhibit D-15: Topographic Survey L-2
- d. As shown in Exhibits D-3 and D-10, the PUD encompasses approximately 7.2 acres of land along the West Right of Way line of Old Highway 146 north of Red Bluff Road in the City of Seabrook TX.
- e. Development of one Tilt-Up/Insulated Panel freezer facility containing approximately 134,632 sf of floor space inclusive of freezer, loading dock, office space, private driveways, landscaping, parking security wall/fencing, detention basins, and utilities as shown in attached Exhibits D-1 through D-15.
- f. All signage shall meet the minimum standards of the City's requirements established in Article 6-Sign Standards as shown on Exhibit D-8.

B. Permitted Land Uses

- a. Two tracts of land containing approximately 7.2 acres and zoned as C-2 Medium Commercial District and LI Light Industrial District.

C. Proposed Land Use

- a. This PUD development shall allow for industrial use on the currently zoned commercial land of a single freezer facility of approximately 134,632 square feet. The project shall be inclusive of a freezer, loading dock, office space, private driveways, landscaping, parking, security wall/fencing, detention basins, and utilities as shown in attached Exhibits D-1 through D-15.
- b. This PUD shall be contingent upon the following conditions:

D. Development Regulations

- a. Development standards.
 1. The development standards established by either the approved PUD or Seabrook Code of Ordinances shall be complied with as of the date of approval.
- b. Maximum height of building
 1. No building or structure may exceed 80 feet in height.
 2. This facility will not exceed 65' in height from the mean grade average.
- c. Building Setbacks
 1. Front Yard - All buildings shall be set back from street right-of-way lines minimum of 35 feet.
 2. Side Yard – All buildings shall have side yard setbacks of not less than 25 feet.
 3. Rear Yard – The setback at the rear of the property (west elevation) shall be 30'.
- d. Screening /Fencing/Wall
 1. All ground-level mechanical equipment shall be screened from view by using walls at the same height as the equipment.
 2. An 8'-0" tall masonry/concrete wall will be provided along the entire property line adjacent to the

commercial (hotel) parcel to accommodate a proper screening from properties.

3. All other property lines shall have 8' fencing.

e. Building Area

1. The building is proposed to be approximately 134,632 square feet.

f. Parking

1. Parking shall meet the requirements outlined in Article 5 of the city of Seabrook zoning by-law.

g. Landscaping

1. Shall meet or exceed the Seabrook Code of Ordinances found in Article 7 of the city's zoning by-law.

2. Exhibits show proposed designs of the facility as well as site planning for parking, stormwater detention, and trucking operations.

3. 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.

h. Signage

1. Signage shall meet the Seabrook Code of Ordinances, as it is stated in Article 6 of the city's zoning by-law.

i. Architectural Standards: This building is a frozen food warehouse facility and is required to be constructed out of materials which will allow for energy efficiency and thermal isolation.

1. Exterior walls in the freezer will be constructed from specialized insulated architectural panels with a light textured finish to allow for maximum thermal isolation

and high insulation R-values to achieve freezer temperatures.

2. Exterior walls of the loading dock and mechanical areas will be constructed from concrete bearing wall panels with accents and reveals to add a decorative element. These walls will be lined on the inside with insulated architectural panels to allow for a cold (not freezing) environment.

3. Exterior walls at the office will be constructed with concrete bearing wall panels, with accents and reveals to add a decorative element, they will also have alum framing and glass to accent the area. Inside will be metal studs and drywall for the office environment.

E. Building Regulations

- a. The color palette shall be primarily white with black accent stripes.
- b. Exterior finishes shall be insulated metal panel and concrete tilt wall construction.
- c. All equipment except electrical transformers shall be screened.

F. Development Schedule

- a. Plan Design- Completion November 2024
- b. Plan Submittal- December 2024
- c. Plan Approval- February 2025
- d. Construction- March 2025-May 2026



CamfieldPartners
Building Corporate Homes for Successful Businesses



Exhibit D-1

Seabrook, TX

Building Rendering

View From Old Highway 146



CamfieldPartners
Building Corporate Homes for Successful Businesses



Exhibit D-2

Seabrook, TX

Building Rendering

View From N Highway 146 to Galveston Bay



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 PALLETS DN AISLE X 2 = 144 PALLETS
144 PALLETS PER AISLE X 20 = 2,880 PALLETS
2,880 PALLETS X 6 HIGH = 17,280 PALLETS

17,280 TOTAL PALLETS

84 CAR SPACES
19 TRAILER SPACES

Exhibit D-3

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.
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.

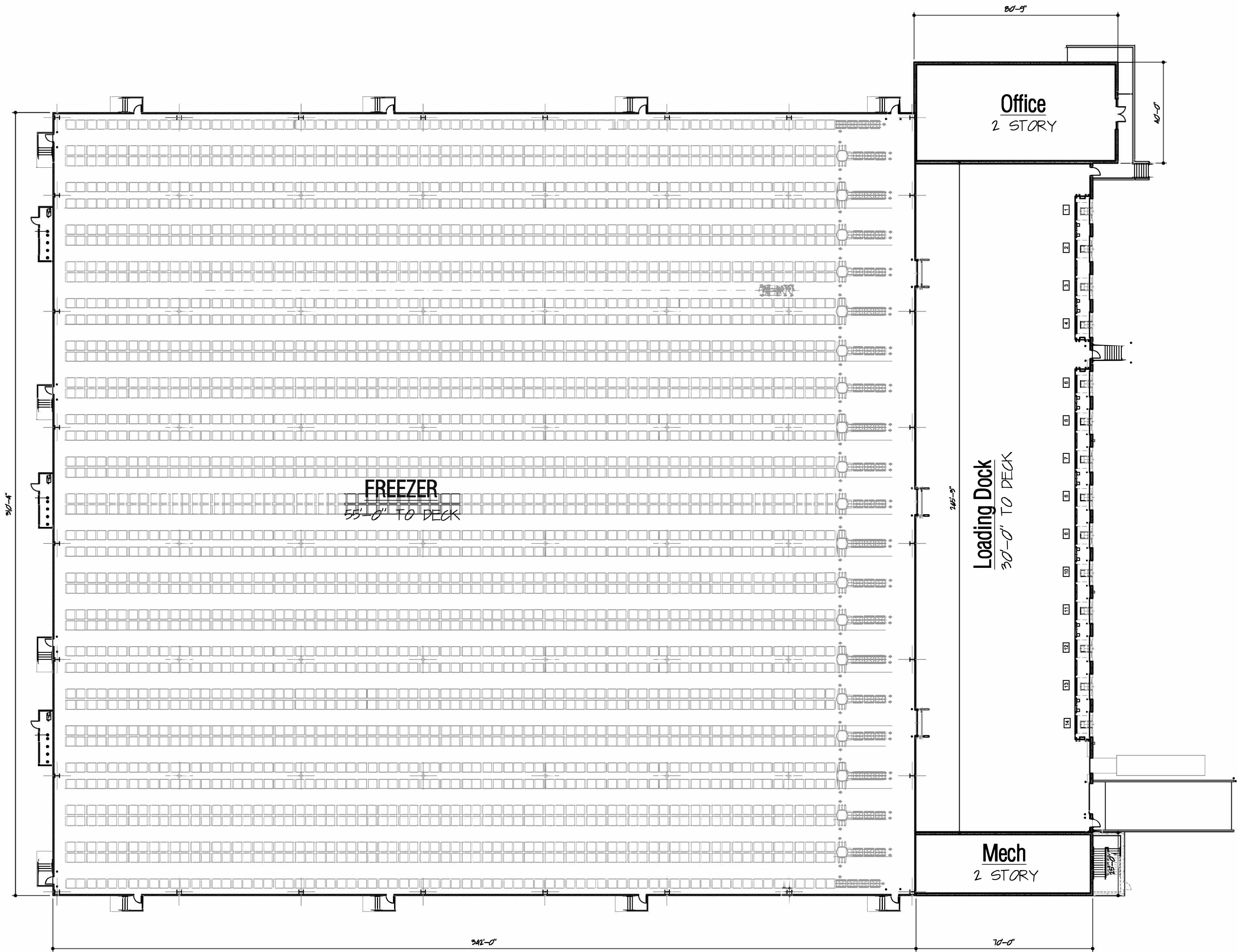
INCLUDING OFFICE MEZZANINE

Pallet Calculations

FREEZER - A

74 PALLETS DN AISLE X 2 = 148 PALLETS
148 PALLETS PER AISLE X 20 = 2,960 PALLETS
2,960 PALLETS X 6 HIGH = 17,760 PALLETS

17,760 TOTAL PALLETS



OVERALL FLOOR PLAN

SCALE: 1" = 10'-0"

Exhibit D-4

- Seabrook, TX

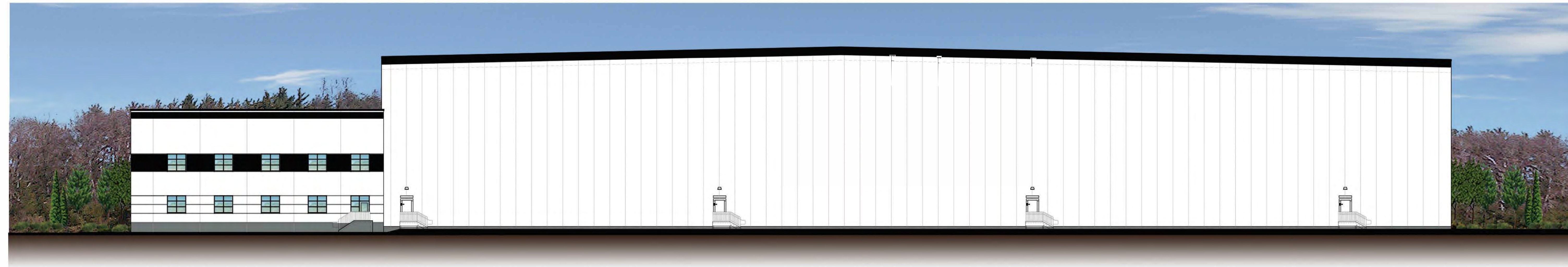
Overall Floor Plan



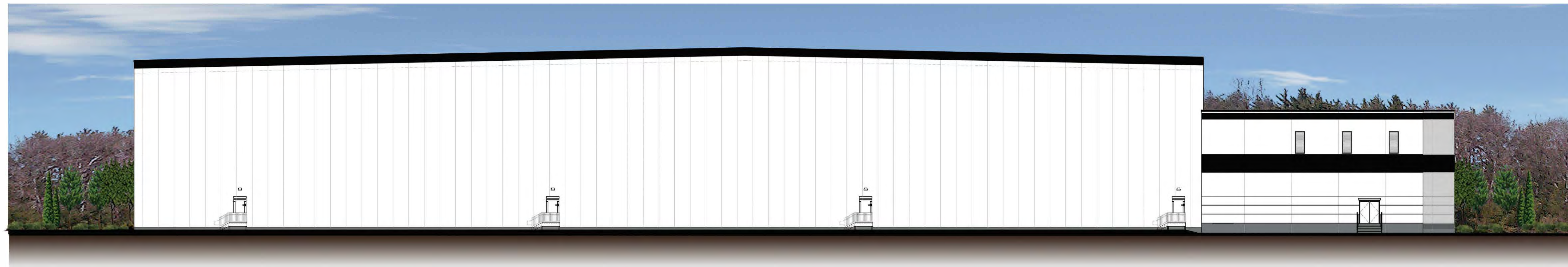
CamfieldPartners
Building Corporate Homes for Successful Businesses



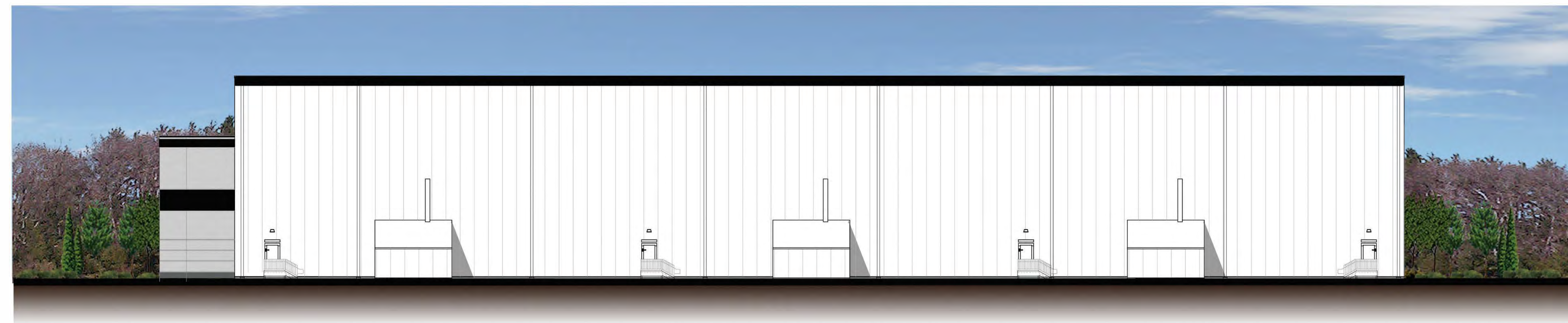
FRONT ELEVATION - View from Old 146



SIDE ELEVATION (Office) - View from existing warehouse



SIDE ELEVATION (Mech) - View from hotel



REAR ELEVATION - View from New 146

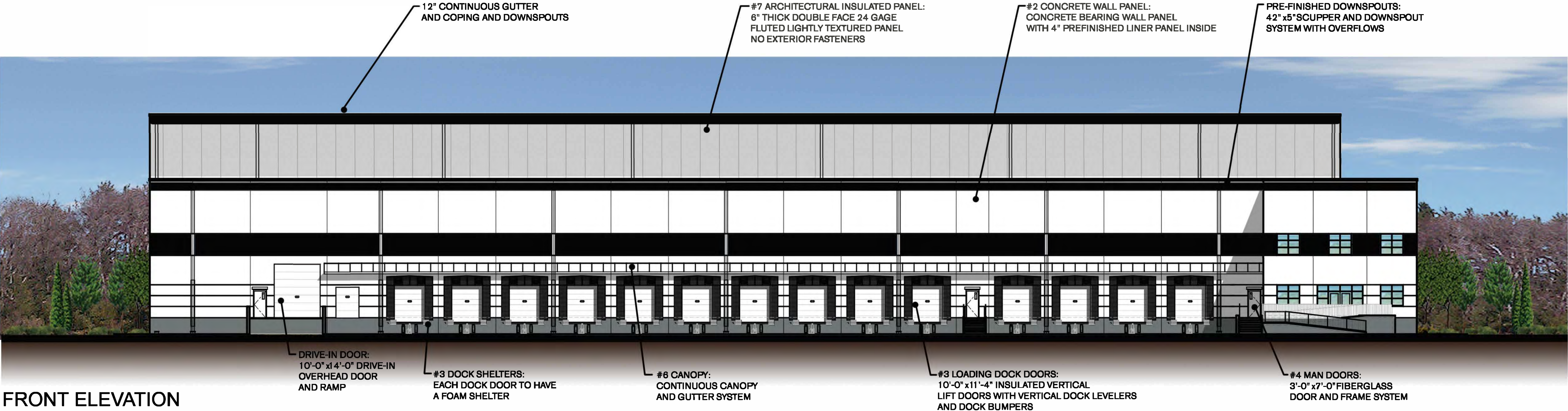
Exhibit D-5

Seabrook, TX

Rendered Elevations



CamfieldPartners
Building Corporate Homes for Successful Businesses



FRONT ELEVATION



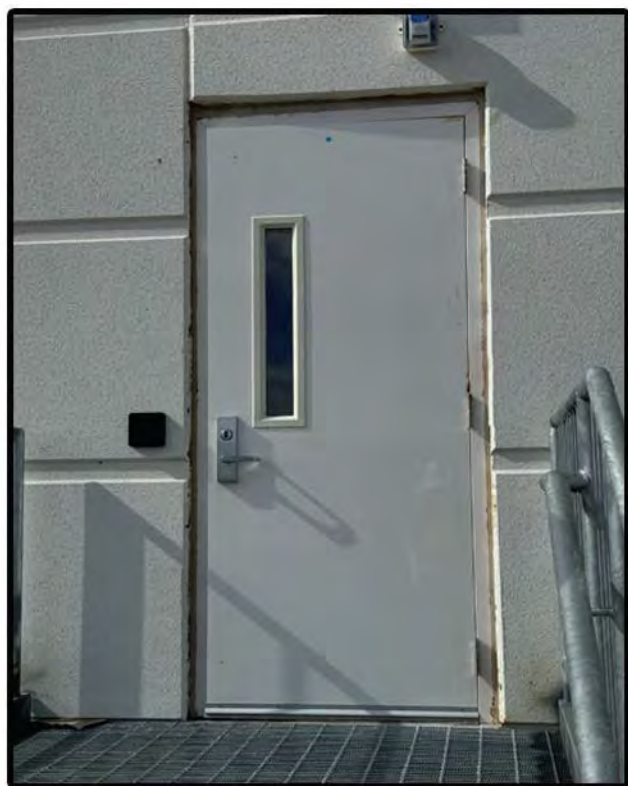
#1 ALUMINUM & GLASS
STOREFRONT SYSTEM - BLACK



