



**SEABROOK PLANNING & ZONING COMMISSION
NOTICE OF MEETING
THURSDAY, JULY 17, 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, JULY 17, 2025 AT 6:00 PM** IN SEABROOK CITY HALL, 1700 FIRST STREET, SEABROOK, TEXAS, TO DISCUSS, CONSIDER, AND IF APPROPRIATE, TAKE ACTION WITH RESPECT TO THE ITEMS LISTED BELOW. **ALTHOUGH THIS IS NOT A SEABROOK CITY COUNCIL MEETING, MEMBERS OF THIS BODY MAY ATTEND AND A QUORUM OF THIS BODY MAY BE PRESENT.**

1. PUBLIC COMMENTS AND ANNOUNCEMENTS

At this time we would like to listen to any member of the audience on any subject matter, whether or not that item is on the agenda. All comments are limited to a maximum of four minutes for each speaker, shall be limited to City business or City-related business or matters of general public interest, and shall not include any personal attacks or abusive language.

All public remarks shall be addressed to the Chair. Comments shall not be directed toward individual Councilmembers, City staff, or other members of the public.

In accordance with the Texas Open Meetings Act, members may not discuss or take action on any item that has not been posted on the agenda. When your name is called, please come to the podium and state your name and address clearly into the microphone before making your comments. Thank you.

REGISTER ONLINE TO SPEAK IN PERSON DURING PUBLIC COMMENTS:
www.seabrooktx.gov/publiccomment

2. SPECIFIC PUBLIC HEARING

2.1 Conduct a Public Hearing on a request for approval of the Bayport Logistics Center Phase III Final Plat, a subdivision of 7.190 acres of land situated in the Ritson Morris Survey, Abstract 52, Harris County, Texas, and being a replat of all Restricted Reserve A, Bayport Logistics Center, Phase II. *Sean Landis, Deputy City Manager | Planning and Zoning Director*

3. NEW BUSINESS

3.1 Consider and take all appropriate action on a request for approval of the Bayport Logistics Center Phase III Final Plat, a subdivision of 7.190 acres of land situated in the Ritson Morris Survey, Abstract 52, Harris County, Texas, and being a replat of all

Restricted Reserve A, Bayport Logistics Center, Phase II. *Sean Landis, Deputy City Manager | Planning and Zoning Director*

3.2 Consider and take all appropriate action on a request to amend the Seabrook Code of Ordinances, Appendix A, "Comprehensive Zoning," Article II, "Administration," Section 2.03.05, "Prohibited Uses," and Chapter 18, "Buildings and Building Regulations," Article IV, "Standards," Division 9, "Swimming Pools," to establish development standards for the construction of swimming pools and/or spas utilizing shipping or storage containers as primary structural materials. *Sean Landis, Deputy City Manager | Planning and Zoning Director*

4. ROUTINE BUSINESS

4.1 Approve minutes from the June 19, 2025, regular P&Z meeting.

4.2 Report from the Director of Planning and Community Development on the status of a list of actions taken by Planning & Zoning and sent to City Council for its action or review.

4.3 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, July 11, 2025, no later than 6:00 p.m. and that this notice will remain posted until the meeting has ended.

Kiarra Bellow,
Administrative Assistant



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: Stephen C. Blaskey, RPLC/Owner E-Mail: stephen@hightidesurveying.com
Address: 200 Houston Avenue, Suite B Fax #: N/A
City: League City
State: TX ZIP 77573 Phone: 281-554-7739

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): John J. Galiher Signature: [Signature]
Date: JUNE 2, 2025 Signature: _____

Owner(s) Mailing address(es): Phone #: 908-918-5299
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: Hwy. 146
Legal Description: Lot Res. Reserve 'A' Block
Addition Bayport Logistics Center Phase II
(You may attached Metes & Bounds description from your Deed if available)

Current Zoning Classification: PUD (Available from Building Department)
Current Use of Property: Commercial (Be specific)

Number of existing Driveways: 0
General Dimensions of Property: Width: 494.50 Depth: 766.1 Land Area: 313 Sq. Feet: 313 Acres: ~~XXX~~ 7.190
Adjoining Uses: North Commercial South Commercial
East Commercial West Commercial
Adjacent Streets: North Port Road South Red Bluff
East Old Hwy 146 West 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: 6/2/2025

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

SUBDIVISION PLAT

Subdivision Plat: Provide the following:

Proposed Name: Bayport Logistics Center, Phase III Final Plat Total Acres 7.190
Total number of Lots: 1 Lot Blocks: 1 Block Reserves: 0
Number of sections to be developed: _____
Name of Headright Survey in which the property is situated: Ritson Morris Survey
Abstract Number 52

Attach the following for:

ALL PLATS: To be submitted with Application.

- ☒ Letter of Transmittal of Plat
- ☒ Original (**RAISED**) Stamped Tax Certificates from both Galveston and Harris County Tax Appraisal Districts**
- ☒ Copy of **Original** Plat (**without amendments**)
- ☒ Original Title Certificate/Planning Letter no older than 30 days
- ☒ 1 copy of Plat (drawn to a minimum scale of 1" = 100", each sheet no larger than 24"x36")
- ☒ A digital copy – **On a Flash Drive or CD** (Adobe Acrobat – PDF Format)
- ☒ **Application Fee – see attached Comprehensive Fee Schedule**
- ☐ **Required filing fees, as established by the county clerk's office, shall be paid by the applicant by separate corporate check or money order/cashiers check and shall be made payable to the county clerk. \$60.00 for the first page, \$110.00 for two pages. (Not required until time of filing)**

Please review the requirements in the City Subdivision Ordinance before submitting your Plat. Incomplete data will result in significant delays in processing.

**** Note: Original (Raised-Stamped) Tax Certificates (for all properties involved) from the Clear Creek I.S.D. Tax Office and Harris County Tax Assessor/Collector's Office are required by the Harris County Clerks Office for the recording of all plats.**

All notary stamps must be readable!

**PUBLIC HEARING NOTICE
SEABROOK PLANNING & ZONING COMMISSION
THURSDAY, JULY 17, 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, JULY 17, 2025, AT 6:00 P.M.** IN SEABROOK CITY HALL, 1700 FIRST STREET, SEABROOK, TEXAS, COUNCIL CHAMBERS TO DISCUSS THE AGENDA ITEMS LISTED BELOW.

THIS HEARING IS OPEN TO THE PUBLIC AND EVERYONE ATTENDING WILL HAVE THE OPPORTUNITY TO SPEAK FOR OR AGAINST THIS REQUEST IN ACCORDANCE WITH THE PROCEDURES OF THE COMMISSION. ALL REQUIRED DOCUMENTS REGARDING THIS REQUEST 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

Request for approval of the Bayport Logistics Center Phase III Final Plat, a subdivision of 7.190 acres of land situated in the Ritson Morris Survey, Abstract 52, Harris County, Texas, and being a replat of all Restricted Reserve A, Bayport Logistics Center, Phase II.

Purpose: To create 1 Lot and 1 Block.

Applicant: Stephen C. Blaskey, RPLC, 200 Houston Avenue, Suite B, League City, Texas 77573

Owner: John J. Galiher, 108 Airport Road, Suite 202, Westerly, RI 02891

Legal Description:

Being a tract of parcel of land containing 7.190 acres, situated in the RITSON MORRIS SURVEY, Abstract Number 52, Harris County, Texas, said tract being all of Restricted Reserve "A" (being 4.690 acres) in Block One (1) of BAYPORT LOGISTICS CENTER, PHASE TWO (2), a subdivision 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, and a portion 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). D486035 and D486036.

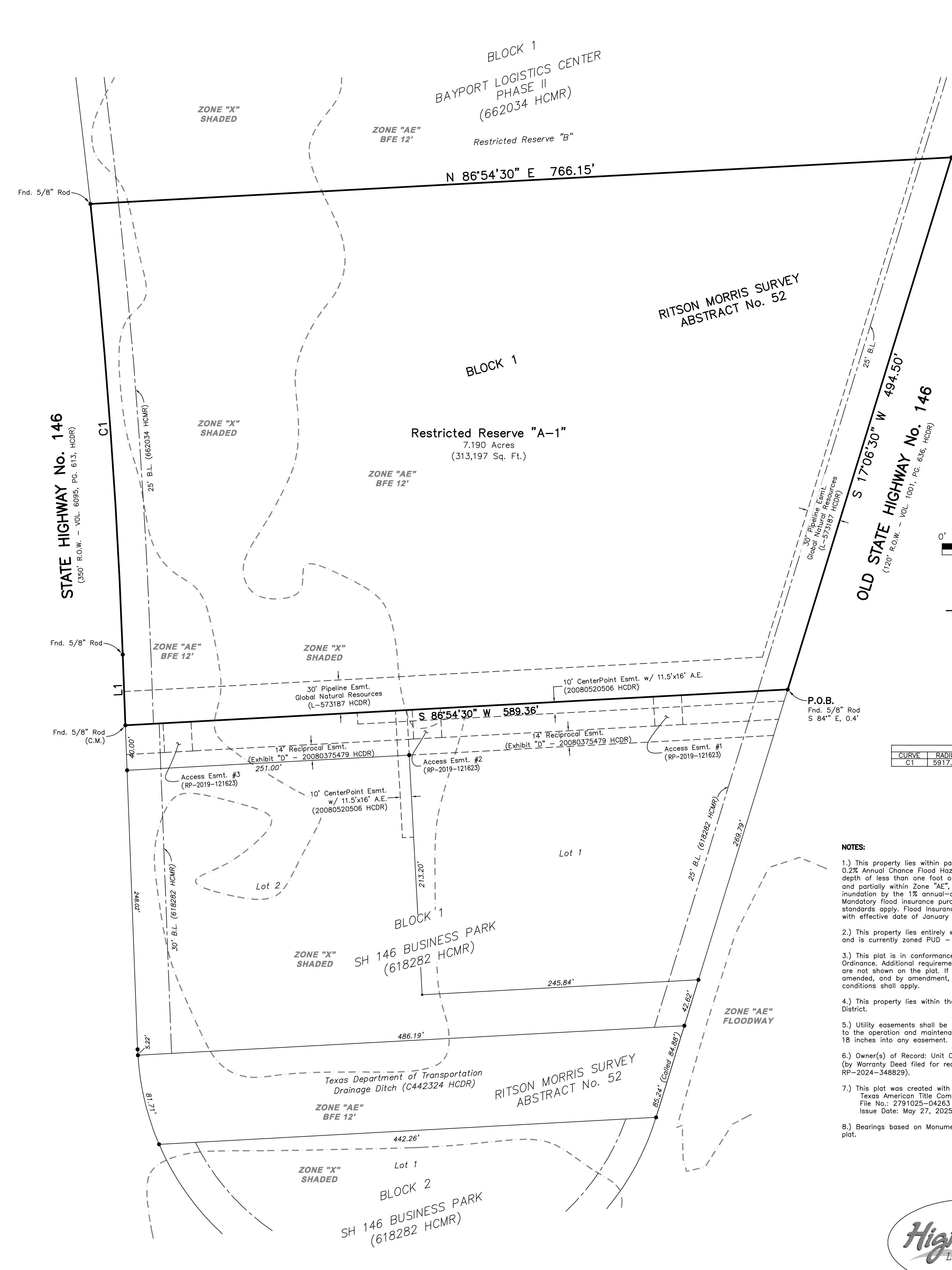
Location: This property is located west of Old State Highway 146, east of State Highway 146, north of Red Bluff Road, and South of Port Road.

CERTIFICATE

I certify that this notice was posted on the bulletin board at Seabrook City Hall on Wednesday, June 25, 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

REVISED: JUNE 23, 2025
SURVEY DATE: APRIL 29, 2025
FILE No.: 135217001001
DRAFTING: RGW
JOB No.: 25-0178



LEAGUE CITY OFFICE
Registration Number: 10193855
(281) 554-7738 www.hightidelandsurveying.com
200 HOUSTON AVE., SUITE B LEAGUE CITY, TX 77573
Mailing: P.O. BOX 161221 DALLAS, TEXAS 75216

STATE OF TEXAS *
COUNTY OF HARRIS * KNOW ALL MEN BY THESE PRESENTS

That Unit Cold Houston, LLC, a Delaware Limited Liability Company, John Galher, Manager, of said Unit Cold Houston, LLC, owner of the property subdivided in the above and foregoing map of the BAYPORT LOGISTICS CENTER, PHASE III FINAL PLAT, do hereby make subdivision of said property according to the lines, streets, alleys, parks and easements herein shown, and designate said subdivision as BAYPORT LOGISTICS CENTER, PHASE III FINAL PLAT in the RITSON MORRIS SURVEY, ABSTRACT 52, an addition to the City of Seabrook, Harris County, Texas; and dedicate to public use, as such, the streets, alleys, parks and easements shown thereon forever except where noted on the map for private streets; and do hereby waive any claims for damages occasioned by the establishing of grades as approved for the streets and alleys dedicated, or occasioned by the alteration of the surface of any portion of streets or alleys to conform to such grades; and do hereby bind myself, my successors and assigns to warrant and forever defend the title of the land so dedicated.

There is also dedicated for utilities an unobstructed aerial easement five feet wide from a plane 20 feet above the ground upward located adjacent to each side of all utility easements shown hereon.

I do hereby dedicate forever to the public a strip of land 25 feet wide on each side of any and all gullies, ravines, draws, sloughs, or other natural drainage causes shown located in or adjacent to said subdivision as easements for drainage purposes, giving the City of Seabrook and/or any other public agency the right to enter upon said easement at any and all times for the purpose of constructing and/or maintaining drainage work and/or structures.