#2 CONCRETE WALL PANEL
MAIN COLOR WHITE, ACCENT
COLORS BLACK



#3 INSULATED OVERHEAD
DOORS WITH DOCK SHELTERS



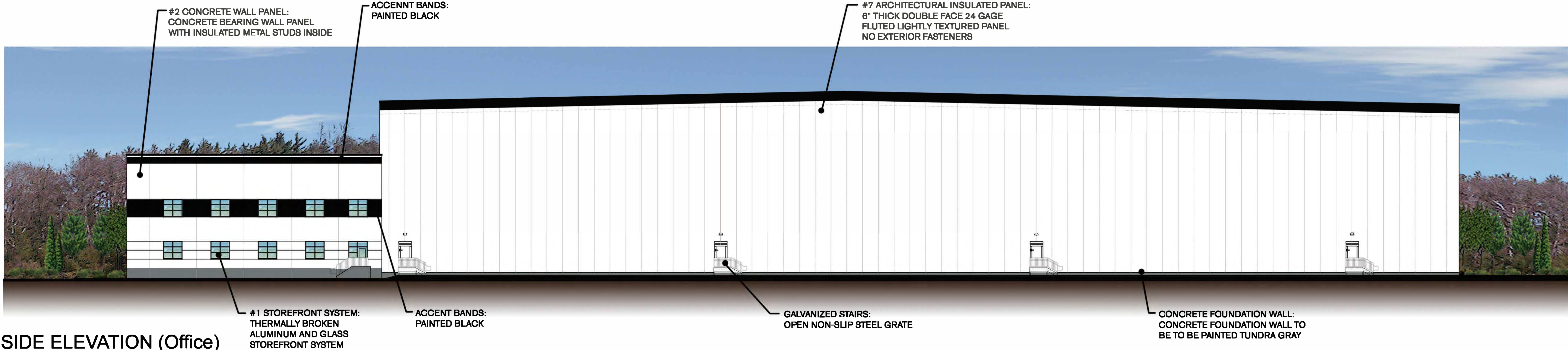
#4 FIBERGLASS MAN DOORS



#6 CONTINUOUS CANOPY



#7 LIGHT TEXTURED
ARCHITECTURAL
INSULATED PANELS



SIDE ELEVATION (Office)

Exhibit D-6

Seabrook, TX

Building Materials



CamfieldPartners
Building Corporate Homes for Successful Businesses

Legend

 Property Line

 Site Setback



Exhibit D-7

Seabrook, TX

Site Setback Plan



CamfieldPartners
Building Corporate Homes for Successful Businesses

Legend



City of Seabrook Sign



Development Sign



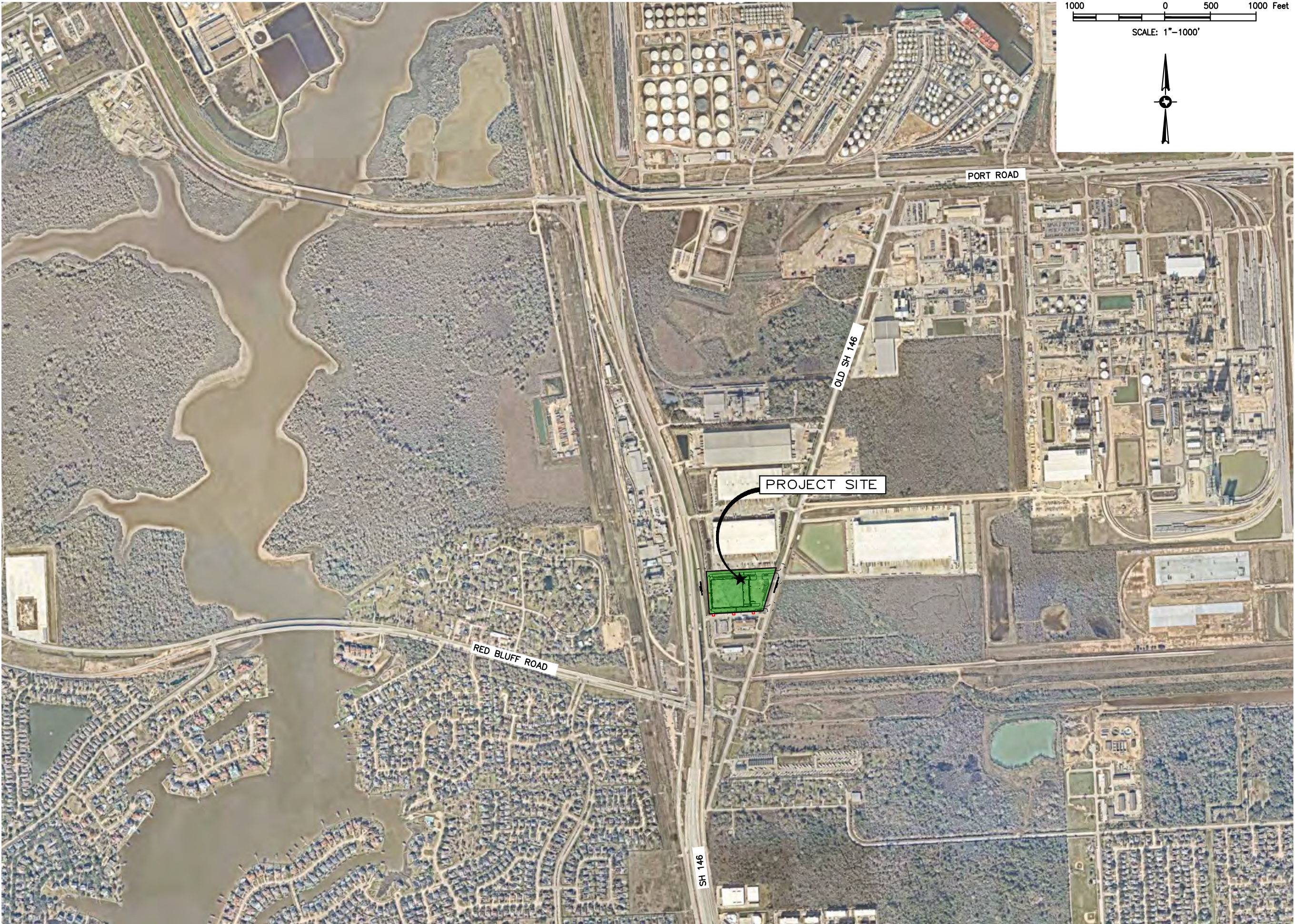
Exhibit D-8

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 SHELMARK ENGINEERING, LLC



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

PROJECT:



ISSUED FOR	
 7/16/24	REVIEW

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

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

DATE: 7/16/2024

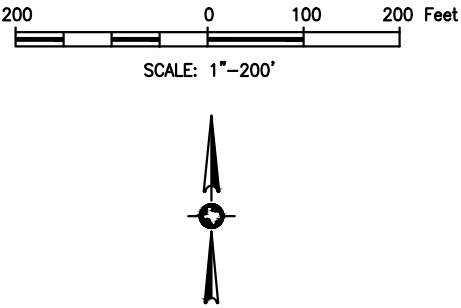
SHEET:
AREA LOCATION MAP

SHEET NO:

Ex.D-9

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

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**

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

DATE: 7/16/2024

SHEET:
AERIAL EXHIBIT

SHEET NO:
Ex. D-10

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

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

Camfield Partners, LLC - Seabrook, TX PUD
Legal Description

Exhibit A

Tract 1:
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:
A tract or parcel of land containing 2.500 acres (or 180,903 square feet), more or less, 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; the said 2.500 acre tract being more particularly described by metes and bounds as follows:

BEGINNING in the west line of Old State Highway 146 (variable right of way), at the northeast corner of Lot 1 in Block 1 of STATE HIGHWAY 146 BUSINESS PARK, according to the plat recorded at Film Code 618282 of the Map Records of Harris County, Texas, and the said corner, being the southeast corner of the herein described tract, from which a found 5/8-inch iron rod bears South 67° 28' 30" East, 0.28 feet;

THENCE South 86° 49' 00" West, along and with the north line of said Lot 1 in Block 1 of STATE HIGHWAY 146 BUSINESS PARK, a distance of 295.00 feet to the most southerly southeast corner of BAYPORT LOGISTICS CENTER PHASE Two FINAL PLAT, recorded at Film Code No. 662034, being the southwest corner of the herein described tract, from which a found 5/8-inch iron rod bears North 19° 27' 04" West, 0.21 feet;

THENCE North 17° 01' 00" East, along and with the easterly line of said BAYPORT LOGISTICS CENTER PHASE Two, a distance of 393.35 feet to a point for interior corner of said BAYPORT LOGISTICS CENTER PHASE Two tract, being the northwest corner of the herein described tract, from which a found 5/8-inch iron rod bears North 43° 19' 48" East, 0.30 feet;

THENCE North 86° 49' 00" East, along and with BAYPORT LOGISTICS CENTER PHASE TWO tract, a distance of 295.00 feet to a point for corner in said west line of Old State Highway 146 (variable right of way), being the most easterly southeast corner of said BAYPORT LOGISTICS CENTER PHASE Two tract, being the northwest corner of the herein described tract, from which a found 5/8-inch iron rod bears South 60° 40' 14" West, 0.63 feet;

THENCE South 17° 01' 00" West, along and with said west line of Old State Highway 146 (variable right of way), a distance of 393.35 feet to the PLACE OF BEGINNING.

Tract 3:
Terms and provisions of that certain Access Easement Agreement by and between Pommel Meadows Hospitality LLC and WMF INVESTMENTS, INC., dated March 27, 2019, filed for record RP-2019-121623 of the Official Public Records of Real Property of HARRIS County, Texas.

PROJECT:

CAMFIELD PARTNERS
OLD FM 146
SEABROOK, TEXAS



ISSUED FOR	
A	7/16/24 REVIEW

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FOR CONSTRUCTION.

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

DATE: 7/16/2024

SHEET:
Legal Description

SHEET NO:
Ex. D-11

SCALE:	N.T.S.	BY:	SBK
JOB NO:	23-152	REV:	A

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

LANDSCAPE SUMMARY

SITE AREA = 313,178SF
LANDSCAPE REQUIRED (15% OF SITE) = 46,976SF
LANDSCAPE PROVIDED = 71,229SF

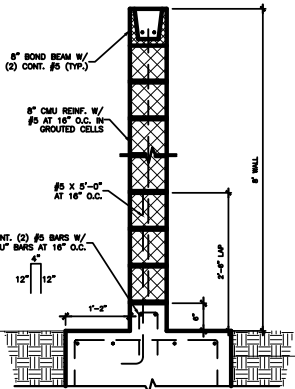
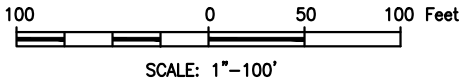
PARKING AREA = 18,394SF
LANDSCAPE REQUIRED (10% OF SITE) = 1,839SF
LANDSCAPE PROVIDED = 3,977SF

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.

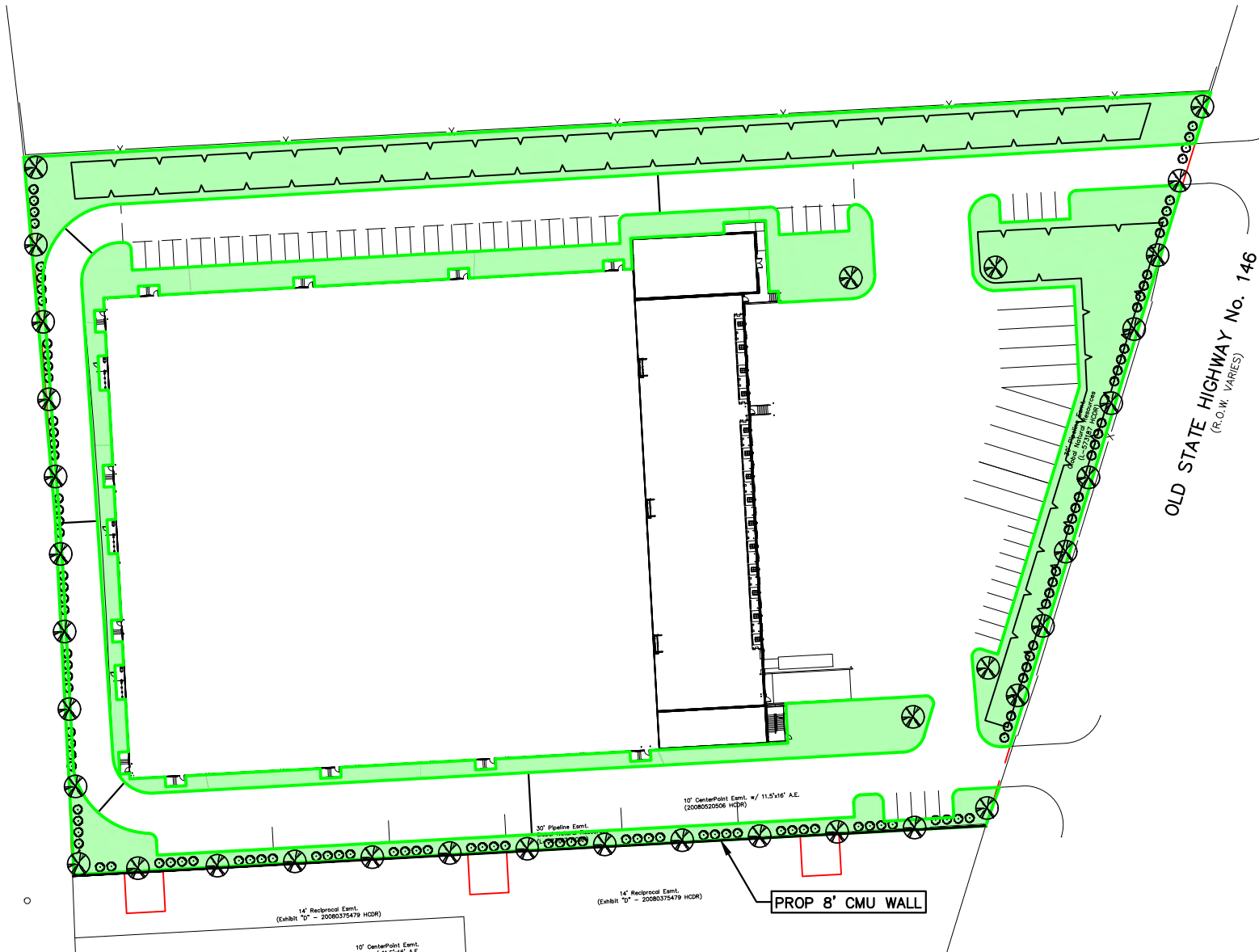
LANDSCAPE LEGEND

-  SITE PARKING SCREENING
24" TALL SHRUBS
-  SITE PERIMETER TREES
2" CALIPER MINIMUM
-  SITE GREEN SPACE



CMU WALL

N.T.S.



PROJECT:

CAMFIELD PARTNERS
OLD FM 146
SEABROOK, TEXAS



ISSUED FOR
7/16/24
REVIEW

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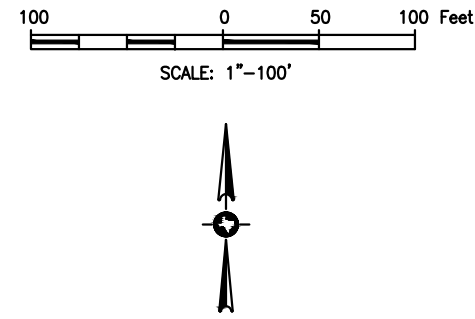
ENGINEER:
MARCUS J. MICHNA P.E.
REGISTRATION NO. 84739

DATE: 7/16/2024

SHEET:
LANDSCAPE PLAN

SHEET NO:
Ex. D-12

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



SHELMARK
ENGINEERING, LLC
CIVIL | MECHANICAL | PLUMBING | ELECTRICAL
8714 W 517 ROAD EAST | DOWNSON, TEXAS 77520

ISSUED FOR	
A	7/16/24
REVIEW	

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

SHEET: UTILITY PLAN

SHEET NO:

Ex. D-13

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

RITSON MORRIS SURVEY
ABSTRACT No. 52

STATE HIGHWAY No. 146
(R.O.W. VARIES)

EXHIBIT D-14

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 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.



LEAGUE CITY OFFICE
Registration Number: 10193855
(281) 954-7739 www.hightidelandsurveying.com
200 HOUSTON AVE, SUITE 8 | LEAGUE CITY, TX 77573
Mailing | P.O. BOX 16142 | GALVESTON, TX 77552

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
- ⊠ Grate Inlet
- ⊠ Guy Anchor
- ⊠ Light Pole
- ⊠ Power Pole
- ⊠ Sanitary Manhole
- ⊠ Set 1/2" Rod
- ⊠ San MH
- ⊠ 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

NOTES:
1) This property does lie within the 100 Year Flood Plain (apparent flood zones shown hereon) according to FIRM Panel No. 48201C1089M, 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 II recorded plat.
4) Elevations are shown in feet above Mean Sea Level NAVD 83 Datum as tied to NGS Monument HCCSD 57 (AW489).
5) Fidelity National Title Insurance Company Insured. Certified Partners, LLC.
GF No: 1076682300028
Issue Date: March 14, 2023

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	25.00'
L4	N 03°05'30" W	26.00'
L5	S 03°05'30" E	26.00'
L6	S 86°54'30" W	25.00'
L7	N 03°05'30" W	26.00'
L8	S 03°05'30" E	26.00'
L9	S 86°54'30" W	25.00'
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	3°53'08"



Stephen C. Blaskey
Registered Professional
Land Surveyor No. 5856

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



EXHIBIT D-15

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.

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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.