I certify that the plat of this subdivision complies with all the City of Seabrook's Ordinances including the subdivision ordinance and comprehensive zoning ordinance.

Witness my hand this ____ day of _____, 2025.

John Galher, Manager
Unit Cold Houston, LLC
a Delaware Limited Liability Company

STATE OF NEW JERSEY *
COUNTY OF _____ *

On _____, 20____, before me, _____, Notary Public in and for said county, personally appeared John Galher, who has satisfactorily identified himself as the signer or witness to the above-referenced document.

Notary Public Signature _____
My Notary Commission No.: _____
My Commission Expires: _____

I, Director of Public Works and City Engineer for the City of Seabrook, do hereby certify that the plat of this subdivision complies with the City of Seabrook's subdivision ordinance and comprehensive zoning ordinance.

Brian Craig
Director of Public Works and
City Engineer

This is to certify that the Planning and Zoning Commission of the City of Seabrook, Texas, on motion made and seconded and adopted, has approved this replat and subdivision of BAYPORT LOGISTICS CENTER, PHASE III FINAL PLAT as shown hereon, and ordered said plat be filed on record in the office of the County Clerk of Harris County, Texas this _____ day of _____, 2025.

**THIS DOCUMENT SHALL NOT BE
RECORDED FOR ANY PURPOSE AND
SHALL NOT BE USED OR VIEWED OR RELIED
UPON AS A FINAL SURVEY DOCUMENT**

Rachel Lewis, City Secretary
Gary T. Renala, Chairman
Planning and Zoning Commission

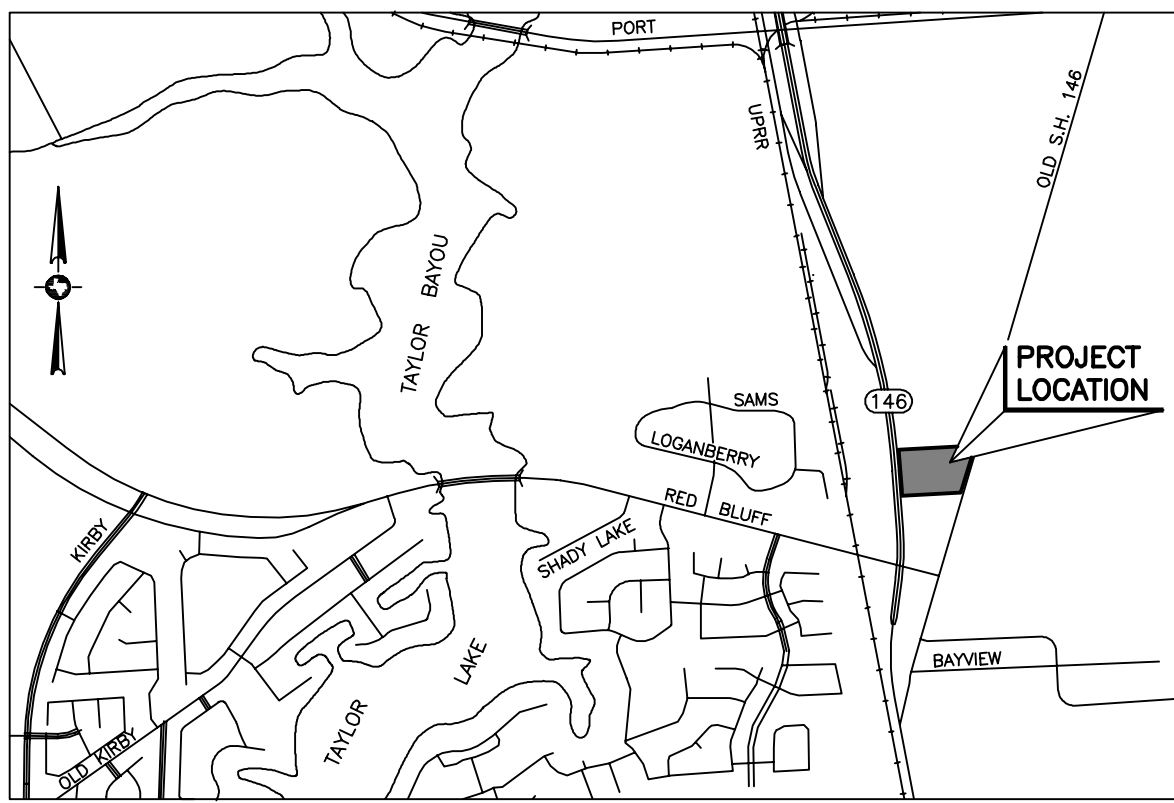
STATE OF TEXAS *
COUNTY OF HARRIS *

I, Tenechia Hudspeth, County Clerk of Harris County, Texas, do hereby certify that the within instrument with its certification of authentication was filed for registration in my office on _____, 2025, at ____ o'clock, ____ m., and duly recorded on _____, 2025, at ____ o'clock, ____ m., in FILM CODE NO. _____ of the Map Records of Harris County, Texas.

WITNESS MY HAND AND SEAL OF OFFICE at Houston, Texas, the day and date last above written.

Tenechia Hudspeth
County Clerk
Harris County, Texas

By: _____ Deputy



VICINITY MAP
SCALE: 1" = 2,000'

PROPERTY DESCRIPTION

Being a tract of parcel of land containing 7.190 acres, situated in the RITSON MORRIS SURVEY, Abstract Number 52, Harris County, Texas, said tract being all of Restricted Reserve "A" (being 4.690 acres) in Block One (1) of BAYPORT LOGISTICS CENTER, PHASE TWO (2), a Subdivision 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, and a portion 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; said 7.190 acres tract being more particularly described by metes and bounds as follows:

BEGINNING at a point in the West line of Old State Highway No. 146 (being a 120 foot right-of-way), said point being the Northeast corner of Lot 1, in Block 1, of STATE HIGHWAY 146 BUSINESS PARK, a subdivision in Harris County, Texas, according to the plat recorded in Film Code 618282 of the Map Records of Harris County, Texas, and being the Southeast corner of the herein described tract, from which a found 5/8 inch rod bears South 84° East, a distance of 0.4 feet;

THENCE South 86°54'30" West (called South 86° 49' 00" West), along and with the North line of Lot 1, in Block 1, of said STATE HIGHWAY 146 BUSINESS PARK, at 295.00 feet passing a 5/8 inch rod found at the most Southerly Southeast corner of said Restricted Reserve "A", and continuing for a total distance of 589.36 feet to the Southwest corner of both the herein described tract and of said Restricted Reserve "A", said corner being on the East line of State Highway No. 146, a 350 foot right-of-way, and being marked by a found 5/8 inch rod;

THENCE North 02°09'30" West, along the West line of said Restricted Reserve "A" and the East line of said State Highway No. 146, a distance of 62.91 feet to the point of curvature of a curve to the left and being marked by a found 5/8 inch rod;

THENCE Northwest, along the West line of said Restricted Reserve "A", the East line of said State Highway No. 146, and the arc of said curve to the left, said curve having a radius of 5917.98 feet, an arc distance of 401.32 feet, the chord of which bears North 04°06'04" West, 401.25 feet, to the Northwest corner of both the herein described tract and of said Restricted Reserve "A" and being marked by a found 5/8 inch rod;

THENCE North 86°54'30" East, along the North line of said Restricted Reserve "A", a distance of 766.15 feet to the Northeast corner of both the herein described tract and of said Restricted Reserve "A", said corner being on the West line of said Old State Highway No. 146 and being marked by a found 5/8 inch rod;

THENCE South 17°06'30" West, along and with the West line of said Old State Highway No. 146, a distance of 494.50 feet to the POINT OF BEGINNING and containing within said boundaries a calculated area of 7.1900 acres (313,197 square feet) of land, more or less.