Stephen C. Blaskey
Registered Professional
Land Surveyor No. 5856



LEAGUE CITY OFFICE
Registration Number: 10188885
(281) 254-7730 www.hightidelandsurveying.com
200 HOUSTON AVE, SUITE B | LEAGUE CITY, TX 77573
Mailing | P.O. BOX 16142 | GALVESTON, TX 77552

ABBREVIATIONS

B.L.	Building Line
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

⊗	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 lie within the 100 Year Flood Plain (apparent flood zones shown hereon) according to FIRM Panel No. 48201C109M, 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, Plat, 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 II recorded plat.
4) Elevations are shown in feet above Mean Sea Level NAD 83 Datum as tied to NGS Monument H0300 57 (AW5499).
5) Fidelity National Title Insurance Company
Insured: Cornfield Partners, LLC.
GF No.: 1076602300208
Issue Date: March 14, 2023

SCALE: 1" = 30'

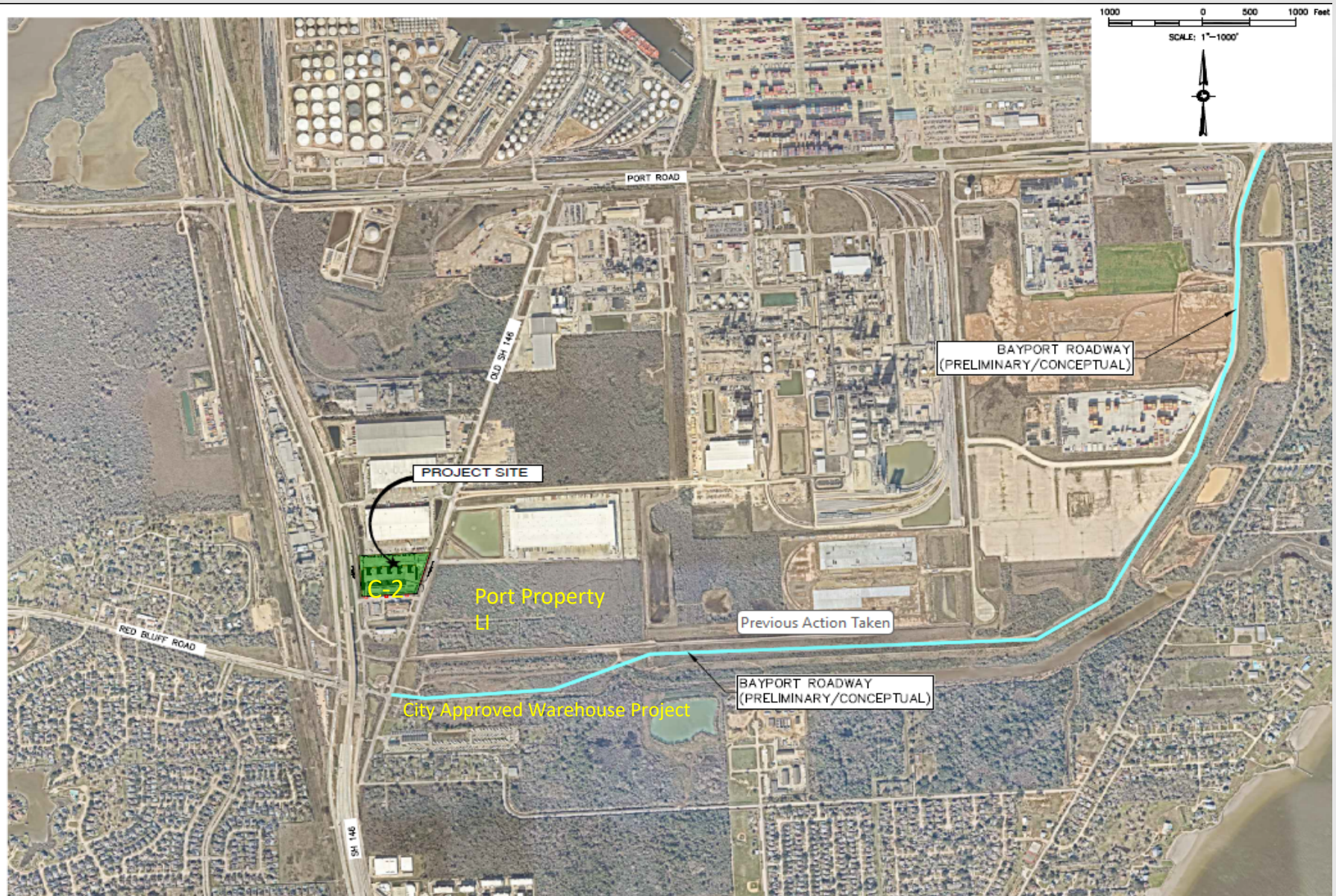
LINE BEARING	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
L1 N 02°09'30" W 62.91'			
L2 S 03°05'30" E 26.00'			
L3 S 86°54'30" W 23.00'			
L4 N 03°05'30" E 26.00'			
L5 S 03°05'30" E 26.00'			
L6 S 86°54'30" W 25.00'			
L7 N 03°05'30" W 26.00'			
L8 S 03°05'30" E 26.00'			
L9 S 86°54'30" W 25.00'			
L10 N 03°05'30" W 26.00'			

CURVE/RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	5917.98'	401.25'	N 04°06'04" W	3°53'08"

Request to Amend the World Class Freezer Facility Final Planned Unit Development (PUD)

Planning and Zoning Commission
Meeting
January 30, 2025







Previous Action Taken

The Planning and Zoning Commission recommended approval of the Final PUD at its special meeting on August 6, 2024. The commission included a condition that an 8'-0" tall masonry/concrete wall be constructed along the entire property line adjacent to the commercial hotel parcel to provide proper screening from neighboring properties. The City Council also approved the request at its special meeting on the same date, with the same condition regarding the screening wall.

Requested Action

Camfield Partners, LLC. is requesting approval for an amendment to the World Class Freezer Facility Final Planned Unit Development (Final PUD). The proposed amendments include several key changes to the original development plan. First, the size of the freezer warehouse will be reduced from 134,632 square feet to 72,000 square feet, with the revised design capable of accommodating 10 individual businesses. Additionally, the site layout will be reconfigured by relocating the warehouse from its centralized position to the northern property line. The drainage detention pond will also be moved to the southern boundary of the property, creating a buffer between the site and the adjacent hotel and commercial properties.

Other proposed changes involve the access points and parking provisions. A new ingress/egress point will be added at the southwest corner of the property, providing direct access to S.H. 146. This new access point will eliminate the need for two access points from Old S.H. 146. The parking lot will be modified to include 31 tractor trailer parking spaces, 30 tractor trailer loading spaces, and 38 vehicle parking spaces to accommodate the revised facility design.

Approved Building and Site Rendering

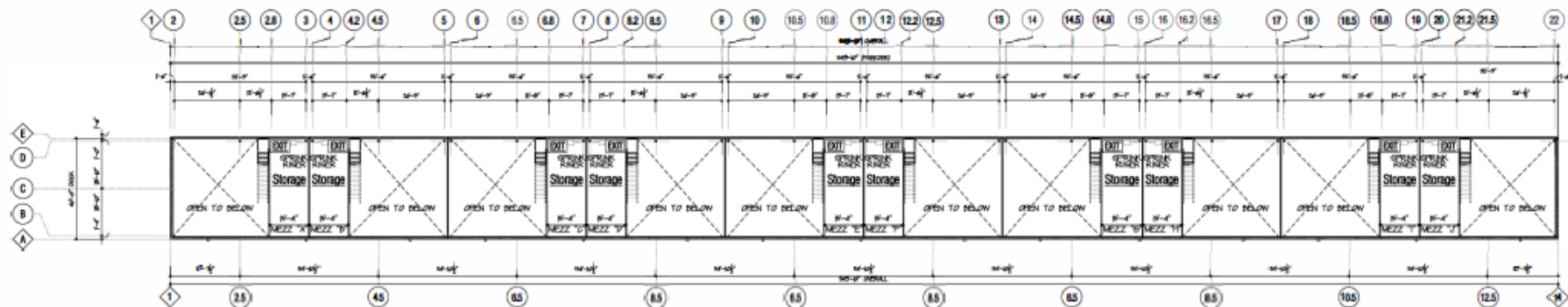
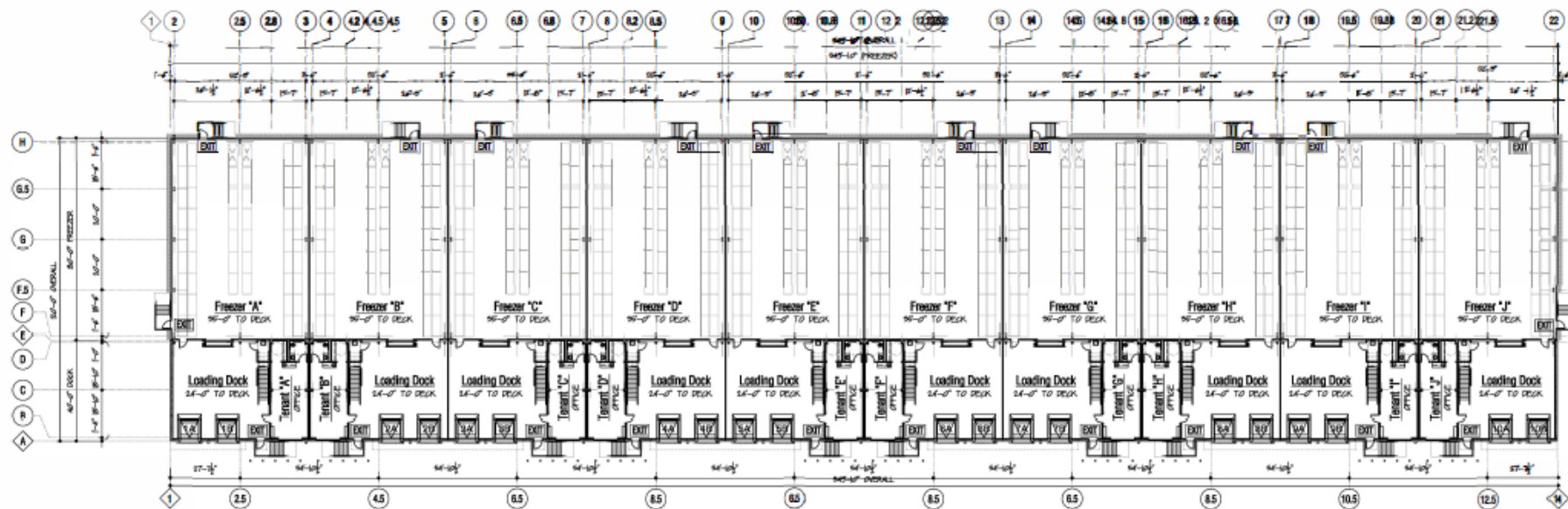




Amended Building and Site Rendering







Questions?

Local Support Multi Tenant
Freezer Facility
Amended Planned Unit Development

Prepared for:
Unit Cold Storage

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

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 Unit Cold Storage, 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 local support freezer facility is located at 5760 Old Highway 146 with 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 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 High 146. One driveway will be eliminated and the southern driveway will be adjusted to fit access needs and fully improved per City of Seabrook and TxDOT requirements. The site will also be accessed by a reciprocal easement on the SW corner of the site, allowing access to New Highway 146 without using the old highway.

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

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, this local support, small unit freezer facility is essentially a collection of 10 large pieces of equipment, similar in function to your home freezer but in the form of a building. Designed for smaller, local companies or those with regional needs, the facility will accommodate up to 10 different companies, all with incredible access from the Port of Houston to serve the entire metro Houston area. 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. One new driveway from Old Highway 146 shall serve as the only ingress and egress for the facility, eliminating one existing driveway. An existing easement at the SW corner shall be used by the facility as the 2nd access point.
- d. The building is proposed to be approximately 72,000 square feet with a maximum height of 40 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

- a. D-1 – Building Rendering – View from Old Highway 146
- b. D-2 – Building Rendering – View from N Highway 146 to Galveston Bay
- c. D-3 – Rendering Site Plan
- d. D-4 – Overall Floor Plan
- e. D-5 – Rendered Elevations
- f. D-6 – Building Materials
- g. D-7 – Site Setback Plan
- h. D-8 – Site Signage Plan
- i. D-9 – Area Location Map Aerial
- j. D-10 – Aerial Exhibit
- k. D-11 Legal Description
- l. D-12 – Landscape Plan
- m. D-13 – Utility Plan



CamfieldPartners
Building Corporate Homes for Successful Businesses



View From Old Highway 146

PUD Amendment 1

Exhibit “D-1”

Seabrook, TX

Building Rendering



CamfieldPartners
Building Corporate Homes for Successful Businesses



AIRPIX
VISUALIZATIONS

View From N Highway 146 to Galveston Bay

PUD Amendment 1

Exhibit “D-2”

Seabrook, TX

Building Rendering

RKB

zero campanelli drive, braintree, ma 02184

www.rkbarch.com

December 4, 2024

ds 8.00B



CamfieldPartners
Building Corporate Homes for Successful Businesses

Building Calculations

AREA PER FREEZER 4,400 GROSS SF
4,400 GROSS SF X 10 FREEZERS
TOTAL FREEZER = 44,000 GROSS SF.

AREA PER DOCK/OFFICE = 2,200 GROSS SF.
2,200 GROSS SF. X 10 DOCK/OFFICES
TOTAL DOCK = 22,000 GROSS SF.

Total Footprint = 66,000 g.s.f.

AREA PER STOR MEZZ = 622 GROSS SF.
622 GROSS SF. X 10 STOR MEZZ
TOTAL STOR MEZZANINE = 6,220 GROSS SF.

Total Area = 72,220 g.s.f.
INCLUDING STOR MEZZANINE

Pallet Calculations

TYPICAL FREEZER
100 PALLETS X PER LEVEL
100 PALLETS X 4 HIGH = 400 PALLETS
400 TOTAL PALLETS
400 PALLETS X 10 FREEZERS
4,000 TOTAL PALLETS

**PUD Amendment 1
Exhibit “D-3”**

**Seabrook, TX
Rendered Site Plan**





CamfieldPartners
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Building Calculations

AREA PER FREEZER 4,400 GROSS SF
4,400 GROSS SF X 10 FREEZERS
TOTAL FREEZER = 44,000 GROSS SF.

AREA PER DOCK/OFFICE = 2,200 GROSS SF.
2,200 GROSS SF. X 10 DOCK/OFFICES
TOTAL DOCK = 22,000 GROSS SF.

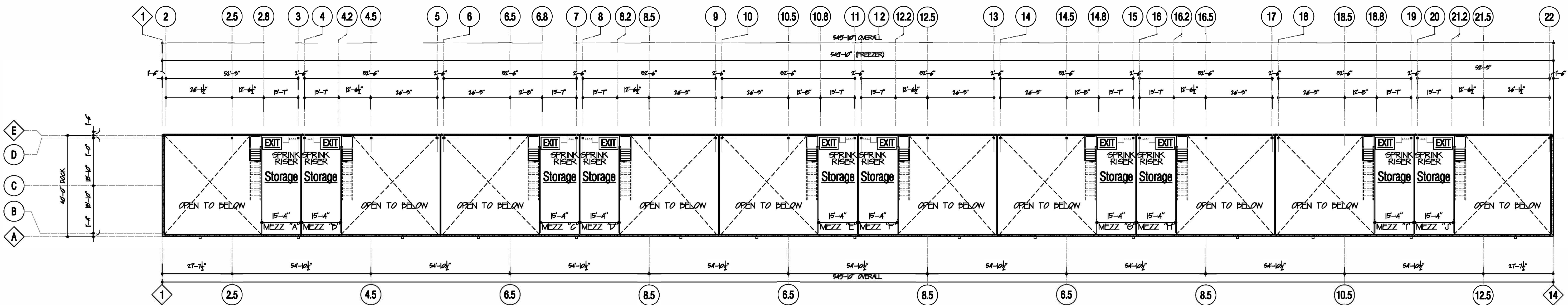
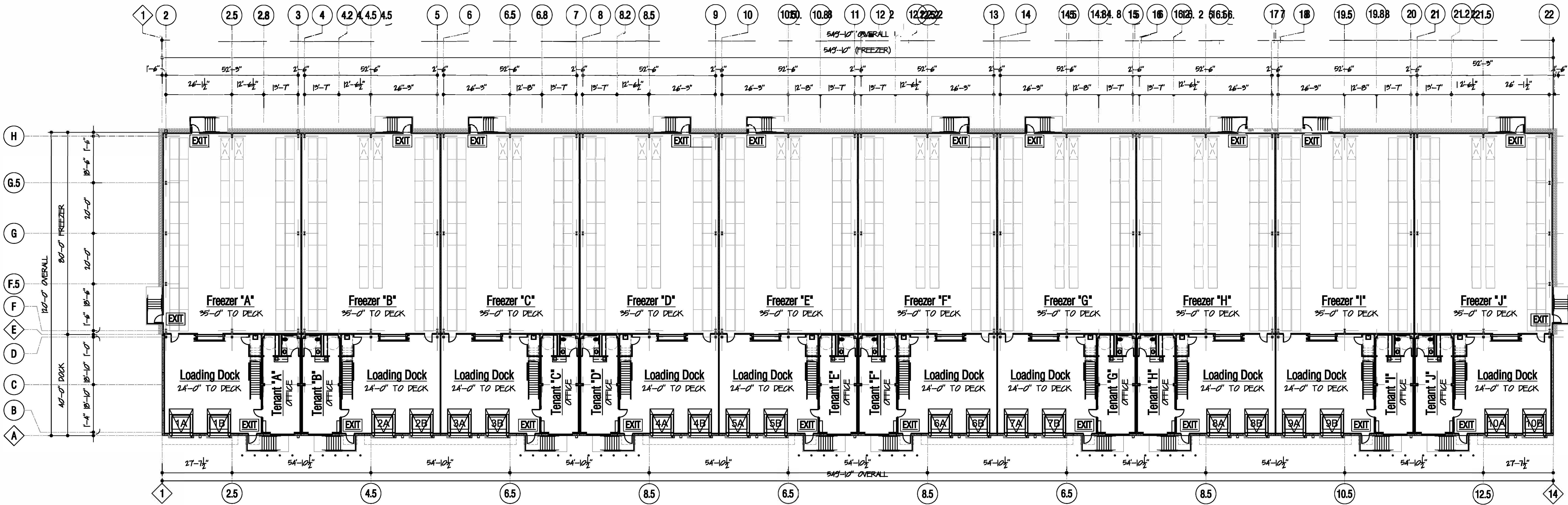
Total Footprint = 66,000 g.s.f.