This is to certify that I, Stephen C. Blaskey, a Registered Professional Land Surveyor of the State of Texas, Registration #5856, have platted the above subdivision from an actual survey on the ground; that all block corners, angle points and points of curve are properly marked with 1/2 inch x 24 inch iron rods; and, that this plat correctly represents that survey made by me.

I also certify that the plat of this subdivision complies with the City of Seabrook's subdivision ordinance and comprehensive zoning ordinance.

**THIS DOCUMENT SHALL NOT BE
RECORDED FOR ANY PURPOSE AND
SHALL NOT BE USED OR VIEWED OR RELIED
UPON AS A FINAL SURVEY DOCUMENT**

Stephen C. Blaskey
Registered Professional
Land Surveyor No. 5856

BAYPORT LOGISTICS CENTER, PHASE III FINAL PLAT

A SUBDIVISION OF
7.190 ACRES OF LAND
SITUATED IN THE
RITSON MORRIS SURVEY, ABSTRACT 52
HARRIS COUNTY, TEXAS,
AND BEING A REPLAT OF
ALL OF RESTRICTED RESERVE "A",
BAYPORT LOGISTICS CENTER, PHASE II
662034, H.C.M.R.

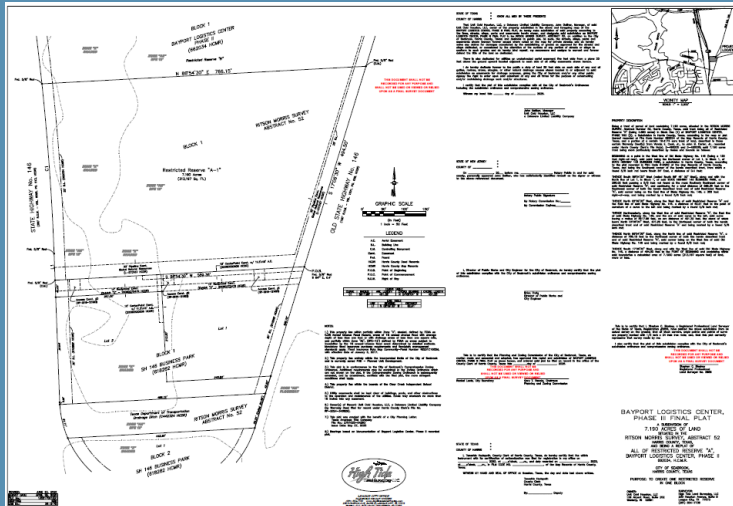
CITY OF SEABROOK,
HARRIS COUNTY, TEXAS

PURPOSE: TO CREATE ONE RESTRICTED RESERVE
IN ONE BLOCK

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

SURVEYOR:
High Tide Land Surveying, LLC
200 Houston Avenue, Suite B
League City, TX 77573
(281) 554-7738

City of Seabrook Planning and Zoning Commission Meeting July 17, 2025



Request

Request for approval of the Bayport Logistics Center Phase III Final Plat, a subdivision of 7.190 acres of land situated in the Ritson Morris Survey, Abstract 52, Harris County, Texas, and being a replat of all Restricted Reserve A, Bayport Logistics Center, Phase II.

Existing Use: Undeveloped

Property:

Being a tract of parcel of land containing 7.190 acres, situated in the RITSON MORRIS SURVEY, Abstract Number 52, Harris County, Texas, said tract being all of Restricted Reserve "A" (being 4.690 acres) in Block One (1) of BAYPORT LOGISTICS CENTER, PHASE TWO (2), a subdivision 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, and a portion 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). D486035 and D486036.

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.

Background:

The applicant is requesting to subdivide the property to create 1 Restricted Reserve in 1 Block.

The property is currently zoned (PUD) Planned Unit Development. "World Class Freezer Facility PUD"



Questions?



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: Stephen C. Blaskey, RPLC/Owner E-Mail: stephen@hightidesurveying.com
Address: 200 Houston Avenue, Suite B Fax #: N/A
City: League City
State: TX ZIP 77573 Phone: 281-554-7739

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): John J. Galiher Signature: [Signature]
Date: JUNE 2, 2025 Signature: _____

Owner(s) Mailing address(es): Phone #: 908-918-5299
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: Hwy. 146
Legal Description: Lot Res. Reserve 'A' Block
Addition Bayport Logistics Center Phase II
(You may attached Metes & Bounds description from your Deed if available)

Current Zoning Classification: PUD (Available from Building Department)
Current Use of Property: Commercial (Be specific)

Number of existing Driveways: 0
General Dimensions of Property: Width: 494.50 Depth: 766.1 Land Area: 313 Sq. Feet: 313 Acres: ~~XXX~~ 7.190
Adjoining Uses: North Commercial South Commercial
East Commercial West Commercial
Adjacent Streets: North Port Road South Red Bluff
East Old Hwy 146 West 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: 6/2/2025

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

SUBDIVISION PLAT

Subdivision Plat: Provide the following:

Proposed Name: Bayport Logistics Center, Phase III Final Plat Total Acres 7.190
Total number of Lots: 1 Lot Blocks: 1 Block Reserves: 0
Number of sections to be developed: _____
Name of Headright Survey in which the property is situated: Ritson Morris Survey
Abstract Number 52

Attach the following for:

ALL PLATS: To be submitted with Application.