AREA PER STOR MEZZ = 622 GROSS SF.
622 GROSS SF. X 10 STOR MEZZ
TOTAL STOR MEZZANINE = 6,220 GROSS SF.

Total Area = 72,220 g.s.f.
INCLUDING STOR MEZZANINE

Pallet Calculations

TYPICAL FREEZER
100 PALLETS X PER LEVEL
100 PALLETS X 4 HIGH = 400 PALLETS
400 TOTAL PALLETS
400 PALLETS X 10 FREEZERS
4,000 TOTAL PALLETS



PUD Amendment 1
Exhibit "D-4"
Seabrook, TX

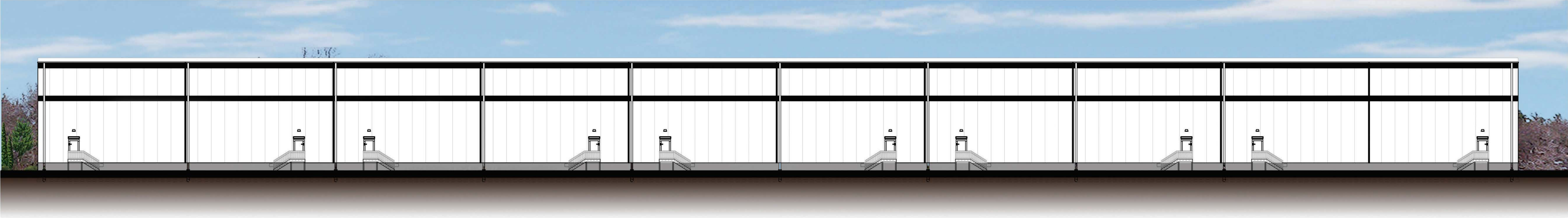
Overall Floor Plan



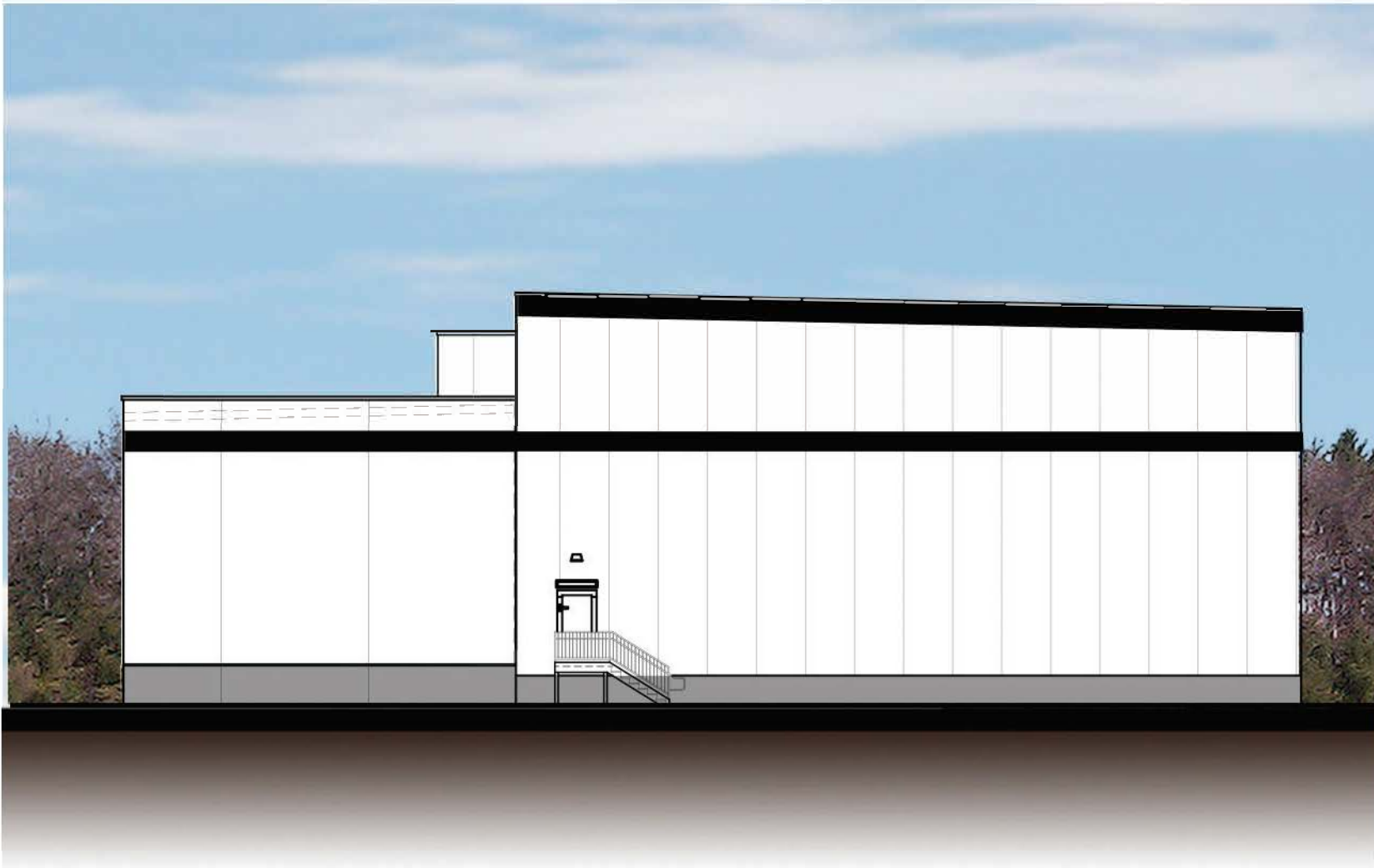
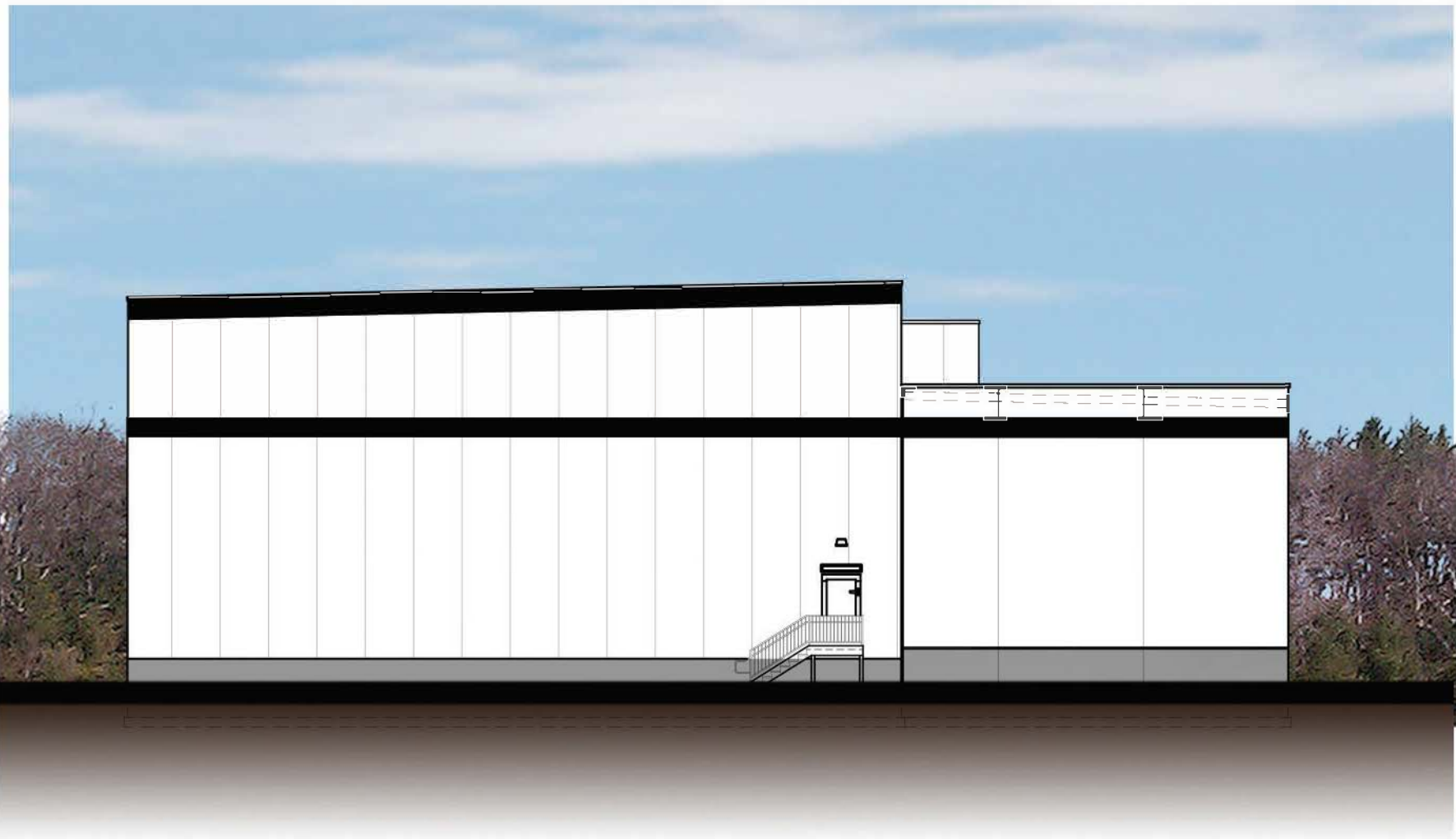
CamfieldPartners
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FRONT ENLARGED