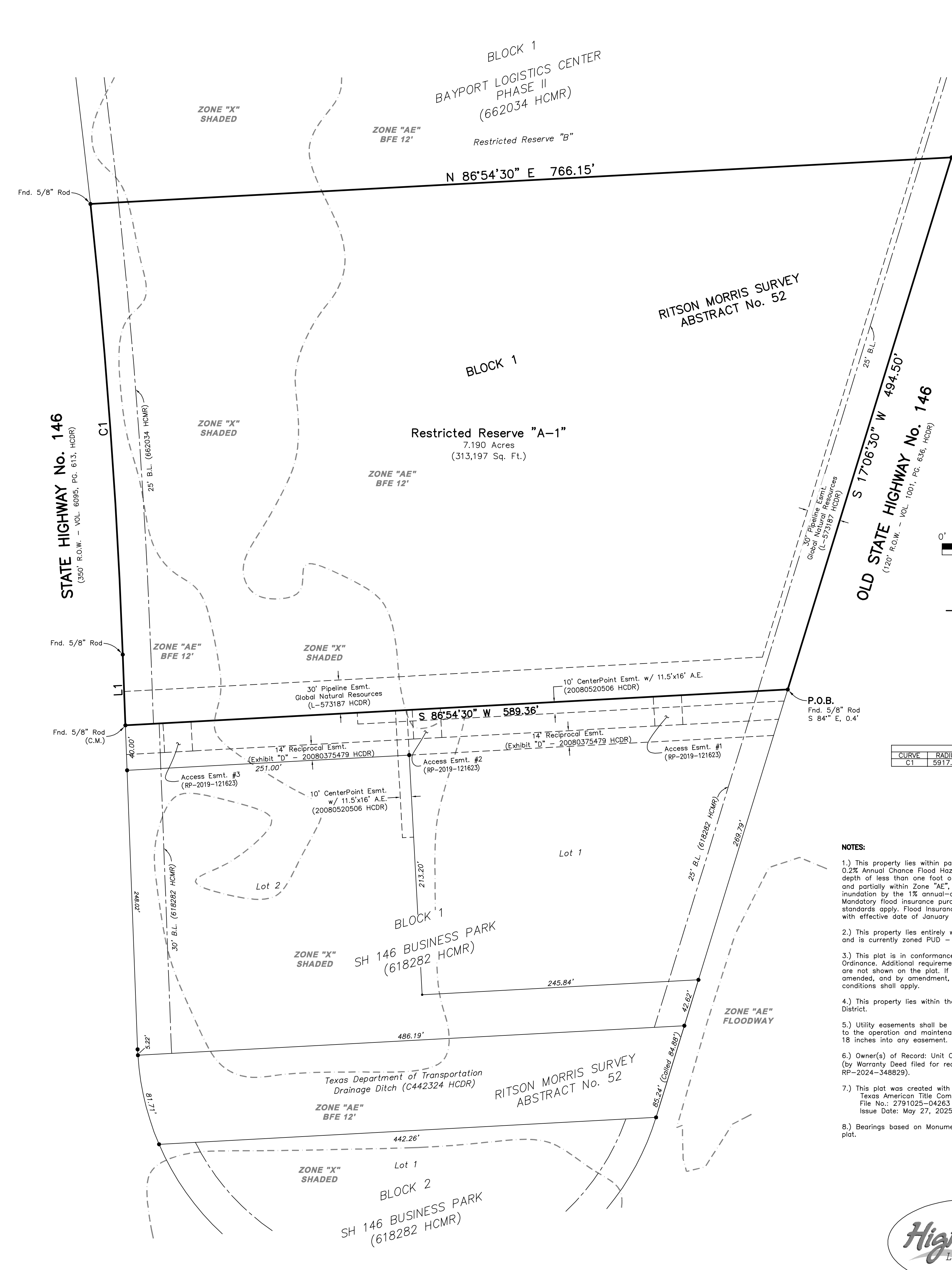
- ☒ Letter of Transmittal of Plat
- ☒ Original (**RAISED**) Stamped Tax Certificates from both Galveston and Harris County Tax Appraisal Districts**
- ☒ Copy of **Original** Plat (**without amendments**)
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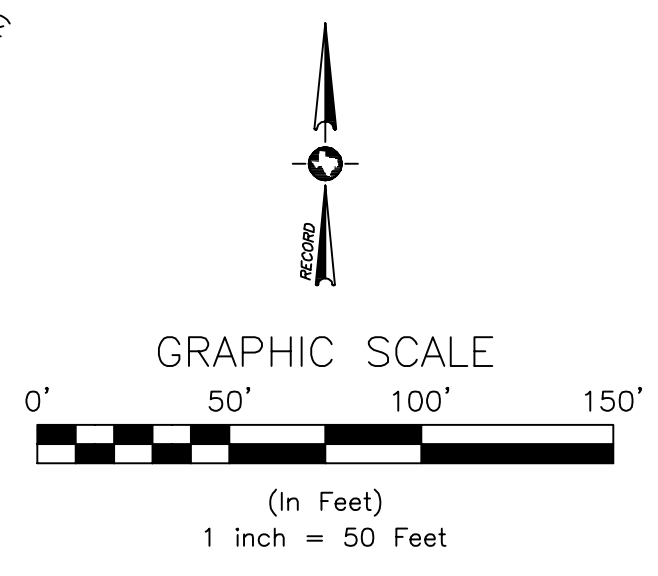
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All notary stamps must be readable!

REVISED: JUNE 23, 2025
SURVEY DATE: APRIL 29, 2025
FILE No.: 135217001001
DRAFTING: RGW
JOB No.: 25-0178



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RECORDED FOR ANY PURPOSE AND
SHALL NOT BE USED OR VIEWED OR RELIED
UPON AS A FINAL SURVEY DOCUMENT



CURVE TABLE				
CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	5917.98'	401.32'	N 04°06'04" W	401.25'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 02°09'30" W	62.91'

- NOTES:**
- This property lies within partially within Zone "X", shaded, defined by FEMA as 0.2% Annual Chance Flood Hazard, areas of 1% annual chance flood with average depth of less than one foot or with drainage areas of less than one square mile, and partially within Zone "AE", (BFE=12') defined by FEMA as areas subject to inundation by the 1% annual-chance flood event determined by detailed methods. Mandatory flood insurance purchase requirements and floodplain management standards apply. Flood Insurance Rate Map Community-Panel Number 48201C1085M, with effective date of January 6, 2017.
 - This property lies entirely within the incorporated limits of the City of Seabrook and is currently zoned PUD - Planned Unit Development.
 - This plat is in conformance to the City of Seabrook's Comprehensive Zoning Ordinance. Additional requirements may be contained in the Zoning Ordinance which are not shown on the plat. If the Comprehensive Zoning Ordinance is subsequently amended, and by amendment, conflicts with the filed plat, the more stringent conditions shall apply.
 - This property lies within the bounds of the Clear Creek Independent School District.
 - Utility easements shall be kept clear of buildings, pools, and other obstructions to the operation and maintenance of the utilities. Eaves may encroach no more than 18 inches into any easement.
 - Owner(s) of Record: Unit Cold Houston, LLC, a Delaware Limited Liability Company (by Warranty Deed filed for record under Harris County Clerk's File No. RP-2024-348829).
 - This plat was created with the benefit of a City Planning Letter. Texas American Title Company File No.: 2791025-04263 Issue Date: May 27, 2025
 - Bearings based on Monumentation of Bayport Logistics Center, Phase II recorded plat.



LEAGUE CITY OFFICE
Registration Number: 10193865
(281) 554-7739 www.hightidelandsurveying.com
200 HOUSTON AVE., SUITE B LEAGUE CITY, TX 77573
Mailing: P.O. BOX 161221 FALLEN TREE, TX 77562

STATE OF TEXAS *
COUNTY OF HARRIS * KNOW ALL MEN BY THESE PRESENTS

That Unit Cold Houston, LLC, a Delaware Limited Liability Company, John Galher, Manager, of said Unit Cold Houston, LLC, owner of the property subdivided in the above and foregoing map of the BAYPORT LOGISTICS CENTER, PHASE III FINAL PLAT, do hereby make subdivision of said property according to the lines, streets, alleys, parks and easements herein shown, and designate said subdivision as BAYPORT LOGISTICS CENTER, PHASE III FINAL PLAT in the RITSON MORRIS SURVEY, ABSTRACT 52, an addition to the City of Seabrook, Harris County, Texas; and dedicate to public use, as such, the streets, alleys, parks and easements shown thereon forever except where noted on the map for private streets; and do hereby waive any claims for damages occasioned by the establishing of grades as approved for the streets and alleys dedicated, or occasioned by the alteration of the surface of any portion of streets or alleys to conform to such grades; and do hereby bind myself, my successors and assigns to warrant and forever defend the title of the land so dedicated.

There is also dedicated for utilities an unobstructed aerial easement five feet wide from a plane 20 feet above the ground upward located adjacent to each side of all utility easements shown hereon.

I do hereby dedicate forever to the public a strip of land 25 feet wide on each side of any and all gullies, ravines, draws, sloughs, or other natural drainage causes shown located in or adjacent to said subdivision as easements for drainage purposes, giving the City of Seabrook and/or any other public agency the right to enter upon said easement at any and all times for the purpose of constructing and/or maintaining drainage work and/or structures.

I certify that the plat of this subdivision complies with all the City of Seabrook's Ordinances including the subdivision ordinance and comprehensive zoning ordinance.

Witness my hand this _____ day of _____, 2025.

John Galher, Manager
Unit Cold Houston, LLC
a Delaware Limited Liability Company

STATE OF NEW JERSEY *
COUNTY OF _____ *

On _____, 20____, before me, _____, Notary Public in and for said county, personally appeared John Galher, who has satisfactorily identified himself as the signer or witness to the above-referenced document.

Notary Public Signature _____
My Notary Commission No.: _____
My Commission Expires: _____

I, Director of Public Works and City Engineer for the City of Seabrook, do hereby certify that the plat of this subdivision complies with the City of Seabrook's subdivision ordinance and comprehensive zoning ordinance.

Brian Craig
Director of Public Works and
City Engineer

This is to certify that the Planning and Zoning Commission of the City of Seabrook, Texas, on motion made and seconded and adopted, has approved this replat and subdivision of BAYPORT LOGISTICS CENTER, PHASE III FINAL PLAT as shown hereon, and ordered said plat be filed on record in the office of the County Clerk of Harris County, Texas this _____ day of _____, 2025.

**THIS DOCUMENT SHALL NOT BE
RECORDED FOR ANY PURPOSE AND
SHALL NOT BE USED OR VIEWED OR RELIED
UPON AS A FINAL SURVEY DOCUMENT**

Rachel Lewis, City Secretary Gary T. Renala, Chairman
Planning and Zoning Commission

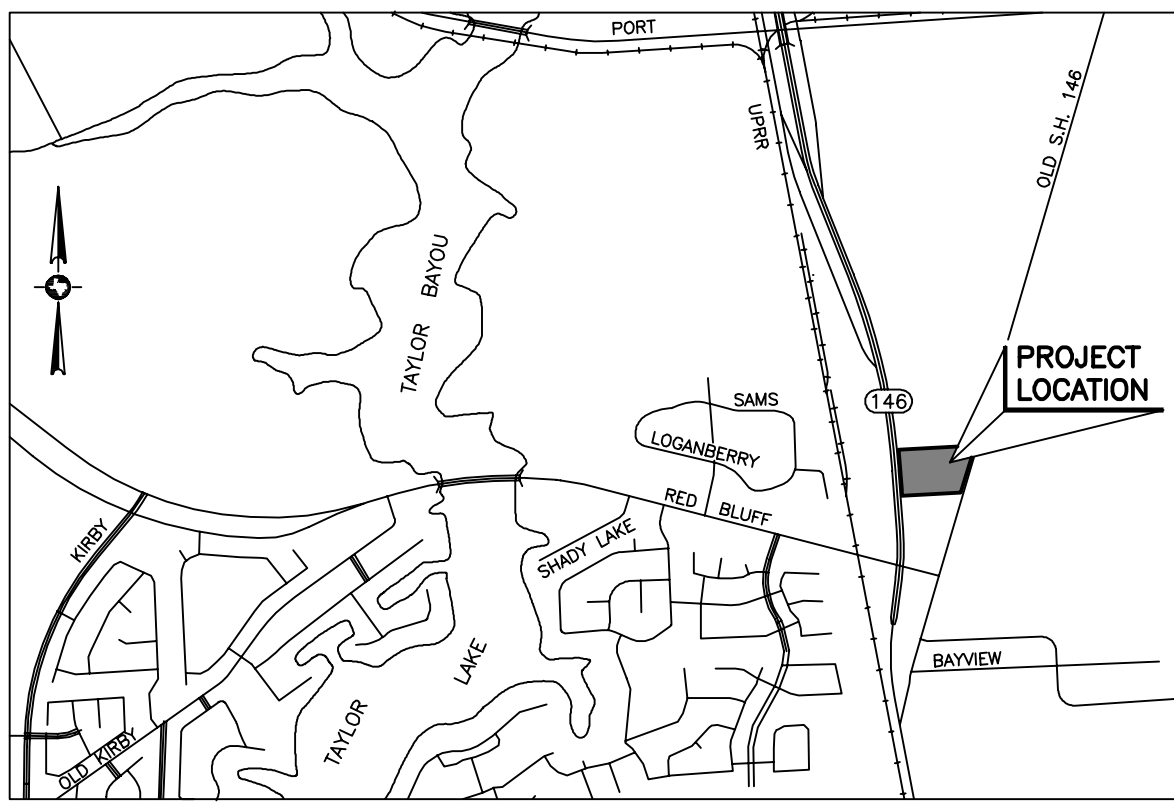
STATE OF TEXAS *
COUNTY OF HARRIS *

I, Tenechia Hudspeth, County Clerk of Harris County, Texas, do hereby certify that the within instrument with its certification of authentication was filed for registration in my office on _____, 2025, at ____o'clock, ____m., and duly recorded on _____, 2025, at ____o'clock, ____m., in FILM CODE NO. _____ of the Map Records of Harris County, Texas.

WITNESS MY HAND AND SEAL OF OFFICE at Houston, Texas, the day and date last above written.