BACK ELEVATION



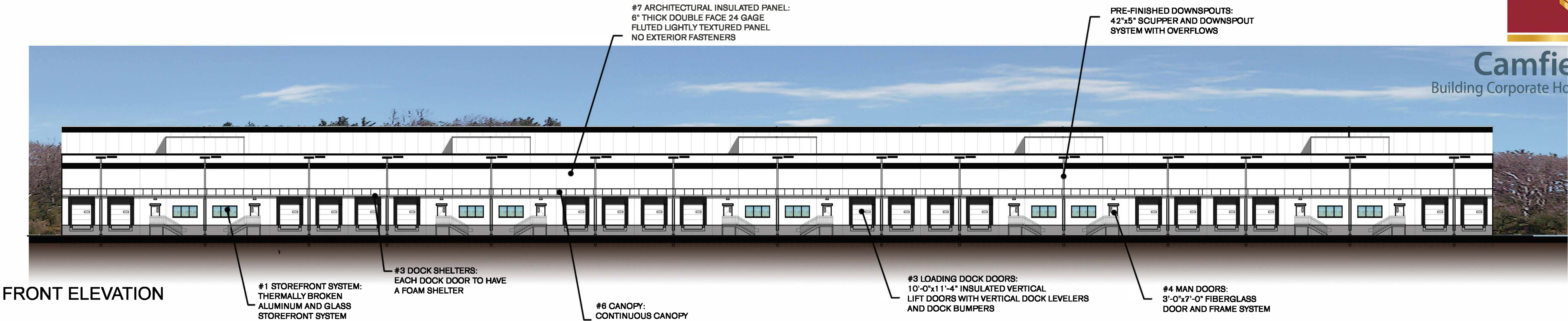
SIDE ELEVATIONS

PUD Amendment 1
Exhibit “D-5”
Seabrook, TX

Rendered Elevations



CamfieldPartners
Building Corporate Homes for Successful Businesses



#1 ALUMINUM & GLASS
STOREFRONT SYSTEM - BLACK



#2 CONCRETE WALL PANEL
MAIN COLOR WHITE, ACCENT
COLORS BLACK



#3 INSULATED OVERHEAD
DOORS WITH DOCK SHELTERS



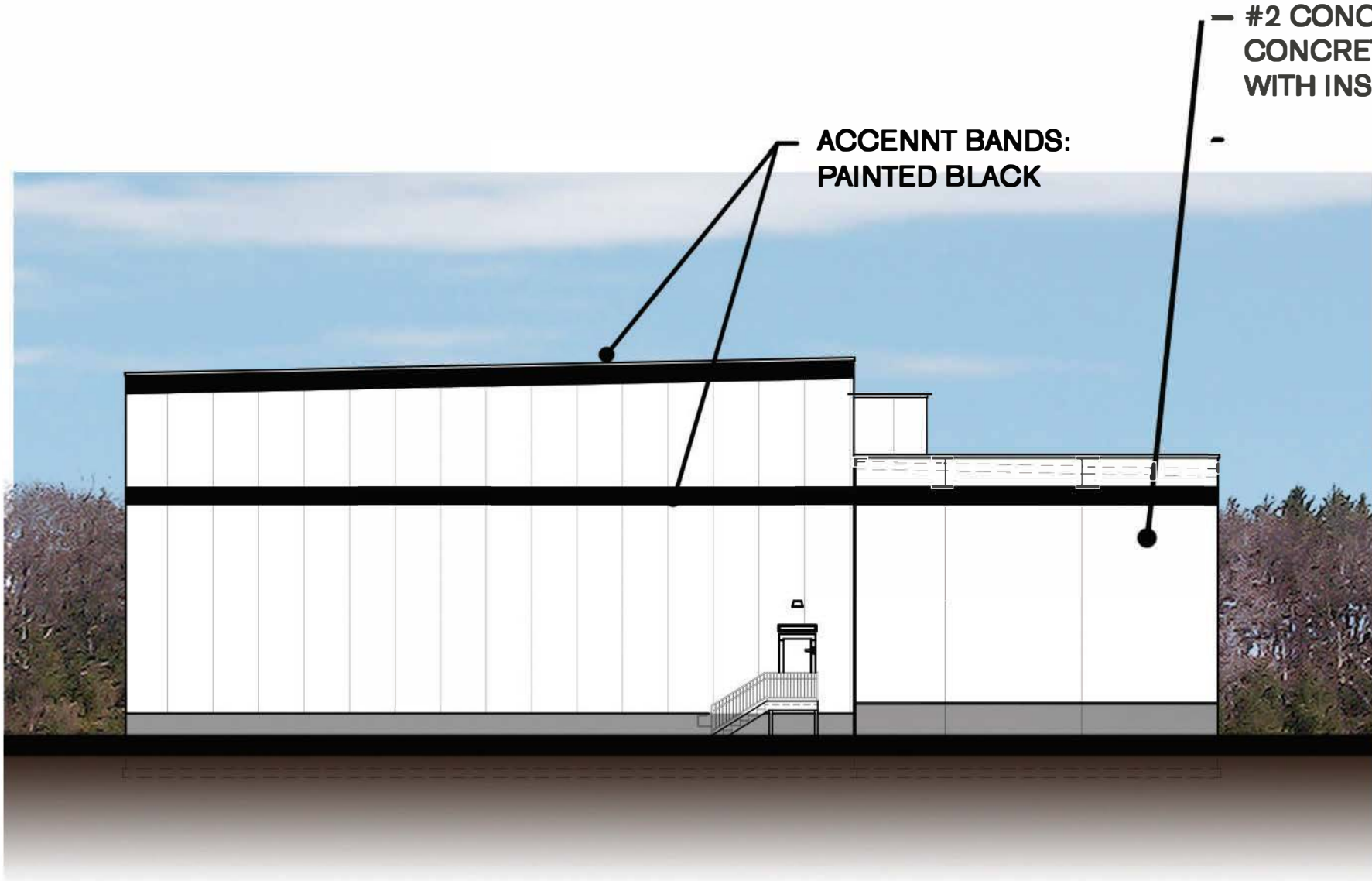
#4 FIBERGLASS MAN DOORS



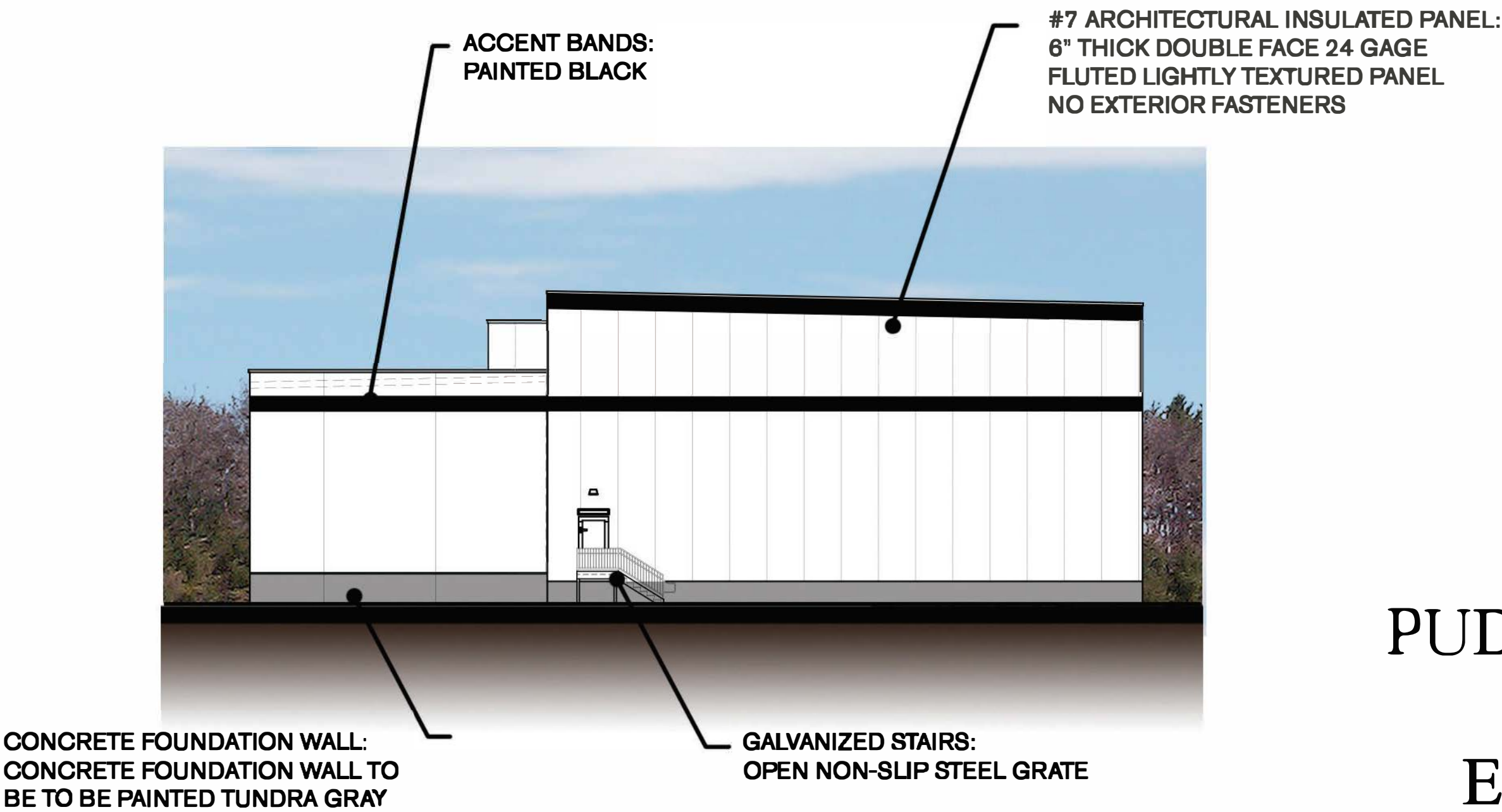
#6 CONTINUOUS CANOPY



#7 LIGHT TEXTURED
ARCHITECTURAL
INSULATED PANELS



SIDE ELEVATIONS



PUD Amendment 1

Exhibit "D-6"

Seabrook, TX

Building Materials



CamfieldPartners
Building Corporate Homes for Successful Businesses

Legend

-  Property Line
-  Site Setback



PUD Amendment 1

Exhibit “D-7”

Seabrook, TX

Site Setback Plan



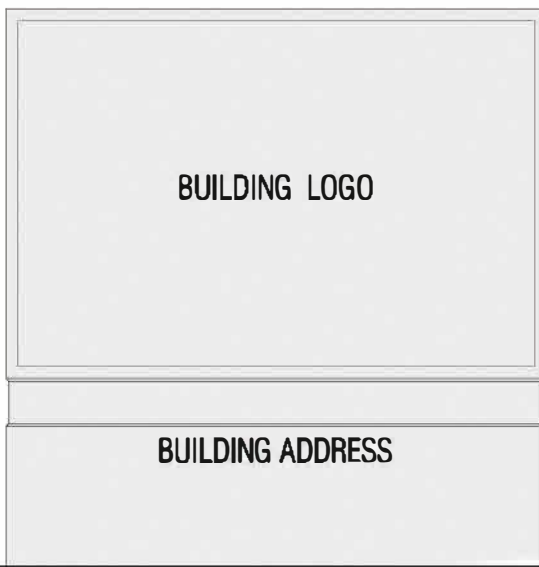
CamfieldPartners
Building Corporate Homes for Successful Businesses

Legend

 City of Seabrook Sign



 Development Sign



PUD Amendment 1

Exhibit “D-8”

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
12/19/24
REVIEW

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

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

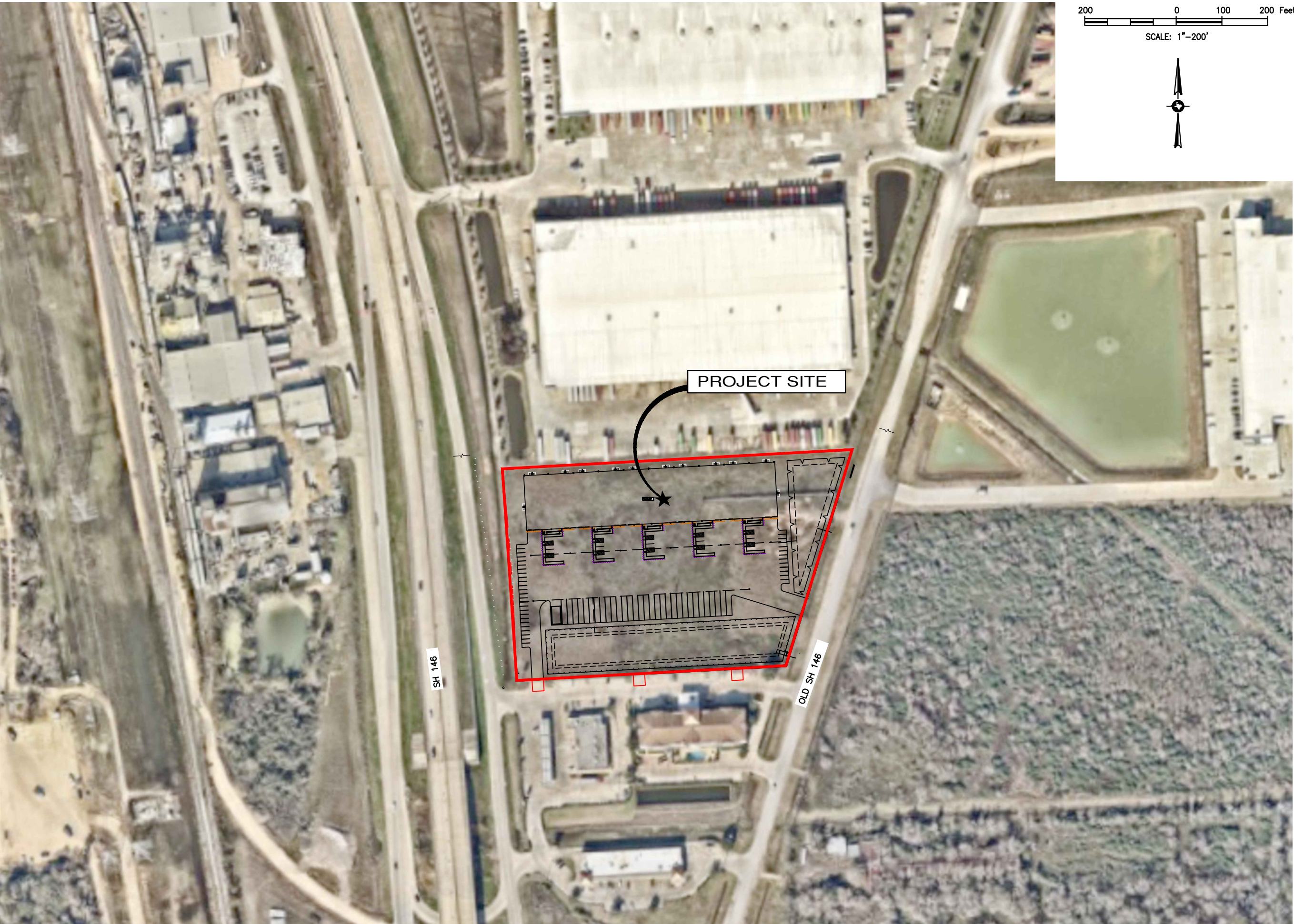
DATE: 12/19/2024

SHEET:
AREA LOCATION MAP

SHEET NO:
Amended PUD 1
Exhibit "D-9"

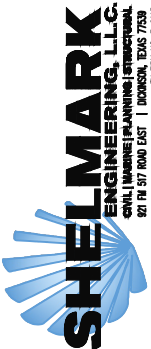
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JOB NO: 23-152	REV: A

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



CAMFIELD PARTNERS
OLD FM 146
SEABROOK, TEXAS

PROJECT:



ISSUED FOR	
A	12/16/24 REVIEW

INTERIM SUBMITTAL
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FOR CONSTRUCTION.

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

DATE: 12/16/2024

SHEET:
AERIAL EXHIBIT

SHEET NO:
PUD Amendment 1

Exhibit "D-10"

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

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.

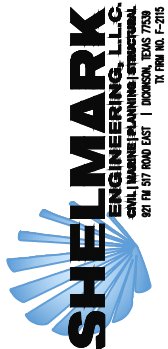
TRACT 3

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.

PROJECT:

CAMFIELD PARTNERS
OLD FM 146
SEABROOK, TEXAS



ISSUED FOR	
A	12/16/24 REVIEW

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FOR CONSTRUCTION.

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

DATE: 12/16/2024

SHEET:
LANDSCAPE PLAN

SHEET NO:
PUD Amendment 1

Exhibit "D-11"

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

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LANDSCAPE SUMMARY

SITE AREA = 313,178SF
LANDSCAPE REQUIRED (15% OF SITE) = 46,976 SF
LANDSCAPE PROVIDED = 126,165 SF

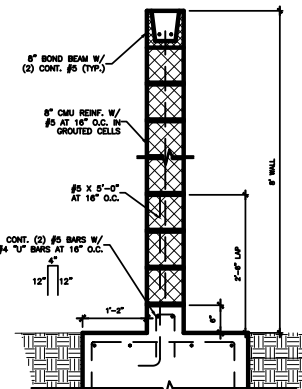
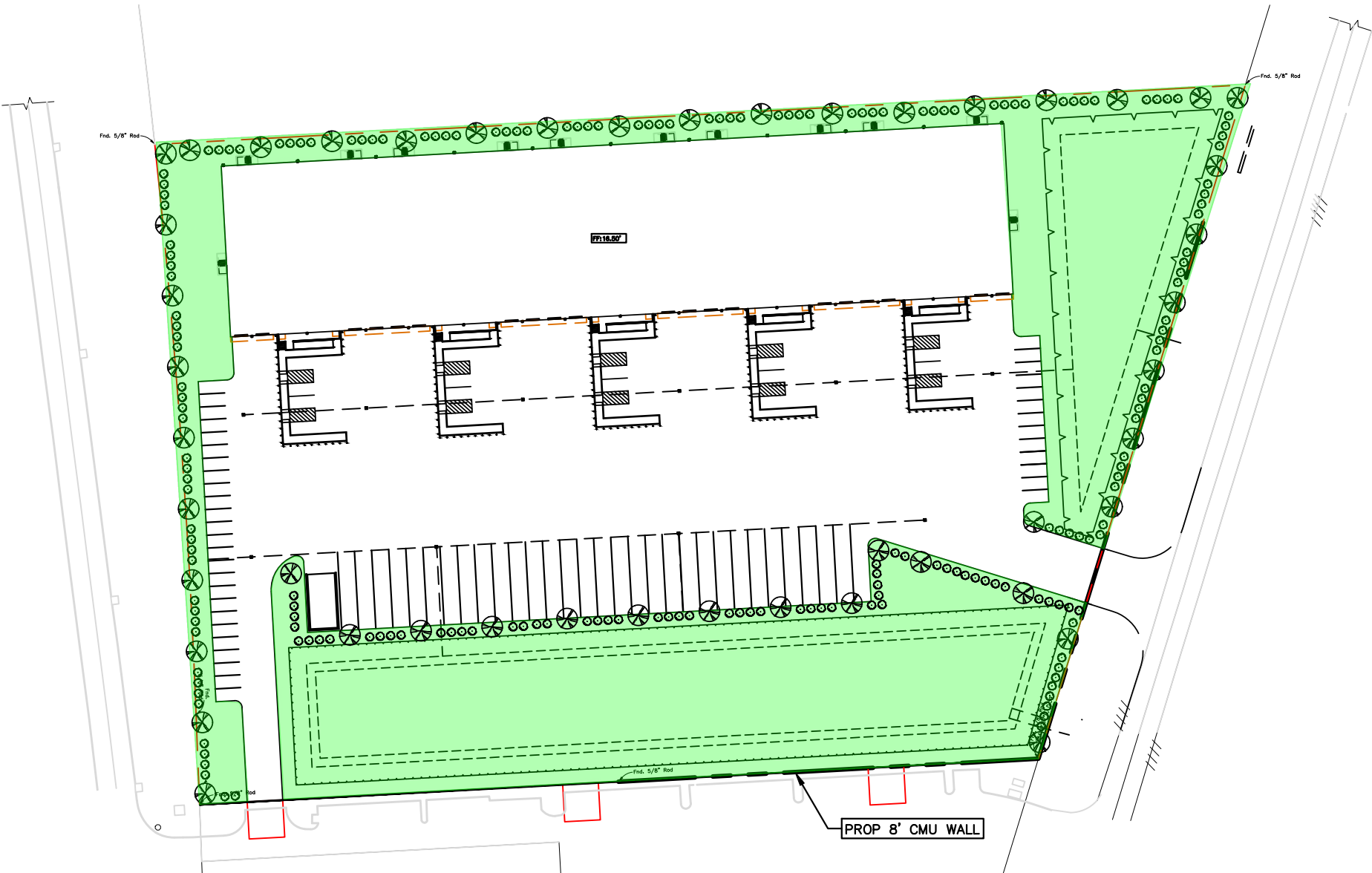
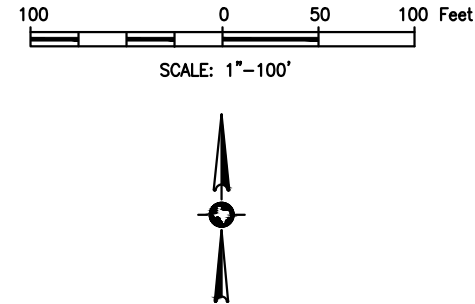
PARKING AREA = 33,985 SF
LANDSCAPE REQUIRED (10% OF SITE) = 3,398 SF
LANDSCAPE PROVIDED = 31,610 SF

1. FRONTAGE TREE: 1 TREE PER 50 LF OF FRONTAGE. $900/50 = 18$ EA
2. PARKING LOT ISLAND TREE: 1 TREE PER 12 PARKING SPACES = 5 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

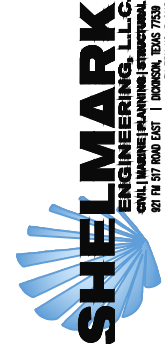
-  SITE PARKING SCREENING
24" TALL SHRUBS
-  SITE PERIMETER TREES
2" CALIPER MINIMUM
-  SITE GREEN SPACE



CMU WALL
N.T.S.

CAMFIELD PARTNERS
OLD FM 146
SEABROOK, TEXAS

PROJECT:



ISSUED FOR
A 12/16/24
REVIEW

INTERIM SUBMITTAL
DOCUMENT INTENDED
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FOR CONSTRUCTION.

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

DATE: 12/16/2024

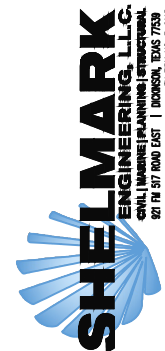
SHEET:
LANDSCAPE PLAN

SHEET NO:
PUD Amendment 1

Exhibit "D-12"

SCALE: 1"=100' BY: SBK

JOB NO: 23-152 REV: A



ISSUED FOR

	12/16/24 REVIEW

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

ENGINEER:
MARCUS J. MICHNA P.E.
REGISTRATION NO. 8473

DATE: 12/16/2024

SHEET: UTILITY PLAN

SHEET NO: PUD Amendment 1

Exhibit "D-13"

SCALE: 1"=100' BY: SB

JOB NO:	23-152	REV:	A
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Exhibit “B”

Ordinance 2024-17

World Class Freezer Facility
Planned Unit Development
District Plan

August 2024

7.2 Acres

Applicant:

Camfield Partners, LLC
8895 Research Drive, Suite 200
Irvine, CA 92618

Exhibit “B”

World Class Freezer Planned Unit Development District Plan

Contents

- A. General Provisions
- B. Permitted Land Use
- C. Proposed Land Use
- D. Development Regulations
- E. Building Regulations
- F. Estimated Development Schedule

A. General Provisions

- a. The PUD approved herein must be designed, constructed, and maintained in compliance with this Ordinance. This District is intended to serve the operational needs of a frozen food storage facility. The district is designed to accommodate land use activities that meet the community goals and policies enumerated in the Comprehensive Master Plan 2040.
- b. Except as otherwise provided herein, the words used in the PUD have the meaning established by the Zoning Ordinance. In this Ordinance:
 - i. Open Space means the portion of all land contained within the PUD that is not covered by buildings, parking lots, and driveways.
 - ii. PUD means the planned unit development created by this ordinance.
 - iii. Shipping/storage containers whether used for outside storage, as an inhabited structure, or for any other purpose are prohibited: Exception: A shipping container is permitted on site while on a trailer chassis.