Tenechia Hudspeth
County Clerk
Harris County, Texas

By: _____ Deputy



VICINITY MAP
SCALE: 1" = 2,000'

PROPERTY DESCRIPTION

Being a tract of parcel of land containing 7.190 acres, situated in the RITSON MORRIS SURVEY, Abstract Number 52, Harris County, Texas, said tract being all of Restricted Reserve "A" (being 4.690 acres) in Block One (1) of BAYPORT LOGISTICS CENTER, PHASE TWO (2), a Subdivision 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, and a portion 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; said 7.190 acres tract being more particularly described by metes and bounds as follows:

BEGINNING at a point in the West line of Old State Highway No. 146 (being a 120 foot right-of-way), said point being the Northeast corner of Lot 1, in Block 1, of STATE HIGHWAY 146 BUSINESS PARK, a subdivision in Harris County, Texas, according to the plat recorded in Film Code 618282 of the Map Records of Harris County, Texas, and being the Southeast corner of the herein described tract, from which a found 5/8 inch rod bears South 84° East, a distance of 0.4 feet;

THENCE South 86°54'30" West (called South 86° 49' 00" West), along and with the North line of Lot 1, in Block 1, of said STATE HIGHWAY 146 BUSINESS PARK, at 295.00 feet passing a 5/8 inch rod found at the most Southerly Southeast corner of said Restricted Reserve "A", and continuing for a total distance of 589.36 feet to the Southwest corner of both the herein described tract and of said Restricted Reserve "A", said corner being on the East line of State Highway No. 146, a 350 foot right-of-way, and being marked by a found 5/8 inch rod;

THENCE North 02°09'30" West, along the West line of said Restricted Reserve "A" and the East line of said State Highway No. 146, a distance of 62.91 feet to the point of curvature of a curve to the left and being marked by a found 5/8 inch rod;

THENCE Northwest, along the West line of said Restricted Reserve "A", the East line of said State Highway No. 146, and the arc of said curve to the left, said curve having a radius of 5917.98 feet, an arc distance of 401.32 feet, the chord of which bears North 04°06'04" West, 401.25 feet, to the Northwest corner of both the herein described tract and of said Restricted Reserve "A" and being marked by a found 5/8 inch rod;

THENCE North 86°54'30" East, along the North line of said Restricted Reserve "A", a distance of 766.15 feet to the Northeast corner of both the herein described tract and of said Restricted Reserve "A", said corner being on the West line of said Old State Highway No. 146 and being marked by a found 5/8 inch rod;

THENCE South 17°06'30" West, along and with the West line of said Old State Highway No. 146, a distance of 494.50 feet to the POINT OF BEGINNING and containing within said boundaries a calculated area of 7.1900 acres (313,197 square feet) of land, more or less.

This is to certify that I, Stephen C. Blaskey, a Registered Professional Land Surveyor of the State of Texas, Registration #5856, have platted the above subdivision from an actual survey on the ground; that all block corners, angle points and points of curve are properly marked with 1/2 inch x 24 inch iron rods; and, that this plat correctly represents that survey made by me.

I also certify that the plat of this subdivision complies with the City of Seabrook's subdivision ordinance and comprehensive zoning ordinance.

**THIS DOCUMENT SHALL NOT BE
RECORDED FOR ANY PURPOSE AND
SHALL NOT BE USED OR VIEWED OR RELIED
UPON AS A FINAL SURVEY DOCUMENT**

Stephen C. Blaskey
Registered Professional
Land Surveyor No. 5856

BAYPORT LOGISTICS CENTER, PHASE III FINAL PLAT

A SUBDIVISION OF
7.190 ACRES OF LAND
SITUATED IN THE
RITSON MORRIS SURVEY, ABSTRACT 52
HARRIS COUNTY, TEXAS,
AND BEING A REPLAT OF
ALL OF RESTRICTED RESERVE "A",
BAYPORT LOGISTICS CENTER, PHASE II
662034, H.C.M.R.

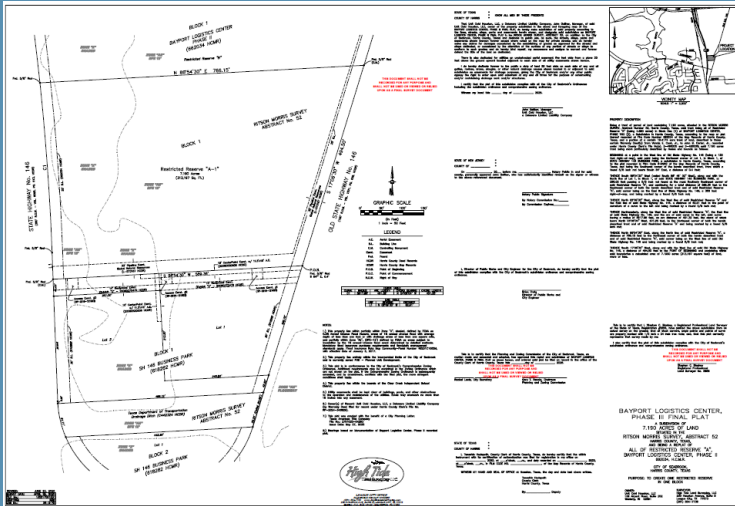
CITY OF SEABROOK,
HARRIS COUNTY, TEXAS

PURPOSE: TO CREATE ONE RESTRICTED RESERVE
IN ONE BLOCK

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

SURVEYOR:
High Tide Land Surveying, LLC
200 Houston Avenue, Suite B
League City, TX 77573
(281) 554-7739

City of Seabrook
Planning and Zoning Commission Meeting
July 17, 2025



Request

Request for approval of the Bayport Logistics Center Phase III Final Plat, a subdivision of 7.190 acres of land situated in the Ritson Morris Survey, Abstract 52, Harris County, Texas, and being a replat of all Restricted Reserve A, Bayport Logistics Center, Phase II.

Existing Use: Undeveloped

Property:

Being a tract of parcel of land containing 7.190 acres, situated in the RITSON MORRIS SURVEY, Abstract Number 52, Harris County, Texas, said tract being all of Restricted Reserve "A" (being 4.690 acres) in Block One (1) of BAYPORT LOGISTICS CENTER, PHASE TWO (2), a subdivision 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, and a portion 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). D486035 and D486036.

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.

Background:

The applicant is requesting to subdivide the property to create 1 Restricted Reserve in 1 Block.

The property is currently zoned (PUD) Planned Unit Development. "World Class Freezer Facility PUD"



Questions?

Sec. 2.03.5. - Prohibited uses.

The comprehensive zoning ordinance has been written to include a list of permitted uses within the city. Uses not listed in the comprehensive land use regulation matrix are not permitted anywhere within the City of Seabrook. Any applicant wishing to add a use shall follow the proper zoning change procedures listed elsewhere in this chapter under "new and unlisted uses," including the passage of an amending ordinance after proper notification to the public and ~~[three]~~ **two** readings of the amending ordinance.