- c. The PUD shall be developed in accordance with the following exhibits that are attached to and made part of this document.
 - i. Exhibit D-1: Rendering from Old Hwy 146
 - ii. Exhibit D-2: Rendering from N. Hwy 146
 - iii. Exhibit D-3: Rendered Site Plan
 - iv. Exhibit D-4: Overall Floor Plan
 - v. Exhibit D-5: Rendered Elevations
 - vi. Exhibit D-6: Building Materials
 - vii. Exhibit D-7: Site Setback Plan
 - viii. Exhibit D-8: Site Signage Plan
 - ix. Exhibit D-9: Area Location Map 1"=1000'
 - x. Exhibit D-10: Area Location Map 1"=200'
 - xi. Exhibit D-11: Legal Description
 - xii. Exhibit D-12: Landscape Plan
 - xiii. Exhibit D-13: Utility Plan
 - xiv. Exhibit D-14: Topographic Survey L-1
 - xv. Exhibit D-15: Topographic Survey L-2
- d. As shown in Exhibits D-3 and D-10, the PUD encompasses approximately 7.2 acres of land along the West Right of Way line of Old Highway 146 north of Red Bluff Road in the City of Seabrook TX.
- e. Development of one Tilt-Up/Insulated Panel freezer facility containing approximately 134,632 sf of floor space inclusive of freezer, loading dock, office space, private driveways, landscaping, parking security wall/fencing, detention basins, and utilities as shown in attached Exhibits D-1 through D-15.
- f. All signage shall meet the minimum standards of the City's requirements established in Article 6-Sign Standards as shown on Exhibit D-8.

B. Permitted Land Uses

- a. Two tracts of land containing approximately 7.2 acres and zoned as C-2 Medium Commercial District and LI Light Industrial District.

C. Proposed Land Use

- a. This PUD development shall allow for industrial use on the currently zoned commercial land of a single freezer facility of approximately 134,632 square feet. The project shall be inclusive of a freezer, loading dock, office space, private driveways, landscaping, parking, security wall/fencing, detention basins, and utilities as shown in attached Exhibits D-1 through D-15.
- b. This PUD shall be contingent upon the following conditions:

D. Development Regulations

- a. Development standards.
 1. The development standards established by either the approved PUD or Seabrook Code of Ordinances shall be complied with as of the date of approval.
- b. Maximum height of building
 1. No building or structure may exceed 80 feet in height.
 2. This facility will not exceed 65' in height from the mean grade average.
- c. Building Setbacks
 1. Front Yard - All buildings shall be set back from street right-of-way lines minimum of 35 feet.
 2. Side Yard – All buildings shall have side yard setbacks of not less than 25 feet.
 3. Rear Yard – The setback at the rear of the property (west elevation) shall be 30'.
- d. Screening /Fencing/Wall
 1. All ground-level mechanical equipment shall be screened from view by using walls at the same height as the equipment.
 2. An 8'-0" tall masonry/concrete wall will be provided along the entire property line adjacent to the

commercial (hotel) parcel to accommodate a proper screening from properties.

3. All other property lines shall have 8' fencing.

e. Building Area

1. The building is proposed to be approximately 134,632 square feet.

f. Parking

1. Parking shall meet the requirements outlined in Article 5 of the city of Seabrook zoning by-law.

g. Landscaping

1. Shall meet or exceed the Seabrook Code of Ordinances found in Article 7 of the city's zoning by-law.

2. Exhibits show proposed designs of the facility as well as site planning for parking, stormwater detention, and trucking operations.

3. 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.

h. Signage

1. Signage shall meet the Seabrook Code of Ordinances, as it is stated in Article 6 of the city's zoning by-law.

i. Architectural Standards: This building is a frozen food warehouse facility and is required to be constructed out of materials which will allow for energy efficiency and thermal isolation.

1. Exterior walls in the freezer will be constructed from specialized insulated architectural panels with a light textured finish to allow for maximum thermal isolation

and high insulation R-values to achieve freezer temperatures.

2. Exterior walls of the loading dock and mechanical areas will be constructed from concrete bearing wall panels with accents and reveals to add a decorative element. These walls will be lined on the inside with insulated architectural panels to allow for a cold (not freezing) environment.

3. Exterior walls at the office will be constructed with concrete bearing wall panels, with accents and reveals to add a decorative element, they will also have alum framing and glass to accent the area. Inside will be metal studs and drywall for the office environment.

E. Building Regulations

- a. The color palette shall be primarily white with black accent stripes.
- b. Exterior finishes shall be insulated metal panel and concrete tilt wall construction.
- c. All equipment except electrical transformers shall be screened.

F. Development Schedule

- a. Plan Design- Completion November 2024
- b. Plan Submittal- December 2024
- c. Plan Approval- February 2025
- d. Construction- March 2025-May 2026



CamfieldPartners
Building Corporate Homes for Successful Businesses



View From Old Highway 146

Exhibit D-1

Seabrook, TX

Building Rendering



CamfieldPartners
Building Corporate Homes for Successful Businesses



Exhibit D-2

Seabrook, TX

Building Rendering

View From N Highway 146 to Galveston Bay



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 PALLETS DN AISLE X 2	= 144 PALLETS
144 PALLETS PER AISLE X 20	= 2,880 PALLETS
2,880 PALLETS X 6 HIGH	= 17,280 PALLETS

17,280 TOTAL PALLETS

84 CAR SPACES

19 TRAILER SPACES

Exhibit D-3

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.
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.

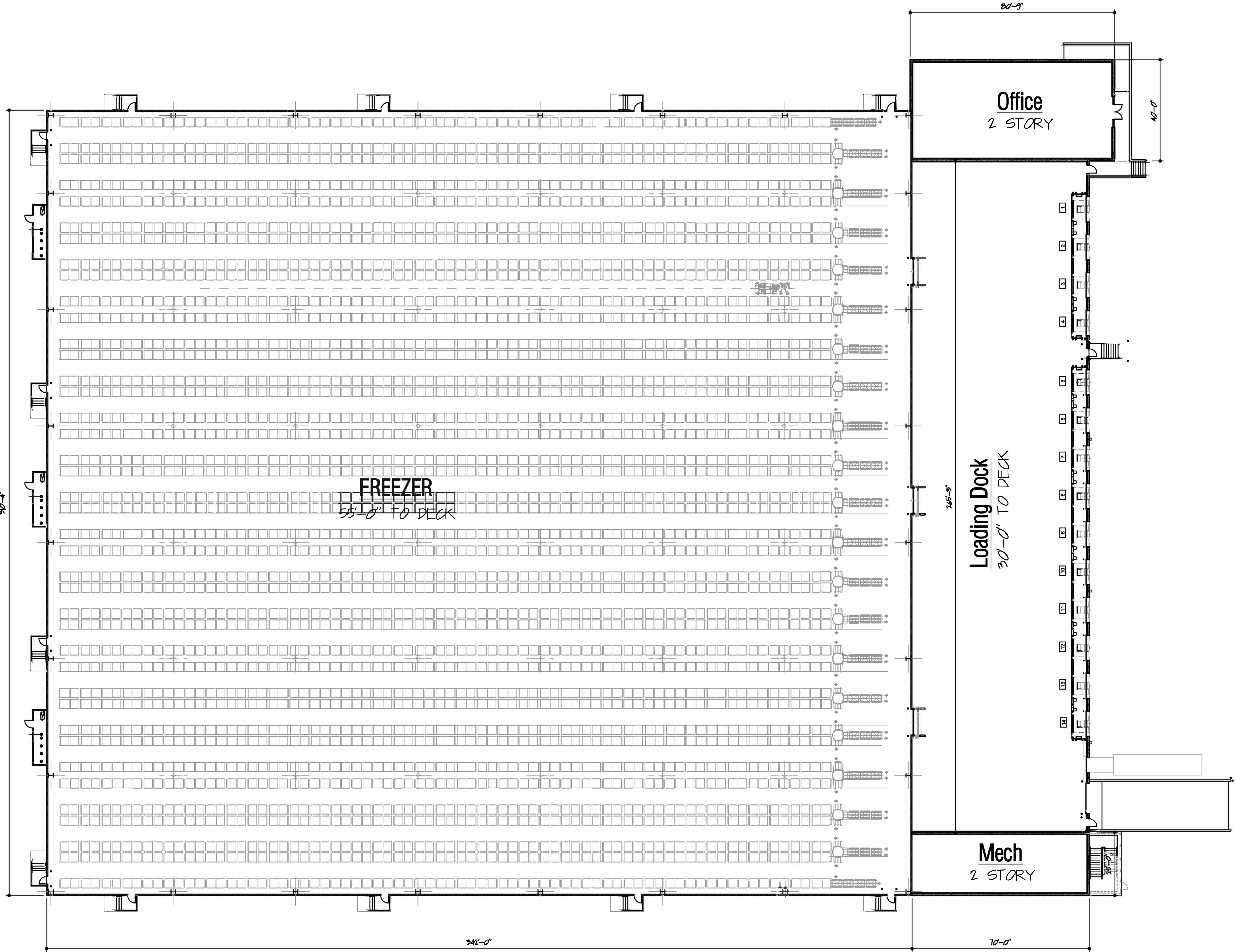
INCLUDING OFFICE MEZZANINE

Pallet Calculations

FREEZER - A

74 PALLETS DN AISLE X 2 = 148 PALLETS
148 PALLETS PER AISLE X 20 = 2,960 PALLETS
2,960 PALLETS X 6 HIGH = 17,760 PALLETS

17,760 TOTAL PALLETS



OVERALL FLOOR PLAN

SCALE: 1" = 10'-0"

Exhibit D-4

- Seabrook, TX

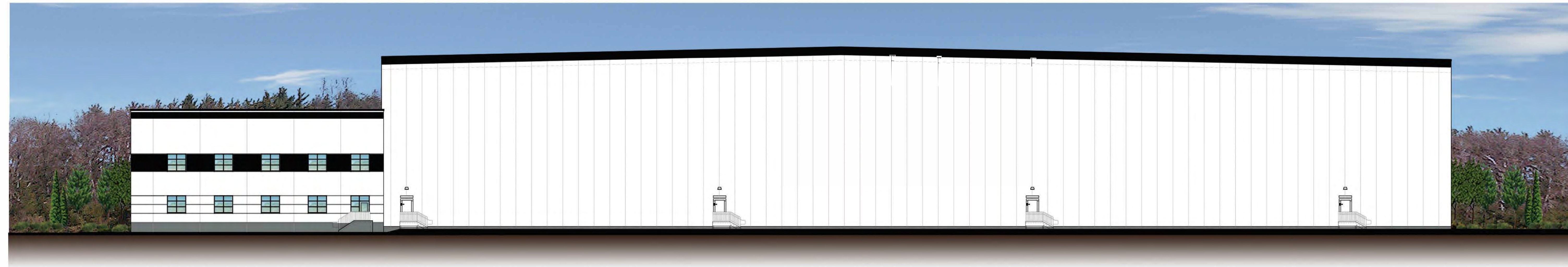
Overall Floor Plan



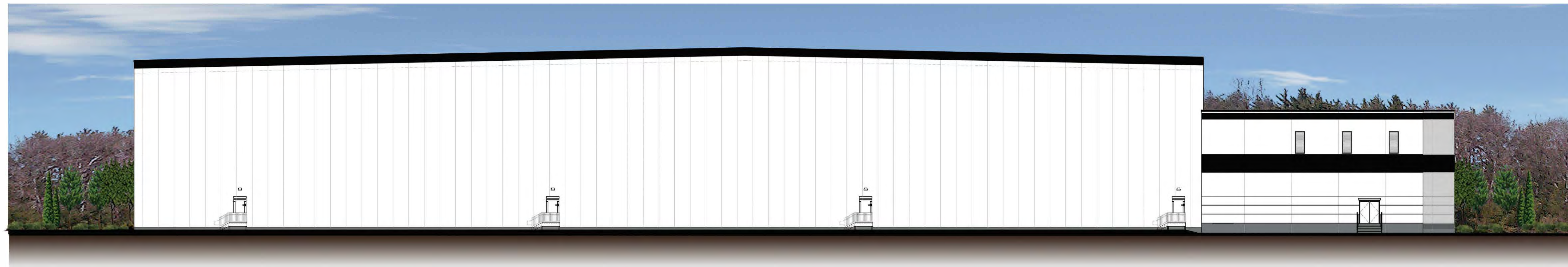
CamfieldPartners
Building Corporate Homes for Successful Businesses



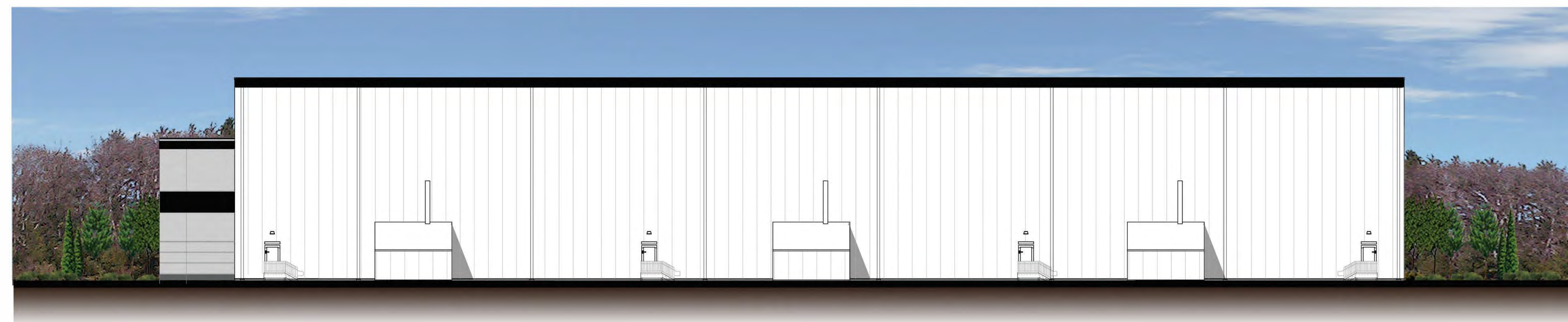
FRONT ELEVATION - View from Old 146



SIDE ELEVATION (Office) - View from existing warehouse



SIDE ELEVATION (Mech) - View from hotel



REAR ELEVATION - View from New 146

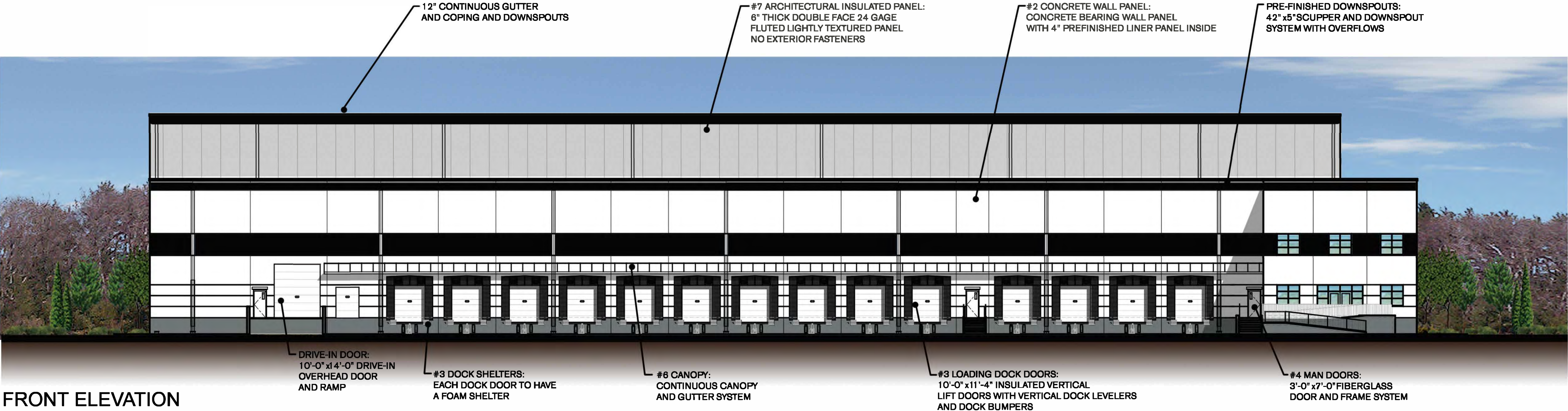
Exhibit D-5

Seabrook, TX

Rendered Elevations



CamfieldPartners
Building Corporate Homes for Successful Businesses



FRONT ELEVATION



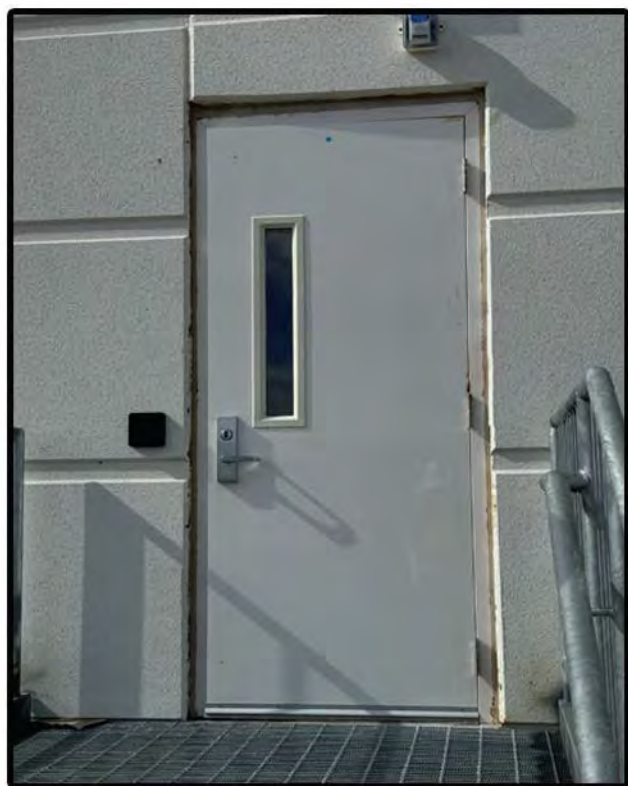
#1 ALUMINUM & GLASS
STOREFRONT SYSTEM - BLACK



#2 CONCRETE WALL PANEL
MAIN COLOR WHITE, ACCENT
COLORS BLACK



#3 INSULATED OVERHEAD
DOORS WITH DOCK SHELTERS



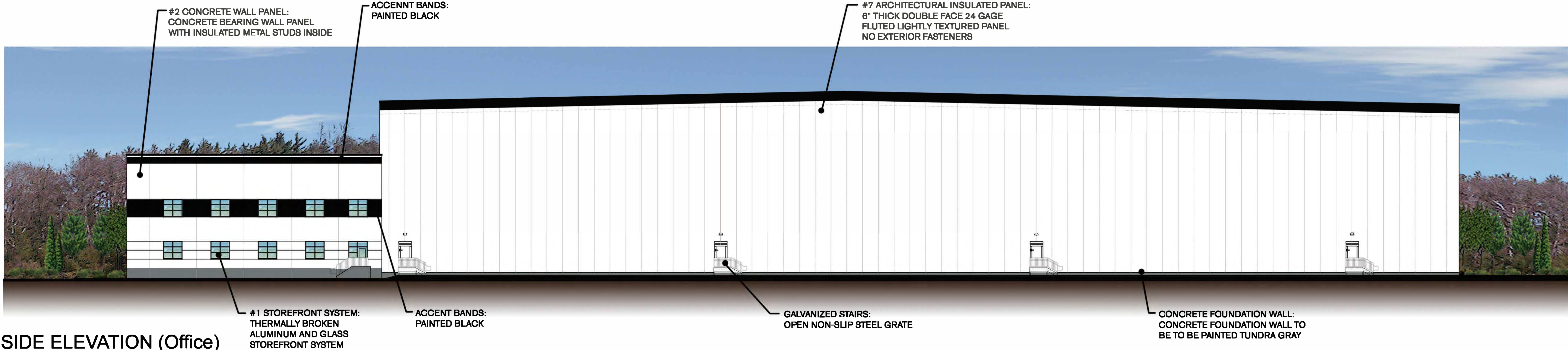
#4 FIBERGLASS MAN DOORS



#6 CONTINUOUS CANOPY



#7 LIGHT TEXTURED
ARCHITECTURAL
INSULATED PANELS



SIDE ELEVATION (Office)

Exhibit D-6

Seabrook, TX

Building Materials



CamfieldPartners
Building Corporate Homes for Successful Businesses

Legend

 Property Line

 Site Setback



Exhibit D-7

Seabrook, TX

Site Setback Plan



CamfieldPartners
Building Corporate Homes for Successful Businesses

Legend



City of Seabrook Sign



Development Sign

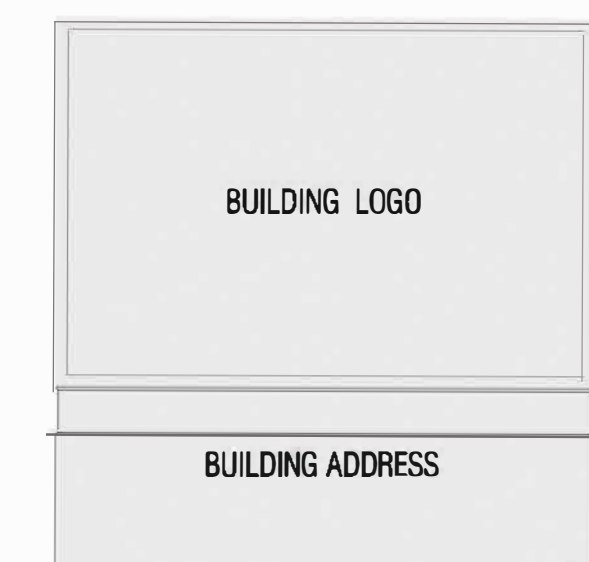


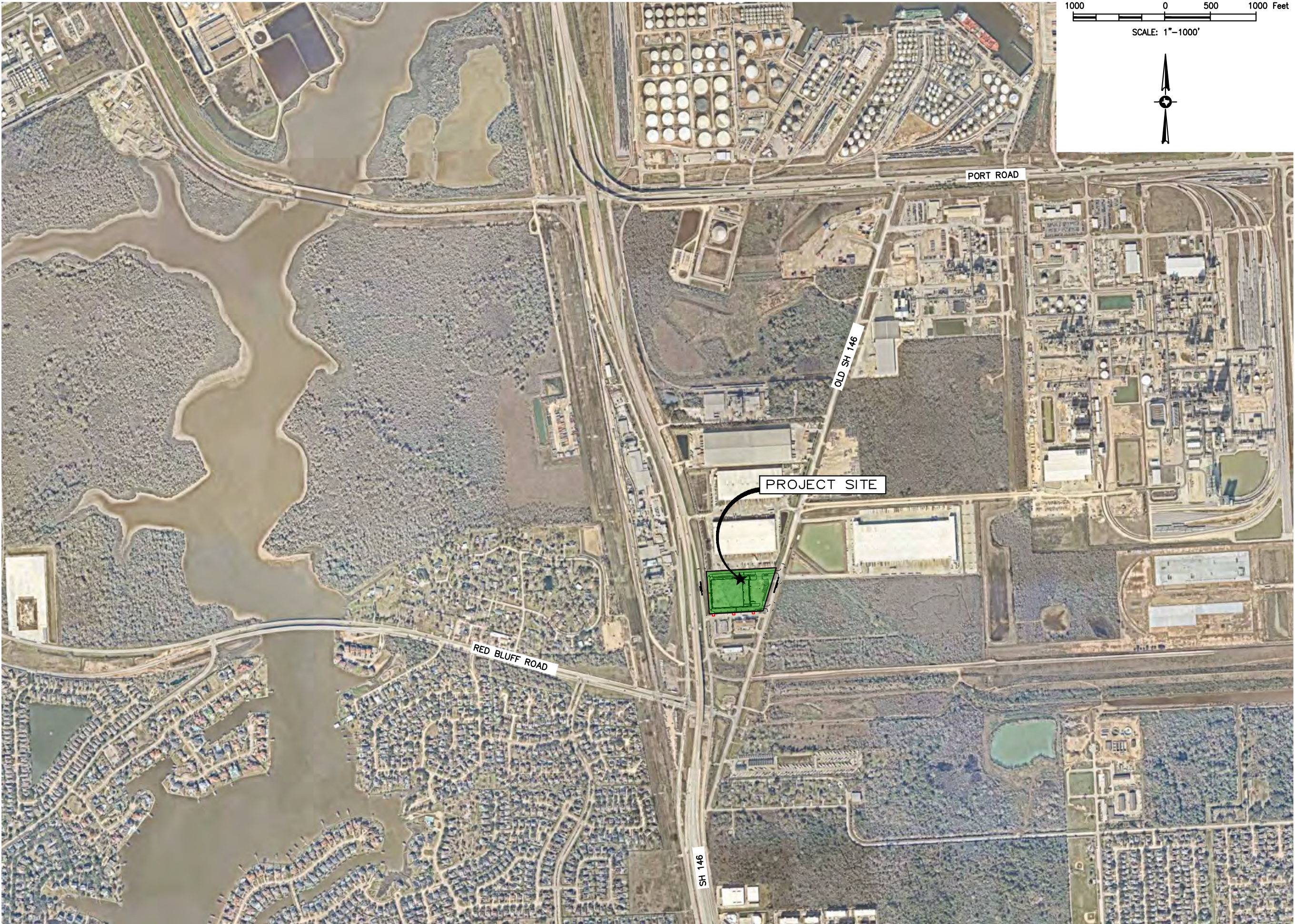
Exhibit D-8

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	
 7/16/24	REVIEW

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

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

DATE: 7/16/2024

SHEET:
AREA LOCATION MAP

SHEET NO:
Ex.D-9

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

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



ISSUED FOR	
A	7/16/24 REVIEW

INTERIM SUBMITTAL
DOCUMENT INTENDED
FOR REVIEW ONLY.
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FOR CONSTRUCTION.

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

DATE: 7/16/2024

SHEET:
AERIAL EXHIBIT

SHEET NO:
Ex. D-10

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

Camfield Partners, LLC - Seabrook, TX PUD
Legal Description

Exhibit A

Tract 1:
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:
A tract or parcel of land containing 2.500 acres (or 180,903 square feet), more or less, 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; the said 2.500 acre tract being more particularly described by metes and bounds as follows:

BEGINNING in the west line of Old State Highway 146 (variable right of way), at the northeast corner of Lot 1 in Block 1 of STATE HIGHWAY 146 BUSINESS PARK, according to the plat recorded at Film Code 618282 of the Map Records of Harris County, Texas, and the said corner, being the southeast corner of the herein described tract, from which a found 5/8-inch iron rod bears South 67° 28' 30" East, 0.28 feet;

THENCE South 86° 49' 00" West, along and with the north line of said Lot 1 in Block 1 of STATE HIGHWAY 146 BUSINESS PARK, a distance of 295.00 feet to the most southerly southeast corner of BAYPORT LOGISTICS CENTER PHASE Two FINAL PLAT, recorded at Film Code No. 662034, being the southwest corner of the herein described tract, from which a found 5/8-inch iron rod bears North 19° 27' 04" West, 0.21 feet;

THENCE North 17° 01' 00" East, along and with the easterly line of said BAYPORT LOGISTICS CENTER PHASE Two, a distance of 393.35 feet to a point for interior corner of said BAYPORT LOGISTICS CENTER PHASE Two tract, being the northwest corner of the herein described tract, from which a found 5/8-inch iron rod bears North 43° 19' 48" East, 0.30 feet;

THENCE North 86° 49' 00" East, along and with BAYPORT LOGISTICS CENTER PHASE TWO tract, a distance of 295.00 feet to a point for corner in said west line of Old State Highway 146 (variable right of way), being the most easterly southeast comer of said BAYPORT LOGISTICS CENTER PHASE Two tract, being the northwest corner of the herein described tract, from which a found 5/8-inch iron rod bears South 60° 40' 14" West, 0.63 feet;

THENCE South 17° 01' 00" West, along and with said west line of Old State Highway 146 (variable right of way), a distance of 393.35 feet to the PLACE OF BEGINNING.

Tract 3:
Terms and provisions of that certain Access Easement Agreement by and between Pommel Meadows Hospitality LLC and WMF INVESTMENTS, INC., dated March 27, 2019, filed for record RP-2019-121623 of the Official Public Records of Real Property of HARRIS County, Texas.

PROJECT:

CAMFIELD PARTNERS
OLD FM 146
SEABROOK, TEXAS



ISSUED FOR	
A	7/16/24 REVIEW

<u>INTERIM SUBMITTAL</u> DOCUMENT INTENDED FOR REVIEW ONLY. NOT ISSUED FOR CONSTRUCTION.	
ENGINEER: MARCUS J. MICHNA P.E. REGISTRATION NO. 84739	
DATE: 7/16/2024	

SHEET:	Legal Description
--------	-------------------

SHEET NO:	Ex. D-11
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SCALE:	N.T.S.	BY:	SBK
JOB NO:	23-152	REV:	A

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

LANDSCAPE SUMMARY

SITE AREA = 313,178SF
LANDSCAPE REQUIRED (15% OF SITE) = 46,976SF
LANDSCAPE PROVIDED = 71,229SF

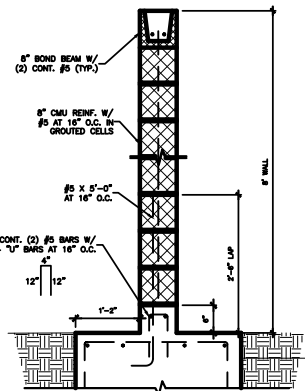
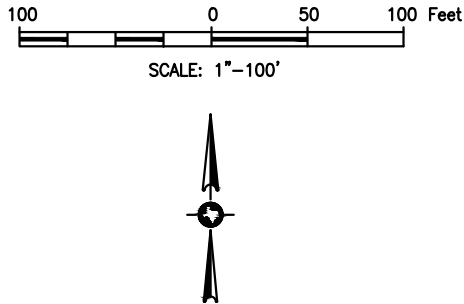
PARKING AREA = 18,394SF
LANDSCAPE REQUIRED (10% OF SITE) = 1,839SF
LANDSCAPE PROVIDED = 3,977SF

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.

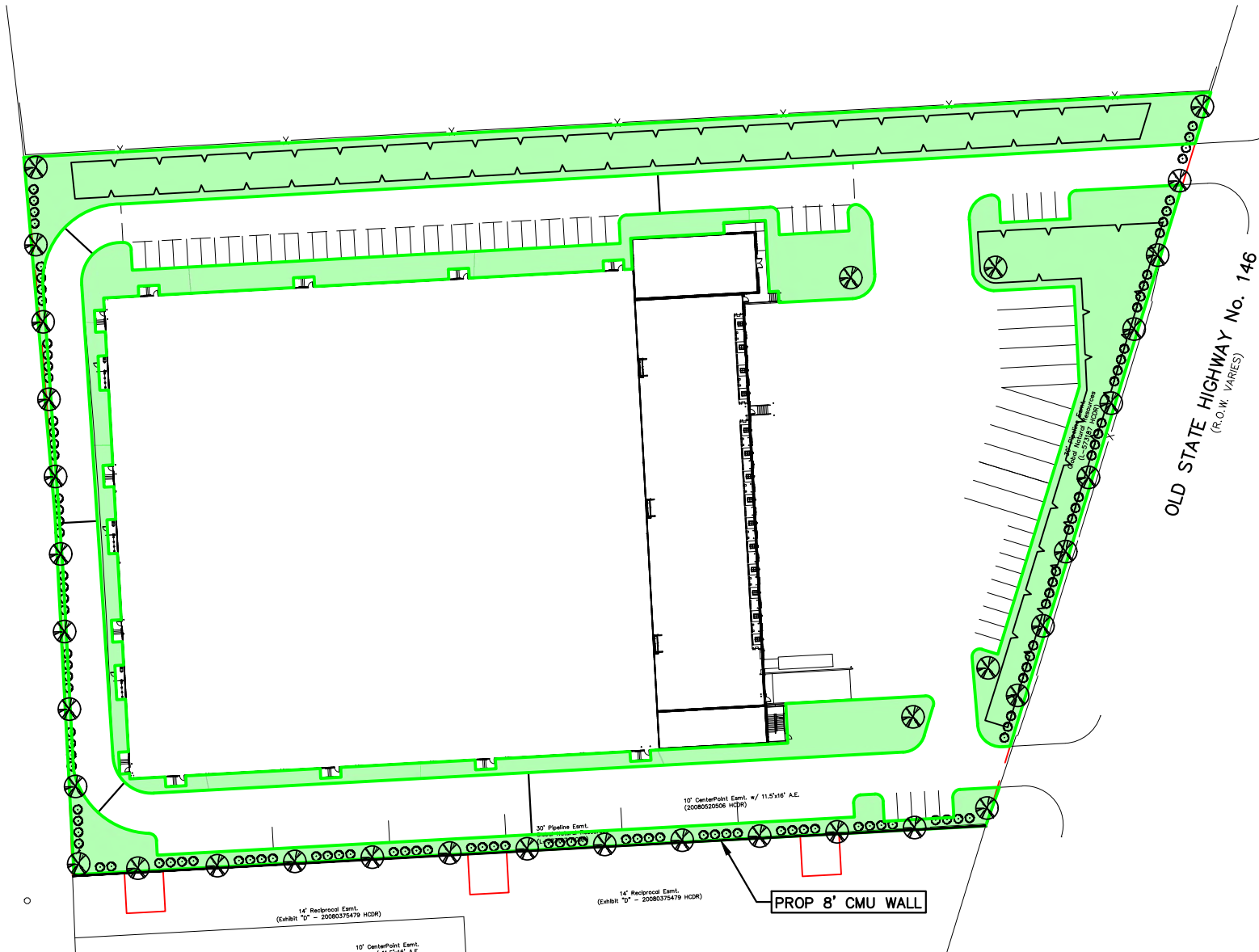
LANDSCAPE LEGEND

-  SITE PARKING SCREENING
24" TALL SHRUBS
-  SITE PERIMETER TREES
2" CALIPER MINIMUM
-  SITE GREEN SPACE



CMU WALL

N.T.S.



CAMFIELD PARTNERS
OLD FM 146
SEABROOK, TEXAS

PROJECT:



ISSUED FOR
7/16/24
REVIEW

INTERIM SUBMITTAL
DOCUMENT INTENDED
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FOR CONSTRUCTION.

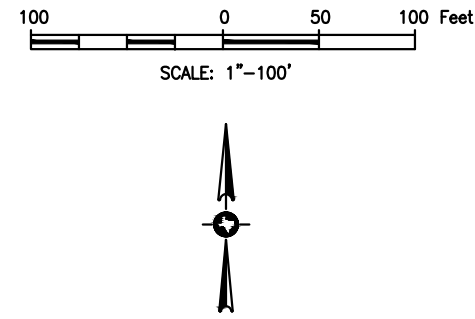
ENGINEER:
MARCUS J. MICHNA P.E.
REGISTRATION NO. 84739

DATE: 7/16/2024

SHEET:
LANDSCAPE PLAN

SHEET NO:
Ex. D-12

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



SHELMARK
ENGINEERING, LLC
CIVIL | MECHANICAL | PLUMBING | ELECTRICAL
8714 517 ROAD EAST | DOWNSON, TEXAS 77520

ISSUED FOR	
A	7/16/24
REVIEW	

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

SHEET: UTILITY PLAN

SHEET NO:

Ex. D-13

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

RITSON MORRIS SURVEY
ABSTRACT No. 52

STATE HIGHWAY No. 146
(R.O.W. VARIES)

EXHIBIT D-14

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 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.