From time to time, amendments may be made to the comprehensive zoning ordinance to specifically preclude a use from being added as a "new and unlisted use." This may be done when establishment of the use may pose a threat to health, safety and welfare of the community and/or the establishment of that use may be in direct violation of other city ordinances such as the noise ordinance. The addition of a specifically prohibited use may also be included in this section to clarify to the public that such a use was considered and rejected by the community. A listing of specifically prohibited uses will inform potential applicants that the absence of such uses in the matrix was not due to oversight on the part of the planning and zoning commission or the city council.

Uses specifically prohibited within the city limits and which shall not be added according to the procedures listed in section 2.07, "New and unlisted land uses," are as follows:

1. Rail tracks, lines, spurs, yards, storage and marshaling areas and all other associated rail uses are prohibited within all zoning districts in the City of Seabrook.
2. Shipping/storage containers whether used for outside storage, as an inhabited structure or for any other purpose.

3. Exception: Shipping/storage containers may be permitted exclusively for conversion into above-ground or below-ground swimming pools or spas, provided they comply with all applicable construction codes as prescribed by Division 9 (Swimming Pools), safety regulations, and permitting requirements. Use of containers under this exception shall not include any form of habitation or storage unrelated to the swimming pool or spa function. All such uses shall be reviewed and approved by the city's building official prior to installation or construction. All required permits shall be obtained prior to commencing any work.

DIVISION 9. - SWIMMING POOLS

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

The International ~~[Residential Code]~~ **Swimming Pool and Spa Code (ISPSC)**, 2021 edition, ~~[Appendix G,]~~ is adopted as the swimming pool code of the city. Copies of the code adopted in this section shall be retained on file in the office of the city building official, with the enumerated exceptions and/or deletions.

Sec. 18-357. - Same—Amendments.

The swimming pool code adopted by reference in section 18-356 shall be amended as follows:

- (1) Section 101.1, Insert: City of Seabrook.
- (2) Section 103.1, Insert: Building Department.
- (3) Section 108 Fees: Delete.
- (4) Section 111 Means of Appeals, 112 Board of Appeals, and 113 Violations: Delete.

(5) Swimming pools and spas shall not occupy a required front or corner side yard or project beyond the front building line of the principal structure on the site. The water's edge of a swimming pool or spa shall be set back a minimum of five feet from side and rear property lines. No swimming pool or spa may be constructed within any utility or drainage easement.

~~[(5)]~~ **(6)** Any private pool or spa located within the city shall not remain in a condition so as to create a public health or safety hazard or a nuisance to the general public. Anytime a private pool or spa contains any amount of water, the owner or occupant of the premises shall:

- (a) Maintain water clarity so that all parts of the bottom can be seen.
- (b) Maintain the pool or spa in such a manner so that the water in the pool does not become unwholesome. Unwholesome water means any condition that exists in water and is characterized by bacterial growth, algae, insect infestation, and the remains of litter, trash, debris, garbage, refuse, rubbish, or any other foreign matter which, because of its nature or location, constitutes an unhealthy, unsafe or unsightly condition.
- (c) Maintain proper fencing as required under this code.
- (d) Secure and lock all access gates to any pool located on unoccupied property.

~~[(6)]~~ **(7)** It shall be unlawful and declared a nuisance for any person owning, claiming, occupying or having supervision or control of any real property, occupied or unoccupied, that contains a private pool or spa on said real property to permit or allow a condition to exist that is not in compliance with the conditions set forth in subsection ~~[(5)]~~ **(6)**.

(8) Shipping and Storage Container Swimming Pools and Spas

(a) General Allowance: Above-ground and below-ground swimming pools and spas constructed from shipping or storage containers are permitted, subject to the following provisions.

(b) Alternative Method of Construction: Shipping and storage container swimming pools and spas shall be considered an alternative method of construction and shall comply with the provisions of the International Swimming Pool and Spa Code (ISPSC), 2021 edition.

(c) Engineering and Design Requirements: All elements of the construction shall be designed and sealed by a professional engineer licensed in the State of Texas. The engineering submittal shall include, but is not limited to, the following components:

1. **Structural Design – Reinforcement,** supports, and load calculations to ensure safety, durability, and prevention of flotation or shifting in a design flood or hurricane event.
2. **Waterproofing Systems – Interior lining or coatings** to maintain water containment and prevent leakage.
3. **Corrosion Protection – Materials and methods** for preventing rust and degradation of metal surfaces.
4. **Plumbing Systems – Design and routing of all water supply, drainage, gas and circulation lines,** shall comply with the provisions of the International Plumbing Code, 2021 edition, as amended and the International Fuel Gas Code, 2021 edition, as amended.
5. **Electrical Systems – All electrical components, including bonding, grounding, and lighting,** shall comply with the provisions of the NFPA 70, National Electrical Code, 2020 edition, as amended.
6. **Mechanical Systems – Including pumps, heaters, and filtration systems,** as required by the provisions of the International Mechanical Code, 2021 edition, as amended.

All construction drawings and documents shall be submitted with the required permit applications and shall bear the seal and signature of the licensed engineer.

(d) Height and Depth Requirements:

1. Above-Ground Shipping/Storage Container Pools

- **Maximum Height (from finished grade):** 54 inches

(e) Additional Compliance: All installations shall comply with the International Building Code, 2021 edition, as amended, and adopted zoning codes.



SEABROOK PLANNING & ZONING COMMISSION
MEETING

Gary Renola called the Seabrook Planning and Zoning Commission to order at 6:00 p.m. in the Council Chambers in Seabrook City Hall. Present were Gary Renola, Scott Reynolds, Rhonda Thompson, Jared Justus, Guy Rodgers, Byron Hanssen as well as the Director of Community Development Sean Landis and Administrative Assistant Kiarra Bellow.

1. PUBLIC COMMENTS AND ANNOUNCEMENTS

There were no citizen comments.

2. NEW BUSINESS

- 2.1 Consider and take all appropriate action to establish development standards for the construction of swimming pools utilizing shipping /storage containers as primary structural materials.**

Sean Landis gave a presentation with staff recommendations. (See Exhibit A)

A motion was made to approve the staff recommendations, including an additional condition requiring the use of a new container.

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

3. ROUTINE BUSINESS

- 3.1 Approve minutes from the May 22, 2025, regular P&Z meeting.**

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

- 3.2 Report from the Director of Planning and Community Development on the status of a list of actions taken by Planning & Zoning and sent to City Council for its action or review.**

No reports at this time.

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

Next regular scheduled meeting is July 17, 2025. Future agenda item: Final Plat for Bayport Logistics Center Phase III

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

The meeting adjourned at 6:40 PM.

APPROVED:

Chair

DATE:

ATTEST:

Kiarra Bellow
Administrative Assistant

PLANNING & ZONING COMMISSION
ITEMS SENT TO COUNCIL
2025

DATE SENT	DESCRIPTION	STATUS
1/30/2025	World Class Freezer Faciliy PUD Amendment	Approved 1st Reading

FUTURE AGENDA DATES/ ITEMS

THURSDAY, AUGUST 21, 2025– P&Z regular meeting at 6:00 p.m.

- TBD