LEAGUE CITY OFFICE
Registration Number: 10193855
(281) 954-7730 www.hightidelandsurveying.com
200 HOUSTON AVE, SUITE 8 | LEAGUE CITY, TX 77573
Mailing | P.O. BOX 16142 | GALVESTON, TX 77552

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	25.00'
L4	N 03°05'30" W	26.00'
L5	S 03°05'30" E	26.00'
L6	S 86°54'30" W	25.00'
L7	N 03°05'30" W	26.00'
L8	S 03°05'30" E	26.00'
L9	S 86°54'30" W	25.00'
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	3°53'08"

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
- ⊠ Grate Inlet
- ⊠ Guy Anchor
- ⊠ Light Pole
- ⊠ Power Pole
- ⊠ Sanitary Manhole
- ⊠ Set 1/2" Rod
- ⊠ San MH
- ⊠ 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

NOTES:
1) This property does lie within the 100 Year Flood Plain (apparent flood zones shown hereon) according to FIRM Panel No. 48201C1089M, 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 II recorded plat.
4) Elevations are shown in feet above Mean Sea Level NAD 83 Datum as tied to NGS Monument H0350 57 (AW498).
5) Fidelity National Title Insurance Company Insured. Certified Partners, LLC.
GF No: 1076682300028
Issue Date: March 14, 2023



EXHIBIT D-15

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 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.



LEAGUE CITY OFFICE
Registration Number: 10188885
(281) 254-7739 www.hightidelandsurveying.com
200 HOUSTON AVE, SUITE B | LEAGUE CITY, TX 77573
Mailing | P.O. BOX 16142 | GALVESTON, TX 77552

ABBREVIATIONS

B.L.	Building Line
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

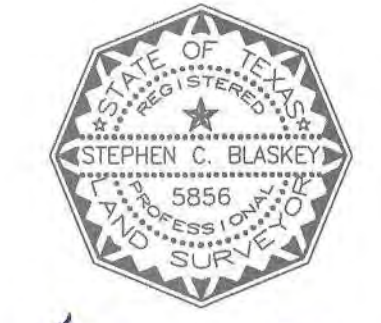
⊗	Communications Manhole	—	Asphalt Center Line
⊕	Fire Hydrant	—	Asphalt Edge
⊙	Gas Marker Pin Flag	—	Chain Link Fence
⊖	Guy Anchor	—	Ditch Flow Line
⊗	Power Pole	—	Ditch High Bank
⊙	Sanitary Manhole	—	Grade Break
⊕	Set 1/2" Rod	—	Overhead Utility Line
⊖	Storm Drain Manhole	—	Pipeline
⊗	Telecommunications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

NOTES:
1) This property does lie within the 100 Year Flood Plain (apparent flood zones shown hereon) according to FIRM Panel No. 48201C109M, 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, Plat, 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 II recorded plat.
4) Elevations are shown in feet above Mean Sea Level NAD 83 Datum as tied to NGS Monument H0300 57 (AW5499).
5) Fidelity National Title Insurance Company Insured: Cornfield Partners, LLC.
GF No.: 107660230028
Issue Date: March 14, 2023

SCALE: 1" = 30'

LINE BEARING	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
L1 N 02°09'30" W 62.91'			
L2 S 03°05'30" E 26.00'			
L3 S 86°54'30" W 23.00'			
L4 N 03°05'30" E 26.00'			
L5 S 03°05'30" E 26.00'			
L6 S 86°54'30" W 25.00'			
L7 N 03°05'30" W 26.00'			
L8 S 03°05'30" E 26.00'			
L9 S 86°54'30" W 25.00'			
L10 N 03°05'30" W 26.00'			

CURVE/RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	5917.98'	401.25'	N 04°06'04" W	3°53'08"



Stephen C. Blaskey
Registered Professional
Land Surveyor No. 5856

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



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): Unit Cold Houston, LLC Signature: _____
Date: _____ Signature: _____

Owner(s) Mailing address(es): Phone #: _____
Name: Unit Cold Houston, LLC Name: _____
Address: 108 Airport Road, Suite 202 Address: _____
City: Westerly City: _____
State: RI Zip: 02891 State: _____ Zip: _____

PROPERTY INFORMATION

Property Address: 5760 Old Hwy. 146, Seabrook, TX (Requested Address)
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: [Signature] Date: 12-18-2024

**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 at 5760 Old Highway 146 (requested address), north of Red Bluff Road. The property is currently zoned as 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.

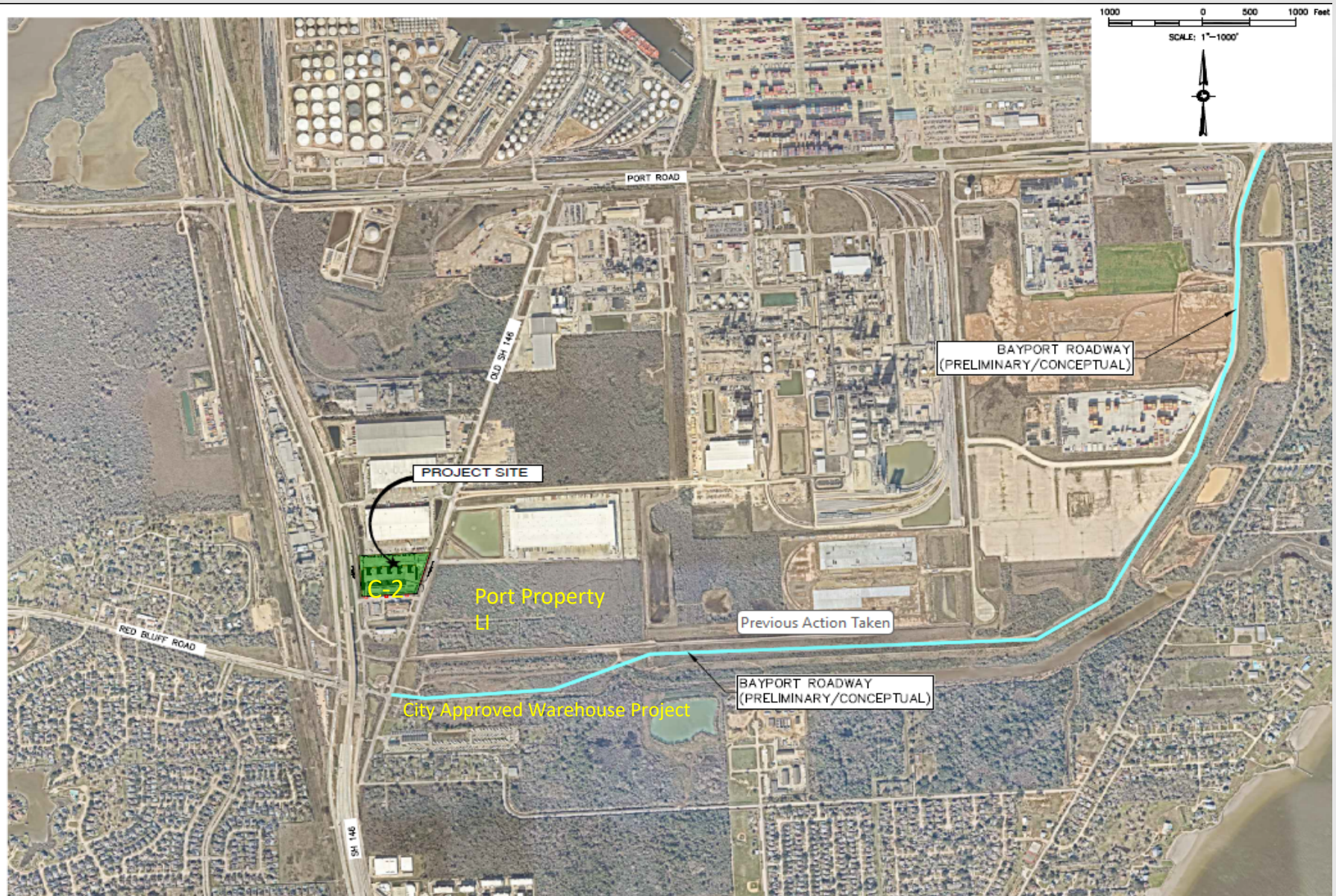
Benefits for the City of Seabrook include but are not limited to:

1. An undeveloped site with a very low property tax basis will be converted to a highly improved facility with a value of \$35M plus.
2. Access comes off Old Highway 146 as well as new Highway 146.
3. Facility will employ approximately 70 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.

Request to Amend the World Class Freezer Facility Final Planned Unit Development (PUD)

Planning and Zoning Commission
Meeting
January 30, 2025







Previous Action Taken

The Planning and Zoning Commission recommended approval of the Final PUD at its special meeting on August 6, 2024. The commission included a condition that an 8'-0" tall masonry/concrete wall be constructed along the entire property line adjacent to the commercial hotel parcel to provide proper screening from neighboring properties. The City Council also approved the request at its special meeting on the same date, with the same condition regarding the screening wall.

Requested Action

Camfield Partners, LLC. is requesting approval for an amendment to the World Class Freezer Facility Final Planned Unit Development (Final PUD). The proposed amendments include several key changes to the original development plan. First, the size of the freezer warehouse will be reduced from 134,632 square feet to 72,000 square feet, with the revised design capable of accommodating 10 individual businesses. Additionally, the site layout will be reconfigured by relocating the warehouse from its centralized position to the northern property line. The drainage detention pond will also be moved to the southern boundary of the property, creating a buffer between the site and the adjacent hotel and commercial properties.

Other proposed changes involve the access points and parking provisions. A new ingress/egress point will be added at the southwest corner of the property, providing direct access to S.H. 146. This new access point will eliminate the need for two access points from Old S.H. 146. The parking lot will be modified to include 31 tractor trailer parking spaces, 30 tractor trailer loading spaces, and 38 vehicle parking spaces to accommodate the revised facility design.

Approved Building and Site Rendering

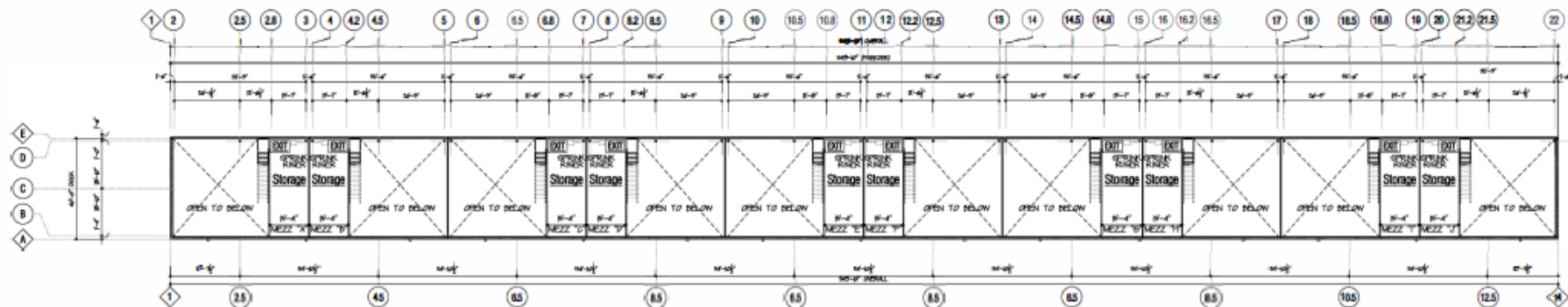
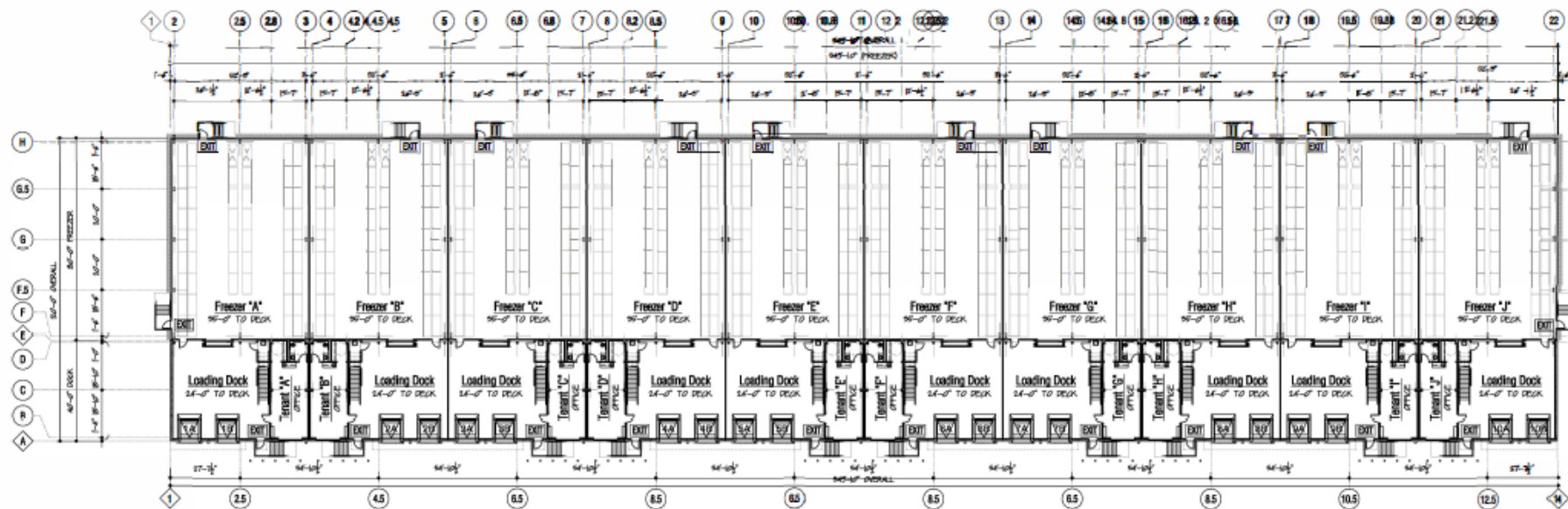




Amended Building and Site Rendering







Questions?



**MEETING MINUTES
NOVEMBER 21, 2024**

**SEABROOK PLANNING & ZONING COMMISSION
MEETING**

The Seabrook Planning and Zoning Commission met in regular session on Thursday, November 21, 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
Scott Reynolds	Member
Jared Justus	Member
Guy Rodgers (Excused)	Member
Rhonda Thompson (Excused)	Member
Ed Klein	Member
Byron Hanssen	Member
Sean Landis	Director of Community Development
Kiarra Bellow	Administrative Coordinator

1. PUBLIC COMMENTS AND ANNOUNCEMENTS

No citizen comments.

Chairman Gary Renola introduced newly appointed Commission Member Byron Hanssen. Byron Hanssen gave a brief self-introduction.

2. PRESENTATIONS

2.1 Swearing-in Ceremony for Newly Appointed Planning & Zoning Commission Member(s) by issuing the Oath and Statements of Appointed Officers.

City Secretary Rachel Lewis administered the Oath and Statements of Appointed Officers for newly appointed Commission Member Byron Hanssen.

3. SPECIFIC PUBLIC HEARING

3.1 Conduct a Public Hearing on a request for approval for the Preliminary Plat of Lake Mija Village Sections 4 and 5 containing 110 Lots, 5 Blocks and 4 Reserves.

Public Hearing Opened at 6:11 PM

No public comments.

Public Hearing Closed at 6:22

4. NEW BUSINESS

4.1 Consider and take all appropriate action on a request for approval for the Preliminary Plat of

Lake Mija Village Sections 4 and 5 containing 110 Lots, 5 Blocks and 4 Reserves.

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

5. ROUTINE BUSINESS

5.1 Approve minutes from the August 6, 2024, Joint City Council and P&Z meeting.

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

5.2 Approve minutes from the October 24, 2024, regular P&Z meeting.

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

5.3 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 gave a brief update on items sent to council and upcoming items.

5.4 Establish future agenda items and meeting dates.

A recommendation was made to cancel the December meeting.

Motion: To Adjourn
Made By: P&Z Member Thompson
Seconded By: P&Z Member Rodgers
Vote: **Passed** unanimously by all present

Meeting was adjourned at 6:27 PM.

APPROVED THIS ____ DAY OF _____, 2024.

Gary T. Renola, Chairman

Kiarra Bellow, Administrative Assistant

PLANNING & ZONING COMMISSION
ITEMS SENT TO COUNCIL
2025

DATE SENT	DESCRIPTION	STATUS
	No Items	



PLANNING & ZONING COMMISSION 2025 Meeting Schedule

SCHEDULED MEETING DATE	ALTERNATE DATE
JANUARY 16, 2025	January 2, 2025
FEBRUARY 20, 2025	February 6, 2025
MARCH 20, 2025	March 6, 2025
APRIL 17, 2025	April 3, 2025
MAY 15, 2025	May 1, 2025
JUNE 19, 2025	June 5, 2025
JULY 17, 2025	July 3, 2025
AUGUST 21, 2025	August 7, 2025
SEPTEMBER 18, 2025	September 4, 2025
OCTOBER 16, 2025	October 2, 2025
NOVEMBER 20, 2025	November 6, 2025
DECEMBER 18, 2025	December 4, 2025

All regularly scheduled Planning & Zoning Commission meetings begin at 6:00 PM
at Seabrook City Hall, 1700 First St., in the Council Chambers.